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

March 26, 2026 **Village Hall - 3rd Floor Board Room** **7:00 PM**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. PZ-12-25 / 1522 N Elmhurst Rd / CU: Tobacco
   - 2.2. PZ-22-25 / 200 E Rand Rd / CU: Final PUD
   - 2.3. PZ-13-25 / 301 LaSalle St / CU: Major Planned Unit Development Amendment with Dwelling Units Above First Floor
   - 2.4. PZ-01-26 / 50 S Emerson St / Text Amendments
3. **NEW BUSINESS**
   - 3.1. PZ-04-26 / 852 Feehanville Dr / CU: Unique Use - Intermediate Service Center and Young Adult Academy / Village Board Final
   - 3.2. PZ-27-25 / 1585 Dempster St / CU: Unique Use - Mental Health Clinic / Village Board Final
4. **CITIZENS TO BE HEARD**
5. **QUESTIONS AND COMMENTS**
6. **ADJOURNMENT**

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

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-12-25	Hearing Date: February 26, 2026 Continued from January 22, 2026
PROPERTY ADDRESS:	1522 North Elmhurst Road
PETITIONER:	Mazmus LLC - Rabia Maaz 1139 N Harvard Cir South Elgin IL 60177
PUBLICATION DATE:	January 7, 2026
REQUEST:	Conditional use approval to operate a tobacco establishment at 1703 West Algonquin Road, and other relief from the Village of Mount Prospect Village Code as may be required for this project.
MEMBERS PRESENT:	Joseph Donnelly Walter Szymczak William Beattie Fay Costa Richard Rogers
MEMBERS ABSENT:	Donald Olsen Ewa Weir Michael Fricano
STAFF MEMBERS PRESENT:	Jason Shallcross – Director of Community & Economic Development Antonia Lalagos – Development Planner
INTERESTED PARTIES:	None

Chairman Donnelly called the meeting to order at 7:02 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on January 8, 2026. The minutes were approved 4-0, with one Commissioner abstaining.

Chairman Donnelly introduced case number PZ-12-25, 1522 North Elmhurst Road, a request for a conditional use to operate a tobacco retail establishment at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos introduced the subject property: a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments. She stated that the tenant space was formerly occupied by FMMF LLC dba Smoke N Vape Guys from 2021 to 2024. Ms. Lalagos shared that the business license under the former owners was revoked in August 2024 due

to tobacco sales to minors. She noted that prior to the tobacco shop, the space was occupied by Focus Bookstore & Herbs from 2016 to 2020.

Ms. Lalagos reported that the petitioner, Rabia Maaz of Mazmus LLC, proposes to re-open the tobacco establishment at the subject property. The Petitioner stated in the application that the business will be a retail smoke and vape shop offering a wide range of smoking and vaping products and accessories. The proposed hours of operation are Monday through Sunday 10:00 AM to 9:00 PM, with two staff members trained in product knowledge, customer service, and compliance with age-restricted sales laws. The Petitioner notes this is the company's first retail business, and the owner will oversee daily operations, inventory management, and compliance with all local and state regulations. The Petitioner intends to use the existing floor plan with no interior or exterior renovations requiring a building permit.

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

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

1. "A conditional use to operate a tobacco establishment at 1522 North Elmhurst Road, subject to the following conditions:
    a. Consumption of tobacco products on site is prohibited;
    b. The business shall hold a valid Mount Prospect business license;
    c. No lighting shall be used to illuminate window areas or the perimeter;
    d. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips);
    e. No temporary or A-frame signs shall be displayed outside the premises;
    f. No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings (e.g. "Must be 21+");
    g. The sale of branded or novelty items (e.g. cartoon-themed items, smoking accessories marketed toward youth) is prohibited;
    h. Compliance with all applicable development, fire, building, and other Village codes and regulations;
    i. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
    j. A new conditional use approval shall be required for:
        i. A change of ownership involving 50% or more of the officers or partners;
        ii. A change in legal entity; or
        iii. A change in location; and
    k. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law."

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

Chairman Donnelly swore in the petitioner, Rabia Maaz of Mazmus LLC, 1522 North Elmhurst Road, Mount Prospect.

Ms. Maaz explained that she is a realtor and this will be her first retail business.

Commissioner Beattie asked if she had any experience running a store.

Ms. Maaz stated that smoke shops are a family business and her husband already owns a couple of shops, which is why she is interested in the business.

Commissioner Beattie noted the public comment regarding the previous tobacco shop generating litter.

Ms. Maaz said she will keep an eye on the property maintenance.

Commissioner Costa asked staff if there could be a condition about requiring a garbage can or that the conditional use can be revoked if there is excessive litter.

Mr. Shallcross noted that commercial strip centers are required to have dumpsters. He suggested that this is a logistical item that could be worked out with the petitioner and landlord outside of the zoning process. Mr. Shallcross pointed out that the new user may not have the same issues as the previous user. He stated that the Commission could add a condition if they feel strongly about it. Mr. Shallcross added that property maintenance issues are typically addressed through the adjudication process. He noted that if multiple tenants are having the same issues, he would expect the property owner to address it rather than the individual tenant.

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

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

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the March 17, 2026 meeting.

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

Hearing no further discussion, Chairman Donnelly made a motion seconded by Commissioner Beattie and the meeting was adjourned at 8:43 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-22-25	Hearing Date: February 26, 2026
PROPERTY ADDRESS:	200 East Rand Road
PETITIONER:	REIT 200 LLC 550 E Devon Ave Ste 110 Itasca IL 60143
PUBLICATION DATE:	February 11, 2026
REQUEST:	Petitioner is seeking a conditional use for a final Planned Unit Development (PUD) and other relief from the Village of Mount Prospect Code of Ordinances as may be required, to re-establish a hotel, restaurant, and banquet facility at the subject property.
MEMBERS PRESENT:	Joseph Donnelly Walter Szymczak William Beattie Fay Costa Richard Rogers
MEMBERS ABSENT:	Donald Olsen Ewa Weir Michael Fricano
STAFF MEMBERS PRESENT:	Jason Shallcross – Director of Community & Economic Development Antonia Lalagos – Development Planner
INTERESTED PARTIES:	None

Chairman Donnelly called the meeting to order at 7:02 PM. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on January 8, 2026. The minutes were approved 4-0, with one Commissioner abstaining.

After hearing one item of new business, Chairman Donnelly introduced case number PZ-22-25, 200 East Rand Road, a request for a final Planned Unit Development (PUD) to re-establish the hotel, restaurant, and banquet hall uses at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos introduced the subject property and its history. The subject property was annexed to the Village in 1961 and in 1966 was developed as a Holiday Inn hotel with a pool, restaurant, and banquet hall / meeting spaces. Ms. Lalagos explained that the hotel complex operated

continuously from its construction in 1966 until its closure in late 2020 when it had been operating as a Holiday Inn, with major interior remodels in 1977, 1998, and 2009. The property has been vacant since the Holiday Inn's closure and has experienced vandalism and deterioration.

Ms. Lalagos reported that the subject property consists of two parcels totaling 2.93 acres, with existing access points on Kensington Road and Rand Road. As a condition of approval, Staff will require the Petitioner to apply for an administrative plat of consolidation to combine the two parcels. Ms. Lalagos explained that the Petitioners are proposing to restripe the parking lot to increase the onsite parking from 137 to 140 stalls and will pave a gravel area along the west property line where it is too narrow for plantings to grow. The Village is requesting that the Petitioner donate a 0.60' strip of land to expand the right-of-way along the north end of the site adjacent to Kensington Road.

Ms. Lalagos reviewed the bulk regulations, pointing out that the existing parking lot and building setbacks are nonconforming under current zoning standards and would require relief if constructed today. Approval of the PUD would authorize the continuation of these existing conditions. Ms. Lalagos reported that no modifications are proposed to the current setbacks, building height, or lot coverage, other than where the Village is requesting the Petitioner donate land to accommodate the intersection and sidewalk improvement efforts at Kensington, Elmhurst, and Rand Roads.

Ms. Lalagos described the exterior and amenities of the hotel. The three-story primary structure is approximately 80,000 square feet in size, containing 139 guestrooms, a 5,326 square-foot restaurant, and a 3,376 square-foot meeting space. Hotel guest amenities include a fitness center, indoor pool, meeting space, business center, and guest laundry. Ms. Lalagos stated that the existing building materials will remain, including stone veneer, painted CMUs, and EIFS. The Petitioner proposes to refresh the exterior with new paint, to replace damaged stonework, and to replace damaged doors and windows.

Ms. Lalagos provided an overview of the parking at the subject property. The Petitioner proposes to restripe the existing 137-stall parking lot to 140 parking stalls on site, to provide a 24-hour complimentary shuttle service between the hotel and airport, and has executed cross-use parking agreements with the neighboring properties at 201 East Kensington Road and 303 East Kensington Road. Ms. Lalagos stated that the adjacent properties have a surplus of 42 parking stalls according to Village off-street parking requirements. The Petitioner has also agreed to landbank the open space at the north end of the subject property, which could be converted into 10 to 25 additional parking stalls if area parking demand exceeds supply.

Ms. Lalagos compared the parking demand as required by the Village Code and projected by the Petitioner's parking study. She noted that the table in the exhibit reflected revised ITE estimates based on an updated parking study submitted by the Petitioner the week of the hearing. Per the code, the subject property is deficient by 127 parking stalls, while the ULI method projects a surplus of 37 stalls, and the ITE method projects a deficiency of 11 stalls. Ms. Lalagos argued that the analysis supports the need for cross-use parking agreements to provide adequate parking supply during peak usage periods. As a condition of approval, Staff is requiring the Petitioner to conduct monthly parking utilization counts according to the schedule in Exhibit B, "Landbank Parking and Monitoring Plan." If parking utilization at the subject property exceeds 85% of available

spaces or if the Village documents negative impacts to adjacent properties or public rights of way, the Village may require installation of the deferred parking spaces in the land-banked area.

Ms. Lalagos shared the landscape plan, pointing out that the existing landscaping is nonconforming due to lack of landscape beds on the perimeter of the property and at the foundation of the building at the time of construction. The Petitioner is proposing new trees, shrubs, and various groundcover to fill the existing parking lot islands. The land banked area will remain open lawn as stipulated by the "Landbank Parking and Monitoring Plan."

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

1. "A conditional use for a final Planned Unit Development (PUD) at 200 East Rand Road, consisting of a 2.93-acre property with a hotel, restaurant, and banquet facility, subject to the following conditions:
    a. General conformance with the approved development plans as noted in the staff report;
    b. Strict conformance to the "Landbank Parking and Monitoring Plan" as noted in the staff report:
    c. An application for a plat of consolidation shall be submitted in conjunction with the building permit application and a final plat of consolidation shall be recorded prior to issuance of the final certificate of occupancy;
    d. Dumpsters and containers shall be screened on all sides by a solid wood fence or equivalent screening material to a height not less than six feet (6');
    e. A Photometric Plan that meets the requirements of Section 14.314 of the Village Code (Outdoor Lighting Regulations) shall be provided at building permit submittal;
    f. If proposed signage does not meet Chapter 7: Sign Regulations requirements, the Petitioner shall apply for an administrative PUD amendment;
    g. 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; and
    h. The petition shall not be scheduled for Village Board consideration until a revised parking study, reflecting the restaurant's full square footage and detailing peak demand and shared parking availability for the hotel, has been submitted and approved by the Director of Community Development."

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

Commissioner Beattie was concerned about the wide gap between the parking requirements of the Village and those of the parking study, noting that the Village code does not account for overlap of uses. He pointed out that the land bank would only add up to 25 stalls, and asked if Staff was confident that there would not be parking problems.

Mr. Shallcross stated that when the hotel was operating there was a lot of crossover parking that took place. He suggested that the cross-use parking agreements makes the most sense for this area, and if not this, then what use would be more appropriate.

Commissioner Beattie asked if there were parking issues previously when it was fully functional?

Mr. Shallcross stated that Staff searched records from approximately 2009 to 2019 and could not locate any documented parking complaints, though he noted that complaints may have existed just not in written form. He said that the Village Code treats parking as if all of the uses are distinct from one another, whereas in reality there is overlap between uses. Mr. Shallcross suggested that PUDs were made for situations like this with a mix of uses.

Commissioner Beattie and Chairman Donnelly noted the shuttle will assist.

Mr. Shallcross pointed out that the ITE manual asserts an 11-stall deficit, but the cross-use parking agreement analysis with the Village Code suggests a surplus of 42 parking stalls. He stated that without the agreements, the Village would have more concerns.

Commissioner Beattie asked if there is cross-access between the parking lots.

Mr. Shallcross said there is no cross-access, but the Village believes all vehicle movements between properties can be done safely.

Commissioner Rogers suggested that the parking lot may not have been full in the past because the original hotel was not high quality and therefore never fully occupied. He agreed that he had never seen the parking lot full.

Commissioner Costa asked Staff to confirm that if the land banked area is paved, that it will have to meet standard stormwater detention requirements.

Mr. Shallcross confirmed that stormwater requirements would not be waived as part of this approval, and it would have to go through the full permit process, including approval by MWRD.

Chairman Donnelly suggested that the hotel owners could pursue additional agreements with other parties, such as Heavenly Massage.

Chairman Donnelly swore in the petitioner, Chris Patel of REIT 200 LLC, 200 East Rand Road, Mount Prospect; Justin Opitz of Kimley-Horn, 570 Lake Cook Road, Deerfield; and Mark Rogers, Liston & Tsantilis, 200 South Wacker Drive, Chicago.

Mr. Patel explained that he is planning to reopen the property as a Holiday Inn with a full cosmetic refresh, bring in a new restaurant concept, renovate the banquet and meeting space, and bring the building back to life.

Mr. Opitz remarked that they believe the parking demand will be accommodated and the cross-use agreements will help.

Commissioner Beattie asked if the cross-use agreements with Red Barn and 1st Family Dental are already in place.

Mr. Patel replied yes, both have been executed.

Commissioner Beattie asked if the petitioner was confident there are enough parking stalls for all the uses.

Mr. Patel replied yes, and added that there is more usage of rideshare and rental car demand has gone down.

Chairman Donnelly asked when they intend to open.

Mr. Patel said he hopes to open by the end of the year.

Commissioner Beattie asked about the interior of the building.

Mr. Patel replied that the inside has been vandalized and a lot of work is needed. He asserted they are doing a complete renovation with a great team that has worked on the hotel previously.

Commissioner Rogers noted that the building had problems with the fire protection system in the past.

Mr. Patel replied that it has been corrected.

Chairman Donnelly asked Staff if the fire department had signed off on the application so far.

Mr. Shallcross replied yes, and said that any outstanding fire protection issues would be addressed at permit.

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

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

The Planning and Zoning Commission gave a positive recommendation (5-0) to the Village Board for the March 17, 2026 meeting.

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

Hearing no further discussion, Chairman Donnelly made a motion seconded by Commissioner Beattie and the meeting was adjourned at 8:43 PM.

Antonia Lalagos

Antonia Lalagos, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-13-25	Hearing Date: February 26, 2026
PROPERTY ADDRESS:	301 LaSalle St
PETITIONER:	R&A Management LLC
PUBLICATION DATE:	February 11, 2026
REQUEST:	Conditional use approval to amend an existing Planned Unit Development (PUD) to permit dwelling units above the first floor
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Richard Rogers Fay Costa
MEMBERS ABSENT:	Ewa Weir Donald Olsen Michael Fricano
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	R&A Management LLC (Ridvan Alka), Petitioner Lawrence M. Freedman, Attorney Fitzgerald Design (Eric Overby), Architect

Chairman Donnelly called the meeting to order at 7:03 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on January 8, 2026. The minutes were approved 4-0 (Commission Rogers abstained).

After hearing two items of New Business, Chairman Donnelly introduced Case PZ-13-25, 301 LaSalle Street, a request for conditional use approval to amend an existing PUD to permit dwelling units above the first floor. The Village Board will serve as the final authority for the request.

Staff Presentation
Director Shallcross presented the proposed redevelopment of the property located at the southwest corner of LaSalle Street and Elmhurst Road, which is part of the Lake Center Plaza Planned Unit Development. Director Shallcross stated that the property was annexed into the Village in 1971, and in 1987 a PUD was established for the surrounding area, originally envisioned as an office park development with an Office-Research zoning designation. Much of the surrounding property has since redeveloped into industrial warehouse uses, leaving the subject parcel as the last undeveloped site within the PUD.

Director Shallcross explained that the property has been identified in multiple Village planning documents, including the South Mount Prospect Plan and Comprehensive Plan, as a key mixed-use redevelopment opportunity, making the proposal consistent with long-range planning goals. Director Shallcross stated that the petitioner is proposing a five-story mixed-use building consisting of approximately 7,500 square feet of first-floor commercial space, four stories of residential units above, just under 50 dwelling units, a basement level for resident parking and storage, and surface parking areas for residents and commercial tenants. Director Shallcross further explained that the site plan provides parking on the east side of the building for commercial uses, with additional resident parking located on the west side and an underground parking garage accessible from the south side of the building.

Director Shallcross noted that the proposed development includes a substantial setback of more than 100 feet from Elmhurst Road, providing significant open space and landscaping along the frontage.

Director Shallcross stated that the development proposes 148 parking spaces, which matches the Village's parking requirement for the project. Director Shallcross noted that this parking supply would also accommodate a potential 2,500-square-foot restaurant, which alone would require 21 parking spaces and stated that the site would provide adequate parking for both residential and commercial uses.

Director Shallcross went on to review the building elevations and materials. Director Shallcross focused on the Elmhurst Road façade as the most prominent elevation and includes cast stone at the ground floor, brick masonry on upper floors, fiber cement panels as accent materials, and decorative brick detailing near the roofline. Director Shallcross pointed out that the west elevation uses more fiber cement due to its orientation toward an adjacent industrial building and lower visibility.

Director Shallcross stated that the underlying zoning is B-3 Community Shopping, which allows buildings up to 35 feet in height. However, the original 1980s PUD ordinance allows buildings up to six stories or 80 feet, which the proposed five-story building complies with.

The PUD ordinance also includes an additional setback requirement from Elmhurst Road, requiring additional 2.5-foot setback for each foot of height above 30 feet. This results in a required setback of approximately 112 feet, while the proposal provides just over 100 feet. Director Shallcross indicated that the difference of approximately 12 feet is minor and does not significantly affect the project's compatibility due to the already substantial setback.

Director Shallcross explained that the development includes significant landscaping and proposes preserving mature trees near the corner of LaSalle Street and Elmhurst Road where possible. Additional landscaping and lighting plans will be required to comply with Village code. Director Shallcross explained that the proposed development would be required to comply with all Village code requirements related to lighting and landscaping, including submission of a photometric plan demonstrating that lighting levels meet Village standards and do not create excessive glare or spillover onto adjacent properties. Director Shallcross noted that these technical items are incorporated into the PUD amendment language and must be satisfied prior to permit issuance.

Director Shallcross also emphasized that the proposed mixed-use development aligns with several long-range planning documents, including the Village's Comprehensive Plan and the South Mount Prospect Sub-Area Plan, both of which identify the subject property as a key redevelopment site appropriate for mixed-use commercial and residential development. Staff concluded that the proposal fulfills these long-term planning objectives and represents an appropriate redevelopment of the final remaining parcel within the Lake Center Plaza PUD.

Staff Recommendation
Director Shallcross stated that staff recommends approval of the PUD amendment and conditional use to allow residential units above the first floor subject to several conditions listed in the staff report, including:

1. Construction of the project must be consistent with submitted plans;
2. Compliance with all Village code requirements (zoning, fire, building, environmental health, sign, and other Village codes and regulations);
3. Prohibition of stucco and EIFS exterior systems;
4. Acceptance of maintenance responsibilities for the permeable brick paver system;
5. Application for a minor PUD amendment for any future signage relief; and
6. Resolution of minor technical comments prior to permit issuance.

"Motion to approve:

1. An amendment to Ordinance No. 3831, as previously amended by Ordinance Nos. 5617, 6369, 6755 and 6785 of the Lake Center Plaza Planned Unit Development, to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-foot (64'-0") in height and totaling

approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade), together with associated site improvements, for the property located at 301 LaSalle Street (Case No. PZ-13-25), 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:
    i. Boundary, Topographic Survey & Demolition Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
    ii. Preliminary Site and Utility Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
    iii. Preliminary Grading Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
    iv. Operation and Maintenance Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
    v. Architectural Site Plan (1 page) prepared by Fitzgerald, and dated February 11, 2026;
    vi. Architectural Floor Plans (1 page) prepared by Fitzgerald, and dated February 3, 2026;
    vii. Exterior Elevations (1 page) prepared by Fitzgerald, and dated February 11, 2026;
    viii. Building and Wall Sections (1 page) prepared by Fitzgerald and dated February 11, 2026;
    ix. Landscape Plan (1 sheet) prepared by Juli Ordower Landscape Architecture and dated January 20, 2026;
    x. Tree Survey and Tree Inventory (2 sheets) prepared by Juli Ordower Landscape Architecture and dated December 9, 2025;
    xi. Material Board (1 sheet) prepared by Fitzgerald, and dated January 23, 2026.
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 property owner is aware and accepts the ongoing maintenance responsibilities associated with the permeable brick pavers. The property

owner shall provide documentation to the Public Works Department for all maintenance activities performed on an annual basis (before the end of each calendar year or at another time at the discretion of the Director of Public Works) to confirm that all requirements detailed in the Operations & Maintenance Plan are being met.

f. Submittal of landscape, irrigation and photometric plans that comply with Village codes and regulations during the permitting process.
g. 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.
h. The Petitioner shall address all comments included in the Village review letter dated February 18, 2026 (PZ-13-25) attached as **Exhibit C** of the staff report."

The Village Board's decision is final.

Commission Questions for Staff

Vice Chairman Beattie asked whether residential uses would require relief under the B-3 zoning district if the property were not part of a PUD.

Director Shallcross explained that residential units above the first floor are allowed as a conditional use in the B-3 district. Because the property is already within a PUD, the request is being processed as a PUD amendment rather than a standard conditional use.

Commissioner Rogers asked whether the building would follow a "four-over-one" construction type with a brick veneer façade. Director Shallcross indicated that it is likely a four-over-one structure, though the petitioner's design team could confirm the details.

Chairman Donnelly also asked whether the project would include outdoor dining areas. Director Shallcross stated that no outdoor dining area is currently proposed. However, the design could allow for limited café-style seating if a restaurant were to locate in the building in the future. Director Shallcross explained that staff included restaurant parking calculations to demonstrate that the proposed parking supply would be sufficient should a restaurant tenant eventually occupy the commercial space, although no restaurant tenant has been secured at this time.

Chairman Donnelly asked about existing sidewalks and parkway trees along Elmhurst Road. Director Shallcross stated that sidewalks currently exist and will remain in place, and that additional parkway trees will be installed as required by code. While the intent is to preserve existing trees where possible, final conditions will depend on grading and construction requirements.

Chairman Donnelly also asked whether any limits would apply to future signage modifications approved administratively. Director Shallcross explained that signage adjustments could be handled administratively, but if a request were unreasonable, staff would require the petitioner to pursue a formal review process.

Hearing no further questions for staff, Chairman Donnelly swore in the following speakers:

- Lawrence Freedman, Attorney for the Petitioner, 95 Revere Drive, Northbrook IL
- Ridvan Alka, Petitioner, 555 Carboy Road, Mount Prospect IL
- Robert Noll, Architect, 140 South Tayler Avenue, Oak Park IL
- Eric Overby, Architect, 661 Katherine Lane, Addison IL

Petitioner Presentation
Mr. Freedman explained that the proposed development represents the culmination of the long-planned Lake Center Plaza PUD, which has evolved over several decades as market conditions changed. Mr. Freedman noted that the subject parcel is the last remaining undeveloped piece of the original PUD owned by the original subdivider, and that numerous development concepts had been explored in recent years but were not feasible. Mr. Freedman stated that the current proposal was developed in collaboration with Village staff and is viewed by the development team as a practical and appropriate project to complete the business park.

Mr. Alka introduced himself as the developer and noted that he owns and operates several properties in Mount Prospect, including apartment complexes along Algonquin Road. Mr. Alka also owns a construction company located in the Village. Mr. Alka noted that his company recently received an Economic Development Commission Rehabilitation Award for improvements to multifamily properties in South Mount Prospect.

Director Shallcross noted that the developer and his company, R&A Construction, recently received a rehabilitation award from the Village's Economic Development Commission for their work revitalizing several hundred multifamily units in South Mount Prospect, including improvements to the Brownstone Apartments on Algonquin Road. While the proposed project would represent the developer's first new construction development in the Village, Director Shallcross stated that the developer has significant experience in rehabilitating and managing multifamily properties.

Commission Questions for the Petitioner
Chairman Donnelly reiterated his concern regarding the protection of existing parkway trees and asked whether construction would remain outside the sidewalk area. Mr. Noll stated that the intent is to preserve existing trees wherever possible, although some trees may require replacement depending on grading and construction conditions.

Chairman Donnelly also asked whether future tenants could potentially include restaurants with outdoor seating. Mr. Noll indicated that the design allows flexibility for limited café-style seating areas, though full outdoor dining areas are not currently planned.

Vice Chairman Beattie asked whether the retail layout would allow flexibility in accommodating different tenant sizes. Mr. Noll explained that the retail spaces were designed to remain flexible, allowing spaces to be combined or divided depending on tenant needs.

Commissioner Rogers asked whether the developer had secured any retail tenants. Mr. Alka indicated that no tenants have been secured at this time. Commissioner Rogers commented that leasing retail space may be the most challenging aspect of the project, while the residential units will likely lease quickly. Commissioner Rogers recommended ensuring the building includes infrastructure such as ductwork for restaurant kitchens if food service tenants are pursued. Mr. Noll confirmed that the building design includes provisions for future restaurant infrastructure, including space for mechanical exhaust systems. Vice Chairman Beattie stated that the building design and elevations were attractive.

Motion and Vote
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the conditional use request subject to the conditions outlined in the staff report.

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

The Planning and Zoning Commission gave a positive recommendation (5-0) for the next Village Board meeting to be held on March 17, 2026. **REVISED MEETING DATE: This meeting has been rescheduled to March 16, 2026 due to a recently passed amendment to the Open Meetings Act.**

After hearing one additional item of New Business, Chairman Donnelly made a motion, seconded by Vice Chairman Beattie, and the meeting was adjourned at 8:43 PM.



Ann Choi, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-01-26	Hearing Date: February 26, 2026
PROPERTY ADDRESS:	50 S. Emerson Street
PETITIONER:	Village of Mount Prospect
PUBLICATION DATE:	February 11, 2026
REQUEST:	Text Amendments Chapter 14 of the Village Code (Evaluation of the Current Zoning Regulations to Promote Single-Family Residential Neighborhoods)
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Richard Rogers Fay Costa
MEMBERS ABSENT:	Ewa Weir Donald Olsen Michael Fricano
STAFF MEMBERS PRESENT:	Antonia Lalagos – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	Village of Mount Prospect, Petitioner

Chairman Donnelly called the meeting to order at 7:03 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on January 8, 2026. The minutes were approved 4-0 (Commission Rogers abstained).

After hearing three items of New Business, Chairman Donnelly introduced case number PZ-01-26 for text amendments to Chapter 14 of the Village code.

Staff Presentation
Director Shallcross presented the proposed text amendments to Chapter 14 of the Village Code, explaining that the amendments respond to strategic planning directives prioritized by the Village Board in the previous year. The amendments address two primary objectives: (1) establishing architectural diversity standards for new single-family subdivisions and (2) evaluating existing zoning regulations affecting single-family residential properties to reduce common barriers residents encounter when making improvements to their homes.

Director Shallcross explained that the architectural diversity standards would prevent repetitive housing patterns in new subdivisions. Under the proposed regulations, a new single-family home could not be similar in appearance to homes located within two lots on either side along the same street. Similarity would be determined based on characteristics such as roof form, front elevation massing, fenestration patterns, garage configuration, primary exterior materials, and wall planes. If three or more of these characteristics were substantially similar, the homes would be considered monotonous and would require revision. The proposal would also require submission of home model building elevations and streetscape diagrams to ensure compliance with these standards.

Director Shallcross also explained that existing restrictions on stucco and EIFS (synthetic stucco) for residential construction are currently located in the Building Code. The amendment would cross-reference these restrictions within the Zoning Code to make them easier for staff to identify during review. Director Shallcross noted that the Village prohibits these materials on residential applications due to durability and maintenance concerns but allows limited use as accent materials on non-residential buildings with specific restrictions.

Vice Chairman Beattie asked for clarification on EIFS and stucco materials. Director Shallcross explained that EIFS and stucco are engineered exterior systems composed of layered waterproof materials applied over a backing and finished with a sprayed coating. Director Shallcross noted that these materials are not highly durable and tend to deteriorate over time, which can lead to significant maintenance issues. For this reason, the Village does not permit their use on residential homes. However, they are commonly used as accent materials on non-residential buildings, such as commercial strip centers, and are therefore allowed in those applications subject to limitations on how and where they may be used.

Commissioner Rogers asked about the difference between stucco and Dryvit and whether Dryvit would be permitted. Director Shallcross explained that both materials are treated the same under Village regulations. Dryvit would not be permitted on single-family homes, which is the Village's existing policy. Director Shallcross clarified that the proposed amendment does not change this rule but simply cross-references the restriction in the Zoning Code for clarity.

Director Shallcross explained transitioned the discussion from architectural design standards to proposed amendments affecting single-family zoning districts. Director Shallcross noted that staff evaluated common challenges residents face when applying for permits and reviewed practices in other communities to identify potential amendments that could reduce obstacles and make it easier for homeowners to make improvements to their properties. Director Shallcross discussed several amendments affecting accessory structures in single-family districts. One change clarifies that accessory structures attached to a principal structure will be treated as part of the principal structure only in residential districts, preventing potential misuse of this provision in commercial or industrial districts. Another amendment would treat multiple attached accessory structures, such as a detached garage with an attached pergola, as a single accessory structure to prevent the creation of oversized or combined structures that exceed intended limits. Additional language reinforces existing prohibitions on using accessory structures as residential living quarters or office space.

Commissioner Costa expressed concern about accessory structure regulations appearing in multiple sections of the code and asked how the Village prevents inconsistencies if amendments are made in one section but not another. Director Shallcross responded that staff monitors the zoning code for inconsistencies as part of their regular responsibilities. Director Shallcross noted that some provisions are cross-referenced by section number while others are repeated in full text to make them more visible during review. Director Shallcross added that staff continually reviews the zoning code and maintains a list of potential amendments, typically addressing updates on an annual basis, and that a future comprehensive zoning code rewrite could further reconcile any inconsistencies.

Chairman Donnelly added that the Village adopts the International Building Code by reference, meaning updates to the code are automatically incorporated into the Village's regulations. However, certain provisions may not always align with the Village's preferences. The provision being discussed allows the Village to review and approve specific building code changes before they are implemented, providing protection against unintended changes that could occur when the code is updated.

Commissioner Rogers asked whether the Village had recently approved a shed to be used as living quarters for a young woman. Director Shallcross clarified that the approved structure was not considered formal living quarters because it did not include a bathroom and was not classified as a habitable space. Director Shallcross added that the structure could not legally be leased or rented as a dwelling unit.

Director Shallcross then presented proposed revisions to accessory structure size standards. The amendment would increase the maximum size of detached garages from 672 square feet to 720 square feet (7% increase), allowing garages to be 2 to 4 feet deeper to accommodate larger vehicles and storage needs, but maintaining the maximum height at 15 feet. The proposal also replaces the current formula for accessory structures such as

sheds and pergolas with a simpler maximum of 200 square feet Village-wide, eliminating granular calculations based on lot area.

Chairman Donnelly sought clarification on whether the proposed regulations would limit properties to one accessory structure. Director Shallcross explained that the code currently permits up to two accessory structures per lot and that no changes to this limit are being proposed. Chairman Donnelly expressed concern about smaller lots potentially accommodating multiple accessory structures, such as two 200-square-foot structures, which could significantly reduce usable yard space. Director Shallcross responded that most lots in the Village are larger, typically around 7,500 square feet, and noted that lot coverage requirements would still regulate the amount of development on a property. Director Shallcross further clarified how different accessory structures are counted toward lot coverage. Structures such as sheds and patios count toward lot coverage, while pergolas are treated differently because they are open structures; generally, only the posts supporting a pergola are counted. As a result, a pergola placed over an existing patio would not typically increase lot coverage beyond the patio itself.

Director Shallcross presented the proposed text amendment to increase the maximum driveway width from 26 feet to 30 feet. Director Shallcross explained that the recommendation follows a comprehensive review of driveway standards across municipalities in the northwestern suburbs, where staff found that several communities already allow wider driveways. Director Shallcross noted that residents frequently request wider driveways due to increasing numbers of household vehicles and the Village's prohibition on overnight street parking. Director Shallcross stated that the proposed change is intended to allow residents to comfortably park three vehicles side-by-side, since a typical parking space is approximately nine feet wide, meaning three vehicles require roughly 27 feet of width. While three vehicles can technically fit within the current 26-foot limit, it is tight and often leads to complaints from residents.

To maintain neighborhood character, Director Shallcross emphasized that the driveway must still taper to 26 feet at the property line, meaning the widening would occur only on the private portion of the driveway closer to the house. Director Shallcross explained that this approach avoids creating larger driveway aprons at the street and limits the visual impact along the public right-of-way. Director Shallcross further explained that the proposal also does not apply to circular driveways, which are already permitted only on larger lots (minimum 75 feet wide) and already allow significant driveway area.

Chairman Donnelly asked several clarifying questions about driveway dimensions, setbacks, and how the change would function in practice. Director Shallcross explained that most homes in the Village have a 30-foot front setback, meaning the typical driveway length is approximately 30 feet from the property line to the garage. Vehicles are not allowed to park across sidewalks or in the driveway apron, so many households currently struggle to fit multiple vehicles fully within the driveway area. Director Shallcross indicated

the change may help reduce situations where cars are parked partially over sidewalks or in the grass.

Vice Chairman Beattie expressed concern that allowing wider driveways could lead to front yards appearing overly paved or resembling parking lots, particularly when homes already have two-car garages and additional driveway space. Director Shallcross responded that the amendment represents only a four-foot increase beyond what is already permitted and noted that many homeowners already attempt to create additional parking areas through informal solutions such as gravel strips, brick pavers, or parking on grass, which the Village must then address through code enforcement.

Commissioner Costa asked whether driveways could extend all the way to the property line. Director Shallcross confirmed that the Village does not currently have a driveway setback requirement from side property lines, meaning driveways can extend to the property boundary. Commissioner Rogers noted that because many homes have 7.5- to 10-foot side yards, expanding driveways could result in large continuous paved areas when neighboring homes both place driveways along their property lines. Director Shallcross acknowledged this possibility and stated that the Commission could recommend a setback requirement if desired.

Ms. Lalagos clarified existing safeguards, including restrictions that prevent driveways from extending more than three feet beyond the front of the house toward the street. The Commission also discussed existing lot coverage limits that regulate how much of a property, specifically the front yard, can be covered by impervious surfaces. These standards would continue to apply and prevent properties from being entirely paved over. Overall, the amendment is proposed as a modest adjustment intended to address resident parking needs while maintaining existing limits on driveway placement and lot coverage.

Director Shallcross presented a proposed set of text amendments to Chapter 14 of the Zoning Code intended to adjust how certain zoning requests are categorized and who has final decision-making authority over those requests. Director Shallcross explained that the goal of the amendments is to streamline the review process, reduce unnecessary hearings for routine matters, and create a new category of administrative requests that can be handled at the staff level when appropriate.

Director Shallcross explained that the Village currently allows “minor variations,” which are administrative approvals handled by the Director of Community Development. These minor variations presently apply to two situations:

1. Existing legal nonconforming accessory structures, and
2. Parking requirement reductions for downtown uses larger than 2,500 square feet.

Under the proposed amendments, Director Shallcross explained that the Village would eliminate a minor variation request and restructure the approval system. Specifically:

1. Requests involving existing legal nonconforming accessory structures would no longer be processed as minor variations. Instead, they would become Administrative Conditional Use requests.
2. The only remaining Administrative Variation would be parking reductions for certain downtown uses over 2,500 square feet.

Director Shallcross also presented the existing "Final Authority Matrix," which identifies which body has decision-making authority over different zoning requests. Currently:

1. The Planning and Zoning Commission (PZC) is the final authority for:
    a. Fence petitions
    b. Sign requests
    c. Zoning variations under Chapter 14 that are less than 25% of the required standard
    d. Conditional uses for setback reductions under 25%

2. The Director of Community Development is the final authority for minor variations.

The proposed changes would adjust the matrix while largely keeping the Planning and Zoning Commission's authority intact. Key proposed changes include:

1. Fences in residential districts would shift from being reviewed as variations to conditional uses, meaning they would be evaluated under conditional use standards rather than under hardship criteria.
2. Requests for relief from accessory structure requirements in single-family districts would become conditional uses with the Planning and Zoning Commission as the final authority.
3. Existing legal nonconforming accessory structures would become administrative conditional uses decided by the Director.
4. Setback reductions under 25% would remain unchanged.

Director Shallcross explained that the shift from variations to conditional uses changes the evaluation standard. Variations require demonstrating a unique hardship tied to the property, whereas conditional uses are evaluated based on impacts on adjacent properties, neighborhood character, and public welfare, making them somewhat easier to review for common situations. Director Shallcross also clarified that administrative conditional uses would still require public notice, including:

1. Mailed notices within 100 feet of the property
2. A posted notice sign on the property for 7–30 days

3. A formal recorded decision tied to the property

Director Shallcross stated that the approval criteria would focus on public health, safety, welfare, and neighborhood compatibility, and further noted that if an administrative request is denied by staff, the applicant may appeal to the Planning and Zoning Commission, and Commission decisions may be appealed to the Village Board, with further appeal possible through the court system.

Director Shallcross also described new definitions that would be added to the zoning code, including definitions for the following: Administrative Conditional Use, Administrative Variation, Accessory Structures (modification to existing definition), Permitted Obstructions.

Finally, Director Shallcross stated that the amendments support the Village's strategic planning goals, including improving zoning processes and making it easier for homeowners to undertake property improvements.

Discussion

Chairman Donnelly asked clarifying questions about how the proposed administrative conditional use category would apply to existing nonconforming accessory structures and specifically asked whether the category would apply only to structures that were originally built legally but later became nonconforming due to changes in zoning regulations. Director Shallcross confirmed that this is correct.

Chairman Donnelly emphasized the distinction between legal nonconforming structures (originally permitted but now inconsistent with current regulations), and illegal structures (built without permits). Chairman Donnely asked if illegal structures would not qualify for the administrative conditional use process.

Chairman Donnelly also asked about how accessory structures are counted. When he noted that items such as generators, air-conditioning units, and sheds might technically be considered structures, Ms. Lalagos clarified that the accessory structure limit only applies to certain accessory structures, not mechanical equipment.

Chairman Donnelly expressed support for the proposed approach and noted that similar adjustments had been made in the past—such as delegating authority for certain routine requests like circular driveways because the Commission frequently approved them anyway. Chairman Donnelly stated that when requests are consistently approved, it can make sense to delegate authority to staff to streamline the process. Chairman Donnelly commented that the types of requests being shifted to administrative review are generally ones the Commission would typically approve, meaning the change simply removes unnecessary hearings.

Motion and Vote
Vice Chairman Beattie thanked Director Shallcross for the diligent work. Director Shallcross acknowledged planning staff and Ms. Choi for her contributions.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the following motion:

"To adopt the text amendments to Chapter 14 of the Mount Prospect Village Code."

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

The Planning and Zoning Commission gave a positive recommendation (5-0) for the next Village Board meeting to be held on March 17, 2026. **REVISED MEETING DATE: This meeting has been rescheduled to March 16, 2026 due to a recently passed amendment to the Open Meetings Act.**

After hearing no additional items of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Chairman Donnelly made a motion, seconded by Vice Chairman Beattie, and the meeting was adjourned at 8:43 PM.



Ann Choi, Development Planner

Item Cover Page

Subject	**PZ-04-26 / 852 Feehanville Dr / CU: Unique Use - Intermediate Service Center and Young Adult Academy / Village Board Final**
Meeting	March 26, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The "Petitioner", Dan Miletic of raSmith, on behalf of the property owner, North Cook Intermediate Service Center, is seeking conditional use approval for a unique use to operate an intermediate service center and young adult academy that would serve students in the North Cook County school districts. The proposed use would provide comprehensive professional learning, operational and compliance resources and public educational services including alternative public-school programs for the property located at 852 Feehanville Drive ("Subject Property"). The proposal requires Village Board approval to approve the conditional use request for a unique use. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

BACKGROUND/PROPERTY HISTORY

The subject property, annexed into the Village in 1980, is located within the Kensington Business Center and zoned I-1 Limited Industrial, surrounded by similar industrial uses and Maple Trails Park to the west. The site has been occupied by Cummins Allison Corporation since 2006, and in February 2026 was purchased by the North Cook Intermediate Service Center (NCISC) for interior renovation and minor site improvements. NCISC plans to relocate its Des Plaines facility to this site, with construction scheduled from April through August 2026 and operations beginning for the 2026–2027 school year.

PROPOSAL

The Petitioner proposes to remodel the existing building to operate the NCISC, including the North Cook Young Adult Academy (NCYAA). The NCISC would occupy the entire approximately 63,000-square-foot building. According to the Petitioner's application, the NCYAA will provide programming for students in grades 6 through 12 who may struggle in traditional school environments, while the NCISC provides professional learning programs, operational and compliance resources, and other support services for educators, staff and school districts. The proposed facility would support these functions by providing spaces for professional learning, administrative operations, and student service programs. The western half of the building will be occupied by the offices of the NCISC and

the eastern half will be occupied by the NCYAA. Daily operations are anticipated to occur primarily during normal business and school hours, with traffic, noise, and parking demand expected to be comparable to office uses currently permitted in the I-1 Limited Industrial District.

The proposed use does not fall within any specific use category listed in the Zoning Ordinance's Land Use Table 2. As such, the use is classified as a "Unique Use" within the I-1 Limited Industrial District, which requires approval of a conditional use permit by the Village Board following review and recommendation by the Planning & Zoning Commission. The following sections describe key components of the Petitioner's proposal.

North Cook Intermediate Service Center: According to the Petitioner's application, the NCISC is the liaison between the Illinois State Board of Education and the local schools in Region 5 of northern Cook County. The NCISC serves 41 educational organizations including 32 elementary school districts, 7 high school districts, and 2 special education organizations. The NCISC's work encompasses a range of areas including comprehensive professional learning, operational and compliance resources, and student services. The NCISC offers extensive professional development, including administrator academies, educator workshops, collaborative meetings, mentoring, and in-district training, to strengthen school staff at all levels. The NCISC also provides essential operational and compliance support to North Cook school districts, including educator licensure and fingerprinting, oversight of school facility construction and safety, and guidance on meeting state requirements for buildings, records, and programs. The NCISC also manages school bus training for all of Cook County and serves as a key liaison for truancy prevention and support for homeless or unaccompanied students.

The NCISC plans to introduce several ancillary services in the future unique to an intermediate service center, including a health center in partnership with Advocate Health to provide physicals, vaccinations, and other basic health services to youth and staff; a Human Elements (Hu) food pantry and resource store to distribute food, clothing, hygiene products, and other essential items to at-risk students and families in the region; a Pearson Testing Center offering professional certification and licensure exams; and rentable professional and gymnasium space that may be made available to local businesses, recreational leagues, and community organizations.

North Cook Young Adult Academy: The NCISC provides direct support to students and families through alternative education programs, including the operation of the NCYAA. The NCYAA functions as a Regional Safe School Program (RSSP) serving students in grades 6 through 12 who are suspended, expelled, or facing expulsion, and also offers flexible learning options through the Alternative Learning Opportunities Program (ALOP). The programs will have an initial enrollment of 40 students with a maximum enrollment of 120 students in the next 5 to 7 years. At maximum enrollment, the ALOP program would have 60 students and the RSSP program would have 45. The programs will have 16 teachers initially, increasing to 40 at full enrollment. Program hours will be between 9:00 AM and 3:30 PM.

Students participating in these programs often experience challenges in traditional school environments and benefit from smaller class sizes and individualized support that allow them to focus on credit recovery and remain on track to graduate from their home school district. In many cases, students are able to return to their home schools after participating in the program. In addition, student advocates work directly with students to help improve behavior, social-emotional skills, academic performance, and attendance.

Students may come from any of the 39 enrolled elementary, middle, or high school districts served by the NCISC. Currently enrolled students represent several districts, including Township High School Districts 214, 211, 225 (Glenbrook South), 202 (Evanston Township), 219 (Niles Township),

and 207 (Maine Township), as well as Skokie Districts 68 and 69 and Palatine District 15. The NCYAA operates two public education programs designed to assist school districts in meeting the needs of students who require alternative educational pathways or safe school placements. These programs are described in more detail below.

Alternative Learning Opportunities Program (ALOP)
The ALOP serves students who experience academic or social-emotional challenges in traditional school environments and would benefit from a smaller, more supportive learning setting. Students are referred to the program by their home school districts when distractions or other barriers prevent them from achieving success in their regular school setting. The program provides individualized instruction, academic support, and credit recovery opportunities intended to help students remain on track toward graduation while developing positive academic and behavioral habits. According to the Petitioner, students enrolled in the ALOP remain connected to their home school districts and are admitted through an admissions process to ensure the program is an appropriate fit for the student.

As of March 1, 2026, 10 students (10 high school and zero middle school) are enrolled in the ALOP. The majority of future enrollment is anticipated within this program. These students are currently served by their respective home high school districts including Districts 214, 211, 207, 202, 225, 219 and 203, and are eligible for placement only if they reside within the North Cook service region.

Regional Safe School Program (RSSP)
The RSSP serves students who are suspended, expelled, or facing expulsion from their home schools due to disciplinary violations that require placement in a structured educational environment outside the traditional school setting. The RSSP is administered by the NCISC to ensure students continue receiving educational services while addressing behavioral concerns. The program provides a structured and closely supervised learning environment with a strong emphasis on behavioral accountability, counseling support, and academic instruction. Placement in the RSSP is coordinated with the student's home school district and is intended to allow students to continue their educational progress while addressing the circumstances that led to their removal from the traditional school environment. As of March 1, 2026, 24 students (17 high school and 7 middle school) are enrolled in the RSSP.

Summer School Program
Summer programming is limited and targeted to credit recovery and transition support. Programming may be offered in hybrid format (primarily virtual with limited on-site support). If on-site instruction occurs, anticipated enrollment would not exceed 25–30 students, operating Monday–Thursday, approximately 9:00 AM – 12:00 PM for 4 weeks. Staffing ratios and supervision protocols remain consistent with the regular school year.

Historic Operations & Incident History
According to the Petitioner, the NCISC has operated at its current Des Plaines location for several years with a relatively limited number of incidents requiring emergency service response. Over the past five years, reported incidents primarily involved student-related matters such as possession of prohibited items, student altercations, or mental health concerns. These incidents were generally addressed through administrative actions including parent meetings, social work services, safety planning, and coordination with appropriate support services. Other reported incidents included a situation in which an individual approached students at a nearby park and was escorted away by police, and a building evacuation due to construction-related odors while the fire department conducted air quality testing. The Petitioner notes that no incidents were reported during the 2024–2025 school year.

According to the Petitioner, two incidents occurred within the past five years in which students left the premises without authorization. The NCYAA maintains written Standard Operating Procedures (SOPs) to address such situations, including secured single-point entry with monitored access control, staff supervision during all transitions, immediate administrative notification and parent or guardian contact if a student attempts to leave without authorization, incident documentation and behavioral follow-up planning, and coordination with sending school districts and local authorities when necessary. The Petitioner indicates that these procedures would also be implemented at the proposed Mount Prospect location. As enrollment increases, supervision posts and support staffing will scale proportionally to maintain safety standards.

Enrollment, Growth & Regional Service Model
According to the Petitioner, the NCYAA currently operates at a relatively modest enrollment level, with gradual growth anticipated over time as regional demand for alternative education services increases. The program currently serves 34 students at the Des Plaines ISC, including 10 students enrolled in the ALOP and 24 students enrolled in the RSSP. At the proposed Mount Prospect facility, first-year enrollment is projected to increase to approximately 40 students, with 15 students in the ALOP and 25 students in the RSSP. Students enrolled in the program come from school districts served by the NCISC throughout northern Cook County.

Program Name	FY26	FY27	FY28	FY29	FY30
RSSP	24	25	35	40	45
ALOP	10	15	30	50	60
TOTAL	**34**	**40**	**65**	**90**	**105**

The Petitioner anticipates that enrollment could grow to slightly more than 100 students over the next five years, with a maximum on-site capacity of 120 students at any given time. As enrollment increases, operational adjustments will be required to maintain program supervision and safety standards. These measures will include maintaining an approximate staffing ratio of one adult for every three students, adding additional support staff such as social workers and behavioral specialists, and implementing staggered arrival and dismissal times once enrollment reaches approximately 60 to 75 students. Additional supervision posts and security measures will also be added as enrollment approaches full capacity. The NCISC may also add a virtual program to support credit recovery and high school completion, so the majority of additional students past Fiscal Year 2030 will be served in a virtual setting only.

Staff Plan and Operational Intensity
According to the Petitioner, staffing levels at the proposed facility will increase gradually as enrollment grows. During the first year of operation (FY27), the NCYAA is expected to employ approximately 16 full-time equivalent (FTE) staff, including administrators, teachers, paraprofessionals, related service providers, and support staff, while the NCISC administrative operations will include approximately 26 staff members at opening. As enrollment increases, NCYAA staffing is projected to grow incrementally—from 15 FTE in FY26 to approximately 35 FTE by FY30—to maintain an approximate adult-to-student ratio of 1:3. At full operational capacity of 120 students, NCYAA staffing is anticipated to reach approximately 40 FTE, while NCISC administrative staffing is projected to increase to approximately 36 FTE.

Staffing Projections			
Fiscal Year / Scenario	Projected Student Enrollment	NCYAA Staff (FTE)	NCISC Administrative Staff (FTE)
FY26 (Current	34	15	-

Operations: Des Plaines)			
FY27 (Mount Prospect)	~40	16	26
FY28	-	22	-
FY29	-	28	-
FY30	~100+	35	-
Full Capacity	120 (max. on-site)	~40	~36

These projections indicate that staffing levels are expected to scale proportionally with enrollment growth in order to maintain program supervision and support services.

Transportation, Traffic and Site Operations
Student transportation to NCYAA will be provided by students' home school districts through licensed transportation providers, including taxis and minivans that comply with Illinois School Code requirements. Students will not be transported by parents or guardians and will not be permitted to drive themselves to and from the facility. Students will typically arrive in small groups of approximately two (2) to six (6) per vehicle. Regular program hours are anticipated to be 9:00 AM to 3:30 PM, with drop-off occurring between approximately 8:45 AM to 9:00 AM and pick-up between approximately 3:25 PM to 3:40 PM. All drop-off and pick-up activities will occur within the southern parking lot, where vehicles will enter the southern drive aisle, circulate in a counterclockwise direction, and queue along the northern curb adjacent to the eastern building entrance. During drop-off, students in the first three vehicles will exit their vehicles, while during pick-up students will remain inside the building until their vehicle arrives.

A Traffic Impact Statement (TIS) prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) was submitted by the Petitioner. According to the TIS submitted by the Petitioner, approximately 28 vehicles can queue within the parking lot without extending onto Feehanville Drive. An estimate for opening enrollment vehicle trips was not provided in the TIS; however, based on an opening enrollment of 34 students, 16 instructors, and 26 NCISC staff members, the Petitioner estimates that the facility will generate approximately 57 daily vehicle trips at opening enrollment. The TIS estimates that the site would generate approximately 146 daily vehicle trips at full enrollment. As enrollment increases and reaches the anticipated maximum of 120 students, the TIS recommends staggering the start and dismissal times for grades 6–8 and grades 9–12. With approximately two-thirds of students anticipated to be in grades 9–12, the resulting stacking demand would be approximately 22 vehicles, which can be accommodated within the parking lot. A condition of approval has been included requiring staggered start and dismissal times at full enrollment to ensure that vehicle stacking remains on-site and does not extend onto Feehanville Drive.

Anticipated staggered time windows are as follows:
-Arrival Wave 1: 8:40 AM – 8:50 AM; Arrival Wave 2: 8:50 AM – 9:00 AM
-Dismissal Wave 1: 3:15 PM – 3:25 PM; Dismissal Wave 2: 3:25 PM – 3:40 PM

Safety and Security Measures
The Petitioner indicates that the NCYAA will operate as a secured facility with multiple safety and security measures in place to supervise students and control access to the building. These measures include locked building entry with 24-hour camera surveillance, visitor identification procedures, visits by appointment only, and staff trained in emergency response procedures such as CPR, AED use, and non-violent crisis intervention. The Des Plaines ISC also follows established school safety protocols, including the Standard Response Protocol and Standard Reunification Method developed by the I Love U Guys Foundation, which provide guidance for situations such as lockdowns, evacuations, severe weather, or other emergencies. The Petitioner indicates that similar security procedures will be implemented at the Subject Property, including controlled

building access, staff supervision during arrival and dismissal, and coordination with local emergency responders to update and implement safety plans specific to the new facility. Students will generally remain indoors during the instructional day except during supervised arrival and dismissal, and middle school and high school students will be maintained in separate instructional groups with staff supervision during any shared activities.

Parking and Site Capacity
The Petitioner indicates that the site proposes approximately 205 parking spaces, which is sufficient to accommodate anticipated staffing levels, student transportation operations, and occasional ancillary uses associated with the facility. At full build-out, the maximum projected staffing is approximately 76 employees, which the Petitioner states can be accommodated by the existing parking supply even if all employees arrive by personal vehicle. The available parking is also intended to support ancillary activities such as workshops/training with maximum attendees of 80 people, or use of the on-site gymnasium outside normal program hours. The gymnasium includes bleachers with a maximum capacity of 150 seats, and the Petitioner indicates that the existing parking supply is adequate to support such events. Overall, the Petitioner indicates that the existing parking lot and site layout can accommodate both daily operations and occasional after-hours activities without requiring additional parking improvements.

Ancillary and Secondary Uses
No changes to the site layout are proposed. All planned work will be limited to renovations within the existing building and will be undertaken to comply with all applicable building, fire safety, and accessibility requirements associated with educational and administrative occupancies. Existing site access, parking, utilities, and infrastructure are adequate to serve the proposed use, and no modifications to ingress or egress are proposed or required. Interior improvements will include reconfigured spaces for training and instruction, classrooms, gymnasium, multipurpose room, professional development spaces, and administrative offices.

The Petitioner indicates that several ancillary services may operate at the facility in support of students and the surrounding school districts, including a health center, food pantry, and Pearson testing center, all of which would operate by appointment. In addition, the facility may include rentable professional space and a gymnasium that could be made available to community groups outside of normal program hours beginning in approximately fiscal year 2028. Potential users may include recreational leagues or organizations seeking meeting or training space. These activities would generally occur during evening hours or weekends when NCYAA students are not present and would require proof of insurance and a signed use agreement. The gymnasium includes bleachers with a maximum capacity of approximately 150 people, and the TIS indicates that the existing parking supply is sufficient to accommodate these occasional after-hours uses.

Use Classification in the I-1 Limited Industrial District
According to a letter provided by the Illinois State Board of Education (ISBE), the NCISC is not recognized as a school. Per the Petitioner’s application, students participate in the NCISC programs on a temporary basis and remain enrolled in their home school districts, which retain responsibility for maintaining permanent student records and complying with applicable federal and state laws governing school records. Any temporary records created during a student’s participation in the program are returned to the home school district upon completion. In addition, neither the NCISC nor the NCYAA issues diplomas, as students remain enrolled in and graduate from their respective home school districts. The Petitioner also notes that students are not transported to the facility by school buses and that the facility will not include a serving kitchen that prepares meals for students.

Other Departments

Other Village departments reviewed the proposal and raised no objections, though the Building and Fire Departments require detailed code, life safety, and fire protection plans at the time of building permit submittal. The Traffic Engineer recommended on-site queue management to prevent vehicle stacking on Feehanville Drive, and a corresponding condition of approval has been included, while Public Works will review site improvements during permitting. The Police Department also expressed no concerns based on the call volume and nature of the calls generated by their current facility in Des Plaines.

LONG-RANGE PLANNING
The 2017 Comprehensive Plan designates the subject property as "Business and Light Industrial," which supports office, training, light industrial, and civic uses. The proposed use is consistent with this designation, functioning as an office, training, and educational support center within an existing business park. The proposal aligns with Comprehensive Plan goals by adaptively reusing an industrial building and introducing a civic-oriented use that supports workforce development, professional training and community services.

PUBLIC COMMENT
Included in the agenda packet are thirteen letters of support received from Mount Prospect school district superintendents (Districts 57, 26, 59, 23, 214), school district superintendents in North Cook, and some of the NCISC Governing Board members (also school district superintendents in North Cook in Wheeling, Wilmette, Evanston); three state representatives; and from neighbors of the Des Plaines ISC, as submitted by the Petitioner.

STANDARDS AND FINDINGS
Staff finds that the proposed use will not adversely affect public health, safety, or nearby properties, noting the Petitioner's experience operating a similar facility with minimal service calls and established safety protocols. The existing building and infrastructure are adequate to support the use without placing additional demands on public utilities, and conditions of approval will ensure safe on-site circulation, queuing, and sufficient parking. A Traffic Impact Statement indicates minimal impact on the surrounding roadway network, with all pick-up and drop-off activities accommodated on-site, and the proposal is consistent with the Comprehensive Plan by supporting regional educational services, workforce development, and community needs. Staff finds that the proposed conditional use conforms to the applicable regulations of the I-1 Limited Industrial District and is conditioned to minimize potential impacts on the surrounding area while ensuring the safety and welfare of its users. Staff finds that the request is consistent with the conditional use standards. Other Village departments have reviewed the Petitioner's plans and did not object to the use, subject to building, fire, and engineering requirements that must be addressed prior to issuance of occupancy.

Alternatives

A. Approval of the following motion:

1. "A conditional use permit for a unique use to operate an intermediate service center and young adult academy, for the property located at 852 Feehanville Drive (Case No. PZ-04-26), subject to conditions listed in the staff report."

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

Staff Recommendation

Approval of a conditional use permit for a unique use to operate an intermediate service center and young adult academy, for the property located at 852 Feehanville Drive (Case No.

PZ-04-26), subject to conditions listed in the staff report.

Attachments

1. PZ-04-26 Staff Report
2. PZ-04-26 Administrative Content_Redacted
3. PZ-04-26 Traffic Impact Statement
4. PZ-04-26 Plans
5. PZ-04-26 Letters of Support

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Ann Choi
Development Planner

DATE: March 19, 2026

CASE NUMBER
PZ-04-26

PETITIONER / PROPERTY OWNER
Dan Miletic, raSmith /
North Cook Intermediate Service Center
(April D. Jordan)

PUBLIC HEARING DATE
March 26, 2026

PROPERTY ADDRESS/LOCATION
852 Feehanville Dr

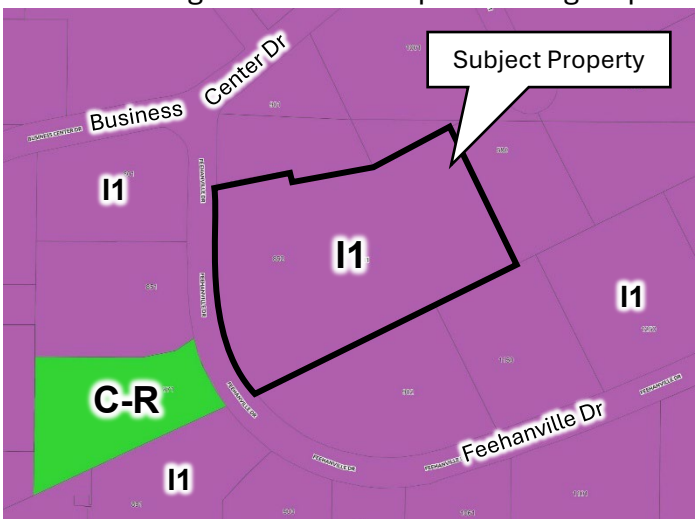
BRIEF SUMMARY OF REQUEST

The "Petitioner", Dan Miletic of raSmith, on behalf of the property owner, North Cook Intermediate Service Center, is seeking conditional use approval for a unique use to operate an intermediate service center and young adult academy that would serve students in the North Cook County school districts. The proposed use would provide comprehensive professional learning, operational and compliance resources and public educational services including alternative public-school programs for the property located at 852 Feehanville Drive ("Subject Property"). The proposal requires Village Board approval to approve the conditional use request for a unique use. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
I-1 Limited Industrial	Existing building and associated parking lots	North: I-1 Limited Industrial East: I-1 Limited Industrial South: I-1 Limited Industrial West: I-1 Limited Industrial, C-R Conservation Recreation	7.908 acres

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1980 and is located within the Kensington Business Center, generally southeast of the intersection of Business Center Drive and Feehanville Drive. The Subject Property is zoned I-1 Limited Industrial District and includes a portion of a stormwater detention pond located east side of the existing building. Surrounding properties are also zoned I-1 Limited Industrial District and include Bishop Plumbing, Heating and Cooling to the north, Avery Dennison Corporation to the south, Camelot Therapeutic School to the east, and Cummins Allison to the west. Maple Trails Park is also located to the west of the Subject Property.

Village records indicate that the Cummins Allison Corporation, a manufacturer of coin and currency handling solutions including cash counters, coin sorters, check scanners, ticket readers and ATMs, has occupied the existing building since 2006. In February 2026, the North Cook Intermediate Service Center (NCISC) purchased the property and submitted a building permit application for a complete interior renovation of the building and some minor site improvements. The NCISC currently operates an intermediate service center in Des Plaines (Des Plaines ISC) and plans to relocate to the Mount Prospect facility in late August 2026 following completion of construction. Construction is anticipated to occur from April through August 2026, with operations expected to begin at the start of the 2026–2027 school year on August 21, 2026.

PROPOSAL

The Petitioner proposes to remodel the existing building to operate the North Cook Intermediate Service Center (NCISC), including the North Cook Young Adult Academy (NCYAA). The NCISC would occupy the entire approximately 63,000-square-foot building. According to the Petitioner's application, the NCYAA will provide programming for students in grades 6 through 12 who may struggle in traditional school environments, while the NCISC provides professional learning programs, operational and compliance resources, and other support services for educators, staff and school districts. The proposed facility would support these functions by providing spaces for professional learning, administrative operations, and student service programs. The western half of the building will be occupied by the offices of the NCISC and the eastern half will be occupied by the NCYAA. Daily operations are anticipated to occur primarily during normal business and school hours, with traffic, noise, and parking demand expected to be comparable to office uses currently permitted in the I-1 Limited Industrial District.

The proposed use does not fall within any specific use category listed in the Zoning Ordinance's Land Use Table 2. As such, the use is classified as a "Unique Use" within the I-1 Limited Industrial District, which requires approval of a conditional use permit by the Village Board following review and recommendation by the Planning & Zoning Commission. The following sections describe key components of the Petitioner's proposal.

North Cook Intermediate Service Center

According to the Petitioner's application, NCISC is the liaison between the Illinois State Board of Education and the local schools in Region 5 of northern Cook County. NCISC serves 41 educational organizations including 32 elementary school districts, 7 high school districts, and 2 special education organizations. NCISC's work encompasses a range of areas including comprehensive professional learning, operational and compliance resources, and student services. NCISC offers extensive professional development, including administrator academies, educator workshops, collaborative

meetings, mentoring, and in-district training, to strengthen school staff at all levels. NCISC also provides essential operational and compliance support to North Cook school districts, including educator licensure and fingerprinting, oversight of school facility construction and safety, and guidance on meeting state requirements for buildings, records, and programs. NCISC also manages school bus training for all of Cook County and serves as a key liaison for truancy prevention and support for homeless or unaccompanied students.

NCISC plans to introduce several ancillary services in the future unique to an intermediate service center, including a health center in partnership with Advocate Health to provide physicals, vaccinations, and other basic health services to youth and staff; a Human Elements (Hu) food pantry and resource store to distribute food, clothing, hygiene products, and other essential items to at-risk students and families in the region; a Pearson Testing Center offering professional certification and licensure exams; and rentable professional and gymnasium space that may be made available to local businesses, recreational leagues, and community organizations.

North Cook Young Adult Academy
NCISC provides direct support to students and families through alternative education programs, including the operation of the NCYAA. The NCYAA functions as a Regional Safe School Program (RSSP) serving students in grades 6 through 12 who are suspended, expelled, or facing expulsion, and also offers flexible learning options through the Alternative Learning Opportunities Program (ALOP). The programs will have an initial enrollment of 40 students with a maximum enrollment of 120 students in the next 5 to 7 years. At maximum enrollment, the ALOP program would have 60 students and the RSSP program would have 45. The programs will have 16 teachers initially, increasing to 40 at full enrollment. Program hours will be between 9:00 A.M. and 3:30 P.M.

Students participating in these programs often experience challenges in traditional school environments and benefit from smaller class sizes and individualized support that allow them to focus on credit recovery and remain on track to graduate from their home school district. In many cases, students are able to return to their home schools after participating in the program. In addition, student advocates work directly with students to help improve behavior, social-emotional skills, academic performance, and attendance.

Students may come from any of the 39 enrolled elementary, middle, or high school districts served by the NCISC. Currently enrolled students represent several districts, including Township High School Districts 214, 211, 225 (Glenbrook South), 202 (Evanston Township), 219 (Niles Township), and 207 (Maine Township), as well as Skokie Districts 68 and 69 and Palatine District 15. The NCYAA operates two public education programs designed to assist school districts in meeting the needs of students who require alternative educational pathways or safe school placements. These programs are described in more detail below.

<u>Alternative Learning Opportunities Program (ALOP)</u>
The ALOP serves students who experience academic or social-emotional challenges in traditional school environments and would benefit from a smaller, more supportive learning setting. Students are referred to the program by their home school districts when distractions or other barriers prevent them from achieving success in their regular school setting. The program provides individualized instruction, academic support, and credit recovery opportunities intended to help students remain on track toward graduation while developing positive academic and behavioral habits. According to the Petitioner, students enrolled in the ALOP remain connected to their home school districts and are admitted

through an admissions process to ensure the program is an appropriate fit for the student. As of March 1, 2026, 10 students (10 high school and zero middle school) are enrolled in the ALOP. The majority of future enrollment is anticipated within this program. These students are currently served by their respective home high school districts including Districts 214, 211, 207, 202, 225, 219 and 203, and are eligible for placement only if they reside within the North Cook service region.

Regional Safe School Program (RSSP)
The RSSP serves students who are suspended, expelled, or facing expulsion from their home schools due to disciplinary violations that require placement in a structured educational environment outside the traditional school setting. The RSSP is administered by the NCISC to ensure students continue receiving educational services while addressing behavioral concerns. The program provides a structured and closely supervised learning environment with a strong emphasis on behavioral accountability, counseling support, and academic instruction. Placement in the RSSP is coordinated with the student's home school district and is intended to allow students to continue their educational progress while addressing the circumstances that led to their removal from the traditional school environment. As of March 1, 2026, 24 students (17 high school and 7 middle school) are enrolled in the RSSP.

Summer School Program
Summer programming is limited and targeted to credit recovery and transition support. Programming may be offered in hybrid format (primarily virtual with limited on-site support). If on-site instruction occurs, anticipated enrollment would not exceed 25–30 students, operating Monday–Thursday, approximately 9:00 A.M. – 12:00 P.M. for 4 weeks. Staffing ratios and supervision protocols remain consistent with the regular school year.

Historic Operations & Incident History
According to the Petitioner, the NCISC has operated at its current Des Plaines location for several years with a relatively limited number of incidents requiring emergency service response. Over the past five years, reported incidents primarily involved student-related matters such as possession of prohibited items, student altercations, or mental health concerns. These incidents were generally addressed through administrative actions including parent meetings, social work services, safety planning, and coordination with appropriate support services. Other reported incidents included a situation in which an individual approached students at a nearby park and was escorted away by police, and a building evacuation due to construction-related odors while the fire department conducted air quality testing. The Petitioner notes that no incidents were reported during the 2024–2025 school year.

According to the Petitioner, two incidents occurred within the past five years in which students left the premises without authorization. The NCYAA maintains written Standard Operating Procedures (SOPs) to address such situations, including secured single-point entry with monitored access control, staff supervision during all transitions, immediate administrative notification and parent or guardian contact if a student attempts to leave without authorization, incident documentation and behavioral follow-up planning, and coordination with sending school districts and local authorities when necessary. The Petitioner indicates that these procedures would also be implemented at the proposed Mount Prospect location. As enrollment increases, supervision posts and support staffing will scale proportionally to maintain safety standards.

Enrollment, Growth & Regional Service Model

According to the Petitioner, the NCYAA currently operates at a relatively modest enrollment level, with gradual growth anticipated over time as regional demand for alternative education services increases. The program currently serves 34 students at the Des Plaines ISC, including 10 students enrolled in the ALOP and 24 students enrolled in the RSSP. At the proposed Mount Prospect facility, first-year enrollment is projected to increase to approximately 40 students, with 15 students in the ALOP and 25 students in the RSSP. Students enrolled in the program come from school districts served by the NCISC throughout northern Cook County.

Program Name	FY26	FY27	FY28	FY29	FY30
RSSP	24	25	35	40	45
ALOP	10	15	30	50	60
TOTAL	**34**	**40**	**65**	**90**	**105**

The Petitioner anticipates that enrollment could grow to slightly more than 100 students over the next five years, with a maximum on-site capacity of 120 students at any given time. As enrollment increases, operational adjustments will be required to maintain program supervision and safety standards. These measures will include maintaining an approximate staffing ratio of one adult for every three students, adding additional support staff such as social workers and behavioral specialists, and implementing staggered arrival and dismissal times once enrollment reaches approximately 60 to 75 students. Additional supervision posts and security measures will also be added as enrollment approaches full capacity. The NCISC may also add a virtual program to support credit recovery and high school completion, so the majority of additional students past Fiscal Year 2030 will be served in a virtual setting only.

Staff Plan and Operational Intensity

According to the Petitioner, staffing levels at the proposed facility will increase gradually as enrollment grows. During the first year of operation (FY27), the NCYAA is expected to employ approximately 16 full-time equivalent (FTE) staff, including administrators, teachers, paraprofessionals, related service providers, and support staff, while the NCISC administrative operations will include approximately 26 staff members at opening. As enrollment increases, NCYAA staffing is projected to grow incrementally—from 15 FTE in FY26 to approximately 35 FTE by FY30—to maintain an approximate adult-to-student ratio of 1:3. At full operational capacity of 120 students, NCYAA staffing is anticipated to reach approximately 40 FTE, while NCISC administrative staffing is projected to increase to approximately 36 FTE.

Staffing Projections			
Fiscal Year / Scenario	Projected Student Enrollment	NCYAA Staff (FTE)	NCISC Administrative Staff (FTE)
FY26 (Current Operations: Des Plaines)	34	15	-
FY27 (Mount Prospect)	~40	16	26
FY28	-	22	-
FY29	-	28	-
FY30	~100+	35	-
Full Capacity	120 (max. on-site)	~40	~36

These projections indicate that staffing levels are expected to scale proportionally with enrollment growth in order to maintain program supervision and support services.

Transportation, Traffic and Site Operations
Student transportation to NCYAA will be provided by students' home school districts through licensed transportation providers, including taxis and minivans that comply with Illinois School Code requirements. Students will not be transported by parents or guardians and will not be permitted to drive themselves to and from the facility. Students will typically arrive in small groups of approximately two (2) to six (6) per vehicle. Regular program hours are anticipated to be 9:00 A.M. to 3:30 P.M., with drop-off occurring between approximately 8:45 A.M. to 9:00 A.M. and pick-up between approximately 3:25 P.M. to 3:40 P.M. All drop-off and pick-up activities will occur within the southern parking lot, where vehicles will enter the southern drive aisle, circulate in a counterclockwise direction, and queue along the northern curb adjacent to the eastern building entrance. During drop-off, students in the first three vehicles will exit their vehicles, while during pick-up students will remain inside the building until their vehicle arrives.

A Traffic Impact Statement (TIS) prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) was submitted by the Petitioner. According to the TIS submitted by the Petitioner, approximately 28 vehicles can queue within the parking lot without extending onto Feehanville Drive. An estimate for opening enrollment vehicle trips was not provided in the TIS; however, based on an opening enrollment of 34 students, 16 instructors, and 26 NCISC staff members, the Petitioner estimates that the facility will generate approximately 57 daily vehicle trips at opening enrollment. The TIS estimates that the site would generate approximately 146 daily vehicle trips at full enrollment. As enrollment increases and reaches the anticipated maximum of 120 students, the TIS recommends staggering the start and dismissal times for grades 6–8 and grades 9–12. With approximately two-thirds of students anticipated to be in grades 9–12, the resulting stacking demand would be approximately 22 vehicles, which can be accommodated within the parking lot. A condition of approval has been included requiring staggered start and dismissal times at full enrollment to ensure that vehicle stacking remains on-site and does not extend onto Feehanville Drive.

Anticipated staggered time windows are as follows:
- Arrival Wave 1: 8:40 A.M. – 8:50 A.M.; Arrival Wave 2: 8:50 A.M. – 9:00 A.M.
- Dismissal Wave 1: 3:15 P.M. – 3:25 P.M.; Dismissal Wave 2: 3:25 P.M. – 3:40 P.M.

Safety and Security Measures
The Petitioner indicates that the NCYAA will operate as a secured facility with multiple safety and security measures in place to supervise students and control access to the building. These measures include locked building entry with 24-hour camera surveillance, visitor identification procedures, visits by appointment only, and staff trained in emergency response procedures such as CPR, AED use, and non-violent crisis intervention. The Des Plaines ISC also follows established school safety protocols, including the Standard Response Protocol and Standard Reunification Method developed by the I Love U Guys Foundation, which provide guidance for situations such as lockdowns, evacuations, severe weather, or other emergencies.

The Petitioner indicates that similar security procedures will be implemented at the Subject Property, including controlled building access, staff supervision during arrival and dismissal, and coordination with local emergency responders to update and implement safety plans specific to the new facility.

Students will generally remain indoors during the instructional day except during supervised arrival and dismissal, and middle school and high school students will be maintained in separate instructional groups with staff supervision during any shared activities.

Parking and Site Capacity
The Petitioner indicates that the site proposes approximately 205 parking spaces, which is sufficient to accommodate anticipated staffing levels, student transportation operations, and occasional ancillary uses associated with the facility. At full build-out, the maximum projected staffing is approximately 76 employees, which the Petitioner states can be accommodated by the existing parking supply even if all employees arrive by personal vehicle. The available parking is also intended to support ancillary activities such as workshops/training with maximum attendees of 80 people, or use of the on-site gymnasium outside normal program hours. The gymnasium includes bleachers with a maximum capacity of 150 seats, and the Petitioner indicates that the existing parking supply is adequate to support such events. Overall, the Petitioner indicates that the existing parking lot and site layout can accommodate both daily operations and occasional after-hours activities without requiring additional parking improvements.

Ancillary and Secondary Uses
No changes to the site layout are proposed. All planned work will be limited to renovations within the existing building and will be undertaken to comply with all applicable building, fire safety, and accessibility requirements associated with educational and administrative occupancies. Existing site access, parking, utilities, and infrastructure are adequate to serve the proposed use, and no modifications to ingress or egress are proposed or required. Interior improvements will include reconfigured spaces for training and instruction, classrooms, gymnasium, multipurpose room, professional development spaces, and administrative offices.

The Petitioner indicates that several ancillary services may operate at the facility in support of students and the surrounding school districts, including a health center, food pantry, and Pearson testing center, all of which would operate by appointment. In addition, the facility may include rentable professional space and a gymnasium that could be made available to community groups outside of normal program hours beginning in approximately fiscal year 2028. Potential users may include recreational leagues or organizations seeking meeting or training space. These activities would generally occur during evening hours or weekends when NCYAA students are not present and would require proof of insurance and a signed use agreement. The gymnasium includes bleachers with a maximum capacity of approximately 150 people, and the TIS indicates that the existing parking supply is sufficient to accommodate these occasional after-hours uses.

Use Classification in the I-1 Limited Industrial District
According to a letter provided by the Illinois State Board of Education (ISBE), the NCISC is not recognized as a school. Per the Petitioner's application, students participate in the NCISC programs on a temporary basis and remain enrolled in their home school districts, which retain responsibility for maintaining permanent student records and complying with applicable federal and state laws governing school records. Any temporary records created during a student's participation in the program are returned to the home school district upon completion. In addition, neither the NCISC nor the NCYAA issues diplomas, as students remain enrolled in and graduate from their respective home school districts. The Petitioner also notes that students are not transported to the facility by school buses and that the facility will not include a serving kitchen that prepares meals for students.

Other Departments
Other Village departments reviewed the proposal and did not object to the request. The Building Department noted that a code analysis, bathroom fixture count analysis, and life safety plan must be submitted with the building permit plans. The submittal shall include information regarding fire walls, fire partitions, smoke partitions, fire-resistance ratings, use groups, occupant loads, means of egress, and architectural, mechanical, electrical, plumbing, and structural details. The Fire Department indicated that a fire sprinkler system, fire alarm system, additional means of egress, and an egress plan will be required at the time of building permit submittal. As a result, modifications to the building design may be necessary to ensure compliance with applicable local and state building codes.

The Village's Traffic Engineer reviewed the TIS and noted that if the pick-up and drop-off queue extends onto Feehanville Drive, on-site measures must be implemented by NCISC to redirect the queue farther east through the easternmost parking area. A condition of approval has been included to ensure that vehicle stacking does not occur on adjacent roadways. The Public Works Department noted that all proposed site improvements will be reviewed in greater detail during the building permit review process.

The Police Department also did not object to the proposed use based on the call volume and nature of the calls generated by their current facility in Des Plaines.

LONG-RANGE PLANNING
The Future Land Use Map in the Village's 2017 Comprehensive Plan designates the Subject Property as "Business and Light Industrial". Primary uses within this category include corporate office, research, light industrial, manufacturing, and warehousing uses that do not create an appreciable nuisance or hazard. Secondary uses include health services, training facilities, civic uses, and community amenities. The proposed NCISC and NCYAA are generally consistent with this designation, as the facility will function primarily as an office, training, and educational support center serving regional school districts. The proposal also supports several key characteristics identified for this land use category, including the adaptive reuse of an existing industrial building, the accommodation of a large institutional employer within an established business park, and the introduction of a civic-oriented use that supports workforce development, professional training, and community services. As such, the proposed use aligns with the Comprehensive Plan's goal of promoting a diverse mix of employment and institutional uses within business and light industrial areas.

PUBLIC COMMENTS
Included in the agenda packet are thirteen letters of support received from Mount Prospect school district superintendents (Districts 57, 26, 59, 23, 214), school district superintendents in North Cook, and some of the NCISC Governing Board members (also school district superintendents in North Cook in Wheeling, Wilmette, Evanston); three state representatives; and from neighbors of the Des Plaines ISC, as submitted by the Petitioner.

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

STAFF RECOMMENDATION

Staff finds that the proposed conditional use request meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt Staff's findings as the findings of the Planning and Zoning Commission and **recommend approval** of the following motion:

"Motion to approve:

1. A conditional use permit for a unique use to operate an intermediate service center and young adult academy, for the property located at 852 Feehanville Drive (Case No. PZ-04-26), subject to the following conditions:
    a. Development of the site in strict conformance with the following **Approved Plans**, excerpts of which are attached as **Exhibit B**:
        i. Zoning Site Plan, (1 sheet), Sheet C0.01, prepared by raSmith, bearing an issue date of February 17, 2026.
        ii. Floor Plan (1 sheet), Sheet R1.1, prepared by Arcon Associates, bearing an issue date of February 17, 2026.
        iii. Civil Engineering Plans (9 sheets), titled "Civil Engineering Plans for NCISC Renovations", prepared by raSmith, bearing an issue date of February 27, 2026.
    b. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations.
    c. The North Cook Intermediate Service Center (NCISC) and the North Cook Young Adult Academy (NCYAA) shall implement and maintain written Standard Operating Procedures (SOPs) utilized by the NCYAA addressing student safety, including procedures related to unauthorized departure and transportation refusal. At a minimum, these SOPs shall include the following:
        i. Secured and controlled entry points with monitored access control;
        ii. Staff supervision during all transitions during arrivals/dismissals;
        iii. Interior camera monitoring;
        iv. Clearly defined supervision assignments;
        v. Immediate administrative notification and parent/guardian contact if a student attempts to leave without authorization;
        vi. Incident documentation and behavioral follow-up planning;
        vii. Coordination with sending school districts and, if necessary, local authorities.
    d. Enrollment, Growth and Operational Intensity:
        i. Enrollment at the facility shall be limited to students participating in the Alternative Learning Opportunities Program (ALOP) and/or Regional Safe Schools Program (RSSP) administered by the NCISC pursuant to the Illinois School Code. No residential program or overnight accommodations shall be permitted at the Subject Property.
        ii. As enrollment increases, the NCISC/NCYAA shall implement operational adjustments to maintain safe and orderly site operations, including, but not limited to, the following:
        iii. Any increase in the maximum on-site student enrollment beyond 120 students shall require review and approval by the Village through an amendment to the Conditional Use Permit.
        iv. Staffing shall be maintained at a 1 adult to 3 student ratio, adjusted as enrollment increases;

v. When student enrollment reaches 90 or more students, expanded support staffing, additional supervision posts, and enhanced security coverage shall be added;
vi. Security cameras shall be maintained inside and outside the building at all enrollment levels.
vii. Regular NCYAA program hours shall occur between 9:00 A.M. and 3:30 P.M., Monday through Friday (student drop-off and pick-up could range from 8:40 A.M. - 3:40 P.M.), unless otherwise approved by the Village.
viii. Regular NCISC office hours shall occur between 8:00 A.M. and 4:00 P.M., Monday through Friday with the exception of NCISC approved weekend events (i.e. contracted use of our gym or professional learning spaces), unless otherwise approved by the Village.

e. Transportation, Traffic and Site Operations
i. All students attending the NCYAA program shall be transported to and from the Subject Property exclusively by licensed school transportation providers, including taxis and minivans that comply with the requirements of the Illinois School Code. Students shall not be permitted to drive themselves to the facility, and parents or guardians shall not drop off or pick up students at the Subject Property.
ii. All student pick-up and drop-off activities shall occur within the southern parking lot of the Subject Property. No pick-up or drop-off activity shall occur within the public right-of-way of Feehanville Drive or on any adjacent private property.
iii. Vehicles transporting students shall enter the southern drive aisle of the Subject Property, circulate in a counterclockwise direction through the southern parking lot, and form a queue along the northern curb adjacent to the eastern entrance of the program building for the purpose of dropping off and picking up students.
iv. Upon reaching an enrollment of 75 students, the NCISC/NCYAA shall implement the following staggered start and dismissal times between grades 6–8 and grades 9–12 to ensure that vehicle stacking associated with student transportation remains on-site:
1. Arrival Wave 1: 8:40 A.M. – 8:50 A.M.
2. Arrival Wave 2: 8:50 A.M. – 9:00 A.M.
3. Dismissal Wave 1: 3:15 P.M. – 3:25 P.M.
4. Dismissal Wave 2: 3:25 P.M. – 3:40 P.M.
v. If Village staff documents vehicle stacking associated with student drop-off or pick-up operations extending onto Feehanville Drive on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement staggered start and dismissal times prior to reaching full enrollment and/or revise the pick-up and drop-off operations plan. Any revised traffic operations plan shall be subject to review and approval by the Village Engineer. Measures shall be taken by the NCISC/NCYAA to loop the queue line farther east through the easternmost parking lot.
vi. During morning drop-off operations, only the first three (3) vehicles in the queue shall permit students to exit their vehicles at the curb adjacent to the eastern building entrance.
vii. During afternoon pick-up operations, students shall remain inside the building until the transporting vehicle arrives at the designated curbside pick-up location.
viii. Staff shall supervise student arrival and dismissal operations to ensure safe and orderly vehicle circulation and loading activities.

f. Safety and Security Measures:

i. The NCISC and NCYAA shall remain a controlled-access building at all times during operating hours. All exterior doors shall remain locked, and visitors shall be admitted only through designated building entry points after verification by staff.
ii. All visitors to the NCYAA shall check in at the main office and present valid identification prior to entering the building. The facility shall maintain a visitor management system that records visitor entry and exit.
iii. The facility shall maintain a 24-hour video surveillance system that monitors building entrances, exits, and interior common areas. Video monitoring shall be available to staff on-site and remotely.
iv. Exterior lighting within the parking areas and building entrances shall be maintained in good working order to ensure safe evening access to the facility.
v. The NCYAA shall maintain written emergency response procedures consistent with the I Love You Guys Foundation Standard Response Protocols (SPR), Standard Reunification Method (SRM), and follow the Incident Command System (ICS) including procedures for lockdown, evacuation, shelter, secure perimeter, and reunification.
vi. Prior to occupancy of the facility, the NCYAA shall update its Standard Response Protocol (SRP) and Standard Reunification Method (SRM) plans to reflect the layout and operational needs of the new facility, in coordination with local emergency response agencies and the program's safety consultants.
vii. The Petitioner shall maintain sufficient staffing levels, including administrative staff, paraprofessionals, and support staff, to ensure student supervision and facility security consistent with the operational needs of the program as enrollment increases.

g. Parking and Site Capacity:
i. The Subject Property shall maintain a minimum of two hundred five (205) off-street parking spaces as depicted on the approved civil engineering plans.
ii. Parking areas and drive aisles shall be maintained to accommodate student transportation operations, including taxi and minivan pick-up and drop-off circulation, without reducing the number of required parking spaces or interfering with safe vehicle circulation within the parking lot.
iii. Workshops, training, testing activities, food pantry, and similar ancillary uses conducted at the facility shall not exceed our parking capacity of two hundred five (205) parking spaces provided on-site any one time. The gymnasium may be used outside of regular program hours with a maximum bleacher seating capacity of one hundred fifty (150) persons. All such uses shall be conducted in a manner that ensures parking demand can be accommodated within the two hundred five (205) parking spaces provided on-site.
iv. Parking spaces shall not be converted to storage, outdoor activity areas, or other uses that would reduce available parking supply.
v. If the Village documents parking associated with the Subject Property occurring within the public right-of-way or on adjacent private property on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement additional operational controls, including but not limited to reduced event capacity, modified scheduling, or the provision of on-site traffic management personnel. In addition, the Village may prohibit or limit ancillary uses, including but not limited to facility rentals, community events, and other non-primary uses of the property, until such time as the Petitioner demonstrates, to the satisfaction of the

Director of Community Development, that parking demand can be accommodated entirely on-site in compliance with this condition.

h. Ancillary and Secondary Uses:
    i. Ancillary services conducted at the facility, including but not limited to the Health Center, Food Pantry, Pearson Testing Center, and similar support services, shall operate by appointment only.
    ii. Ancillary uses shall remain secondary to the primary educational operations of the NCISC/NCYAA program and shall be conducted within the existing building.
    iii. The gymnasium and rentable professional space may be made available for community use outside of regular NCISC/NCYAA program hours beginning no earlier than 4:00 P.M. and ending no later than 10:00 P.M., Monday through Friday. Weekend use of the gymnasium may be permitted provided that such use does not conflict with NCISC/NCYAA program operations.
    iv. Outside events utilizing the gymnasium or rentable professional space shall occur only when NCISC/NCYAA students are not present in the building.
    v. Any outside organization utilizing the gymnasium or rentable professional space shall provide proof of liability insurance and enter into a written facility use agreement with the NCISC governing the terms of use, including event scheduling, facility capacity, setup and cleanup, parking, and equipment use.
    vi. A facility representative, administrative staff member, or custodian shall be present during all outside events to oversee building operations and ensure compliance with facility rules.
    vii. All activities conducted at the Subject Property, including but not limited to NCISC/NCYAA program operations, ancillary services, and any rental or third-party use of the gymnasium or other interior spaces, shall be managed such that all parking demand is accommodated entirely within the two hundred five (205) off-street parking spaces provided on-site, as depicted on the **Approved Plans**.

        At no time shall parking associated with the Subject Property occur within Feehanville Drive, any public right-of-way, or on any adjacent private property not under the control of the Petitioner.

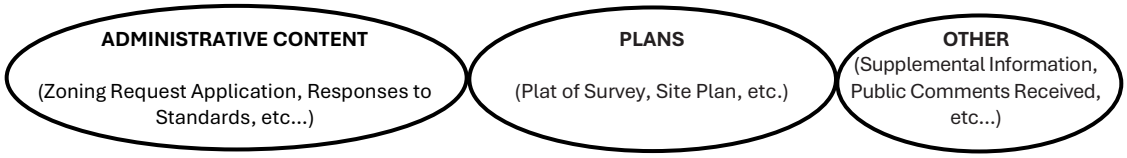
        The Petitioner shall be responsible for scheduling, managing, and, if necessary, limiting facility use or event attendance to ensure compliance with this requirement. The Petitioner shall also provide on-site staff or traffic management measures during higher-attendance events, as necessary, to prevent off-site parking and maintain safe vehicle circulation.

        If the Village documents parking associated with the Subject Property occurring within the public right-of-way or on adjacent private property on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement additional operational controls, including but not limited to reduced event capacity, modified scheduling, or the provision of on-site traffic management personnel. In addition, the Village may prohibit or limit ancillary uses, including but not limited to facility rentals, community events, and other non-primary uses of the property, until such time as the Petitioner demonstrates, to the satisfaction of the Director of Community Development, that parking demand can be accommodated entirely on-site in compliance with this condition.

i. Outdoor student activities shall be supervised by staff at all times and shall occur only within designated areas of the property as determined by the Director of Community and Economic Development. These areas shall be designated as part of the building permit submittal.
j. Upon request of the Village, the Petitioner shall provide an annual summary of enrollment levels, staffing levels, and transportation operations to confirm compliance with the conditions of the Conditional Use Permit.
k. The Petitioner shall operate the facility in a manner that maintains the safety and welfare of students, staff, and the surrounding area. If, in the reasonable determination of the Village, the operation of the facility results in safety concerns related to student supervision, site security, traffic operations, or emergency access, the Village may require reasonable operational modifications to address such concerns. Any required modifications shall be implemented by the NCISC/NCYAA within a timeframe established by the Village. The Village may require the Petitioner to appear before the Planning and Zoning Commission and Village Board for review of the Conditional Use Permit.

The Village Board's decision is final.

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

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

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

Petitioner's Findings: The Petitioner states that the proposed North Cook Intermediate Service Center (NCISC) and North Cook Young Adult Academy (NCYAA) use is compatible with surrounding industrial uses. A portion of the facility will operate as "Offices, business and professional," which is a permitted use in the I-1 Limited Industrial District, while the remainder of the facility is classified as a "Unique Use" requiring conditional use approval. The Petitioner notes that the proposed operations are comparable to other similar uses located within the industrially zoned area, such as High Road School (580 Slawin Court) and Park View Montessori School (1601 Feehanville Drive). The Petitioner further states that the proposed use will not result in substantial injury to adjacent properties, as existing site features including the recreational bike path, drainage ditch, and Village access easements will remain unaffected. Additionally, the removal of the former property owner's salt storage shed is expected to provide environmental benefit, while the site's existing stormwater drainage system will remain unchanged.

The Petitioner also indicates that the proposed use will not create hazardous traffic conditions. A Traffic Impact Statement was submitted which concludes that the proposed use will generate minimal impacts to the surrounding roadway network and that pick-up and drop-off activities will be accommodated on-site through adequate vehicle stacking within the private parking lot. The removal of existing security gates along Feehanville Drive is also intended to reduce the potential for vehicle stacking within the public roadway. Finally, the Petitioner states that the proposed conditional use is consistent with the Village's Comprehensive Plan as the proposed conditional use would provide support to 39 regional school districts and special education cooperatives, which aligns with Guiding Principles 3 and 4 of the 2017 Comprehensive Plan. The Petitioner further states that these guiding principles were identified by the Village to provide for the access to institutions like the NCISC that support community health, welfare, and job creation.

Staff's Findings: Staff finds that the establishment, maintenance, and operation of the proposed Intermediate Service Center and Young Adult Academy as a unique use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare and will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted. The Petitioner currently operates a similar intermediate service center in Des Plaines and has established safety protocols and standard operating procedures that will be modified as necessary for the Mount Prospect facility. The Petitioner also indicated that service calls at the existing facility have historically been minimal. Any traffic generated by the facility, including student drop-off and staff parking, will be accommodated entirely on-site and is not expected to adversely impact surrounding properties or public streets.

Staff finds that adequate public utilities, access roads, drainage, and other necessary facilities have been or will be provided. The proposal involves the reuse of the existing building, which is already served by established public utilities, access drives, and stormwater drainage infrastructure. No significant changes to these systems are proposed as part of the project, and the existing infrastructure is expected to continue to adequately serve the site. Accordingly, the proposed use will not place additional demands on public utilities or infrastructure beyond what is currently available.

Staff finds that adequate measures have been or will be taken to provide ingress and egress to the Subject Property in a manner designed to minimize traffic congestion on public streets. The existing building and site access drives will be reused, and the current internal circulation pattern and parking supply are capable of accommodating the proposed use. As a condition of approval, all students will be transported exclusively by licensed school transportation providers, and all pick-up and drop-off activities will occur within the southern parking lot following a designated on-site circulation and queuing pattern. Staggered arrival and dismissal times will be implemented at higher enrollment levels to ensure vehicle stacking remains on-site, and staff will supervise student arrival and dismissal operations. The site will maintain a minimum of 205 off-street parking spaces, which is sufficient to accommodate staff and ancillary activities without impacting surrounding public streets.

Staff finds that the proposed conditional use is not contrary to the objectives of the Village's Comprehensive Plan. The proposal involves the adaptive reuse of an existing industrial building within an established business park and will accommodate a large institutional employer providing workforce development, professional training, and community services. As such, the proposed use supports the Comprehensive Plan's objective of promoting a diverse mix of employment, institutional and community-service oriented uses within business and light industrial areas.

Staff finds that the proposed conditional use conforms to the applicable regulations of the I-1 Limited Industrial District and is conditioned to minimize potential impacts on the surrounding area while ensuring the safety and welfare of its users. The request is consistent with the conditional use standards, and staff supports the proposal. Other Village departments reviewed the Petitioner's plans and did not object to the use, subject to building, fire, and engineering requirements that must be addressed prior to issuance of occupancy.

Exhibit B
Zoning Site Plan

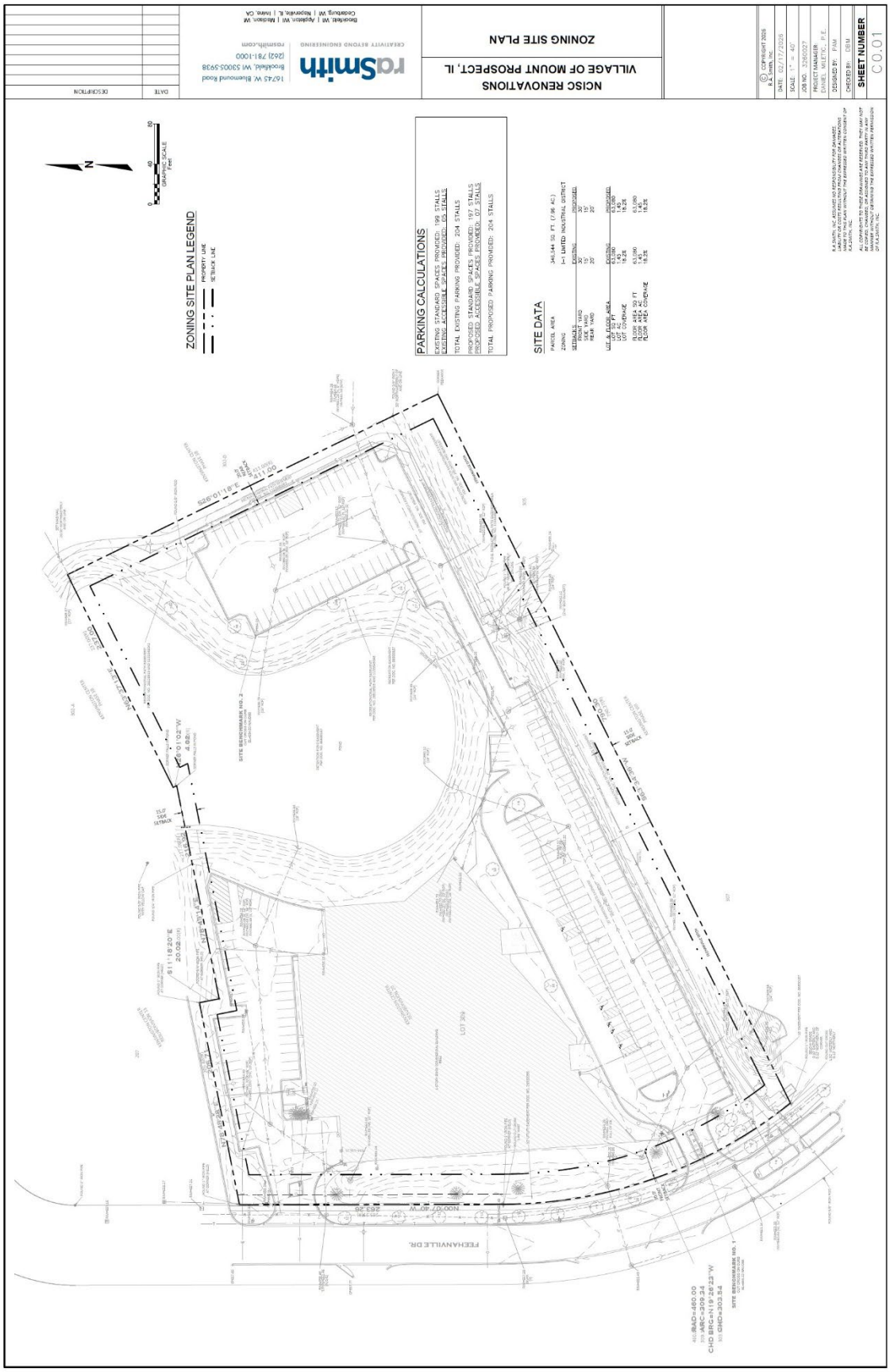
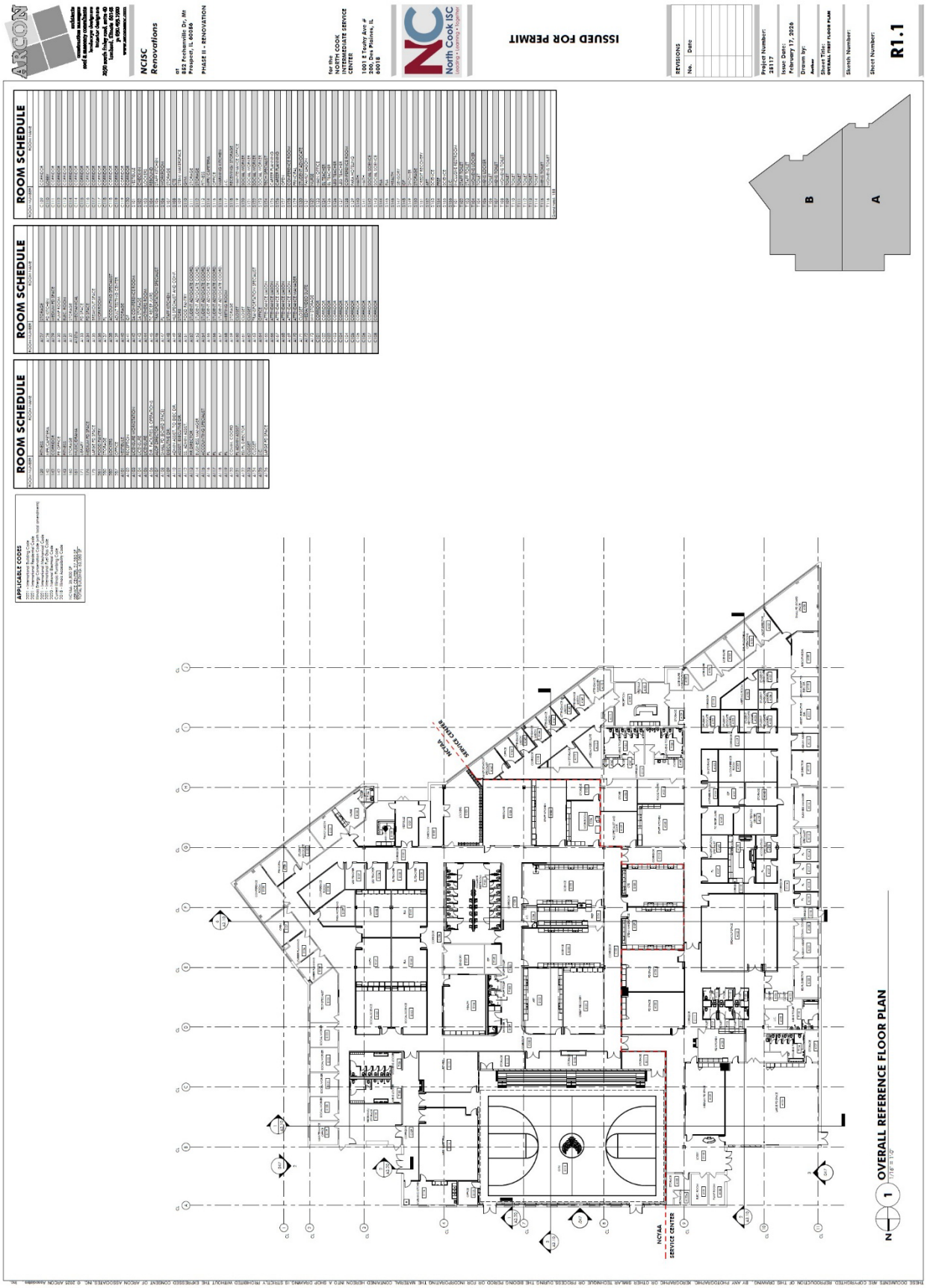


Exhibit B
Floor Plan



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: PZZ26-000003 PZ-04-26 Date of Submission: 02/17/2026 Hearing Date: 3/26/2026
Project Name/Address: PZ-04-26: Conditional Use for a Unique Use (NCISC Intermediate Service Center)
NCYAA Young Adult Academy

I. Subject Property

Address(es): 852 Feehanville Dr
Zoning District(s): I1 Property Area (SqFt and/or Acreage):
Parcel Index (PIN(s)): 03-35-104-050-0000

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

- [x] Conditional Use: For Unique Use
- [ ] Variation(s): To
- [ ] Zoning Map Amendment: Rezone From To
- [ ] Zoning Text Amendment: Section(s)
- [ ] Other:

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

See attached "Summary of Proposal - NCISC Narrative" uploaded in the "Other" section below.

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

Name: Dan Miletic Corporation: raSmith
Address:
City, State, ZIP Code:
Phone: [redacted] Email: [redacted]
Interest in Property:

V. Property Owner

- [ ] Check if Same as Applicant

Name: North Cook Intermediate Service Center Corporation:
Address: 852 Feehanville Dr
City, State, ZIP Code: Mount Prospect, IL 60056
Phone: Email:

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

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

Applicant:  Date: _____

(Print or Type Name) Dan Miletic

If applicant is not property owner:

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

Property Owner: _____ Date: _____

(Print or Type Name) _____

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

Property Owner	
☐ Check if Same as Applicant	
Name: North Cook Intermediate Service Center	Corporation:
Address: 852 Feehanville Dr.	
City, State, ZIP Code: Mount Prospect, IL 60056	
Phone: [redacted]	Email: [redacted]

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: 2/10/2026
(Signature)

Dan Miletic, P.E. - raSmith (Civil Engineer)
(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: 2/12/2026
(Signature)

April D. Jordan
(Print or Type Name)

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

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, April D. Jordan, 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 North Cook Intermediate Service Center
(property address and PIN) 852 Feehanville Dr., Mount Prospect, IL 60056
PIN: 03-35-104-050

and that such property is owned by North Cook Intermediate Service Center as of this date.
(print name)

Signature

Subscribed and sworn to before

me this 11 day of

February, 2026.

CAROLYN STRAHAMMER
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 29, 2026

Carolyn Strahammer
Notary Public

2604107040

Doc# 2604107040 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
Monica Gordon
Cook County Clerk's Office
Date: 2/10/2026 2:22 PM
PAGE: 1 of 5

IL 2521675

Record and return to:
North Cook Intermediate Service Center
1001 E Touhy Ave #200
Des Plaines, IL 60018

Prepared by:
K&L Gates LLP
Attn: Larry N. Woodard
70 W Madison, Suite 3100
Chicago, IL 60602

PIN: 03-35-104-050-0000
Consideration: $1.00

SPECIAL WARRANTY DEED

THIS INDENTURE made and effective this 30th day of January 2026 by **CUMMINS-ALLISON CORP.**, an Indiana corporation ("Grantor"), and **NORTH COOK INTERMEDIATE SERVICE CENTER**, having an address of 1001 E Touhy Ave #200, Des Plaines, IL 60018 ("Grantee").

WITNESSETH that Grantor, for and in consideration of the sum of ONE AND 00/100 ($1.00), the receipt whereof is hereby acknowledged, has granted, conveyed, bargained and sold, released and confirmed, and by these presents does grant, convey, bargain and sell, release and confirm unto Grantee, all of Grantor's right, title and interest in and to certain real property located in Cook County, Illinois and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER with all buildings and improvements located thereon and all of Grantor's interest in all rights, privileges, easements and appurtenances benefitting the Property, including, without limitation, Grantor's interest, if any in all mineral and water rights and all easements, rights-of-way and other appurtenances used or connected with the beneficial use or enjoyment of the Property.

TO HAVE AND TO HOLD the said lot or piece of ground described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantee, and its successors and assigns to and for the only proper use and behoof of the said Grantee, and its successors and assigns, forever.

SUBJECT to all matters of record more particularly described on Exhibit B attached hereto and made a part hereof ("**Permitted Encumbrances**").

AND Grantor, for itself and its successors, does by these presents, covenant, grant and agree, to and with Grantee, its successors and assigns, that it, the said Grantor and its successors, all and singular the hereditaments and premises herein above described and granted, with the appurtenances, unto Grantee, its successors and assigns, against Grantor and its successors, and against all and every other person or persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under it, them, or any of them, shall and will **WARRANT SPECIALLY** and forever **DEFEND** *solely for those claims arising under Grantee to the exclusion of all others.*

[*Signatures appear on the following page*]

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
FEB 09 2026
56134 $ 14,250.00

1605987715.3

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal. Dated the day and year first written above.

GRANTOR:

CUMMINS-ALLISON CORP.,
an Indiana corporation

Name: Bryheem Justice
Title: Director

STATE OF Pennsylvania)
) ss.
COUNTY OF York)

This instrument was acknowledged before me on January 30th, 2026, by Bryheem Justice as Director of CUMMINS-ALLISON CORP., an Indiana corporation.

Commonwealth of Pennsylvania - Notary Seal
JOHN M PATTERSON - Notary Public
York County
My Commission Expires September 10, 2029
Commission Number 1458814

Notary Public
John Patterson
Name, printed or typed
My Commission Expires: September 10th 2029

REAL ESTATE TRANSFER TAX		10-Feb-2026
	COUNTY:	2,375.00
	ILLINOIS:	4,750.00
	TOTAL:	7,125.00
03-35-104-050-0000	20260101688311	1-401-565-040

Grantor signature page to Special Warranty Deed

EXHIBIT A
to
Special Warranty Deed

Legal Description

LOT 309 IN KENSINGTON CENTER, RESUBDIVISION 20, BEING A RESUBDIVISION IN PART OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 86600187, IN COOK COUNTY, ILLINOIS.

Property address: 852 Feehanville Drive, Mount Prospect, Illinois 60056
PIN No. 03-35-104-050-0000

EXHIBIT B
to
Special Warranty Deed

Permitted Encumbrances

1. Real estate taxes and assessments not due and payable as of the Closing Date.
2. Zoning and land use laws, codes, ordinances and restrictions.
3. All matters disclosed in the Title Commitment and all matters disclosed on the Survey not objected to by Purchaser in accordance with this Agreement.
4. A letter from the Illinois Department Of Transportation states that Lot 309 of Kensington Center Resubdivision On Eighteen recorded June 6, 1986, as document 86228834 is subject to flood risk.
5. A Letter dated January 26, 1990, from the village of mount prospect provided among other things that per the federal emergency management agency's flood insurance rate map community panel No. 170054-0070b, affecting Feehanville Ditch is a floodway and is subject to floodings, however, the flood boundary is confined within the Feehanville ditch easement, said ditch being depicted on the survey prepared by Jon P. Tice, dated June 18, 1990, Order No. 9084.
6. A 20-foot easement to the Village Of Mt. Prospect for ingress and egress as shown on the plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
7. Easement for public utilities as shown by Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
8. A 10 foot drainage easement shown on plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
9. Easement in favor of Northern Illinois Gas Company, its successors and assigns, in all platted easement areas, for the installation, operation, maintenance, relocation, renewal and removal of underground gas mains and underground appurtenances for the purposes of serving all areas shown on the plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
10. Easement in favor of the Commonwealth Edison Company and Central Telephone Company, their successors and assigns, in all platted easement areas, for the installation, operation, maintenance, relocation, renewal and removal of underground transmission and underground distribution of electricity, sounds and signals, for the purpose of serving all areas shown on the plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
11. Easement in favor of Cablenet, Inc., its successors and assigns, in all platted easement areas, for the installation, operation, maintenance, relocation, renewal or removal of underground cables and underground equipment for the transmission and distribution of cable television service as shown on plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
12. A 10 foot easement to the Commonwealth Edison Company and the Central Telephone Company over the westerly 10 feet of Lot 309 as recorded by document 26332096 and shown on plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
13. Easement for storm water detention and drainage as shown on plat of Kensington Center Resubdivision Twenty recorded December 15, 1986 as document 86600187.
14. An 18 foot sewer easement over the southerly 18 feet of lot 309 as shown on plat of Kensington Center Resubdivision Eighteen recorded June 6, 1986 as document 86228834.
15. An easement to the Village of Mt. Prospect for jogging path and ditch maintenance recorded as document 26526919 and shown on plat of Kensington Center Resubdivision Twenty recorded December 15, 1986 as document 86600187.

16. Amendment to Drainage, Recreation and Access Easement Agreement recorded November 29, 2011 as document number 1133345043.

17. Easement in favor of the Village of Mt. Prospect, its successors and assigns, in all platted easement areas, for the installation, operation, maintenance, relocation, renewal or removal of underground water main appurtenances, underground storm sewers and swales, and underground sanitary sewers for the purpose of serving the land as shown on the plat of Kensington Resubdivision Twenty recorded December 15, 1986 as document 86600187.

18. Easement in favor of Opus Designer, Builders, Developers, Inc. for the construction, operation, maintenance, repair and replacement of storm water detention ponds and related ancillary facilities, together with right of access over, across, upon, under and through all areas platted as shown on plat of Kensington Resubdivision Twenty recorded December 15, 1986 as document 86600187.

19. Easement for detention pond made by and between Opus Corporation and the Village Of Mt. Prospect recorded March 24, 1983 as document 26546345.

20. Resolution Approving Findings of Fact No. R-09-11 recorded May 31, 2011 as document number 1115131079, for a variation approval for a fence encroachment.

TOTAL PAYMENT DUE

$0.00

By 03/15/2026

2024 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
03-35-104-050-0000	235	38082	2024	(2025)	Wheeling	5-17

IF PAYING LATE, PLEASE PAY	03/16/2026 - 04/15/2026	04/16/2026 - 05/15/2026	05/16/2026 - 06/15/2026	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill $376,507.42

$34,251.27 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference	
SCHOOL DISTRICT 57	$159,087.65	$128,952.24	**$30,135.41**	**More**
ARLINGTON HTS TWNSHP H S 214	$95,181.75	$89,825.71	**$5,356.04**	**More**
VILLAGE OF MT PROSPECT	$30,544.21	$32,440.12	**-$1,895.91**	**Less**
RIVER TRAILS PARK DISTRICT	$24,774.27	$24,210.69	**$563.58**	**More**
VILLAGE OF MT PROSPECT LIBRARY FUND	$18,913.36	$18,442.74	**$470.62**	**More**
HARPER COMMUNITY COLLEGE DISTRICT 512	$16,029.74	$15,173.01	**$856.73**	**More**
METRO WATER RECLAMATION DIST OF GR CHGO	$12,587.12	$12,674.79	**-$87.67**	**Less**
COUNTY OF COOK	$8,693.09	$6,245.55	**$2,447.54**	**More**
COUNTY OF COOK HEALTH & HOSPITAL COMM.	$2,877.98	$2,828.87	**$49.11**	**More**
PUBLIC SAFETY PUBLIC SAFETY	$2,865.55	$2,828.87	**$36.68**	**More**
FOREST PRESERVE DISTRICT OF COOK COUNTY	$2,535.87	$2,755.39	**-$219.52**	**Less**
TOWN WHEELING	$1,350.65	$1,359.33	**-$8.68**	**Less**
TOWN WHEELING ROAD FUND	$428.70	$440.86	**-$12.16**	**Less**
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$388.99	$367.39	**$21.60**	**More**
GENERAL ASSISTANCE WHEELING	$248.49	$257.17	**-$8.68**	**Less**
CONSOLIDATED ELECTIONS	$0.00	$1,175.63	**-$1,175.63**	**Less**
DO NOT PAY THESE TOTALS	**$376,507.42**	**$342,256.15**	**$34,251.27**	**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	**1,218,004**
2024 Property Value	**4,900,404**
2024 Assessment Level	**X 25%**
2024 Assessed Value	**1,218,004**
2024 State Equalizer	**X 3.0355**
2024 Equalized Assessed Value (EAV)	**3,697,251**
2024 Local Tax Rate	**X 10.183442%**
2024 Total Tax Before Exemptions	**376,507.42**

2024 Total Tax Before Exemptions	**376,507.42**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2024 Total Tax After Exemptions	**376,507.42**
First Installment	**188,240.88**
Second Installment +	**188,266.54**
Total 2024 Tax (Payable in 2025)	**376,507.42**

IMPORTANT MESSAGES

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: $192,476.31

PROPERTY LOCATION

852 FEEHANVILLE DR
MOUNT PROSPECT IL 60056

MAILING ADDRESS

CUMMINS ALLISON CORP
852 FEEHANVILLE DR
MT PROSPECT IL 60056-6001

TAXING DISTRICT BREAKDOWN

Taxing Districts	2024 Tax	2024 Rate	2024 %	Pension	2023 Tax
MISCELLANEOUS TAXES					
NORTHWEST MOSQUITO ABATEMENT DISTRICT	388.99	0.01052	0.10%		367.39
METRO WATER RECLAMATION DIST OF GR CHGO	12,587.12	0.34044	3.34%	1,308.79	12,674.79
RIVER TRAILS PARK DISTRICT	24,774.27	0.67007	6.58%	2,274.92	24,210.69
MISCELLANEOUS TAXES TOTAL	**37,750.38**	**1.02103**	**10.02%**		**37,252.87**
SCHOOL TAXES					
HARPER COMMUNITY COLLEGE DISTRICT 512	16,029.74	0.43355	4.26%		15,173.01
ARLINGTON HTS TWNSHP H S 214	95,181.75	2.57439	25.28%	1,715.93	89,825.71
SCHOOL DISTRICT 57	159,087.65	4.30286	42.25%	3,345.61	128,952.24
SCHOOL TAXES TOTAL	**270,299.14**	**7.31081**	**71.79%**		**233,950.96**
MUNICIPALITY/TOWNSHIP TAXES					
VILLAGE OF MT PROSPECT LIBRARY FUND	18,913.36	0.51155	5.02%		18,442.74
VILLAGE OF MT PROSPECT	30,544.21	0.82613	8.11%	15,821.16	32,440.12
TOWN WHEELING ROAD FUND	428.70	0.01159	0.11%		440.86
GENERAL ASSISTANCE WHEELING	248.49	0.00672	0.07%		257.17
TOWN WHEELING	1,350.65	0.03653	0.36%		1,359.33
MUNICIPALITY/TOWNSHIP TAXES TOTAL	**51,485.41**	**1.39253**	**13.67%**		**52,940.22**
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	2,535.87	0.06858	0.67%	212.63	2,755.39
CONSOLIDATED ELECTIONS	0.00	0.00000	0.00%		1,175.63
PUBLIC SAFETY PUBLIC SAFETY	2,865.55	0.07750	0.76%		2,828.87
COUNTY OF COOK HEALTH & HOSPITAL COMM.	2,877.98	0.07784	0.76%		2,828.87
COUNTY OF COOK	8,693.09	0.23512	2.33%	2,923.79	6,245.55
COOK COUNTY TAXES TOTAL	**16,972.49**	**0.45905**	**4.52%**		**18,112.10**
(Do not pay these totals)	**376,507.42**	**10.1834**	**100.00%**		**342,256.15**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

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

2024 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 By 03/15/2026 If paying later, refer to amounts above.	**Cook County eBill** Click to pay online Click to update Mailing Name/Address **SN 0020240200 RTN 500001075 AN (see PIN) TC 008922**

Internal use only

Property Index Number (PIN)
03-35-104-050-0000

T3LG
Volume
235

Amount Paid

$

00202402000033510405000006008922400000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4155

Property Tax Exemption Information

North Cook Intermediate Service Center ("North Cook ISC") has not yet applied for a property tax exemption on the subject property. However, based on the approval of exemption for property owned by other Intermediate Services Centers, North Cook ISC reasonable anticipates approval of a property tax exemption by the Illinois Department of Revenue.

Attached is a Non-Homestead Property ax Exemption Certificate issued to the West Cook ISC for property it owns. Also attached is related assessment information from the Cook County assessor showing the property tax exempt treatment of the property.

Non-Homestead Property Tax Exemption Certificate

STATE OF Illinois DEPARTMENT OF REVENUE

01/01

CHRISTI TYLER
415 LEXINGTON ST
MAYWOOD, IL 60153-3271

November 28, 2023

Letter ID: L1098494408

Decision Date:	November 21, 2023
County:	Cook
Docket no.:	23-016-00017
Co Reference No:	2023-01-60227

Property Owner or applicant: REGION 06 WEST COOK ISC 2

Valid from 1/1/2023 to 12/31/2023

We have determined that the organization, identified above, has met the exemption qualifications necessary to receive a non-homestead property tax exemption for 100 percent of the 2023 assessment year.

Property index number, legal description, or both:

15-14-304-007-0000
15-14-304-008-0000
15-14-304-009-0000
15-14-304-010-0000
15-14-304-019-0000
15-14-304-020-0000
15-14-304-021-0000
15-14-304-023-0000
15-14-304-026-0000

Contact your chief county assessment officer (CCAO) to determine if you are required to file an annual certificate of status. For most exemptions, 35 ILCS 200/15-10 requires an annual affidavit or certificate of exempt status form to be filed with the CCAO on or before January 31 of each year.

If you do not agree, you must file a protest with us, the Illinois Department of Revenue, and request an administrative hearing within 60 days of this notice. Your request must be in writing, must clearly indicate that you want to protest, and state concisely the mistakes alleged to have been made or the new evidence to be presented (35 ILCS 200/8-35(b)). Include the Revenue docket number, listed above, on all correspondence regarding this property. Mail or fax your request to the address or number listed below.

If you have questions, contact our Exemption Section weekdays between 8:30 a.m. and 4:30 p.m. Our address and telephone number are below.

David Harris, Director
ILLINOIS DEPARTMENT OF REVENUE

EXEMPTION SECTION MC 3-520
ILLINOIS DEPARTMENT OF REVENUE
101 WEST JEFFERSON STREET
SPRINGFIELD IL 62702

PTAX-301-C (R-5/17)

P-000010



Property Details

15-14-304-007-0000

411 LEXINGTON ST • MAYWOOD, IL • Proviso

Tax Details

PROPERTY CLASSIFICATION	**0**
SQUARE FOOTAGE (LAND)	**5,014**
NEIGHBORHOOD	**34**
TAXCODE	**31021**
NEXT SCHEDULED REASSESSMENT	**2026**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2025 Assessor Certified	**2024 Board of Review Certified**
TOTAL ESTIMATED MARKET VALUE	**N/A**	**N/A**
TOTAL ASSESSED VALUE	**N/A**	**N/A**
LAND ASSESSED VALUE	**N/A**	**N/A**
BUILDING ASSESSED VALUE	**N/A**	**N/A**

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

Exemption Status

Exemption History

Characteristics

DESCRIPTION	**Exempt**
AGE	**
BUILDING SQUARE FOOTAGE	**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

1





15143040070000 03/18/2007

Enter 14 digit PIN

SEARCH

CAPTCHA

I'm not a robot

reCAPTCHA
Privacy - Terms

Don't know your PIN? Search by address here (/address-search).

To: Mr. Jason C. Shallcross, Mount Prospect Director of Community & Economic Development
Mr. Michael Cassidy, Mount Prospect Village Manager
Ms. Ann Choi, Mount Prospect Development Planner

From: Dr. April D. Jordan, NCISC Executive Director
Date: February 11, 2026
Re: NCISC Narrative, 852 Feehanville Dr., Mount Prospect

Background:
In response to the letter received on January 30, 2026 regarding the Concept Plan-Zoning Determination for 852 Feehanville Dr. (NCISC), our North Cook Intermediate Service Center team would like to bring more clarity to the project in Mount Prospect. The project narrative submitted by Vien-Phong (VP) Trinh with Arcon Associates highlighted what NCISC does as an organization, however, we wanted to put our work in context for consideration. We are quite unique neither fitting into the box of a *school* or a *school district* but rather as an Intermediate Service Center. We are, by statute, the Regional Office of Education (ROE) for all of the North Cook County school districts. NCISC has a governing body composed of 11 members, including public school teachers, superintendents of all North Cook public school districts, school board members from boards of education, and a representative of higher education from across the entire region.

Why NCISC Exists:
Our *why* (why we exist) is outlined in our NCISC Annual Report and legislation to support educators and educational leaders. NCISC is one of three educational intermediate service centers (ISC) established pursuant to Section 2-3.62 of the *Illinois School Code* and 23 Ill.Admin.Code 525.30 and serving suburban north Cook County. **Our office serves 39 public school districts and two special educational cooperatives in northern suburban Cook County. To the benefit of Mount Prospect, our support includes District 57, 26, 59, 23, and Township High School District 214 and Northwest Suburban Special Education Organization (NSSEO), all local to you.** We are the backbone of our school districts; a conduit to the Illinois State Board of Education and how all school districts function and educate **130,000 students across our entire North Cook area**. Your constituents are our constituents.

What NCISC Does:
Most germane to our purpose is the delivery of **public educational services**. Our NCISC office exercises a variety of important governmental functions, including **supervision of school districts, inspection of school buildings, issuance of occupancy and building permits for public schools, enforcement of the Health/Life Safety Code For Public Schools, condemnation of public school buildings, licensing of teachers, bus driver training, professional learning workshops for educators and leaders, curriculum development, mentoring, removal of school board members, and appointment of persons to fill school board vacancies.**

We serve several important governmental functions with respect to public education in Cook County, including delivery of educational programs to public school students and inservice and continuing education programs to public school teachers. Significantly, pursuant to authority provided by the *Illinois School Code*, NCISC exercises all rights, duties, and responsibilities previously vested in and exercised and performed by the regional superintendent of schools in suburban Cook County. This includes establishment and implementation of alternative public school **programs** in accordance with Article 13A of the *School Code*, and Alternative Learning Opportunities **Programs** (ALOP) in accordance with Article 13B of the School Code.

Vision for the New NCISC Office:
The vision for our new office is grand! Most exciting, is that we are planning to add new services unique to an Intermediate Service Center. The vision for our new space is the addition of the following in the near future:

- **Health Center**: Potentially partnering with Advocate Health to provide free physicals, blood work, vaccines, and more to youth in North Cook and even our NCISC and NCYAA employees
- **Human Elements (Hu) Food Pantry:** Allowing our Student Advocates and Attendance Liaisons to support our at-risk students in the North Cook area by delivering much needed goods to children and their families.
- **Human Elements (Hu) Store**: Offering gently used, donated or new items (i.e. clothes, hygiene products, backpacks, notebooks, etc.) to at-risk students and families we serve across the region. Here, too, our Student Advocates and Attendance Liaisons can bring items to families.
- **Pearson Testing Center**: Affording a myriad of professionals the opportunity to take their certification exams at NCISC; i.e. Information Technology (IT), Healthcare & Nursing, Pharmacy Technician Certification Board (PTCB), Board of Certified Safety Professionals (BCSP) exams, GED® (High School Equivalency), Finance & Insurance, Professional Licensing & Certification, Project Management Professional (PMP), Illinois Licensure Testing System (ILTS), and more

- **Rentable Professional & Gymnasium:** Opening up spaces for Mount Prospect businesses, recreational leagues, and community members to utilize our facilities.

Our Service Center, NCISC is Not Recognized as a School:
Although I can understand why our services and programs can be misunderstood to be a school, **we are a service organization offering programs (an important distinction that delineates the ISC and NCYAA from being a recognized school). The Illinois State Board of Education recognizes us as a program.** The North Cook Young Adult Academy (NCYAA), where our programs are held, cannot stand alone. Every child who attends our **temporary programs** maintains a homeschool within a school district within North Cook. Our visiting students are few. In the project narrative submitted by Vien-Phong (VP) Trinh with Arcon Associates, *school* is mentioned on several occasions, however, please note that in all instances it refers to students within the district schools we serve. Students are dropped off to NCYAA by special cab/van service. No school buses are used for arrival or departure.

- NCISC nor NCYAA is seen as a school in the eyes of the Illinois State Board of Education
- Students attend our programs on a temporary basis
- Permanent student records belong to the student's homeschool and the homeschool retains responsibility for complying with the requirements of the Family Educational Rights and Privacy Act, Illinois School Student Records Act, and other applicable federal and state laws pertaining to student records
- Students' temporary records are returned to the homeschool district following the conclusion of their participation in our programs
- Neither NCISC nor NCYAA can issue diplomas
- Students receiving support from our programs struggle in large, traditional environments and thrive in our small group programs with hands-on care allowing them to focus on credit recovery and graduate on time from their homeschool, and in many cases, return to their homeschool
- Students are not bused to our facility or programs
- We do not have a serving kitchen preparing meals for students
- NCISC cannot provide its own building permits because we are not a school

Summary:
We have great hopes of being a part of the Mount Prospect community and partnering with school districts to continue our longstanding endeavor of being the epicenter for educational services, support, and influence in the region. Our presence in Mount Prospect would be a beacon to all we serve in a community that is well revered. When educators and leaders visit our service center from all across the North Cook area, they will be coming to commune and learn. Our greatest hope is that we can call Mount

Prospect our home. We are leading learning together. Thank you for your consideration and dedicated time to helping make 852 Feehanville our new office location.

Addendum- Zoning Discussion, Village of MP & NCISC
February 11, 2026

Nearby Facilities Already Serving Students/Children/Community:

- **High Road School of Mount Prospect (580 Slawin Ct, Mt Prospect, IL 60056)-** Designed to nurture your student's academic, social, and behavioral growth, High Road School of Mount Prospect provides individualized instruction in smaller, structured classrooms. Our private day school goes beyond what typical classrooms provide, offering an evidence-based approach including a comprehensive range of specialized services and a team of highly-trained educators to help students—and their families—shine.
- **Park View Montessori School (Kensington Business Center, 1601 Feehanville Dr, Mt Prospect, IL 60056)-** Park View Montessori School, located in Mt. Prospect in Chicago's Northwest Suburbs, strives to create an enriched environment so children are inspired to reach their highest potential using the Montessori philosophy of education. This fosters a strong sense of community and respect for self, others, and the environment, which builds a strong academic foundation for a lifetime of learning.
  Classes:
  - Infant Program
  - Toddler Program
  - 2-3 Yr. Old Program
  - Preschool Program
  - Enrichment Program
- **Zone River Trails Park District (550 E Business Center Dr, Mt Prospect, IL 60056)-** River Trails Park District is the first park district in Illinois to offer a dedicated indoor facility space for Parkour. Parkour is a form of gymnastics, street acrobatics and free running. It can be compared to American Ninja Warrior, military obstacle courses and CrossFit. Parkour programs include running, jumping, catching, rolling, flipping, tumbling, martial arts, strength training and more! This program will use new amenities such as a foam pit, climbing wall, warp wall, walking beams and jump boxes.
  Classes:
  - Parkour
  - Athletic Conditioning & Performance Camp
  - Youth Computer Classes
  - Adult Personal Training Class

- **Lakeshore Academy of Gymnastics (520 E Business Center Dr, Mt Prospect, IL 60056)-** Lakeshore Academy is home to gymnastics classes and programs for people of all ages. Gymnastics is a wonderful way to develop coordination and motor skills for younger children, and it is an excellent way to build strength, flexibility, and balance for everyone.
  Classes:
  - Adults
  - Boys Recreational
  - Girls Recreational
  - Kindergarten
  - Parents & Toddlers
  - Preschool
  - Cheer
- **TNT, Tom Nelson Training (412 E Business Center Dr, Mt Prospect, IL 60056)-** It is our goal to guide, mentor, and assist aspiring athletes from all levels who have a dream. We do this through a professional training system.
  Services:
  - Performance Testing
  - Athlete Development (13+ Y/O)
  - Emerging Athlete (8-12 Y/O)
  - Track & Field Academy
  - Speed & Agility Training
  - 7V7 Football
- **Mount Prospect Ice Arena (1501 Feehanville Dr, Mt Prospect, IL 60056)**

raSmith

CREATIVITY BEYOND ENGINEERING

RESPONSES TO APPLICABLE STANDARDS FOR CONDITIONAL USE
NCISC RENOVATIONS – 852 FEEHANVILLE DR.

Standards in **bold** below provided by the Village of Mt Prospect, with Applicant responses beneath.

---

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;
Applicant Response: The operations of the proposed use will not be detrimental to, or endanger the public health, safety morals, comfort, or general welfare. The proposed use seeks to maintain the existing site, improve the existing building, and function in a manner consistent with other properties within the Kensington Business Center.

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;
Applicant Response: The proposed use will positively impact the Industrial Center as an adaptive reuse of a building that needs substantial interior upgrades to meet the needs of current office space. No negative impact will be made to the existing recreational bike path, drainage ditch, detention pond, or Village access easements that exist within the property.

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;
Applicant Response: The conditional use will not impede the development and improvement of surrounding property uses within the district.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
Applicant Response: The existing roadway and drainage infrastructure will serve the subject property. A Traffic Impact Statement has been provided detailing minimal impact to the public roadway. The stormwater drainage for the site will remain as-constructed, and will receive environmental benefit from the removal of former owner's salt storage shed.

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;
Applicant Response: A Traffic Impact Statement has been provided detailing minimal impact to the public roadway. The property provides stacking for up to 28 cars to ensure that necessary North Cook Young Adult Academy (NCYAA) pick-ups and drop-offs will be contained within the private parking lot and not impede the public road. Existing security gates to Feehanville Road will be removed to decrease stacking within the public road.

6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village;
Applicant Response: The Village of Mount Prospect is currently reevaluating the comprehensive plan through the year 2040. Though the new Comprehensive Plan is not yet complete, we believe that support of the community school districts will continue to be a Village priority.

The proposed Conditional Use would provide support to regional school districts, which aligns with Guiding Principles 3 and 4 of the 2017 Comprehensive Plan. These guiding principles were identified by the Village to provide for the access to institutions like NCISC that support community health, welfare, and job creation.

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

Applicant Response: The property will be partially used for "Offices, business and professional" which is a permitted use in the I-1 District. The remainder is considered a "Unique Use", which requires a Conditional Use Permit in the I-1 District. The Unique use will function similarly to other businesses within the industrial zoned area such as High Road School (580 Slawin Ct.) and Park View Montessori School (1601 Feehanville Dr.).

raSmith
CREATIVITY BEYOND ENGINEERING

R.A. Smith, Inc.
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722 | rasmith.com

March 3, 2026

Mr. Jason Shallcross, AICP,CEcD
Director of Community & Economic Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

RE: Response to Village of Mount Prospect Comments
PZ-01-26 (PZZ26-000003) / CU - Unique Use / 852 Feehanville Dr / Review Comments #1
raSmith Project No.: 3260027

Dear Mr. Shallcross:

Thank you for providing Village Staff review for the proposed Conditional Use Zoning Permit Application at 852 Feehanville Drive. Below are the NCISC team responses to the Village of Mount Prospect Comments issued on February 25, 2026.

In addition to the comment responses, we have enclosed the following:

- Revised Traffic Impact Statement by KLOA dated 03/02/2026
- Revised Civil Engineering Plans by raSmith dated 02/27/2026

Responses to Comments

Planning Division:

1. Historic Operations & Incident History (Des Plaines ISC)
   a. Provide a five (5) year summary of emergency service calls (police, fire, EMS) to the existing Des Plaines ISC, including:
      i. Date of each call
      Applicant's Response: A five-year summary of Emergency Service Calls at the Des Plaines ISC location is provided in the table below. Table is shaded to show incidents occurring per year.

      ii. Nature of the incident
      Applicant's Response: A five-year summary of Emergency Service Calls at the Des Plaines ISC location is provided in the table below.

      iii. Disposition / outcome
      Applicant's Response: A five-year summary of Emergency Service Calls at the Des Plaines ISC location is provided in the table below.

Date	Incident Type	Resolution
3/4/22	Possession of THC Vape	Parent meeting, disposal of drugs, substance abuse services
4/1/22	Possession of Knife	Parent meeting, disposal of weapon, Social Work Services
4/25/22	Student Fight	Parent meetings, social work services, safety plan
4/19/23	Possession of Drugs (Cannabis)	Parent Meeting, Disposal of drugs, Substance abuse services
5/3/23	While at the park, an unidentified man harassed students.	Police escorted the man away from the area staff moved students out of the area.
12/6/23	Student Mental Health	Parent meeting, Threat Assessment, Safety Plan, Social Work Services
2/21/24	Student Fight	Parent meeting, social work services
4/16/24	Noxious Smells (Construction)	Fire Department conducted air quality test. Building evacuated until safe to return.
2024-2025	No Incidents	N/A
9/3/25	Student Medical Assistance	Paramedics transported the student to the hospital
10/14/25	Taxi Cab Accident (Lee Street)	2 students transported to the hospital for minor injuries
12/12/25	Student Mental Health	Parent meeting, Social Work services, safety plan
1/28/26	Student Mental Health	Parent meeting, Social Work services, safety plan

b. Identify the number of incidents, if any, in which students:
   i. Left the premises without authorization; or
   Applicant's Response: 2 incidents have occurred in the past 5 years where students have left the premises without authorization.

   ii. Refused transport to/from school
   Applicant's Response: Zero incidents have occurred in the past 5 years where students have refused transport to/from the program.

c. Describe the procedures followed to address and prevent such occurrences and explain how those procedures would be implemented at 852 Feehanville. Indicate whether procedures would change as enrollment increases to full capacity.
   Applicant's Response:. NCYAA maintains written Standard Operating Procedures (SOPs) addressing unauthorized departure and transportation refusal. Procedures include:
   - **Secured single-point entry with monitored access control**
   - **Staff supervision during all transitions**
   - **Immediate administrative notification and parent/guardian contact if a student attempts to leave without authorization**
   - **Incident documentation and behavioral follow-up planning**
   - **Coordination with sending school districts and, if necessary, local authorities**

At 852 Feehanville, these procedures will be implemented through controlled entry points, staff stationed during arrival/dismissal, interior camera monitoring, and clearly defined supervision assignments. Procedures will remain consistent at full capacity. As enrollment increases, supervision posts and support staffing will scale proportionally to maintain safety standards.

d. Please provide the name, address, contact information, and estimated enrollment numbers for any ISCs in the State of Illinois that either exceed 100 on-site students or function as closely as is proposed in terms of ultimate on-site enrollment, staffing, and programming
Applicant's Response: Of the three ISC's in the state, one has periodic enrollment of more than 100 onsite. Contact information follows:

Dr. Anthony Marinello - Executive Director of South Cook ISC
253 West Joe Orr Road
Chicago Heights, IL 60411
708-754-6600
28 Staff Members

RISE Chicago Heights Campus
405 Ashland Avenue
Chicago Heights, IL 60411
Enrollment 78 (currently)
2 Security Guards
16 Staff Members

2. **Enrollment, Growth, & Regional Service Model**
   a. Provide total on-site student enrollment for each of the past five (5) years at the Des Plaines ISC
   Applicant's Response: March 1st numbers each year:
      - **2021-2022- 36**
      - **2022-2023- 28**
      - **2023-2024- 27**
      - **2024-2025- 29**
      - **2025-2026- 34**

   b. Confirm current enrollment and projected enrollment growth through full operational capacity, including:
      i. Current enrollment at Des Plaines ISC
      Applicant's Response: As of March 1, 2026, NCYAA's total enrollment is 34 Total Students. Of the 34 students:
         - **10 students (10 High School & 0 Middle School) enrolled in Alternative Learning Opportunities Program (ALOP)**
         - **24 students (17 High School & 7 Middle School) enrolled in Regional Safe School Program (RSSP)**

ii. Anticipated first-year enrollment at 852 Feehanville
Applicant's Response: NCYAA will grow from 15.0 Full Time Staff (FTE) to 16.0 FTE in its first year at 852 Feehanville. The projected enrollment is 40 students divided per below:
- **15 Alternative Learning Opportunities Program (ALOP) Students (10 High School & 5 MS Middle School)**
- **25 Regional Safe School Program (RSSP) Students (17 High School & 8 Middle School)**

iii. Annual growth projections
Applicant's Response: See table below

Program Name	FY26	FY27	FY28	FY29	FY30
RSSP	24	25	35	40	45
ALOP	10	15	30	50	60
TOTAL	**34**	**40**	**65**	**90**	**105**

iv. Maximum projected on-site capacity by program
a) Confirm that 120 on-site students represent the maximum on-site enrollment for this facility
Applicant's Response: As described in the chart above, over the next 5 years, we anticipate that students in our programs will grow to just over 100 students. We anticipate also adding a virtual program to support credit recovery and high school completion, so the majority of additional students past FY30 will be served in a virtual setting only. Our enrollment will cap at 120 students on-site daily at any one time.

c. Provide the current student enrollment by grade level (middle school / high school) and projected grade-level distribution at full capacity.
Applicant's Response: Current student enrollment by grade level is as follows. Future projections are expected to be consistent with the current enrollment distribution.
- **Grades 6-8= 7**
- **Grade 9= 6**
- **Grade 10= 8**
- **Grade 11= 9**
- **Grade 12= 4**

d. Identify anticipated enrollment thresholds at which operational changes would occur (e.g. staggered arrival implementation, added staff, security, expanded hours, programming changes, etc.)
Applicant's Response: Operational adjustments are tied to enrollment growth and program composition.
- **Staffing is maintained at a 1 adult to 3 student ratio, adjusted as enrollment increases**
- **Additional support staff are added first in related services (social work, counseling, behavioral supports)**
- **At approximately 60–75 students, staggered arrival/dismissal windows may be implemented**

- **At 90+ students, expanded support staffing, additional supervision posts, and enhanced security coverage would be added**
- **Security cameras will be maintained inside and outside the building at all enrollment levels.**

Please note, 5-7 additional licensed administrators will be at NCISC and available in an emergency.

e. If demand exists for 120 students as proposed:
   i. Explain where those students are currently served
   Applicant's Response: The majority of students who will be added will be in our Alternative Learning Opportunities Programs (ALOP). Students are primarily referred to the onsite ALOP because there are distractions in their home school setting that prevent them from success academically and social-emotionally. At NCYAA, our personalized approach to academic success enables all students to find a trusted adult, work through their academic challenges and be accountable to attending school daily. Students are served currently primarily in their home high school districts (214, 211, 207, 202, 225, 219 and 203) and are only permitted admission if they are currently served in North Cook.

   It is important to note that there is an admissions process for all students in both the RSSP and ALOP programs and NCYAA can deny admission to anyone we deem to be a safety concern to themselves or others or not a *right fit* for the ALOP program or RSSP program due to other issues.

   ii. Clarify whether students are placed at ISCs outside their region when capacity in their region for on-site learning is not available
   Applicant's Response: No, students cannot be placed outside their home ISC when capacity in their region for onsite learning is not available.

   iii. Describe the process used when current in-region facilities lack on-site capacity for additional students
   Applicant's Response: ISBE school code (105 ILCS 5/13A-0.5) requires the regional superintendent to operate alternative programming for students in need in their region. When capacity is reached or a student is deemed to not be a fit for success at NCYAA, NCISC works with home schools to identify other programming that is aligned to the student's need. This could include private schools, therapeutic day programs, hospital based programs and other options. The home school, not the regional office, bears the burden of finding alternative placement for all students.

f. Provide a narrative describing how summer school programming is conducted. Please clarify whether summer instruction is fully virtual or if students are present on-site during the summer months. If students are on-site, identify the anticipated number of students and the days and hours of operation.
Applicant's Response: Summer programming is limited and targeted to credit recovery and transition support. Programming may be offered in hybrid format (primarily virtual with limited on-site support).

If on-site instruction occurs, anticipated enrollment would not exceed 25–30 students, operating Monday–Thursday, approximately 9:00 a.m. – 12:00 p.m. for 4 weeks. Staffing ratios and supervision protocols remain consistent with the regular school year.

3. **Staff Plan & Operational Intensity**
   a. Provide anticipated full-time and part-time staffing levels
      i. Year 1 (2026-2027)
      Applicant's Response: Anticipated NCYAA staffing for FY27 is 16 Full-Time Equivalent (FTE) positions, consistent with current operations, including administration, teachers, paraprofessionals, related service providers, and support staff. Additionally 26 NCISC administrative staff are anticipated at opening.

      ii. At full capacity (120 students)
      Applicant's Response: At full capacity (up to 120 students), NCYAA projected staffing is approximately 40 FTE, maintaining the 1:3 adult-to-student ratio and expanded related services, administration, and support staff. NCISC projected stuffing at full capacity is 36 FTE.

   b. Confirm or revise prior staffing projections (15 current staff; 19-20 in FY27; incremental annual increases)
   Applicant's Response: NCYAA staffing projections are as follows:
      - **FY26: 15 FTE**
      - **FY27: 16 FTE**
      - **FY28: 22 FTE**
      - **FY29: 28 FTE**
      - **FY30: 35 FTE**

      Annual increases align with enrollment growth and program expansion.

      NCISC staffing will be at 26 FTE at opening and 36 NCISC staff at full build-out.

   c. Identify the maximum staffing level (full and part-time) anticipated at build-out
   Applicant's Response: NCYAA maximum anticipated staffing at build-out is approximately 40 FTE. NCISC maximum anticipated staffing at build-out is approximately 36 FTE.

4. **Transportation, Traffic, & Site Operations**
   a. Provide a detailed narrative of the student transportation model, including:
      i. Taxi/vendor licensure and certifications
      Applicant's Response: Home school districts are required to provide student transportation. NCYAA works closely with the transportation directors in each district to ensure that student transportation meets school code. School requirements for pupil transportation are described in Article 29 of the Illinois School Code as well as in Part 1 Public Schools Evaluation, Recognition and Supervision Section 1.510 Transportation and 1.515 Training of School Bus Driver Instructors of the Illinois Administrative Code.

      ii. Driver background checks and training
      Applicant's Response: All drivers transporting students MUST possess a valid School Bus Driver Permit per Section 6-104(d) of Vehicle Code. THIS INCLUDES TAXI CAB DRIVERS.

Employment in Illinois schools or by vendors to the schools, requires mandatory, fingerprint-based criminal history records checks through the Illinois State Police and FBI. Additional requirements include checks of the Illinois Sex Offender Registry, Murderer and Violent Offender Against Youth Registry, and the DCFS Child Abuse and Neglect Tracking System (CANTS). This includes:

- **Permit & Screening: Applicants must complete a training curriculum, pass a physical examination (including drug/alcohol screening), and undergo background checks (FBI/Illinois State Police).**
- **Annual Medical Exam: Drivers must prove physical fitness annually.**
- **Pre-Trip Inspections: Drivers must conduct and document daily inspections of safety/mechanical equipment**

iii. Supervision and monitoring protocols
Applicant's Response: The same supervision and monitoring protocols for school bus drivers are required for those in cabs or vans transporting students to school. See the ISBE handbook for pupil transportation.

iv. Daily vehicle trip estimates at opening and at full capacity
Applicant's Response: Students will be brought to NCYAA for arrival in the morning and picked up at the end of the day to return home. Typical taxi/van transports 2-6 students at a time.

b. Provide a comprehensive arrival and dismissal plan for 852 Feehanville for both initial enrollment and full capacity (120 students), including:

i. School hours
Applicant's Response: Regular program hours will be 9:00 a.m. to 3:30 p.m.

ii. Drop-off and pick-up time windows
Applicant's Response: On-site Taxi/van queuing will take place during the times below. Transportation providers operate within these structured windows to ensure orderly flow. See response below describing staggering for future enrollment projections.

- **Drop-off: 8:45 a.m. – 9:00 a.m.**
- **Pick-up: 3:25 p.m. – 3:40 p.m.**

iii. Whether arrivals/dismissals will be staggered a) If so, please provide those staggered pick-up and drop-off time windows
Applicant's Response:

- **Year 1 (2026–2027) Staggering is not anticipated at opening enrollment (approximately 40 students). All arrivals and dismissals will occur within the standard 15-minute windows, with staff stationed for supervision.**
- **At Full Capacity (2030–2031) At or near 120 students, arrivals and dismissals may be staggered in two waves. Below is an example of what this staggering may look like. Final implementation will be based on transportation routing and traffic flow review.**
  - **Arrival Wave 1: 8:40 – 8:50 a.m.**
  - **Arrival Wave 2: 8:50 – 9:00 a.m.**
  - **Dismissal Wave 1: 3:15 – 3:25 p.m.**
  - **Dismissal Wave 2: 3:25 – 3:40 p.m.**

iv. On-site vehicle staging and stacking procedures
Applicant's Response: Staging procedures are summarized in the revised Traffic Impact Statement. Estimated stacking requirement for 22 vehicles can be accommodated on-site which will be adequate in accommodating the initial demand and maximum enrollment with the proposed stagger.

v. Supervision during arrival and dismissal
Applicant's Response: Support staff and members of the NCYAA safety team will be stationed at designated supervision points during arrival and dismissal. An administrator will provide direct oversight at all times. Students are escorted from vehicles into the building and remain supervised until departure. Walkie-talkies used for communication.

c. Provide estimated total daily vehicle trips (students + staff) at:
i. Opening enrollment
Applicant's Response: An estimate for opening enrollment vehicle trips was not provided in the revised Traffic Impact Statement. However, the revised Traffic impact statement calculated 146 trips generated for the site at full enrollment (120 students, 40 instructors, and 36 NCISC employees). At opening enrollment we expect to have 34 students, 16 instructors, and 26 NCISC staff. At the same trip generation ratio, we expect about 57 trips would be generated at opening enrollment.

Please note that, NCYAA students and staff do not leave during the operational hours. NCISC office staff may leave for lunch (10 people on occasion).

ii. Full capacity
Applicant's Response: Per the revised Traffic Impact Statement, 146 trips will be generated during the Weekday Peak AM and PM hour at full capacity.

d. Compare projected daily vehicle trips to other school-type uses in the I-1 District
Applicant's Response: Based on the data available, we were able to calculate the following assumed trip generation for Park View Montessori School at 1601 Feehanville Dr. This calculation is based off the assumption that Park View trips are equal to that of a average daycare and a 14,000 square footage (based off exhibit in Mt Prospect Ordinance 6496 from 01/07/2020). Based off these assumptions, we calculate that Park View generates:
- **152 trips at Weekday Morning Peak Hour**
- **151 trips at Weekday Evening Peak Hour**

The assumed Park View daily trips are comparable to the future projected trips at the 852 Feehanville site.

e. Describe how site circulation will function given surrounding industrial truck traffic, including:
i. Interaction with truck movements
Applicant's Response: All traffic to and from the site will be contained on site. Start and finish times of the program will occur outside the roadway system peak hours, minimizing the impact. The adjacent roadways have sufficient capacity to accommodate the traffic that will be generated.

ii. Internal queuing capacity
Applicant's Response: Based the Traffic Impact Statement, the required 22 vehicles can stack internally which will be sufficient to accommodate the initial enrollment and at maximum enrollment with the recommended staggering of start and finish times.

iii. Measures to prevent conflicts with adjacent industrial operations
Applicant's Response: All drop-off and pick-up activities will occur on site. Measures, such as driver training and staff traffic control, will be taken to ensure that no backups will spill out onto Feehanville Drive. Outbound movements will continue to operate under stop sign condition.

5. **Safety & Security Measures**
   a. Describe security measures currently in place at the Des Plaines ISC
   Applicant's Response: NCYAA is a locked facility with 24-hour camera surveillance. Visitors gain access from the front office staff after showing ID, use of I.D. software to secure safe access will be utilized, and visits will be by appointment only.

   NCYAA staff members receive emergency response training, including CPR, AED, Non-Violent Crisis Intervention, and the use of radios/walkie-talkies.

   NCISC and NCYAA utilize the I Love U Guys Foundation Standard Response Protocols (SPR), Standard Reunification Method (SRM), and follow the Incident Command System (ICS) in major emergencies. NCISC staff conduct safety drills using the SRP method, per below.

   Standard Response Protocol
   Hold (stay in your room or area): Used when hallways need to be cleared, such as for a medical emergency. "Clear the halls and remain in the classroom until *All Clear* is called."

   Secure (get inside, lock outside doors): Triggered by a threat or hazard outside the building (e.g. police activity nearby). "Business as usual" inside, but no one enters or leaves.

   Lockdown (locks, lights, out of sight): Initiated when there is an immediate threat or hazard inside the building. Classroom doors are locked, lights are off, and students remain quiet and out of sight.

   Evacuate (to a location): Used to move people from one location to another, often due to fire or structural issues. The announcement usually specifies the location.

   Shelter (for a hazard and safety strategy): Used for severe weather or personal protection (e.g. tornado). "Shelter for tornado, drop, cover, and hold."

   b. Describe the proposed security plan at 852 Feehanville at:
      i. Opening enrollment
      Applicant's Response: See response to 5.a. The SRP and SRM plans will be updated to the needs of the new building. Local emergency response organizations will be informed of the plans. Our safety consultants (comprised of district administrators and first responders) have been a part of planning and will help to update our safety plans before we take occupancy.

ii. Full capacity
Applicant's Response: Same as above to accommodate all students and staff. Additional safety staff may be hired to account for the need for increased supervision and support (i.e. additional social workers and paraprofessionals).

c. Indicate whether any ISC facility (including Des Plaines) maintains:
   i. A Student Resource Officer (SRO); or
   Applicant's Response: NCYAA does not currently maintain an SRO. The two other ISCs also do not have an SRO.

   ii. Dedicated on-site security personnel
   Applicant's Response: NCISC employs administrative staff to oversee the safety and security of the building and grounds. More social workers will be added as capacity grows and a nurse will join the team. NCYAA employs paraprofessionals to support the safety and security of the environment. The NCYAA building is locked at all times, and staff have access to camera surveillance onsite and remotely. NCYAA will have security protocols for visitors that include the use of a Visitor Safe ID scanning system.

d. Describe exterior supervision procedures and whether students will have outdoor programming or recreation areas i. If outdoor programming is proposed, provide details regarding fencing, supervision ratios, buffering from adjacent industrial uses, and hours of outdoor activity
Applicant's Response: No outdoor programming or recreational use is anticipated at this site unless planned in advance with supervision (i.e. reading circle on the grass). Students will remain indoors during the instructional day except for supervised entry and exit. Exterior supervision during arrival and dismissal will be maintained by assigned staff and administrative oversight.

e. Describe the procedures and policies governing student separation, including whether students at different grade levels (e.g., junior high and high school) will be separated during instruction, transitions, and common areas. Clarify whether students of different school levels may commingle at any time or be instructed within the same classroom setting, and if so, under what circumstances and supervisory controls.
Applicant's Response: Middle school and high school students are maintained in separate instructional cohorts, including classrooms and transitions.

Students may commingle only during structured, non-instructional community activities such as lunch, community breakfast or town halls. During these times, full staff supervision is implemented under an "all hands on deck" model with administrators and support staff present to ensure safety and appropriate conduct.

Students are not co-instructed across grade bands except in rare, programmatically appropriate circumstances with direct staff supervision.

6. **Parking and Site Capacity**
   a. Reconcile discrepancies between submitted plans and the Traffic Impact Statement regarding total parking spaces.
      i. The traffic impact statement prepared by KLOA states there are a total of 153 parking spaces, but Sheet C0.01 shows a total of 204 proposed parking spaces. Staff counts a total of 203 parking spaces that are striped.
      Applicant's Response: Per applicant recount, there is a total of 204 existing parking stalls and 205 proposed parking stalls on-site. 2 are located near the northwest building corner that may have been missed. The revised civil plan C0.01 and Traffic Impact Statement have been updated for consistency.

   b. Demonstrate that parking supply is sufficient to accommodate:
      i. Maximum projected staffing
      Applicant's Response: The maximum staffing is projected to be 76 which can be accommodated by the existing parking supply assuming every employee drives.

      ii. Student transportation operations; and
      Applicant's Response: See revised Traffic Impact Statement included in the resubmittal.

      iii. Any ancillary or rental uses (including, but not limited to on-site training for district officials, testing, food pantry etc.)
      Applicant's Response: The 205 stall parking lot is provided to accommodate ancillary uses such as workshop/training with maximum attendees of 80 people, and use of gymnasium (outside program hours) which has a bleacher capacity of 150 people.

7. **Ancillary and Secondary Uses**
   a. Clarify whether ancillary services (Health Center, Food Pantry, Pearson Testing Center) will operate by appointment only
   Applicant's Response: Yes, these services will be by appointment.

   b. Identify:
      i. The number of days per year the Rentable Professional Space and Gymnasium would be available for outside events a) Will students be present during events?
      Applicant's Response:
      Projected to start in fiscal year 2028, rentable gymnasium space would be available M-F evenings to the community (no NCYAA students). Proof of insurance would be required. Signed Contracts for the use of the space would be established: i.e. cost for rental, capacity, set-up, clean-up, use of equipment, parking, etc. We anticipate recreational leagues might be interested in the gymnasium. Maintenance/custodian would be onsite.

      Projected to start in fiscal year 2028, there is a potential for gym availability on the weekends to the community (no NCYAA students). Proof of insurance would be required. Signed Contracts. Maintenance/custodian would be onsite.

Projected to start in fiscal year 2028, there is potential professional space availability M-F evenings to the community (no NCYAA students). Proof of insurance would be required. Signed Contracts for the use of the space would be established: cost for rental, capacity, set-up, clean-up, use of equipment, parking, etc. Maintenance/custodian would be onsite.

ii. Whether outside events may occur during evening hours
Applicant's Response: Potential for rentable space noted above to be used within allotted hours (i.e. M-F, 4:00-10:00 p.m.).

iii. Whether such events would generate traffic beyond normal school hours
Applicant's Response: Yes, these additional events would be expected to generate trips to the property beyond the normal hours of a NCISC/NCYAA program day. The revised Traffic Impact Statement has been updated to include statement of parking adequacy for the full 150 seat bleachers. The traffic generated for such an event would be similar to the Village approved Mt. Prospect Ice Arena.

iv. Whether the gymnasium and bleachers are intended solely for internal student use or may host interscholastic competitions or large spectator events
Applicant's Response: Bleachers are intended for internal student/staff use during the instructional day to protect student confidentiality. Interscholastic competition does not allow for spectators regarding the regional safe school program.

If outside users have provided proof of liability insurance, secured a signed contract with NCISC, and have been scheduled to use the gymnasium outside of the instructional day indicating the need for bleachers, they would be made available to users (see 7b.1.). Bleacher capacity is purposefully limited to 150 people.

8. **Compatibility Statement**
   a. Provide a written narrative addressing how the proposed ISC at full capacity:
      i. Is compatible with surrounding industrial uses
Applicant's Response: The property will be partially used for "Offices, business and professional" which is a permitted use in the I-1 District. The remainder is considered a "Unique Use", which requires a Conditional Use Permit in the I-1 District. The Unique use will function similarly to other businesses within the industrial zoned area such as High Road School (580 Slawin Ct.) and Park View Montessori School (1601 Feehanville Dr.).

      ii. Will not result in substantial injury to adjacent properties
Applicant's Response: The proposed use will not result in substantial injury to adjacent properties. No negative impact will be made to the existing recreational bike path, drainage ditch, or Village access easements that exist within the property. The stormwater drainage for the site will remain as-constructed, and will receive environmental benefit from the removal of former owner's salt storage shed. A Traffic Impact Statement has been provided detailing minimal impact to the public roadway.

iii. Will not create hazardous traffic conditions given truck volumes in the park
Applicant's Response: A Traffic Impact Statement has been provided detailing minimal impact to the public roadway. The property provides required off-street vehicle stacking to ensure that necessary North Cook Young Adult Academy (NCYAA) pick-ups and drop-offs will be contained within the private parking lot and not impede the public road. Existing security gates to Feehanville Road will be removed to decrease stacking within the public road.

iv. Will not impede existing or future industrial operations within the business park
Applicant's Response: The proposed use will not impede existing or future industrial operations within the business park. Traffic impact is minimal and adequate stacking is available onsite. Use of public utilities will see minimal increase.

v. Is consistent with the Comprehensive Plan and intent of the I-1 Limited Industrial District
Applicant's Response: The Village of Mount Prospect is currently reevaluating the comprehensive plan through the year 2040. Though the new Comprehensive Plan is not yet complete, we believe that support of the community school districts will continue to be a Village priority.

The proposed Conditional Use would provide support to 39 regional school districts and special education cooperatives, which aligns with Guiding Principles 3 and 4 of the 2017 Comprehensive Plan. These guiding principles were identified by the Village to provide for the access to institutions like NCISC that support community health, welfare, and job creation.

Public Works Department:
PW has reviewed the concept plans submitted for the North Cook Intermediate Service Center proposed at 852 Feehanville Drive. The following issues must be addressed before PW can recommend approval of the proposed concept:

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.

9. The narrative mentions renting facilities to rec leagues; define these rental facilities including the use, occupancy, and frequency of use. Include the use of these rental facilities in the traffic study.
Applicant's Response: See above response to Comment 7b.1. We anticipate recreational leagues may be interested in renting the gymnasium.

10. The architectural plans show a gymnasium with bleachers that could have a large maximum occupancy. This should also be included in the traffic study.
Applicant's Response: Gym bleacher capacity is purposefully limited to 150 people, therefore, ample parking is onsite.

11. Confirm that any queue of vehicles entering the site will not extend out onto Feehanville Drive.
Applicant's Response: As described above and within the Traffic Impact Statement, the on-site queue of vehicles will not extend out onto Feehanville Drive. As student enrollment increases, drop-off and pick-up times will be staggered to prevent stacking into the public roadway.

12. Sheet C2.00 shows the existing sanitary service to be replaced. A permit will likely be required from the Metropolitan Water Reclamation District of Greater Chicago (MWRD). The applicant should contact and request a letter of determination from the MWRD to confirm.
    Applicant's Response: An MWRD permit will be needed because a portion of the existing sanitary sewer service diameter will upsize from 4" to 6". Since we intend to file for an MWRD permit, no Letter of Determination is necessary. raSmith (civil engineer) will reach out to the Village Engineer for signatures on MWRD permit applications during the Building Permit review process.

13. Install an accessible ramp opposite the three (3) eastern accessible parking spaces.
    Applicant's Response: Civil plans have been revised to bring the existing sidewalk at the east building entrance up to ADA standards. This has been done by adding ADA detectable warnings in the sidewalk along the already depressed curb near the east entrance. The civil engineer has reviewed the existing sidewalk grading and has determined that it is ADA compliant as-is.

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:

14. The plans do not contain the information necessary to perform a code analysis and initial review. We would ask that a code analysis, bathroom count analysis, and life safety plan be completed for the plan submittal. The plan submittal shall include information such as fire walls, partitions, smoke partitions, ratings, use groups, occupant loads, egress, arch & MEP with structural information adequate to complete a permit plan review. The use for the property and occupancy for zoning is based solely on the Community Development/Planning & Zoning review.
    Applicant's Response: All the requested documents will be part of the Building Permit Application submission which will be the week of March 9, 2026.

Environmental Health Division:

15. Permit to be submitted for food service establishment should comply with all regulations of the 2022 FDA Food Code.
    Applicant's Response: Understood, if the project warrants a food service establishment permit, it will be in full compliance with all applicable requirements of the 2022 FDA Food Code

Fire Department:

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

16. A fire sprinkler system in accordance with NFPA 13 will be required for this project. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.
    Village of Mount Prospect Fire Prevention Code, 24.20
    Applicant's Response: Understood. Nicholas and Associates are the Construction Manager on the project and their fire sprinkler subcontractor (TBD) will submit all the requested documentation.

17. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
    Applicant's Response: Understood. Nicholas and Associates are the Construction Manager on the project and their fire alarm subcontractor (TBD) will submit all the requested documentation.

18. An additional means of egress will be required for based on occupancy load and travel distances. Additional means of egress maybe required.
    Applicant's Response: An egress plan will be submitted as part of the Building Permit Application submission which will be the week of March 9, 2026.

19. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
    Applicant's Response: An egress plan will be submitted as part of the Building Permit Application submission which will be the week of March 9, 2026.

20. Before final approval, a State of Illinois Fire Marshal inspection will be required.
    Applicant's Response: Understood.

21. Fire lanes will be required based on the site review. Additional marking of fire lanes will be required.
    Applicant's Response: We will work with the fire department during the building permit process to update the civil plans to show necessary pavement striping and signage for fire lanes.

22. 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
    Applicant's Response: All egress doors will allow unrestricted exit during emergency evacuation.

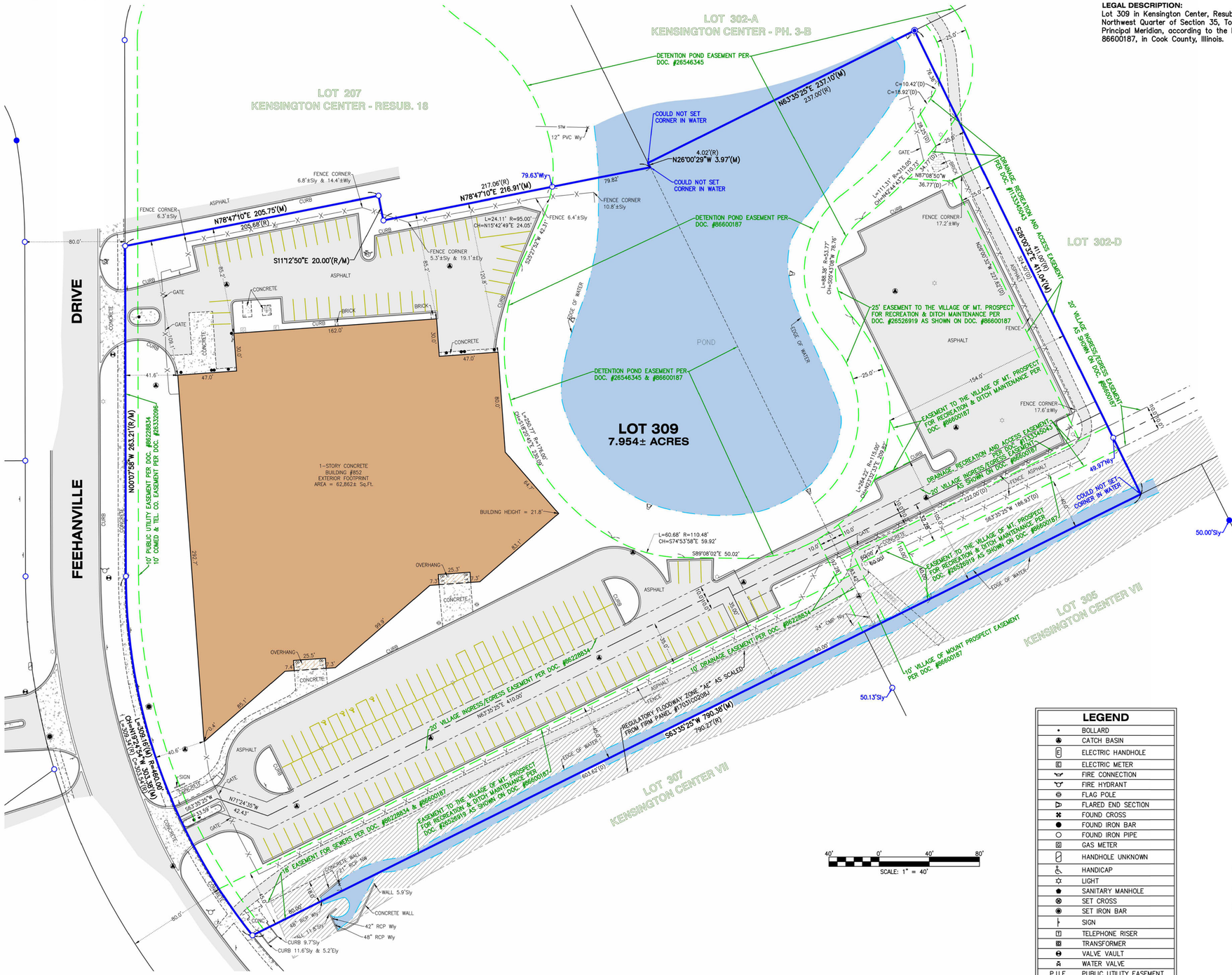
If you should have any additional questions, please email me at dan.miletic@rasmith.com, or call me at 630-405-5722.

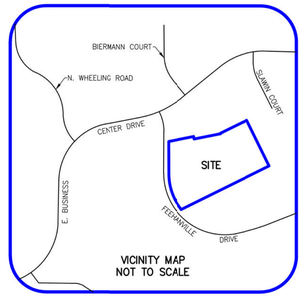
Sincerely,
raSmith

Dan Miletic, P.E.
Senior Project Manager

Vanderstappen
Land Surveying, Inc.
www.vanderslnc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

ALTA/NSPS LAND TITLE SURVEY





LEGAL DESCRIPTION:
Lot 309 in Kensington Center, Resubdivision 20, being a Resubdivision in part of the Northwest Quarter of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded as Document No. 86600187, in Cook County, Illinois.

SURVEYOR'S NOTES:

1. The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #IL2521675 dated December 12, 2025 at 12:00am. The title information shown hereon is exclusively that provided to the Surveyor by the Title Insurer or the client. The Surveyor does not warrant the exact location of the Utility Easements shown hereon, but does state that they are located as accurately as possible from the information provided.
2. Based on Flood Insurance Rate Map, Panel No. 17031C0208J, dated August 19, 2008, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. The property also lies within Zone "AE", areas with a studied/determined base flood elevation. (Pertains to Table A, item 3).
3. Distances are marked in feet and decimal places thereof, no dimension shall be assumed by scale measurement hereon. Distances and/or bearings shown with a "D" in parenthesis (D) are record or deed values, not field measured.
4. Compare this plat, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
5. The location of the property lines shown on the face of this plat are based on the legal description contained in the title commitment and shown hereon. This information has been furnished by the client and compared to record deeds to check for gaps and /or overlaps. However, this survey may not reflect historical matters of title and ownership that have not been disclosed by the title commitment.
6. Only the improvements which were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. Lawn sprinkler systems, if any, are not shown on this survey.
7. Manholes, inlets and other utility rims or grates shown hereon are from field locction of such, and only represent such utility improvements which are visible from above ground survey at the time of survey, through a normal search and walk through of the site. The labeling of these manholes (sanitary, water, etc) are based solely on the "stamped" markings on the rim. No underground observations have been made to verify the actual use or existence of underground utilities.
8. Surface indications of utilities on the surveyed parcel have been shown. Underground and offsite observations have not been made to determine the extent of utilities serving or existing on the property, public and/or private records have not been searched to provide additional information. Overhead wires and poles (if any) have been shown, however their function and dimensions have not been shown.
9. This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as dumpsters or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
10. This survey makes no statement regarding the actual presence or absence of any service or utility line. Controlled underground exploratory effort together with "JULIE" markings is recommended to determine the full extent of underground service and utility lines. Contact J.U.L.I.E. at 1-800-892-0123.
11. Restrictions that may be found in local buildings and/or zoning codes have not been shown. Height and bulk restrictions (if any) have not been shown. Only those setback restrictions shown on the recorded subdivision plat or in the title commitment have been shown.
12. Site address: 852 Feehanville Drive, Mount Prospect, IL. 60056 (Pertains to Table A, item 2).
13. There is a total of 161 striped parking spaces for cars, including 4 of which are marked handicapped and none of which are for motorcycles. (Pertains to Table A, item 9).
14. There was no observable evidence of earth moving work, building construction or building additions at time of fieldwork. (Pertains to Table A, item 16).

SCHEDULE B, PART II EXCEPTIONS:

15. Exceptions 1, 2, 5, 6, 7, 23, 24 are not survey related.
16. Exceptions 3, 4, 8, are blanket in nature.
17. Exceptions 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 are plotted hereon.
18. Exception 22: Zoning Variance described in Doc. 1115131079. See Document for particulars.

LEGEND	
•	BOLLARD
	CATCH BASIN
E	ELECTRIC HANDHOLE
E	ELECTRIC METER
	FIRE CONNECTION
	FIRE HYDRANT
	FLAG POLE
	FLARED END SECTION
	FOUND CROSS
●	FOUND IRON BAR
○	FOUND IRON PIPE
G	GAS METER
	HANDHOLE UNKNOWN
	HANDICAP
	LIGHT
	SANITARY MANHOLE
	SET CROSS
	SET IRON BAR
	SIGN
T	TELEPHONE RISER
	TRANSFORMER
	VALVE VAULT
	WATER VALVE
P.U.E.	PUBLIC UTILITY EASEMENT
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
(R)	RECORD
(M)	MEASURE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

Certified to:
1) Chicago Title Insurance Company
2) Nicholas & Associates, Inc., an Illinois corporation, or its assignee, designee, or nominee
3) Cummins-Allison, Corp., an Indiana corporation
4) North Cook Intermediate Service Center
5) Near North Title Group LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b1, 7c, 8, 9, 11a, 16 & 19 of Table A thereof. The field work was completed on January 20th, 2026.

Dated this 21st day of January, A.D., 2026.

VANDERSTAPPEN LAND SURVEYING INC.
Design Firm No. 184-002792

TERRY L. VAN ALSTINE 035-003055 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS EXP. 11/30/2026 WOODSTOCK, ILLINOIS

_____ (seal)
Terry Van Alstine, 035-003055
PROFESSIONAL LAND SURVEYOR

CLIENT: CRANE PAYMENT INNOVATIONS
DRAWN BY: SES CHECKED BY: TVA
SCALE: 1"=40' SEC. 35 T. 42 R. 11 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 03-35-104-050
JOB NO.: 251085 I.D. ALT
FIELDWORK COMP.: 1/20/26 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

Y:\PLATS\2025\1000-1199\251085_V-251085\251085-ALT GRD.dwg-Layout11/23/2026 4:01 PM-

LEGAL DESCRIPTION (852 FEEHANVILLE DR, MOUNT PROSPECT, IL)

LOT 309 IN KENSINGTON CENTER, RESUBDIVISION 20, BEING A RESUBDIVISION IN PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 86600187, IN COOK COUNTY, ILLINOIS.

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Dave Torres
Nicholas & Associates, Inc.

FROM: Luay R. Aboona, PE, PTOE
Principal

DATE: March 2, 2026

SUBJECT: Traffic Impact Statement
Proposed North Cook ISC
Mt. Prospect, Illinois

This memorandum summarizes the results of a traffic impact statement conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed North Cook ISC to occupy the existing office building located at 852 Feehanville Drive in Mt. Prospect, Illinois. As proposed, the eastern half will be occupied by the North Cook Young Adult Academy (NCYAA) while the western half will be occupied by the North Cook ISC offices. Access to the two parking lots will continue to be provided off Feehanville Drive.

Site Location

The site is located at 852 Feehanville Drive within Kensington Center. The site is currently occupied by a 63,000 square-foot building with a total of approximately 205 parking spaces. Commercial/office uses surround the site. **Figure 1** shows an aerial view of the site.

Existing Roadway Characteristics

The characteristics of the existing roadways surrounding the site are described below.

Feehanville Drive is primarily an east-west roadway that extends from its signalized intersection with Wolf Road to its northern all-way stop sign controlled terminus with Business Center Drive. The roadway has one lane in each direction plus a dedicated bike lane. Its eastern intersection with Business Center Drive is under all-way stop sign control. Feehanville Drive has a posted speed limit of 30 miles per hour.

Business Center Drive is primarily an east-west roadway that extends from its signalized intersection with Rand Road to its southern terminus at its all-way stop sign controlled intersection with Feehanville Drive. The roadway has one through lane in each direction with a dedicated bike lane and is widened from Wheeling Road to Rand Road to provide additional lanes to accommodate left-turn lanes and/or a second through lane. Business Center Drive has a posted speed limit of 30 miles per hour.



Aerial View of Site **Figure 1**

Proposed Development Plan

As indicated earlier, the plans for the 63,000 square-foot building call for use by North Cook ISC with the eastern half to be occupied by North Cook Young Adult Academy (NCYAA) and the western half to be occupied by the offices of North Cook ISC.

- NCYAA is a regional program that embraces second chances through alternative educational opportunities for students in grades 6 – 12. The program will have an initial enrollment of 40 students with a maximum enrollment of 120 students in the next five to seven years. The program will have 16 teachers initially, increasing to 40 at full enrollment.

  Program hours will be between 9:00 A.M. and 3:30 P.M. with students transported to/from program in taxis and minivans with three to four students per vehicle. There will be no buses and no students will be allowed to drive or be dropped off/picked up by parents/guardians.

- The northern half of the building will be occupied by approximately 26 employees that will potentially increase to 36 employees at full enrollment. Employee working hours will be from 8:00 A.M. to 4:00 P.M.

The site is served by two primary parking lots with the south lot providing approximately 167 spaces with 115 spaces adjacent to the building, of which four are handicap spaces, and the north lot providing approximately 38 spaces. Both lots have separate access drives off Feehanville Drive with outbound movements under stop sign control.

Trip Generation Estimates

The total number of vehicle trips to be generated by the proposed North Cook ISC was estimated based on information provided regarding enrollment and mode of transportation. As discussed earlier, the program will have a maximum enrollment of 120 students with 40 teachers and a maximum of 36 employees. The students will be transported via taxis and minivans with an occupancy of three to four students per vehicle. It is anticipated that the start and finish times of grades 6 – 8 will be staggered from the start and finish times of grades 9 – 12. Based on the above, the traffic that will be generated during the peak start and finish times are summarized in **Table 1**.

Table 1
ESTIMATED PEAK HOUR TRIP GENERATION

Type/Number	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
NCYAA (120 students)	35	35	70	35	35	70
Teachers (40)	40	-	40	-	40	40
Employees (36)	36	-	36	-	36	36
Total	**111**	**35**	**146**	**35**	**111**	**146**

Trip Generation Comparison

The amount of traffic estimated to be generated by the proposed North Cook ISC was compared with the traffic that would be generated by an office use occupying the 63,000 square-foot building. Trip generation rates published by the Institute of Transportation Engineers (ITE) in its 12th Edition of the *Trip Generation Manual* were utilized. **Table 2** was prepared showing the estimated trips to be generated by the proposed North Cook ISC with the office use.

Table 2
TRIP GENERATION COMPARISON

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
	In	Out	Total	In	Out	Total
North Cook ISC	111	35	146	35	111	146
Office	80	11	91	15	79	94
Difference	**+31**	**+24**	**+55**	**+20**	**+32**	**+55**

As can be seen, the proposed North Cook ISC will generate slightly higher traffic volumes (averaging approximately one trip every minute) during the peak hours. This increase is not significant and will only occur when the program reaches its maximum enrollment, which is expected to occur in the next five to seven years.

Traffic Evaluation

The traffic estimated to be generated by the proposed North Cook ISC will not have a significant impact due to the following:

- The program-generated traffic will be distributed to the area roadways via two full-movement access drives.

- The peak arrival and departure times of the program's traffic will generally be outside the peak hours of the adjacent commercial uses.

- When compared to the traffic generated by office building at full occupancy, the proposed North Cook ISC will result in a low increase in traffic, which will only occur if the program is at maximum enrollment.

Drop-Off and Pick-Up Procedures

As indicated earlier, all students will be transported via taxis and minivans. There will be no buses and students will not be allowed to drive or be transported by their parents/guardians. All drop-off and pick-up activities will occur within the southern parking lot, where vehicles will enter the southern drive aisle and circulate in a counterclockwise direction to line up along the northern curb to drop off and pick up students by the eastern entrance to the program building.

During drop-offs only, students in the first three vehicles in line will be allowed to exit their vehicles. During pick-ups, students will wait inside the building until their vehicle arrives. Approximately 28 vehicles can be accommodated within the parking lot without extending onto Feehanville Drive. This amount of stacking will be adequate for the initial enrollment of 40 students. However, as the enrollment increases and reaches its maximum of 120 students, it is recommended that the start and finish times of grades 6 – 8 and grades 9 – 12 be staggered. With approximately two-thirds of students expected to be in grades 9 – 12, the stacking requirement will be approximately 22 vehicles, which can be accommodated within the parking lot.

As indicated earlier, teachers and employees will arrive at the site before the program's start time and will not depart until the students leave. As such, all vehicles utilizing the southern parking lot would be parked by the time students arrive and will not conflict or interfere with the drop-off and pick-up operations.

Figure 2 illustrates the path of vehicles dropping off/picking up students and the maximum number of vehicles that can stack on site.

PASSENGER VEHICLE



	FEET
WIDTH	: 6.33
TRACK	: 6.33
LOCK TO LOCK TIME	: 6.00
STEERING ANGLE	: 26.4

BODY OF VEHICLE -

FRONT TIRES PATH -

REAR TIRES PATH -

N

SCALE: 1" = 50'

FEEHANVILLE DRIVE

VEHICLE STACKING = 28 VEHICLES

NCYAA
MT PROSPECT, ILLINOIS

PASSENGER VEHICLE STACKING

DRAWN: MD CHECKED: LA
DATE: 02-13-26 REV:
PROJECT #: 26-055
FIGURE: 2

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Parking Evaluation

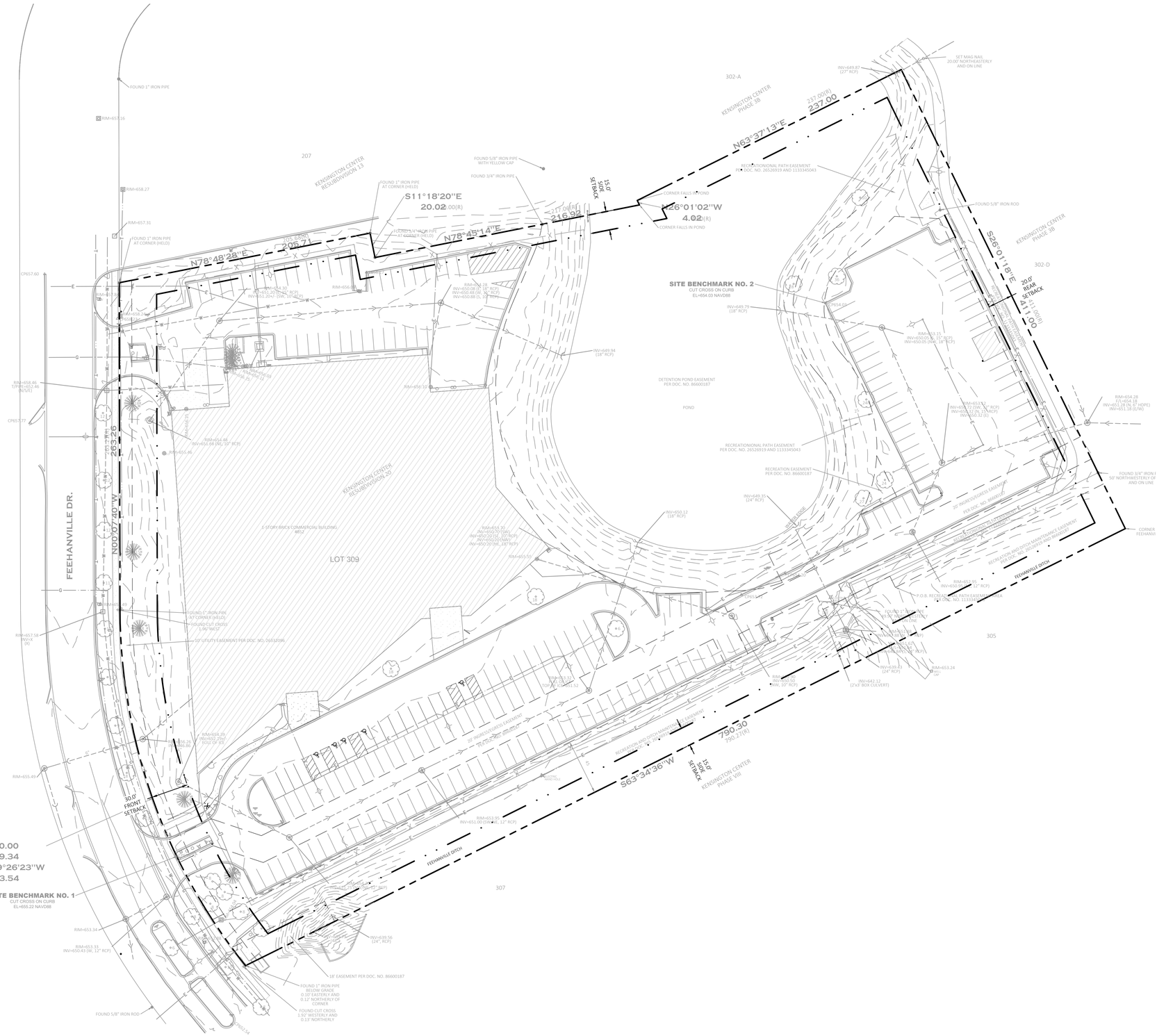
As indicated earlier, at maximum capacity the program will have 40 teachers and 36 employees for a total of 76 on-site staff. Assuming every employee drives, this will translate into a peak parking demand of 76 spaces.

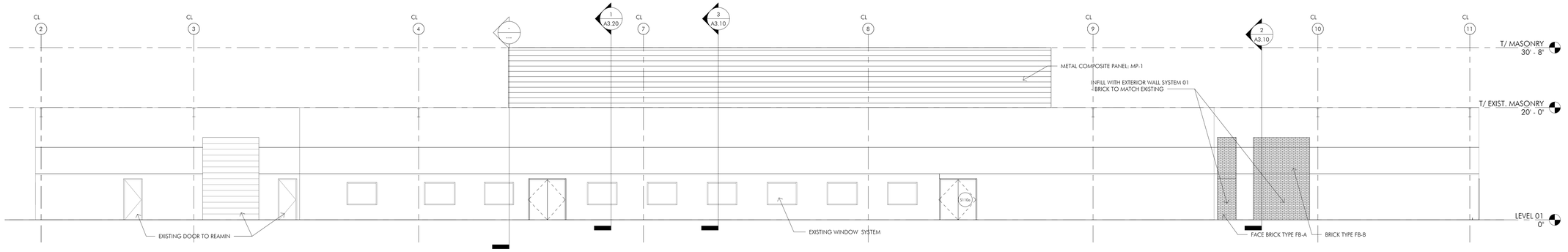
For other ancillary uses such as testing, training, etc., a maximum number of 80 people is anticipated. With the conservative assumption that every person will drive alone, the estimated parking demand will be 80 spaces. Combined with the staffing demand (76 spaces), the total demand will be less than the existing supply of 205 spaces. For the gymnasium, being open to the public after program hours and with a bleacher capacity of 150 people, the projected demand assuming every person drives alone (highly unlikely) of 150 spaces will be less than the existing supply.

Conclusion

Based on the proposed development plan and the preceding evaluation, the following conclusions and recommendations are made:

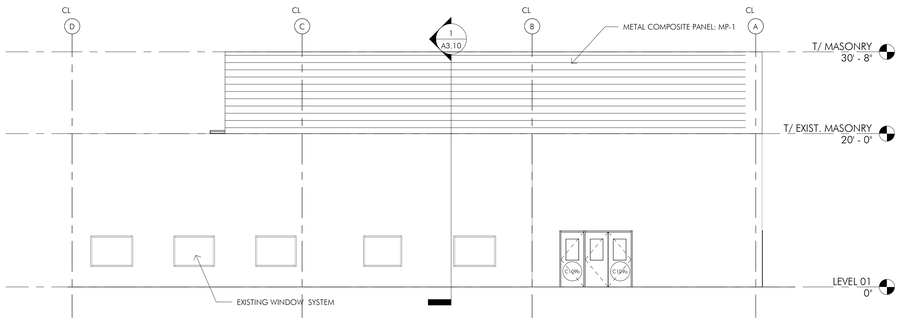
- The building will be occupied by North Cook ISC in order to operate the North Cook Young Adult Academy (NCYAA).
- The total volume of traffic that will be generated will be low and will occur during off-peak hours.
- When compared to the traffic that would be generated by an office use, the increase in traffic will be minimal.
- Access to the site will continue to be provided via two full-movement access drives off Feehanville Drive.
- Drop-off and pick-up activities can be adequately accommodated on site within the southern parking lot.
- Staggering of start and end times of grades 6 – 8 and grades 9 – 12 is recommended at full occupancy to reduce the required stacking of drop-off/pick-up vehicles on site.
- The parking supply of 205 spaces will be adequate in accommodating the peak demand at full enrollment as well as the ancillary uses.


FEEHANVILLE DR.
N00°07'40"W 263.26
S11°18'20"E
20.02.00(R)
N78°48'28"E
205.71
205.69(R)
N78°45'14"E
216.92
217.06(R)
N63°37'13"E
237.00
237.00(R)
S26°01'02"W
4.02(R)
S26°01'18"E
411.00
411.00(R)
S63°34'36"W
790.30
790.27(R)
RAD=460.00
ARC=309.34
CHD BRG=N19°26'23"W
CHD=303.54
SITE BENCHMARK NO. 1
CUT CROSS ON CURB
EL=655.22 NAVD88
SITE BENCHMARK NO. 2
CUT CROSS ON CURB
EL=654.03 NAVD88
KENSINGTON CENTER RESUBDIVISION 13
KENSINGTON CENTER RESUBDIVISION 20
KENSINGTON CENTER PHASE 3B
KENSINGTON CENTER PHASE VIII
LOT 309
207
307
305
302-A
302-D
POND
FEEHANVILLE DITCH
15.0' SIDE SETBACK
30.0' FRONT SETBACK
20.0' REAR SETBACK
50' UTILITY EASEMENT PER DOC. NO. 26932086
DETENTION POND EASEMENT PER DOC. NO. 86600187
RECREATIONIONAL PATH EASEMENT PER DOC. NO. 26526919 AND 1133345043
RECREATION EASEMENT PER DOC. NO. 86600187
20' INGRESS/EGRESS EASEMENT PER DOC. NO. 86600187
RECREATION AND DITCH MAINTENANCE EASEMENT PER DOC. NO. 1133345043
15' EASEMENT PER DOC. NO. 86600187
5-STORY BRICK COMMERCIAL BUILDING, 8852
FOUND 1" IRON PIPE
FOUND 1" IRON PIPE AT CORNER (HELD)
FOUND 5/8" IRON PIPE WITH YELLOW CAP
FOUND 3/4" IRON PIPE
FOUND 3/4" IRON PIPE AT CORNER (HELD)
FOUND 5/8" IRON ROD
SET MAG NAIL 20.00' NORTHEASTERLY AND ON LINE
FOUND 3/4" IRON I 59' NORTHWESTERLY OF AND ON LINE
FOUND 1" IRON PIPE BELOW GRADE 0.10' EASTERLY AND 0.12' NORTHERLY OF CORNER
FOUND CUT CROSS 1.93' WESTERLY AND 0.13' NORTHERLY
CORNER FALLS IN POND
CORNER FEEHANVI
F.O.B. RECREATIONAL PATH EASEMENT PER DOC. NO. 1133345043
RIM=657.16
RIM=658.27
RIM=657.31
RIM=658.46 TYP RIM=657.46 (N/S/E)
RIM=657.58 INV/K (S)
RIM=655.49
RIM=653.34
RIM=653.33 INV=650.43 (W, 12" RCP)
RIM=654.30 INV=651.20 (N, 12" RCP) INV=651.20 (W, 10" RCP)
RIM=656.08
RIM=654.28 INV=650.08 (E, 18" RCP) INV=650.48 (W, 30" RCP) INV=650.88 (S, 12" RCP)
RIM=654.46 INV=652.68 (NE, 10" RCP)
RIM=655.46
RIM=656.09 INV=650.29 (NE) 15" RCP
RIM=658.70 INV=650.70 (SW) INV=650.20 (SE, 30" RCP) INV=650.20 (NE, 18" RCP)
RIM=655.55
RIM=656.20 INV=650.40 (SW, 12" RCP)
RIM=653.95 INV=651.00 (W, 12" RCP)
INV=649.87 (27" RCP)
INV=649.79 (18" RCP)
INV=649.94 (18" RCP)
INV=649.35 (24" RCP)
INV=650.12 (18" RCP)
INV=639.56 (24", RCP)
INV=639.13 (24" RCP)
INV=642.12 (2'x3' BOX CULVERT)
RIM=654.03
RIM=653.15 INV=650.05 (W, 18" RCP) INV=650.05 (NW, 18" RCP)
RIM=654.28 (T) 654.18 INV=651.78 (E, HDPE) INV=651.18 (E/W)
RIM=653.24 INV=650.30 (NW, 12" RCP)
RIM=654.28 INV=650.72 (SW, 18" RCP) INV=650.72 (N, 12" RCP) INV=650.52 (E)
RIM=654.55 INV=650.75 (NW, 18" RCP)
RIM=654.55 INV=650.75 (NW, 18" RCP)
RIM=654.55 INV=650.75 (NW, 18" RCP



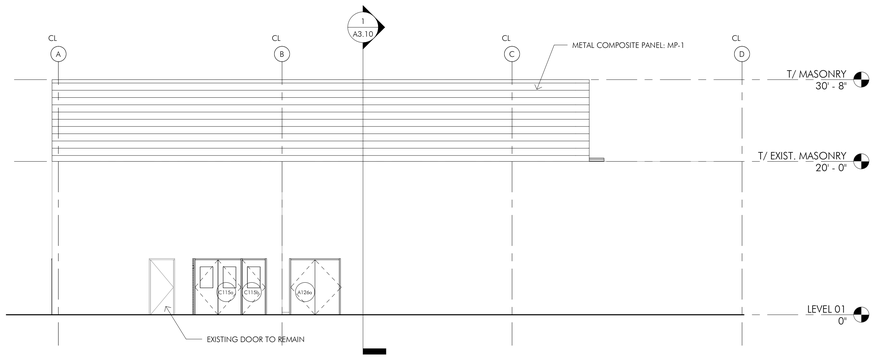
1 EXTERIOR ELEVATION

1/8" = 1'-0"



2 EXTERIOR ELEVATION

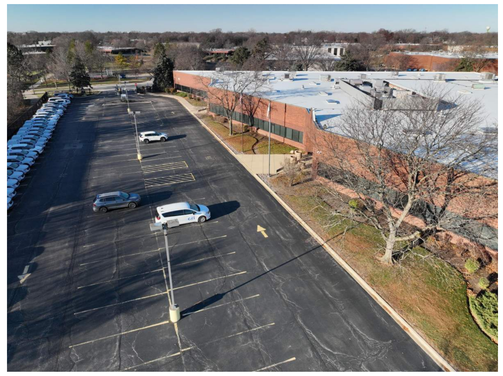
1/8" = 1'-0"



3 EXTERIOR ELEVATION

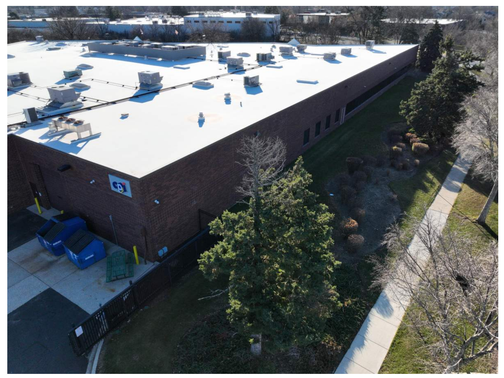
1/8" = 1'-0"













THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2025 ARCON Associates, Inc.

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC
Renovations

at
852 Feehanville Dr, Mt Prospect, IL 60056

PHASE II - RENOVATION

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E Touhy Ave # 200, Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR PERMIT

REVISIONS

No.	Date

Project Number: 25117

Issue Date: February 17, 2026

Drawn by: Author

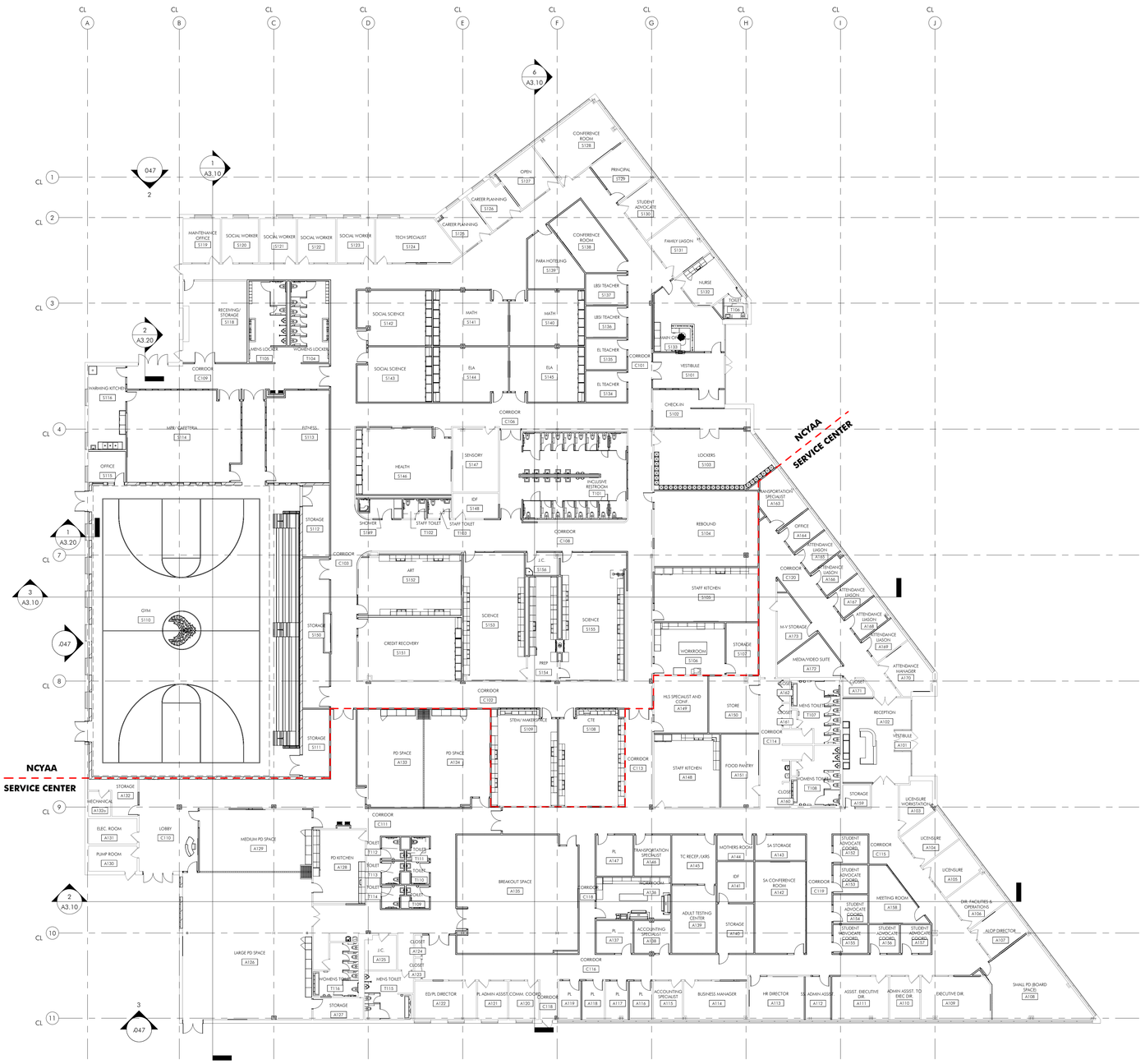
Sheet Title: EXTERIOR ELEVATIONS

Sketch Number:

Sheet Number:

A3.1

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING , BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2025 ARCON Associates , Inc.



APPLICABLE CODES

2021 - International Building Code
2021 - International Residential Code
Illinois Energy Conservation Code (with local amendments)
2021 - International Mechanical Code
2021 - International Fuel Gas Code
2020 - National Electrical Code
Current Illinois Plumbing Code
2018 - Illinois Accessibility Code

NCYAA: 35,800 SF
SERVICE CENTER: 27,280 SF
TOTAL BUILDING: 63,080 SF

ROOM SCHEDULE

ROOM NUMBER	ROOM NAME
139	FITNESS
140	MPR/CAFETERIA
142	CORRIDOR
142	PE OFFICE
143	FITNESS
160	STORAGE
161	MUSIC/DRAMA
171	LIBRARY
174	MEDIUM PD SPACE
175	LARGE PD SPACE
261	FOOD PANTRY
280	STORAGE
282	LOCKERS
287	OFFICE
A101	VESTIBULE
A102	RECEPTION
A103	LICENSURE WORKSTATION
A104	LICENSURE
A105	LICENSURE
A106	DIR. FACILITIES & OPERATIONS
A107	ALOP DIRECTOR
A108	SMALL PD (BOARD SPACE)
A109	EXECUTIVE DIR.
A110	ADMIN ASSIST. TO EXEC DIR.
A111	ASSIST. EXECUTIVE DIR.
A112	SS. ADMIN ASSIST.
A113	HR DIRECTOR
A114	BUSINESS MANAGER
A115	ACCOUNTING SPECIALIST
A116	PL
A117	PL
A118	PL
A119	PL
A120	COMM. COORD
A121	PL ADMIN ASSIST.
A122	ED/PL DIRECTOR
A123	CLOSET
A124	CLOSET
A125	J.C.
A126	LARGE PD SPACE

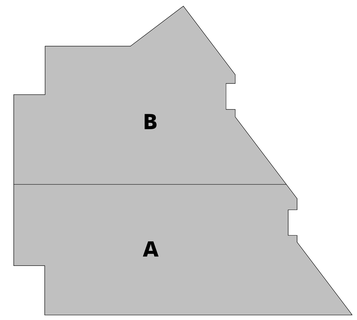
ROOM SCHEDULE

ROOM NUMBER	ROOM NAME
A127	STORAGE
A128	PD KITCHEN
A129	MEDIUM PD SPACE
A130	PUMP ROOM
A131	ELEC. ROOM
A132	STORAGE
A132a	MECHANICAL
A133	PD SPACE
A134	PD SPACE
A135	BREAKOUT SPACE
A136	WORKROOM
A137	PL
A138	ACCOUNTING SPECIALIST
A139	ADULT TESTING CENTER
A140	STORAGE
A141	IDF
A142	SA CONFERENCE ROOM
A143	SA STORAGE
A144	PD SPACE
A145	TC RECEP./LKRS
A146	MOTHERS ROOM
A147	PL
A148	STAFF KITCHEN
A149	HLS SPECIALIST AND CONF.
A150	STORE
A151	FOOD PANTRY
A152	STUDENT ADVOCATE COORD.
A153	STUDENT ADVOCATE COORD.
A154	STUDENT ADVOCATE COORD.
A155	STUDENT ADVOCATE COORD.
A156	STUDENT ADVOCATE COORD.
A157	STUDENT ADVOCATE COORD.
A158	MEETING ROOM
A159	STORAGE
A160	CLOSET
A161	CLOSET
A162	CLOSET
A163	TRANSPORTATION SPECIALIST
A164	OFFICE
A165	ATTENDANCE LIASON
A166	ATTENDANCE LIASON
A167	ATTENDANCE LIASON
A168	ATTENDANCE LIASON
A169	ATTENDANCE LIASON
A170	ATTENDANCE MANAGER
A171	CLOSET
A172	MEDIA/VIDEO SUITE
A173	M-V STORAGE
C101	CORRIDOR
C102	CORRIDOR
C102	CORRIDOR
C103	CORRIDOR
C104	CORRIDOR
C104	CORRIDOR
C105	CORRIDOR
C105	CORRIDOR
C106	CORRIDOR
C107	CORRIDOR
C108	CORRIDOR

ROOM SCHEDULE

ROOM NUMBER	ROOM NAME
C109	CORRIDOR
C110	LOBBY
C111	CORRIDOR
C112	CORRIDOR
C113	CORRIDOR
C114	CORRIDOR
C114	CORRIDOR
C115	CORRIDOR
C116	CORRIDOR
C117	CORRIDOR
C117	CORRIDOR
C118	CORRIDOR
C118	CORRIDOR
C119	CORRIDOR
C119	CORRIDOR
C120	CORRIDOR
S101	VESTIBULE
S102	CHECK-IN
S103	LOCKERS
S104	REBOUND
S105	STAFF KITCHEN
S106	WORKROOM
S107	STORAGE
S108	CTE
S109	STEM/ MAKERSPACE
S110	GYM
S111	STORAGE
S112	STORAGE
S113	FITNESS
S114	MPR/ CAFETERIA
S115	OFFICE
S116	WARMING KITCHEN
S117	J.C.
S118	RECEIVING/ STORAGE
S119	MAINTENANCE OFFICE
S120	SOCIAL WORKER
S121	SOCIAL WORKER
S122	SOCIAL WORKER
S123	SOCIAL WORKER
S124	TECH SPECIALIST
S125	CAREER PLANNING
S126	CAREER PLANNING
S127	OPEN
S128	CONFERENCE ROOM
S129	PRINCIPAL
S130	STUDENT ADVOCATE
S131	FAMILY LIASON
S132	NURSE
S133	MAIN OFFICE
S134	EL TEACHER
S135	EL TEACHER
S136	LBSI TEACHER
S137	LBSI TEACHER
S138	CONFERENCE ROOM
S139	PARA HOTELING
S140	MATH
S141	MATH
S142	SOCIAL SCIENCE
S143	SOCIAL SCIENCE
S144	ELA
S145	ELA
S146	HEALTH
S147	SENSORY
S148	IDF
S149	SHOWER
S150	STORAGE
S151	CREDIT RECOVERY
S152	ART
S153	SCIENCE
S154	PREP
S155	SCIENCE
S156	J.C.
T101	INCLUSIVE RESTROOM
T102	STAFF TOILET
T103	STAFF TOILET
T104	WOMENS LOCKER
T104	TOILET
T105	MENS LOCKER
T107	MENS TOILET
T108	WOMENS TOILET
T109	TOILET
T110	TOILET
T111	TOILET
T112	TOILET
T113	TOILET
T114	TOILET
T115	MENS TOILET
T116	WOMENS TOILET

Grand total: 188



N 1 **OVERALL REFERENCE FLOOR PLAN**
1/16" = 1'-0"

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC
Renovations

at
852 Feehanville Dr, Mt Prospect, IL 60056

PHASE II - RENOVATION

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E Touhy Ave # 200, Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR PERMIT

REVISIONS

No.	Date

Project Number: 25117
Issue Date: February 17, 2026
Drawn by: Author
Sheet Title: OVERALL FIRST FLOOR PLAN
Sketch Number:
Sheet Number: R1.1

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.

CIVIL ENGINEERING PLANS
FOR
NCISC RENOVATIONS
852 FEEHANVILLE DRIVE
MOUNT PROSPECT, IL

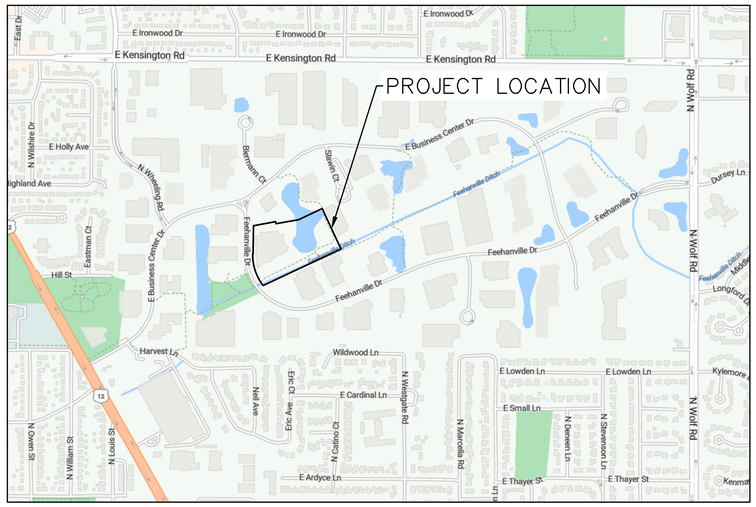
Contact the Metropolitan Water Reclamation District of Greater Chicago 2 days before starting work.

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

SURVEY NOTES:
THE EXISTING PROPERTY BOUNDARY, EASEMENTS, AND TOPOGRAPHY SHOWN IS BASED ON THE SURVEY BY WEBSTER, MCGRATH, & AHLBERG, SIGNED AND SEALED ON 01/23/2026.

BENCHMARKS:
SITE BENCHMARK NO. 1
CUT CROSS ON CONCRETE CURB ISLAND AT SOUTH PARKING LOT ENTRANCE.
SHOWN HEREON.
ELEVATION = 655.22 NAVD88

SITE BENCHMARK NO. 2
CUT CROSS ON CONCRETE CURB AT NORTHWEST CORNER OF EAST PARKING LOT.
SHOWN HEREON.
ELEVATION 654.03 NAVD88



VICINITY MAP
(N.T.S)

PLAN INDEX

SHEET NO.	DESCRIPTION
C0.00	COVER SHEET
1 OF 1	TOPOGRAPHIC SURVEY
C0.01	ZONING SITE PLAN
C1.00	DEMOLITION & EROSION CONTROL PLAN
C2.00	SITE, GRADING & UTILITY PLAN
C3.00	DETAILED GRADING PLAN
C4.00	SANITARY PLAN & PROFILE
C5.00	CONSTRUCTION DETAILS
C5.01	MWRD SPECIFICATIONS
C6.00	SPECIFICATIONS

DEVELOPER / OWNER:
NAME: NORTH COOK INTERMEDIATE SERVICE CENTER
CONTACT: APRIL JORDAN, ED.D
ADDRESS: 1001 E. TOUHY AVENUE, SUITE 200, DES PLAINES, IL
PHONE: 847-824-8300

ARCHITECT:
NAME: ARCON ASSOCIATES
CONTACT: V.P. TRINH, ALA
ADDRESS: 2050 SOUTH FINLEY ROAD, SUITE 40, LOMBARD, IL
PHONE: 630-495-1900

CIVIL ENGINEER:

raSmith
CREATIVITY BEYOND ENGINEERING

55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
illinois1call.com
CALL 811 OR (800) 892-0123

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

PLAN DATE: 02/27/2026

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

COVER SHEET

DANIEL B. MILETIC, LIC. 062.068629 LICENSED PROFESSIONAL ENGINEER STATE OF ILLINOIS
02/26/2026

© COPYRIGHT 2026 R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: N.T.S.
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C0.00

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR BID

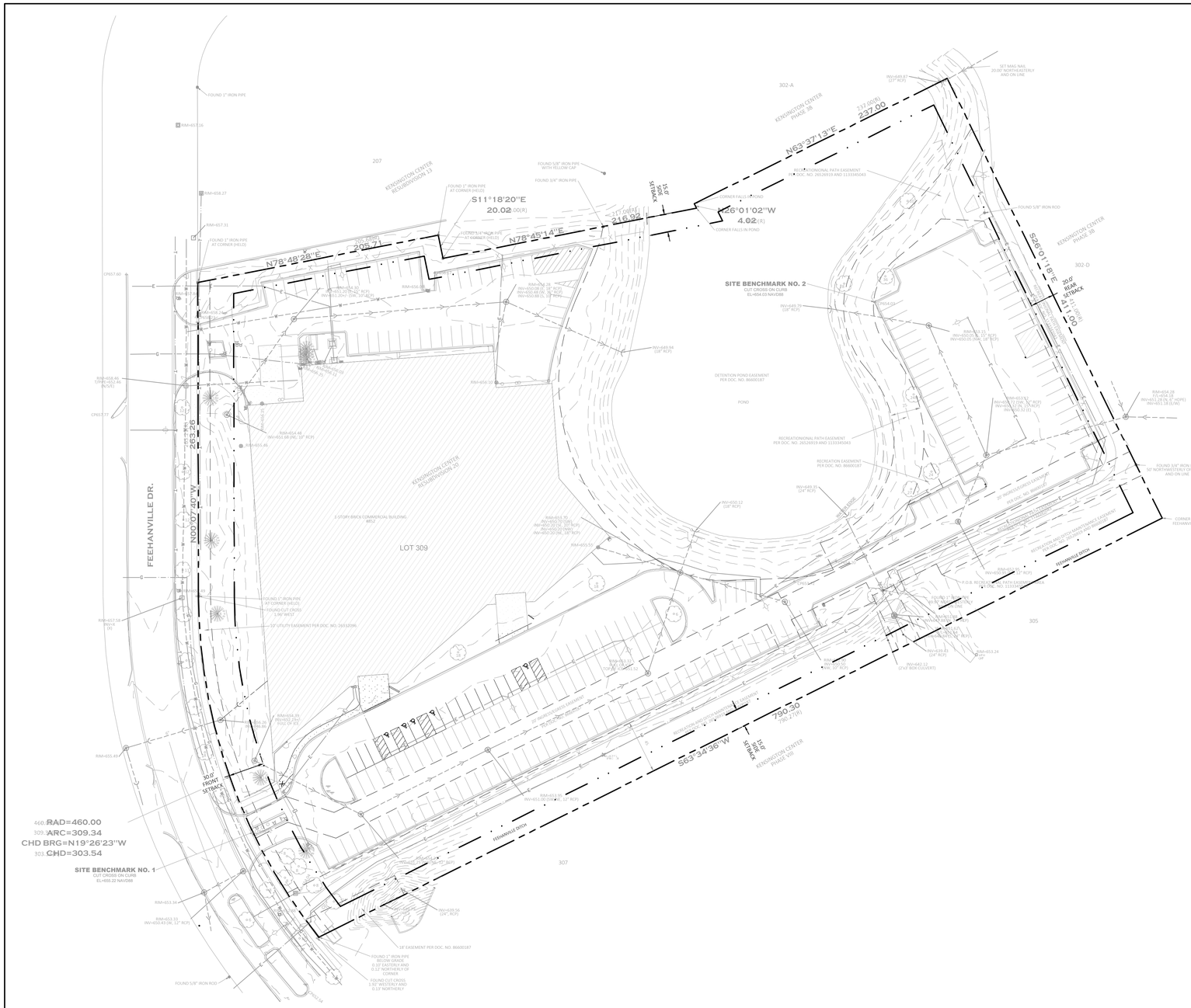
REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title COVER SHEET
Sheet Number
C0.00

N:\3260027\Dwg\Sheets\3260027_CS01 & DT01.dwg, COVER, 2/26/2026 11:51:56 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.



ZONING SITE PLAN LEGEND

PROPERTY LINE

SETBACK LINE

PARKING CALCULATIONS

EXISTING STANDARD SPACES PROVIDED: 199 STALLS
EXISTING ACCESSIBLE SPACES PROVIDED: 05 STALLS

TOTAL EXISTING PARKING PROVIDED: 204 STALLS

PROPOSED STANDARD SPACES PROVIDED: 197 STALLS
PROPOSED ACCESSIBLE SPACES PROVIDED: 07 STALLS

TOTAL PROPOSED PARKING PROVIDED: 204 STALLS

SITE DATA

PARCEL AREA	346,544 SQ. FT. (7.96 AC.)	
ZONING	I-1 LIMITED INDUSTRIAL DISTRICT	
SETBACKS	EXISTING	PROPOSED
FRONT YARD	30'	30'
SIDE YARD	15'	15'
REAR YARD	20'	20'
LOT & FLOOR AREA	EXISTING	PROPOSED
LOT SQ FT	63,080	63,080
LOT AC	1.45	1.45
LOT COVERAGE	18.2%	18.2%
FLOOR AREA SQ FT	63,080	63,080
FLOOR AREA AC	1.45	1.45
FLOOR AREA COVERAGE	18.2%	18.2%

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

ZONING SITE PLAN

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: 1" = 40'
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C0.01

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR BID

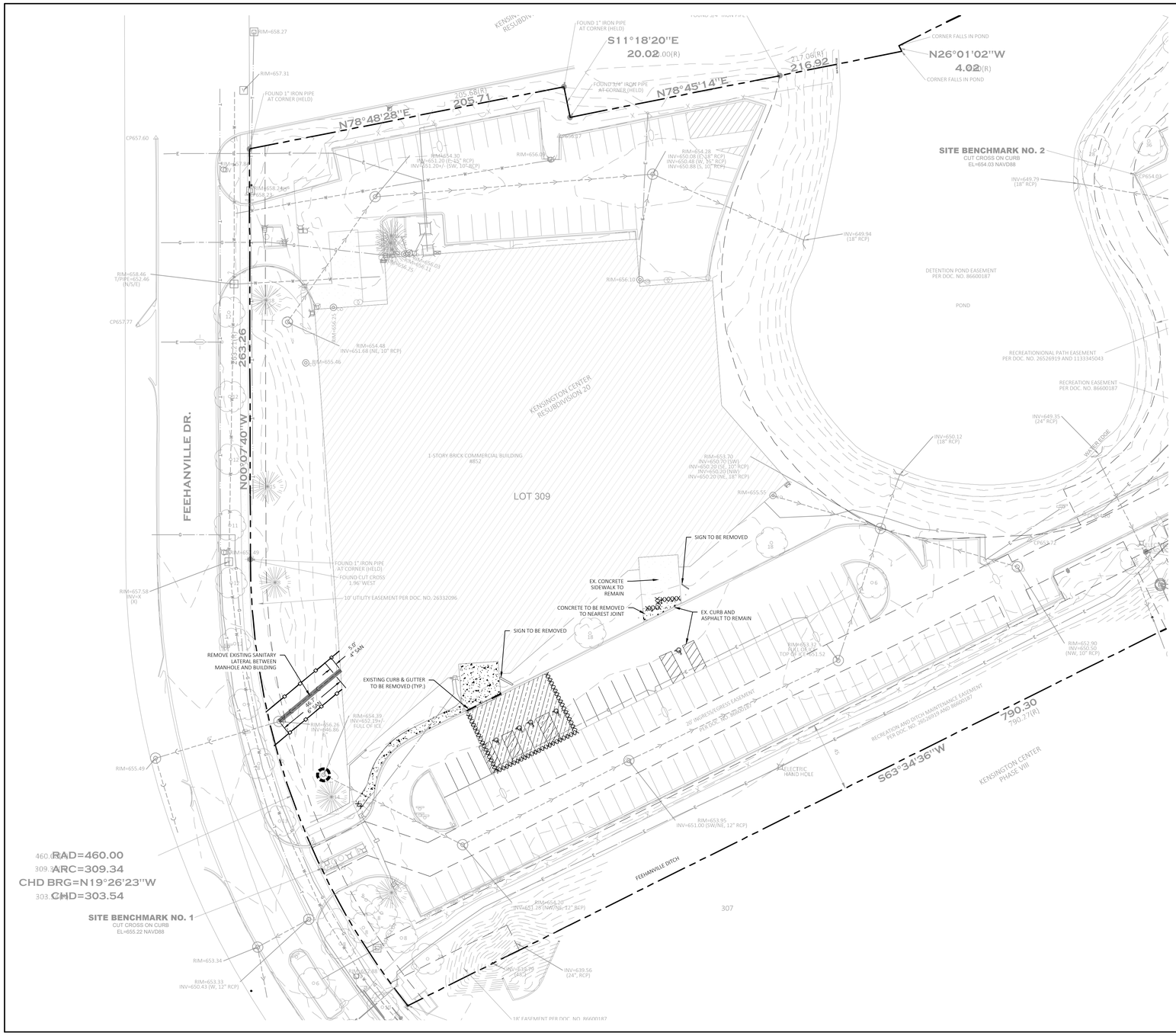
REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title ZONING SITE PLAN
Sheet Number C0.01

C:\3260027\Dwg\Sheets\3260027_ZP01.dwg, ZONING, 2/26/2026 11:52:15 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.



DEMOLITION & EROSION CONTROL LEGEND

- PROPERTY LINE
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- SAWCUT LINE PAVEMENT
- UTILITY PIPE TO BE REMOVED (UTILITY TYPE PER UTILITY PLAN)
- EXISTING CURB & GUTTER TO BE REMOVED
- TEMPORARY INLET PROTECTION
- TEMPORARY SILT FENCE

DEMOLITION & EROSION CONTROL NOTES

1. REFER TO THE SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES.
2. THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS IS BASED ON INFORMATION FROM MUNICIPALITY, LOCAL UTILITY COMPANIES, OR, WHERE POSSIBLE, FIELD SURVEY. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
3. CONTRACTOR SHALL CONTACT J.U.L.I.E. OR THE APPROPRIATE UTILITY COMPANY PRIOR TO EXCAVATION.
4. EROSION CONTROL DEVICES AND TREE PROTECTION MUST BE INSTALLED PRIOR TO GROUND DISTURBING WORK, INCLUDING DEMOLITION.
5. DEMOLITION AND DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
6. PAVEMENT AND CURB REMOVAL LIMITS SHALL BE SAWCUT IN STRAIGHT LINES, TO FULL DEPTH. SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT.
7. FINAL CONSTRUCTION FENCE LOCATION AND PHASING SHALL BE COORDINATED BY THE CONTRACTOR WITH OWNER AND MUNICIPALITY.
8. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL (IUM).
9. CONTRACTOR TO INSPECT AND DOCUMENT EROSION & SEDIMENT CONTROL, AT MINIMUM:
   - 9.A. AT COMPLETION OF INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES, PRIOR TO ANY GROUND DISTURBANCE.
   - 9.B. ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL.
10. NECESSARY REPAIR OR CLEANING OF THE EROSION AND SEDIMENT CONTROL MEASURE SHOULD HAPPEN IMMEDIATELY.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH PERMANENT OR TEMPORARY SEEDING WITHIN SEVEN (7) DAYS.
12. DEWATERING UNFILTERED WATER DIRECTLY INTO THE SEWER SYSTEM IS PROHIBITED.
13. CONTRACTOR SHALL CLEAN TRACKOUT ON PUBLIC STREETS AT THE END OF EACH WORK DAY.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

DEMOLITION AND EROSION CONTROL PLAN

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: 1" = 30'
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C1.00

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR BID

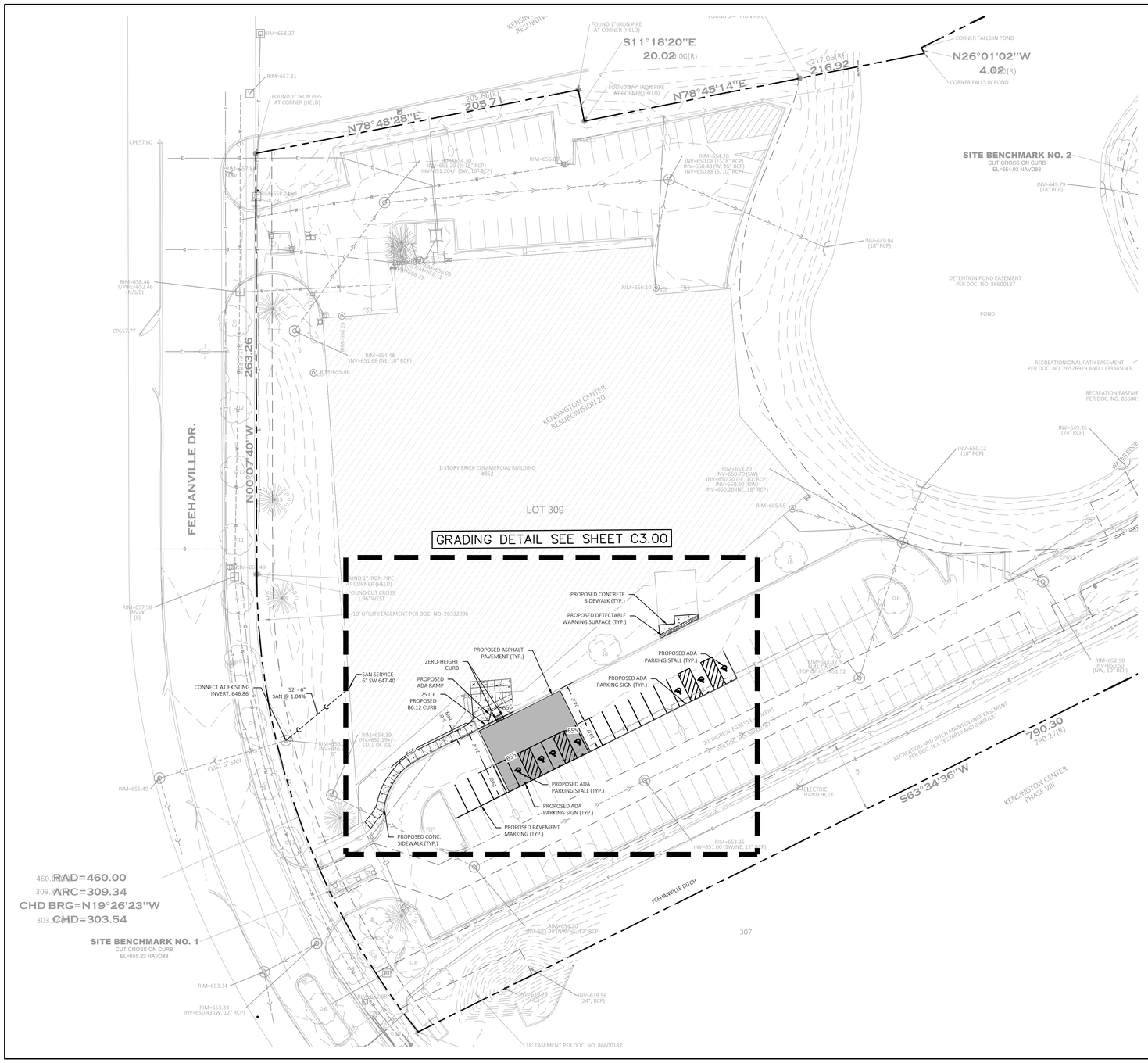
REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title DEMOLITION AND EROSION CONTROL PLAN
Sheet Number C1.00

C:\Users\3260027\Dwg\Sheet\3260027_DP01 & EC01.dwg, DEMO & EROS., 2/26/2026 11:52:21 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.



SITE, GRADING, AND UTILITY LEGEND

- PROPERTY LINE
- PROPOSED B6.12 STANDARD CURB & GUTTER
- CONCRETE SIDEWALK
- STANDARD-DUTY ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE
- PROPOSED CURB RAMP (SEE DETAIL)
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- (870.70) 870.20 — PROPOSED TOP OF CURB AND FLOWLINE GRADES
- 870.70 — PROPOSED SPOT GRADE AT TOP OF PAVEMENT/LANDSCAPE AREA
- 870.70± — MEET EXISTING ADJACENT GRADE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER

N

0 30 60
GRAPHIC SCALE
Feet

SITE, GRADING, AND UTILITY NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, DOOR LOCATION, AND BUILDING UTILITY ENTRANCE LOCATIONS, ETC.
2. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
3. ALL CURB RADII ARE MEASURED TO FACE OF CURB. CURB RADII ARE 3' UNLESS OTHERWISE NOTED.
4. ALL CURB SHALL BE B6.12 CONCRETE CURB, UNLESS OTHERWISE NOTED. MATCH EXISTING CURB GRADE AT EDGE OF PROPOSED CURB.
5. ALL SITE SIGNAGE AND MARKINGS MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2018 ILLINOIS ADA STANDARDS.
7. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER ON ANY DISCREPANCIES PRIOR TO STARTING WORK.
8. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
9. NO FILL SHALL BE PLACED ON WET, FROZEN, OR SOFT SUBGRADE.
10. ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 2.00% CROSS SLOPE AND A RUNNING SLOPE NO GREATER THAN 5.00%.
11. ADA STALLS SHOULD BE NO MORE THAN 2.00% IN ALL DIRECTIONS.
12. ALL DISTURBED LANDSCAPE AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED OR MULCHED TO MATCH EXISTING CONDITIONS.
13. MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTES.
14. MATCH EXISTING ELEVATION AT LIMITS OF CONSTRUCTION.
15. ADJUST ALL EXISTING MANHOLES, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.
16. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
17. THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR, FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
18. BEFORE PROCEEDING WITH ANY UTILITY CONSTRICTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
19. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
20. PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES.
21. RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
22. REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS.
23. VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
24. PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
25. REFER TO THE SPECIFICATIONS FOR THE CONTRACTORS AS-BUILT SURVEY RESPONSIBILITIES.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

SITE, GRADING AND UTILITY PLAN

ISSUED FOR BID

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: 1" = 30'
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C2.00

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title SITE, GRADING AND UTILITY PLAN
Sheet Number C2.00

N:\3260027\Dwg\Sheets\3260027_SP01 & GP01 & UP01.dwg, SITE GRAD UTIL, 2/26/2026 11:52:43 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.



GRADING LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED TOP OF CURB AND FLOWLINE GRADES
- PROPOSED SPOT GRADE AT TOP OF PAVEMENT OR LANDSCAPE AREA
- MEET EXISTING ADJACENT GRADE
- PROPOSED FLOW ARROW
- GRADING AREA LANDSCAPE REMEDIATION

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER ON ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
3. NO FILL SHALL BE PLACED ON WET, FROZEN, OR SOFT SUBGRADE.
4. ALL SIDEWALKS AND ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM 2.00% CROSS SLOPE AND A RUNNING SLOPE NO GREATER THAN 5.00%.
5. ADA STALLS SHOULD BE NO MORE THAN 2.00% IN ALL DIRECTIONS.
6. ALL DISTURBED LANDSCAPE AREAS SHALL RECEIVE 6" OF TOPSOIL AND BE SEEDED OR MULCHED TO MATCH EXISTING CONDITIONS.
7. MAXIMUM SLOPE IN LANDSCAPE AREAS SHALL BE 4:1 UNLESS OTHERWISE NOTES.
8. MATCH EXISTING ELEVATION AT LIMITS OF CONSTRUCTION.
9. ADJUST ALL EXISTING MANHOLES, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.
10. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
11. ALL CURB SHALL BE B6.12 CONCRETE CURB, UNLESS OTHERWISE NOTED. MATCH EXISTING CURB GRADE AT EDGE OF PROPOSED CURB.
12. ALL IMPROVEMENTS ARE TO BE MADE IN COMPLIANCE WITH 2018 ILLINOIS ADA STANDARDS.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION	DATE

R.A. SmithNational
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

DETAILED GRADING PLAN

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: 1" = 10'
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C3.00

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR BID

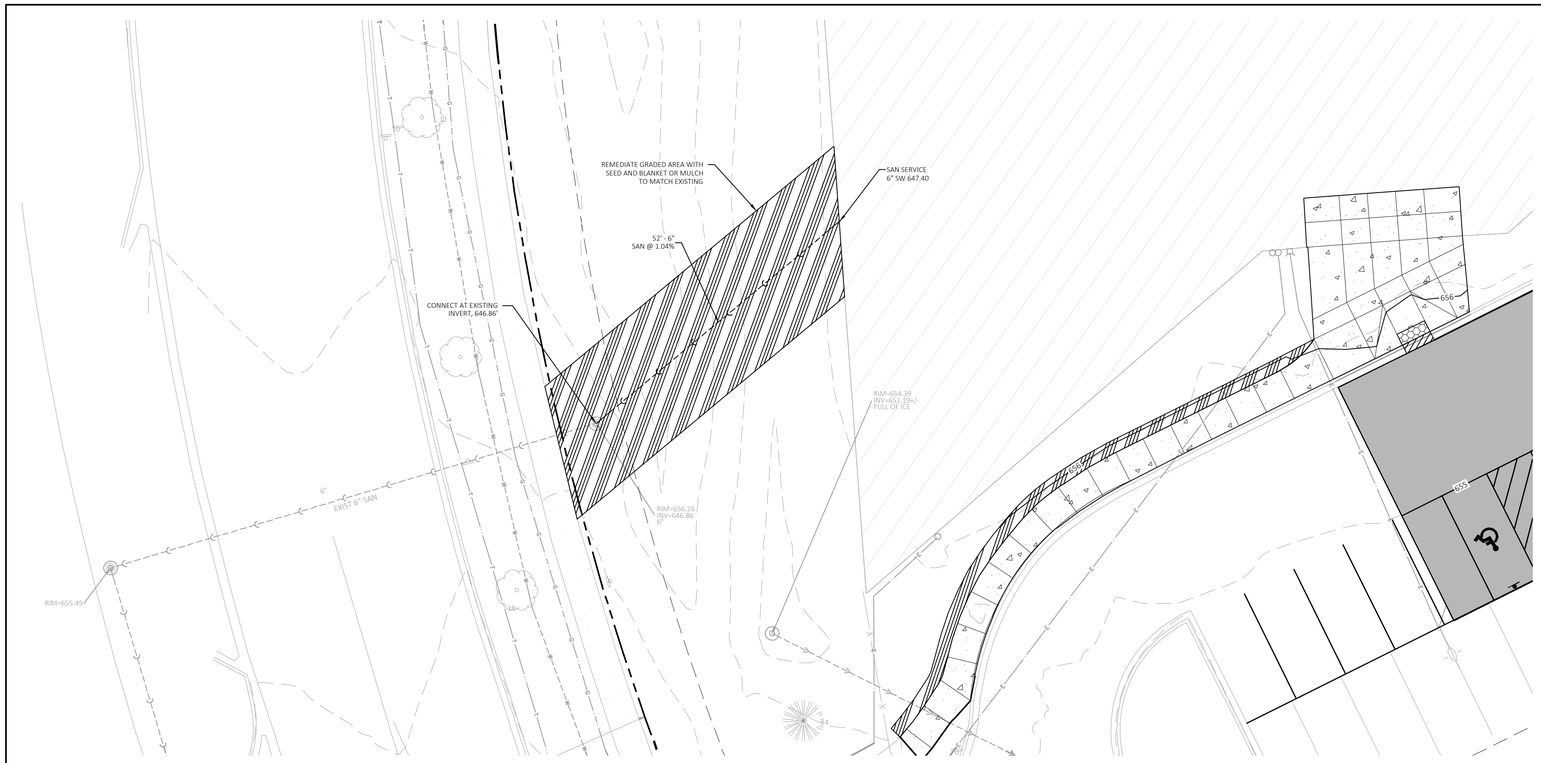
REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title DETAILED GRADING PLAN
Sheet Number C3.00

N:\3260027\Dwg\Sheets\3260027_GP02.dwg, DETAIL GRAD 1, 2/26/2026 11:53:05 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.



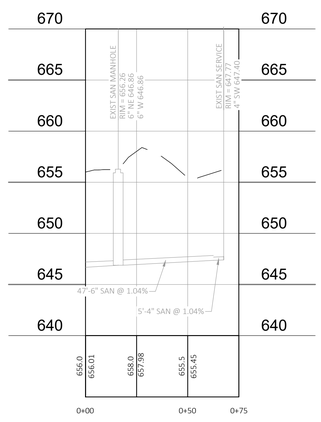
UTILITY LEGEND

- PROPERTY LINE
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING GAS
- EXISTING ELECTRIC LINE
- EXISTING TELEPHONE LINE
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- LANDSCAPE REMEDIATION

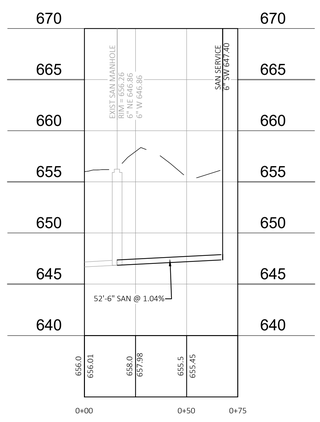
UTILITY NOTES

1. ADJUST ALL EXISTING MANHOLES, VALVES, INLETS, ETC. TO FINISHED GRADE, AS NECESSARY.
2. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. TO LOCATE UTILITIES PRIOR TO START OF EXCAVATION.
3. THE LOCATION AND ELEVATION OF UNDERGROUND UTILITIES SHOWN ON THE PLANS BASED ON INFORMATION PROVIDED BY THE AUTHORITY HAVING JURISDICTION (AHJ) OR, FIELD SURVEY, WHERE POSSIBLE. THE UTILITIES SHOWN ON THE PLAN CANNOT BE GUARANTEED AS EXACT OR COMPLETE.
4. BEFORE PROCEEDING WITH ANY UTILITY CONSTRICTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWNGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
5. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE CONNECTION POINTS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
6. PIPE LENGTH DISTANCES AND ELEVATION ARE GIVEN TO THE CENTER OF STORM STRUCTURES.
7. RIM ELEVATION ARE GIVEN TO THE FLOWLINE FOR INLET GRATES OR THE CENTER OF MANHOLE CASTING FOR MANHOLES.
8. REFER TO THE CONSTRUCTION SPECIFICATION FOR PIPE MATERIALS.
9. VERTICAL AND HORIZONTAL SEPARATION STANDARDS FOR WATER AND SEWER SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
10. PROPOSED ELECTRIC, GAS, AND TELECOMMUNICATION LINES ARE SHOWN IN APPROXIMATE LOCATIONS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO APPLY FOR NEW/RELOCATED FACILITIES AND TO COORDINATE FINAL LOCATION WITH THE UTILITY COMPANIES. ALL UTILITY COMPANY FEES SHALL BE PAID BY THE OWNER.
11. REFER TO THE SPECIFICATIONS FOR THE CONTRACTORS AS–BUILT SURVEY RESPONSIBILITIES.

EXISTING SANITARY



PROPOSED SANITARY



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

SANITARY PLAN AND PROFILE

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: 1" = 10'
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C4.00

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

ISSUED FOR BID

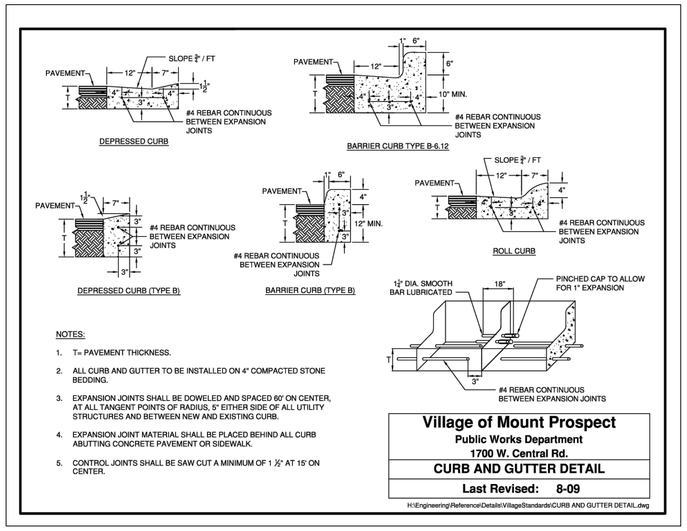
REVISIONS

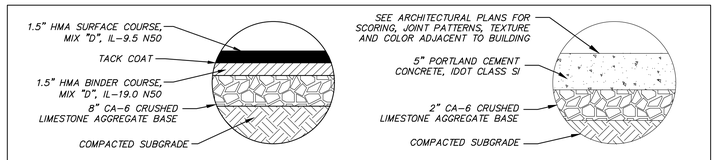
No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title SANITARY PLAN AND PROFILE
Sheet Number C4.00

N:\3260027\Dwg\Sheet\3260027_PP01.dwg, SAN P&P, 2/26/2026 11:53:29 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.

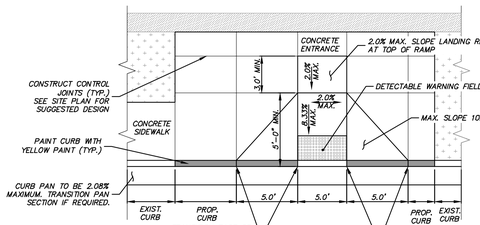




PAVEMENT NOTES:

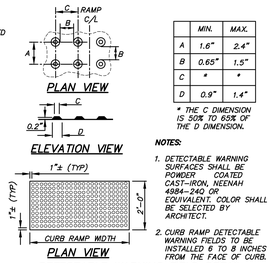
1. PAVEMENT SECTIONS SHALL CONFORM TO MOUNT PROSPECT, IL PAVING, SIDEWALK, CURB, AND GUTTER SPECIFICATIONS AND ORDINANCE.
2. PAVEMENT SECTIONS ARE SUBJECT TO VERIFICATION BY THE GEOTECHNICAL ENGINEER, IF APPLICABLE.
3. CONTRACTION JOINTS IN CONCRETE PAVEMENT, MADE TRANSVERSE TO THE DIRECTION OF TRAFFIC FLOW, SHOULD BE MADE AT INTERVALS OF 15 FEET OR LESS, AND PLACED ON 12-INCH CENTERS.

PAVEMENT RECOMMENDATIONS PER VILLAGE SPECIFICATIONS AND ORDINANCE



NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.
2. SEE SITE PLAN FOR CONCRETE ENTRANCE DIMENSIONS, PROPOSED CURB DIMENSIONS, AND CONTROL JOINT PATTERN.

DEPRESSED CURB RAMP
(NOT TO SCALE)

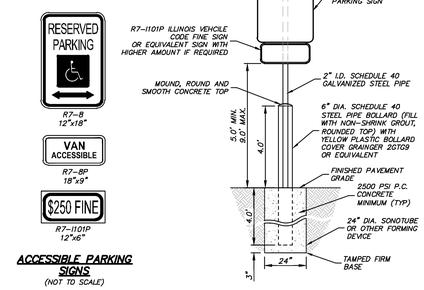


	MIN.	MAX.
A	1.6"	2.4"
B	0.65"	1.5"
C	*	*
D	0.9"	1.4"

* THE C DIMENSION IS 50% TO 65% OF THE D DIMENSION.

NOTES:
1. DETECTABLE WARNING SURFACES SHALL BE POWDER COATED CAST-IRON, NEENAH 4984-240 OR EQUIVALENT. COLOR SHALL BE SELECTED BY ARCHITECT.
2. CURB RAMP DETECTABLE WARNING FIELDS TO BE INSTALLED 6 TO 8 INCHES FROM THE FACE OF CURB.

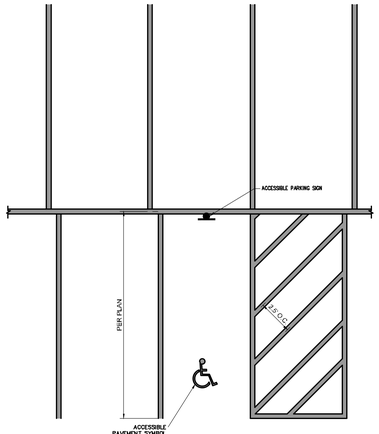
DETECTABLE WARNING FIELD DETAIL
(TRUNCATED DOMES – NOT TO SCALE)



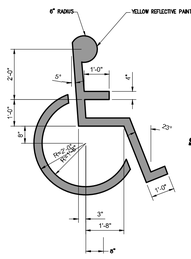
ACCESSIBLE PARKING SIGNS
(NOT TO SCALE)

NOTES:
1. ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS, HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
2. ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.
3. ACCESSIBLE PARKING SIGN SHALL BE MOUNTED AT THE FRONT CENTER OF THE PARKING SPACE, NO MORE THAN 6' HORIZONTALLY FROM THE FRONT OF THE PARKING SPACE.
4. VARIATIONS TO R7-8 ACCESSIBLE PARKING SIGN SHALL CONFORM WITH 2018 ILLINOIS ACCESSIBILITY CODE.
5. R-71101P $250 FINE SIGN SHALL BE MOUNTED BELOW THE R7-8 SIGN UNLESS THE DOLLAR AMOUNT IS INCLUDED IN THE R7-8 SIGN. R-71101P SIGN SHALL BE REPLACED WITH AN EQUIVALENT SIGN WITH HIGHER FINE AMOUNT IF REQUIRED BY LOCAL ORDINANCE.
6. R7-8P SHALL BE MOUNTED BELOW THE R-7-8 SIGN FOR SPACES DESIGNATED AS "VAN ACCESSIBLE." SUCH SIGNS SHALL BE LOCATED SO THAT THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE.

ACCESSIBLE PARKING SIGN ON POST AND BOLLARD IN PAVEMENT
(NOT TO SCALE)



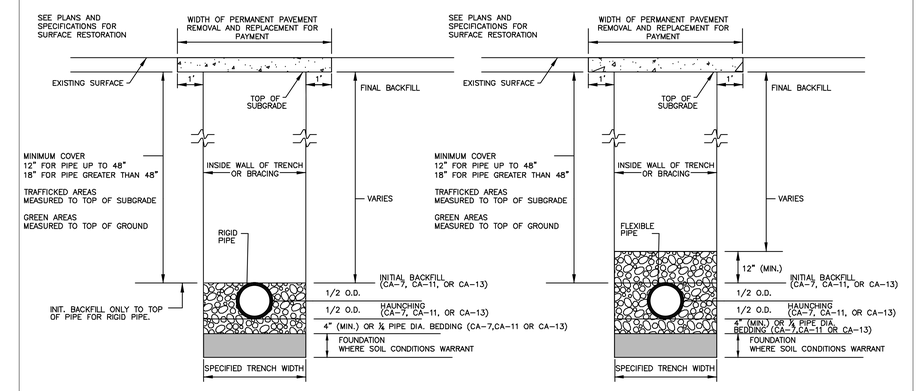
NOTES:
1. ALL ACCESSIBLE STALL PAVEMENT MARKINGS SHALL BE 4" WIDE YELLOW STRIPES.
2. ACCESSIBLE AISLE SHALL BE A MINIMUM OF 5' WIDE.
3. ACCESSIBLE STALL SHALL BE A MINIMUM OF 9' WIDE.
4. STANDARD STALL SHALL BE A MINIMUM OF 9' WIDE.
5. ACCESSIBLE PARKING AREA SURFACE SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.



90 DEGREE PARKING DETAIL
(NOT TO SCALE)

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

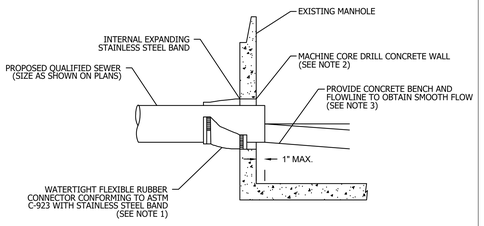
ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.



NOTES:
1. FOR QUALIFIED SEWER CONSTRUCTION ONLY.
2. SHORING, OR EQUIVALENT PROTECTIVE SYSTEM, REQUIRED FOR TRENCHES OF 5' DEPTH OR GREATER, OR AS REQUIRED BY MUNICIPALITY.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	11/25/25
	RIGID AND FLEXIBLE PIPE INSTALLATION DETAIL	STD. DWG. NO. 34
		PAGE NO. 35



NOTES:
1. RESILIENT CONNECTOR COMPLYING WITH ASTM STANDARD C-923 (MOST RECENT EDITION) SHALL BE USED.
2. MACHINE CORE/DRILL CIRCULAR OPENING IN STRUCTURE WALL. OPENING DIAMETER TO FIT THE REQUIRED RESILIENT CONNECTOR PER MANUFACTURER'S RECOMMENDATION.
3. CUT, SHAPE, AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE, OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY THE CONTRACTOR.
6. REINFORCED CONCRETE COLLAR MAY BE SUBSTITUTED FOR PIPE DIAMETERS LARGER THAN 36-INCHES.

NOT TO SCALE

	TECHNICAL GUIDANCE MANUAL	10/02/18
	PIPE TO EXISTING MANHOLE CONNECTION DETAIL	STD. DWG. NO. 42
		PAGE NO. 43

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

raSmith
CREATIVITY BEYOND ENGINEERING
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

North Cook ISC
Leading • Learning • Together

DATE	DESCRIPTION

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL
CONSTRUCTION DETAILS

ISSUED FOR BID

REVISIONS		
No.	Date	By

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: N.T.S.
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C5.00

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title CONSTRUCTION DETAILS
Sheet Number C5.00

C:\Users\3260027\Dwg\Sheet\3260027_CS01 & DT01.dwg, DETAILS 1, 2/26/2026 11:53:43 AM, dbm

THESE DOCUMENTS ARE COPYRIGHTED. REPRODUCTION OF THIS DRAWING, BY ANY PHOTOGRAPHIC, XEROGRAPHIC OR OTHER SIMILAR TECHNIQUE OR PROCESS, DURING THE BIDDING PERIOD OR FOR INCORPORATING THE MATERIAL CONTAINED HEREON INTO A SHOP DRAWING, IS STRICTLY PROHIBITED WITHOUT THE EXPRESSED CONSENT OF ARCON ASSOCIATES, INC. © 2026 ARCON Associates, Inc.

A. REFERENCED SPECIFICATIONS

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

B. NOTIFICATIONS

1. THE MWRD LOCAL SEWER SYSTEMS SECTION FIELD OFFICE MUST BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY WORK (CALL 708-588-4055 OR SEND EMAIL NOTIFICATION WITH PROJECT NAME, LOCATION AND PERMIT NUMBER TO WMOJOBSTART@MWRD.ORG).
2. THE VILLAGE OF MOUNT PROSPECT ENGINEERING DEPARTMENT AND PUBLIC MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. ALL ELEVATIONS SHOWN ON PLANS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). CONVERSION FACTOR IS 0 FT.
2. MWRD, THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
3. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, MWRD, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY MWRD AND THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY MWRD, THE MUNICIPALITY, OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
5. THE LOCATION OF VARIOUS UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
6. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
7. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY, MWRD, AND OWNER.
8. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
9. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
10. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.

D. SANITARY SEWER

1. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY POLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
2. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR MWRD AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
3. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY OR MWRD.
4. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS (LATEST EDITION).
5. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER SYSTEM.
6. ALL DOWNSPOUTS AND FOOTING DRAINS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
7. ALL SANITARY SEWER PIPE MATERIALS AND JOINTS (AND STORM SEWER PIPE MATERIALS AND JOINTS IN A COMBINED SEWER AREA) SHALL CONFORM TO THE FOLLOWING:

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

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

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

8. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼ " TO 1" IN SIZE, WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. MATERIAL SHALL BE CA-7, CA-11 OR CA-13 AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
9. NON-SHEAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPES OF DISSIMILAR PIPE MATERIALS.
10. ALL MANHOLES SHALL BE PROVIDED WITH BOLTED, WATERTIGHT COVERS. SANITARY LIDS SHALL BE CONSTRUCTED WITH A CONCEALED PICKHOLE AND WATERTIGHT GASKET WITH THE WORD "SANITARY" CAST INTO THE LID.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
    a) A CIRCULAR SAW-CUT OF SEWER MAIN BY PROPER TOOLS ("SHEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUBWYE SADDLE OR HUB-TEE SADDLE.
    b) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
    c) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHENEVER A SANITARY/COMBINED SEWER CROSSES UNDER A WATERMAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATERMAIN SHALL BE 18 INCHES. FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN SANITARY/COMBINED SEWERS AND WATERMAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN THE SAME TRENCH WITH THE WATERMAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH, KEEPING A MINIMUM 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN STANDARDS OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
13. ALL EXISTING SEPTIC SYSTEMS SHALL BE ABANDONED. ABANDONED TANKS SHALL BE FILLED WITH GRANULAR MATERIAL OR REMOVED.
14. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES, AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE.
15. ALL SANITARY MANHOLES, (AND STORM MANHOLES IN COMBINED SEWER AREAS), SHALL HAVE PRECAST "RUBBER BOOTS" THAT CONFORM TO ASTM C-923 FOR ALL PIPE CONNECTIONS. PRECAST SECTIONS SHALL CONSIST OF MODIFIED GROOVE TONGUE AND RUBBER GASKET TYPE JOINTS.
16. ALL ABANDONED SANITARY SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH AT LEAST 2 FEET LONG NON-SHRINK CONCRETE OR MORTAR PLUG.
17. EXCEPT FOR FOUNDATION/FOOTING DRAINS PROVIDED TO PROTECT BUILDINGS, OR PERFORATED PIPES ASSOCIATED WITH VOLUME CONTROL FACILITIES, DRAIN TILES/FIELD TILES/UNDERDRAINS/PERFORATED PIPES ARE NOT ALLOWED TO BE CONNECTED TO OR TRIBUTARY TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS IN COMBINED SEWER AREAS. CONSTRUCTION OF NEW FACILITIES OF THIS TYPE IS PROHIBITED; AND ALL EXISTING DRAIN TILES AND PERFORATED PIPES ENCOUNTERED WITHIN THE PROJECT AREA SHALL BE PLUGGED OR REMOVED, AND SHALL NOT BE CONNECTED TO COMBINED SEWERS, SANITARY SEWERS, OR STORM SEWERS TRIBUTARY TO COMBINED SEWERS.
18. A BACKFLOW PREVENTER IS REQUIRED FOR ALL DETENTION BASINS TRIBUTARY TO COMBINED SEWERS. REQUIRED BACKFLOW PREVENTERS SHALL BE INSPECTED AND EXERCISED ANNUALLY BY THE PROPERTY OWNER TO ENSURE PROPER OPERATION, AND ANY NECESSARY MAINTENANCES SHALL BE PERFORMED TO ENSURE FUNCTIONALITY. IN THE EVENT OF A SEWER SURCHARGE INTO AN OPEN DETENTION BASIN TRIBUTARY TO COMBINED SEWERS, THE PERMITTEE SHALL ENSURE THAT CLEAN UP AND WASH OUT OF SEWAGE TAKES PLACE WITHIN 48 HOURS OF THE STORM EVENT.

E. EROSION AND SEDIMENT CONTROL

1. THE CONTRACTOR SHALL INSTALL THE EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE FUNCTIONAL PRIOR TO HYDROLOGIC DISTURBANCE OF THE SITE.
3. ALL DESIGN CRITERIA, SPECIFICATIONS, AND INSTALLATION OF EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
   a) UPON COMPLETION OF INITIAL EROSION AND SEDIMENT CONTROL MEASURES, PRIOR TO ANY SOIL DISTURBANCE.
   b) ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
6. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE CO-PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
7. A STABILIZED MAT OF CRUSHED STONE MEETING THE STANDARDS OF THE ILLINOIS URBAN MANUAL SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
8. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL AND SHALL BE INSTALLED PRIOR TO ANY ON SITE CONSTRUCTION ACTIVITIES INVOLVING CONCRETE.
9. MORTAR WASHOUT FACILITIES SHALL BE CONSTRUCTED IN ADDITION TO CONCRETE WASHOUT FACILITIES FOR ANY BRICK AND MORTAR BUILDING ENVELOPE CONSTRUCTION ACTIVITIES.
10. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN. VOLUME CONTROL FACILITIES SHALL NOT BE USED AS TEMPORARY SEDIMENT BASINS.
11. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) DAYS.
12. ALL FLOOD PROTECTION AREAS AND VOLUME CONTROL FACILITIES SHALL, AT A MINIMUM, BE PROTECTED WITH A DOUBLE-ROW OF SILT FENCE (OR EQUIVALENT).
13. VOLUME CONTROL FACILITIES SHALL NOT BE CONSTRUCTED UNTIL ALL OF THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
14. SOIL STOCKPILES SHALL, AT A MINIMUM, BE PROTECTED WITH PERIMETER SEDIMENT CONTROLS. SOIL STOCKPILES SHALL NOT BE PLACED IN FLOOD PROTECTION AREAS OR THEIR BUFFERS.
15. EARTHEN EMBANKMENT SIDE SLOPES SHALL BE STABILIZED WITH APPROPRIATE EROSION CONTROL BLANKET.
16. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY APPROPRIATE SEDIMENT CONTROL MEASURES.
17. THE CONTRACTOR SHALL EITHER REMOVE OR REPLACE ANY EXISTING DRAIN TILES AND INCORPORATE THEM INTO THE DRAINAGE PLAN FOR THE DEVELOPMENT. DRAIN TILES CANNOT BE TRIBUTARY TO A SANITARY OR COMBINED SEWER. DRAIN TILES ALLOWED IN COMBINED SEWER AREA FOR GREEN INFRASTRUCTURE PRACTICES.
18. IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE SITE INSPECTOR MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
19. THE CONTRCTOR SHALL BE RESPONSIBLE FOR TRENCH DEWATERING AND EXCAVATION FOR THE INSTALLATION OF SANITARY SEWERS, STORM SEWERS, WATERMAINS AS WELL AS THEIR SERVICES AND OTHER APPURTENANCES. ANY TRENCH DEWATERING, WHICH CONTAINS SEDIMENT SHALL PASS THROUGH A SEDIMENT SETTLING POND OR EQUALLY EFFECTIVE SEDIMENT CONTROL DEVICE. ALTERNATIVES MAY INCLUDE DEWATERING INTO A SUMP PIT, FILTER BAG OR EXISTING VEGETATED UPSLOPE AREA. SEDIMENT LADEN WATERS SHALL NOT BE DISCHARGE TO WATERWAYS, FLOOD PROTECTION AREAS OR THE COMBINED SEWER SYSTEM.
20. ALL PERMANENT EROSION CONTROL PRACTICES SHALL BE INITIATED WITHIN SEVEN (7) DAYS FOLLOWING THE COMPLETION OF SOIL DISTURBING ACTIVITIES.
21. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED AND REPAIRED AS NEEDED ON A YEAR-ROUND BASIS DURING CONSTRUCTION AND ANY PERIODS OF CONSTRUCTION SHUTDOWN UNTIL PERMANENT STABILIZATION IS ACHIEVED.
22. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER PERMANENT SITE STABILIZATION.
23. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, SITE INSPECTOR, OR MWRD.

	TECHNICAL GUIDANCE MANUAL	10/13/2022
	MWRD GENERAL NOTES	STD. DWG. NO.18
		PAGE NO. 19

DATE	DESCRIPTION

raSmith
CREATIVITY BEYOND ENGINEERING
55 Shuman Boulevard, Suite 375
Naperville, IL 60563-8467
(630) 405-5722
rasmith.com
Brookfield, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

NCISC RENOVATIONS
VILLAGE OF MOUNT PROSPECT, IL

MWRD SPECIFICATIONS

ISSUED FOR BID

© COPYRIGHT 2026
R.A. Smith, Inc.

DATE: 02/27/2026
SCALE: N.T.S.
JOB NO. 3260027
PROJECT MANAGER: DANIEL MILETIC, P.E.
DESIGNED BY: PAM
CHECKED BY: DBM

SHEET NUMBER
C5.01

ARCON
architects
construction managers
roof & masonry consultants
landscape designers
interior designers
2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

NCISC Renovations

at
852 Feehanville Dr.
Mt. Prospect, IL
60056

for the
NORTH COOK INTERMEDIATE SERVICE CENTER

1001 E. Touhy Ave.
#200
Des Plaines, IL 60018

North Cook ISC
Leading • Learning • Together

REVISIONS

No.	Date	By

Project Number: 25117
Issue Date: Feb. 27, 2026
Drawn by: RAS
Sheet Title MWRD SPECIFICATIONS
Sheet Number C5.01

C:\Projects\3260027\Dwg\Sheets\3260027_C501 & 0101.dwg, MWRD, 2/26/2026 11:53:45 AM, dbm

NOTE:
1. ALL STANDARDS AND SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT), COUNTY STORMWATER ORDINANCE, LOCAL SEWER DISTRICT STANDARDS, AND THE VILLAGE STANDARDS.

GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
   b. STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS
   c. STATE OF ILLINOIS, ENVIRONMENTAL PROTECTION AGENCY STANDARDS
   d. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   e. CAPITAL DEVELOPMENT BOARD 2018 ILLINOIS ACCESSIBILITY CODE
   f. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   g. MUNICIPALITY DEVELOPMENT STANDARDS
   h. COUNTY DEVELOPMENT STANDARDS
   i. CONSERVATION DISTRICT AND OTHER GOVERNING AUTHORITIES.
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE APPLICATIONS, FEES, AND COORDINATION WITH ALL PUBLIC UTILITY COMPANIES TO PROVIDE ELECTRIC, GAS, TELEPHONE, AND DATA INTERNET, AS NEEDED. SITE IMPROVEMENTS FOR PUBLIC UTILITY ROUTING AND OTHER FEATURES ARE SHOWN FOR REFERENCE ONLY AND FINAL DESIGN WILL BE PROVIDED BY THE PUBLIC UTILITY COMPANY.
6. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. A 7/16"ø BOLT DOES NOT HAVE THE SAME PRESSURE RATING FOR DIFFERENT SIZE BEING. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND ANY EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS OBTAINED. PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 3 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
7. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OR DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF THE CONSTRUCTED SITE IN ACCORDANCE WITH THE LOCAL GOVERNING AUTHORITIES.

EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL J.U.L.I.E. TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL TEMPORARY CONSTRUCTION FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY. FINAL CONSTRUCTION FENCE LOCATION AND PHASING SHALL BE COORDINATED BY THE CONTRACTOR WITH OWNER AND MUNICIPALITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE PER FEDERAL, STATE, AND LOCAL REQUIREMENTS. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF NO GEOTECHNICAL REPORT IS AVAILABLE, EARTH SHALL BE COMPACTED TO 95% MODIFIED PROCTOR UNDER BUILDING FOUNDATIONS, SLABS, AND ALL PAVEMENTS AND 90% PROCTOR UNDER UNPAVED AREAS.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING UNDERGROUND UTILITIES WITHIN PROPOSED BUILDING PADS SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISCING, HARROWING, OR AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A TANDEM AXLE TRUCK LOADED TO A MINIMUM GROSS WEIGHT OF 40,000 LB. THREE TO FOUR PASSES OF THE AREA SHALL BE CONDUCTED, WITH THE LAST AT WALKING SPEED SO GEOTECHNICAL ENGINEER CAN FOLLOW BEHIND. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT IN EXCEEDANCE OF 1 INCH SHALL BE UNDERCUT, BACKFILLED, AND RETESTED IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. SPOILS MAY NOT BE BERMED ONSITE UNLESS SPECIFICALLY CALLED FOR ON THE PLANS.
12. ANY EXPORTED MATERIAL MUST BE DISPOSED OF PER FEDERAL, STATE, AND LOCAL REQUIREMENTS.
13. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF SIX INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL.
4. ROLLED EROSION CONTROL BLANKET SHALL BE WOVEN WITH BIODEGRADABLE WOOD EXCELSIOR FIBER.
5. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. THE MINIMUM EARTHWORK ASSOCIATED WITH INSTALLATION OF INSTALLATION AND CONVOLUTIONALITY.
6. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
7. ALL PRACTICES SHALL BE CONTINUALLY INSPECTED BY A QUALIFY 2 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
8. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
9. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE DISCHARGED AWAY FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND/OR SITE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, WATERED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

UTILITIES

33 30 00 – SANITARY SEWERAGE

1. ALL SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS AND THE LOCAL DEVELOPMENT STANDARDS OF THE AUTHORITIES HAVING JURISDICTION.
2. WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
3. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
4. POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 26 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH JOINTS CONFORMING TO ASTM 3212. SERVICE SEWERS AND RISERS SHALL BE SDR35PVC CONFORMING TO ASTM D3034, WITH JOINTS CONFORMING TO ASTM 3212.
5. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE WITH TONGUE AND GROOVE JOINTS IN CONFORMANCE TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
6. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH THE IDOT SPECIFICATIONS. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
7. PIPE BEDDING, HAUNCHING, AND INITIAL BACKFILL SHALL BE MECHANICALLY COMPACTED SELECT BACKFILL MATERIAL CONFORMING TO IDOT CA-7, CA-11, OR CA-13 GRADATION.
8. TRENCH BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED SELECT GRANULAR BACKFILL CONFORMING TO IDOT CA-6 BENEATH AND WITHIN 2' FEET OF PAVEMENT AREAS, AND SHALL BE MECHANICALLY COMPACTED SUITABLE SPOIL BACKFILL BENEATH GREENSPACE AREAS.
9. ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, WITH FLEXIBLE WATERTIGHT RUBBER BOOT CONFORMING TO ASTM C-923 WITH STAINLESS STEEL BAND.
10. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
11. THE CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FINISHED SURFACE UPON COMPLETION OF PAVING OPERATIONSAFTER INSTALLATION OF STORMWATER DRAINAGE SYSTEM, CONTRACTOR SHALL CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. REPAIR ANY DAMAGE.
12. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

EXTERIOR IMPROVEMENTS

32 13 00 – CONCRETE PAVING

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE PROJECT GEOTECHNICAL REPORT AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
3. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
4. CRUSHED STONE BASE SHALL CA-6 GRADATION BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
5. CONCRETE PAVEMENTS SHALL BE IDOT CLASS PV WITH A MINIMUM 14 DAY COMPRESSIVE STRENGTH OF 3,500 PSI AND WITH A 6"X6" WELDED WIRE FABRIC PER DETAIL.
6. AGGREGATE SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
7. WATER SHALL BE IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
8. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH THE ID

Community Consolidated School District 21
959 West Dundee Road • Wheeling, Illinois 60090
847.537.8270
www.ccsd21.org
Dr. Michael Connolly, Superintendent

Board of Education
Jessica Riddick, *President* • Debbi McAtee, *Vice President* • Carrie Devitt, *Secretary*
Arlen S. Gould • Iliana Guzman • Bill Harrison • Angelika Husmann

February 18, 2026

Mr. Jason C. Shallcross, Director of Community & Economic Development
Village Hall
50 S. Emerson St.
Mount Prospect, Illinois 60056

Partnership and Support with NCISC

Dear Mr. Shallcross:

Wheeling District 21 views the North Cook Intermediate Service Center (NCISC) as a fundamental partner in our educational mission. I am writing today to personally recognize the exceptional professional expertise and the steadfast support their team provides to our district and the other 38+ districts in our region. The specialized services offered by NCISC are not merely administrative resources; they are essential pillars that uphold our operational success and allow us to maintain a standard of educational excellence for every student we serve.

The breadth of assistance we receive from NCISC is remarkable, particularly regarding the complexities of educator licensure. The team's clear and timely guidance ensures our educators remain in good standing, allowing us to maintain a highly qualified workforce without administrative delay. This support extends to our physical environments through Health Life Safety Inspections, where their professional oversight helps us maintain secure, compliant facilities with confidence. Furthermore, the rigorous compliance reviews NCISC conducts regarding our curriculum, district policy, and instructional programs serve as assistance in ensuring we exceed state mandates for the benefit of our students.

Beyond administrative oversight, NCISC's impact is felt deeply in our leadership and instructional growth. Their guidance on staffing and personnel compliance allows our leadership team to focus on classroom impact rather than regulatory troubleshooting. Simultaneously, their high-level workshops and consultants in areas such as cultural competency, trauma-informed practices, and instructional coaching equip our staff with the modern tools necessary to foster inclusive classrooms. Our students have also benefitted from the NCSIC Student Advocates here onsite within many of our district schools. We are also particularly impressed by NCISC's massive regional impact in transportation safety, as

they manage the training of 12,000 school bus drivers across the Cook County suburbs and Chicago Public Schools to ensure our students' journeys remain safe.

As the Regional Office of Education for North Cook County, the NCISC serves a vital role, and we are thrilled about their upcoming transition. A new, centrally located office in Mount Prospect ensures that all regional educators can easily access NCISC's expertise. This move not only simplifies our partnership but also highlights Mount Prospect's growing role as a leader in supporting our schools.

With sincere appreciation,

Dr. Michael Connolly
Superintendent
Wheeling CCSD 21

Cc: April D. Jordan, NCISC Executive Director

Prospect Heights School District 23

700 N. SCHOENBECK ROAD, PROSPECT HEIGHTS, ILLINOIS 60070

DISTRICT OFFICE	EISENHOWER SCHOOL	BETSY ROSS SCHOOL	ANNE SULLIVAN SCHOOL	MACARTHUR MIDDLE SCHOOL
Phone (847) 870-3850	Phone (847) 870-3875	Phone (847) 870-3868	Phone (847) 870-3865	Phone (847) 870-3879
Fax: (847) 870-3896	Fax: (847) 870-3877	Fax: (847) 870-3898	Fax: (847) 870-8113	Fax: (847) 870-3881

February 12, 2026

Mr. Jason C. Shallcross, Director of Community & Economic Development
Village Hall
50 S. Emerson St.
Mount Prospect, Illinois 60056

Expression of Gratitude for Continued Partnership and Support with NCISC

Dear Mr. Shallcross:

I'm sharing this letter in support of the North Cook Intermediate Service Center (NCISC) and to share the essential services it provides to School Districts in our community. I currently serve as the Chair of the NCISC Board and am the Superintendent in Prospect Heights SD#23. Prior to my time in this District, I served as the Principal at Lincoln Middle School in Mount Prospect SD#57. In short, I have been working in this area for more than 20 years and understand the diligent work you and the Village of Mount Prospect do to maintain the high standards expected of the community.

As the designated Regional Office of Education for North Cook County, the presence of NCISC is vital to our collective success. Our district's ability to provide a safe, compliant, and innovative learning environment is significantly strengthened by the comprehensive services and technical expertise their team provides.

The impact of their work spans every level of our operations. In particular, I would like to highlight the following areas of support:

- Regional Safety & Transportation: The scale of NCISC's training program for 12,000 school bus drivers across the Cook County suburbs and CPS is a remarkable achievement. This service is a critical component of student safety that resonates across the entire Chicagoland area.
- Cutting-Edge Professional Development: The NCISC has been instrumental in keeping our educators at the forefront of the field. The high-level support for instructional coaching, Social-Emotional Learning (SEL), effective teaching strategies, equity and belonging, and administrator academies have directly enhanced our roles.
- Student Support Programs: Addressing the wide and varied needs of all students is a significant challenge for local school districts. By pooling resources and centralizing services, NCISC provides

ongoing support to students through a wide range of programs. In District 23, our students receive direct support at MacArthur Middle School to address truancy and school avoidance through the Alternative Learning Opportunities Program.

- Administrative & Regulatory Excellence: From providing clarity on varied licensure requirements to conducting thorough Health Life Safety inspections, their team ensures we meet the highest standards. Additionally, their detailed compliance reviews regarding personnel, curriculum, and district policy provide us with the essential oversight needed to remain effective and accountable.

I am particularly excited about the prospect of the new location in Mount Prospect. By providing a centralized home for all 39 school districts and two special education cooperatives, this move ensures that NCISC's expert assistance is more accessible than ever. Furthermore, we believe this relocation will rightfully elevate Mount Prospect's status as a premier village for educational support and regional collaboration.

NCISC's tireless advocacy and professional, results-driven culture defines our region. We look forward to many more years of working together with them in support of our students and community.

Sincerely,



Donald S. Angelaccio, Ed.D.

Superintendent

Prospect Heights School District #23

Cc: April D. Jordan, NCISC Executive Director

River Trails School District 26

1900 E. Kensington Road
Mt. Prospect, IL 60056

(847) 297-4120
Fax: (847) 297-4124
Website: rtsd26.org

February 18, 2026

Dear Mr. Shallcross:

As Superintendent of River Trails School District 26, I am writing to enthusiastically support the North Cook Intermediate Service Center's (NCISC) relocation to Kensington Park. Having served as both Assistant Superintendent of Student Services and Superintendent, I have seen how vital NCISC is to our operations. To remain competitive with the robust regional offices in surrounding counties, North Cook must have a facility that allows them to deliver that same high caliber of service.

The move to Kensington Park is not just a change of address; it is a necessary evolution for our region for the following reasons:

- **Elevating Student Services:** In my experience leading Student Services, I know that McKinney-Vento support and truancy intervention require highly coordinated, accessible hubs. A modern facility ensures these essential services for our most vulnerable students are handled with the specialized focus they deserve.
- **A Professional Epicenter for Educators:** Our staff relies on NCISC for licensure and professional learning. By establishing a premier center in Mount Prospect, NCISC provides 11,000+ regional educators with a localized "hub" that rivals the robust offices found in neighboring regions, ensuring we attract and retain top-tier talent.
- **Strategic Regional Connectivity:** Mount Prospect is the ideal "heart" for this work. Placing an educational epicenter in Kensington Park aligns perfectly with the village's commitment to progress and accessibility, creating a synergy between civic development and educational excellence.

In education, "environment matters." For NCISC to continue fostering the innovation and compliance our districts depend on, they need a space that reflects the high standards of the North Cook region. River Trails District 26 stands firmly behind this move. We look forward to seeing NCISC thrive in a facility that finally matches the immense value they provide to our students and staff.

Sincerely,

Jodi J. Megerle, Superintendent River Trails School District 26

Cc: April D. Jordan, NCISC Executive Director

Kari Cremascoli, Ph.D.
Superintendent of Schools
cremasck@wilmette39.org
t 847.512.6030

Mikaelian Education Center
615 Locust Avenue
Wilmette, IL 60091
t 847.256.2450
f 847.256.1920
wilmette39.org

To: Mr. Jason C. Shallcross,
Director of Community & Economic Development
Mount Prospect Village Hall
50 S. Emerson St.
Mount Prospect, Illinois 60056

From: Kari Cremascoli, Ph.D.

Date: February 23, 2026

Re: Gratitude for Continued Partnership and Support with NCISC

Dear Mr. Shallcross:

As Superintendent of Wilmette Public School District 39, and a member of the North Cook Intermediate Service Center (NCISC) Governing Board, I wish to formally recognize and advocate for the NCISC, whose leadership and collaboration are vital to the success of all schools across our region. The NCISC function as a strategic extension of the Illinois State Board of Education ensuring that statewide standards are met with regional precision.

The NCISC is a critical partner in our daily operations. The scope of their work is both broad and deeply technical, ensuring that our schools operate safely and effectively through essential oversight in several key areas:

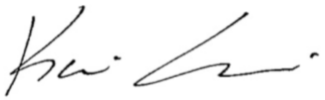
- **Compliance & Safety:** They manage rigorous health life safety inspections and permitting, ensuring every student learns in a secure, high-quality environment.
- **Professional Excellence:** By overseeing educator licensure and providing high-tier professional development, they keep our teachers at the forefront of instructional best practices. Ultimately, impacting 130,000 students across the region.
- **Instructional Support:** They develop specialized programming that directly enhances classroom outcomes across the entire region.

Beyond these technical and regulatory functions, the NCISC's greatest strength lies in its ability to act as a collaborative by bringing various educational experts together in job-alike areas, such as: curriculum and instruction; student services; instructional coaches; diversity equity and belonging; building and grounds; and district communications. These collaboratives serve as safe and supportive spaces for leaders to learn, grow, and share best practice across northern Cook County.

Specialty events planned and facilitated by NCSIC, like the December *Superintendent & Legislative Luncheon* and the March *Better Together PreK-8 Job Fair,* have carved out new opportunities for partnership in our area. NCSIC helps to bridge the gap between policy and practice by way of listening and advocating for our students. As a collective, we are part of an esteemed group of educators ensuring that those making the laws and those implementing them are perfectly aligned, creating a unified front that maximizes the positive impact on our children.

Ultimately, NCISC is the *glue* that holds our diverse educational landscape together. They ensure that excellence in one district can be shared and scaled across the entire North Cook region, providing an invaluable service to all of the families we serve, including those in Mount Prospect. I am proud to stand in support of NCISC and its continued leadership in our community and I also look forward to Mount Prospect being their new home.

Sincerely,



Superintendent of Schools
Wilmette Public Schools District 39

Cc: April D. Jordan, NCISC Executive Director

MOUNT PROSPECT SCHOOL DISTRICT 57

*Inspiring **every student, every day** to reach their full potential.*

February 10, 2026

Mr. Michael Cassady, Village Manager
Mr. Jason C. Shallcross, Director of Community & Economic Development
Mount Prospect Village Hall
50 South Emerson Street
Mount Prospect, Illinois 60056

RE: Expression of Gratitude for Continued Partnership and Support with NCISC

Dear Mr. Cassady and Mr. Shallcross,

On behalf of Mount Prospect School District 57, I am writing to express our profound gratitude for the unwavering support and professional expertise the North Cook Intermediate Service Center (NCISC) consistently provides to our district. The specialized services offered by their team have become an indispensable cornerstone of our operational success and educational excellence.

The breadth of assistance we receive from NCISC is remarkable, but I would like to specifically highlight several areas where their impact has been most felt:

- **Licensure Guidance:** Navigating the complexities of educator licensure is a daunting task for any personnel department. The NCISC Team's clear, timely, and accurate guidance ensures our educators remain in good standing, allowing us to maintain a highly qualified workforce without administrative delay.
- **Health Life Safety Inspections:** Ensuring the safety of our students and staff is our highest priority. The professional oversight and collaborative spirit provided during facility inspections help us maintain secure, compliant learning environments with confidence.
- **Compliance Reviews:** We deeply value the rigorous reviews NCISC conducts regarding our curriculum, district policy, and instructional programs. These audits serve as a vital "second set of eyes," ensuring that we not only meet but exceed state mandates for the benefit of our students.
- **Staffing & Personnel Support:** NCISC's guidance on staffing details and personnel compliance has allowed our leadership team to focus more on classroom impact and less on regulatory troubleshooting.
- **Professional Learning & Innovation:** High-level workshops and training provided to our educators and administrators are paramount to all. NCISC's focus on deeply needed

topics—including Social-Emotional Learning (SEL), high-impact teaching strategies, restorative practices, media literacy, and human-centered design—equips our staff with the modern tools necessary to foster inclusive and forward-thinking classrooms.

- **Transportation Safety & Training:** We are particularly impressed by NCISC's massive regional impact in managing the training of 12,000 school bus drivers across the Cook County suburbs and Chicago Public Schools (CPS) at various sites. This essential service ensures that our students' journeys to and from school are overseen by well-prepared, safety-conscious professionals.

The NCISC serves a vital role as the Regional Office of Education for North Cook County, and we are thrilled about their upcoming transition. The potential new location in Mount Prospect offers a centralized, accessible hub for all 39 school districts and two special education cooperatives in our region. This move not only provides us with easier access to their essential assistance but will heighten Mount Prospect's profile as a center for educational leadership in the state of Illinois.

The NCISC is more than a regulatory body; they are a true partner in our mission. The professionalism, accessibility, and proactive approach of their staff make a tangible difference in the daily lives of our administrators and, ultimately, our students. We hope to visit them in their new home in Mount Prospect and continue our successful collaboration.

With gratitude,



Dr. Mary Gorr

Superintendent

Mt. Prospect District 57

Cc: April D. Jordan, NCISC Executive Director

COMMUNITY CONSOLIDATED
SCHOOL DISTRICT 59

February 10, 2026

Mr. Jason C. Shallcross, Director of Community & Economic Development
Village Hall
50 S. Emerson St.
Mount Prospect, Illinois 60056

Expression of Gratitude for Continued Partnership and Support with NCISC

Dear Mr. Shallcross:

On behalf of Community Consolidated District 59, I am writing to formally recognize and support the invaluable contributions of the North Cook Intermediate Service Center (NCISC). As a pillar of our educational community, NCISC provides a comprehensive suite of services that are essential to the daily operations and long-term success of school districts throughout our region. Their role as a true partner ensures that our schools remain safe, compliant, and at the forefront of instructional innovation.

The breadth of expertise provided by the NCISC team is remarkable, spanning everything from the highly technical to the deeply instructional. Their guidance on educator licensure is a lifeline for personnel departments, ensuring our workforce remains qualified and classroom-ready without administrative delay. In terms of school safety, their Health Life Safety inspections and rigorous compliance reviews of curriculum and district policy provide essential guidance that allows us to exceed state mandates. Furthermore, their massive regional impact on transportation safety—overseeing the training of 12,000 bus drivers across the Cook County suburbs and Chicago—is a testament to their commitment to student well-being far beyond the classroom walls.

Beyond these regulatory functions, the NCISC serves as a catalyst for professional growth. We benefit from professional learning and consultative support in areas such as early childhood play-based learning, strategies for boosting student school attendance, as well as administrator mentorship and leadership coaching. For educational leaders, the NCISC offers a collaborative space to navigate complex staffing and personnel issues.

1001 Leicester Road | Elk Grove Village, IL 60007
P: (847) 593-4300 | **F:** (847) 593-4409 | ccsd59.org

COMMUNITY CONSOLIDATED
SCHOOL DISTRICT 59

The reach of a regional office such as NCISC in Mount Prospect would make the village synonymous with educational prowess. By anchoring their headquarters in Mount Prospect, NCISC is not only streamlining access to their expertise but also elevating the area's profile as a premier center for regional educational leadership and innovation.

The professionalism and solution-oriented approach of the NCISC staff make a tangible difference in the lives of our administrators, teachers, and students. We are proud to stand in support of their mission and look forward to continuing our successful partnership in their new home.

With sincere appreciation,



Terri Bresnahan, Ed.D.

Superintendent of Schools

Community Consolidated School District 59

Cc: April D. Jordan, NCISC Executive Director

High School District 214
2121 South Goebbert Road
Arlington Heights, Illinois 60005
847-718-7600 | www.d214.org

Dr. Scott Rowe
Superintendent

February 10, 2026

Mr. Jason C. Shallcross
Director of Community & Economic Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, Illinois 60056

Dear Mr. Shallcross:

I am writing in support of the North Cook Intermediate Service Center and its planned relocation to the Village of Mount Prospect. As the Regional Office of Education for North Cook County, NCISC serves school districts throughout the area and plays a critical role in supporting public education across the region.

NCISC provides operational and compliance support that school districts rely on every day, including educator licensure, health and life safety inspections, and curriculum and policy compliance. Their work helps ensure districts operate responsibly and in compliance with state requirements, allowing local leadership teams to remain focused on student learning while maintaining strong systems and accountability.

Beyond compliance, NCISC contributes to leadership development and professional learning for educators and administrators across North Cook County. Its consulting services, training programs, and regional coordination, including large-scale transportation safety training, provide efficiencies and expertise that benefit districts of all sizes.

Locating NCISC in Mount Prospect will improve accessibility for school districts and educators throughout the region and strengthen collaboration among public education partners. The Village's central location and commitment to supporting regional institutions make it well-suited to host the Regional Office of Education.

District 214 supports NCISC's relocation to Mount Prospect and appreciates the Village's consideration of its regional role. NCISC's presence will strengthen the educational infrastructure serving communities across North Cook County.

Sincerely,



Scott Rowe, Ed.D.
Superintendent
High School District 214

cc: April D. Jordan, Executive Director, North Cook Intermediate Service Center

EVANSTON TOWNSHIP HIGH SCHOOL
DISTRICT 202 1600 DODGE AVENUE EVANSTON, ILLINOIS 60201-3449 (847) 424-7220 FAX (847) 492-5579
OFFICE OF THE SUPERINTENDENT
MARCUS A. CAMPBELL, Ed.D.

February 23, 2026

Mr. Jason C. Shallcross, Director of Community & Economic Development
Village Hall
50 S. Emerson St.
Mount Prospect, Illinois 60056

Support for NCISC

Dear Mr. Shallcross:

Evanston High School District 202 considers the North Cook Intermediate Service Center (NCISC) an essential architect of our regional success. I am writing to express our full support for their work and to highlight the profound impact their expertise has on our district. NCISC is far more than a regulatory agency; they are a dedicated partner ensuring that our district remains safe, compliant, and deeply committed to instructional excellence.

The scope of support provided by the NCISC team is truly impressive, bridging the gap between intricate administrative requirements and high-level classroom instruction. Their specialized guidance on educator licensure provides a critical lens for our personnel department, keeping our workforce qualified and ready to serve without delay. Beyond staffing, their rigorous Health Life Safety inspections and curriculum audits offer the professional oversight necessary to exceed state standards. Furthermore, their immense regional responsibility in training school bus drivers across the Cook County suburbs and Chicago underscores a commitment to student safety that extends well beyond the school building.

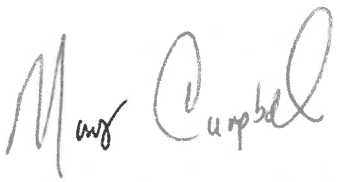
We also deeply value the NCISC as a driver of professional and leadership growth. Our district has benefited immensely from their consultative support in specialized areas, including evaluator training. For our leadership team, the center's leadership coaching programs provide a collaborative space to navigate modern educational challenges, allowing us to focus our energy on the students.

The Alternative Learning Opportunities Program and the North Cook Young Adult Academy have offered a temporary safe space for learning to our students. At times, children who have been met with challenges in a large setting find success in the small-group support offered through NCISC. There, students take comfort in the individualized approach that centers social-emotional needs throughout the day allowing students to return back to their homeschool and/or earn their diploma or enter into the workforce. Our students build self-esteem, cultivate self-

respect and self-management, while honing resilience affording them the chance to pave bright futures.

Additionally, as an NCSIC Governing Board member the prospect of establishing the NCISC headquarters in Mount Prospect in larger office space is a significant win for our entire educational community. A centralized, accessible office in Mount Prospect would streamline vital resources across the region. This move positions the area as a premier center for innovation and leadership, benefiting the 39 districts and two special education cooperatives that rely on NCISC's expertise.

With sincere appreciation,



Marcus Campbell, Ed. D.
Superintendent

Cc: April D. Jordan, NCISC Executive Director

ILLINOIS STATE BOARD OF EDUCATION

Dr. Tony Sanders, State Superintendent of Education
Dr. Steven Isoye, Chair of the Board

100 N. First Street • Springfield, IL 62777
555 W. Monroe Street, Suite 900 • Chicago, IL 60661

isbe.net

March 9, 2026

April D. Jordan, Ed.D.
Executive Director
North Cook Intermediate Service Center
1001 E. Touhy Ave. Suite 200
Des Plaines, IL 60018

Dear Dr. April Jordan,

I am writing this letter to verify that North Cook Intermediate Service Center (NCISC) is operating as an intermediate service center within the Illinois educational system. See 105 ILCS 5/2-3.62*;* see also 23 Ill. Adm. Code 525.30(a).

NCISC provides a range of supports and compliance functions to school districts in its region. These include operating an Alternative Learning Opportunities Program (ALOP) pursuant to Article 13B of the School Code and a Regional Safe Schools Program (RSSP) pursuant to Article 13A of the School Code. These programs are designed to assist school districts in meeting the needs of students who require alternative educational pathways or safe school placements. NCISC administers these programs in accordance with applicable statutory authority and applicable administrative rules.

NCISC and the programs operated, including the ones listed above, do not qualify for and are not a part of the public-school recognition process. See 105 ILCS 5/2-3.25; see also 23 Ill. Adm. Code 1.20.

If additional information or documentation is needed, please feel free to contact our office.

Sincerely,

Dr. Deshonda Daniels-Wright
Director of ROE/ISC
Illinois State Board of Education

Lutheran Social Services of Illinois
1001 E. Touhy Avenue, Suite 50
Des Plaines, Illinois 60018
847.635.4600
847.635.6764
LSSI.org

To Whom It May Concern,

I would like to take a moment to share my experience as a neighbor of the North Cook Intermediate Service Center (NCISC) and the North Cook Young Adult Academy (NCYAA).

NCISC has occupied space on the same property as our organization at 1001 E. Touhy Ave. for the past seven years. During this time, they have been wonderful and considerate neighbors. They are quiet, respectful, and consistently maintain their area of the facility in a neat and orderly manner. While I am not certain of their student enrollment, we have not experienced any changes in traffic flow or parking availability.

In addition, NCISC contributed to the renovation of a conference room in our building, which we have had the privilege of sharing and using on occasion.

If you have any questions, I can be reached at 847.635.4688 or via email at Lynda.kehoe@lssi.org.

Sincerely,

Lynda K. Kehoe

Lynda Kehoe
Executive Services Administrator

To Whom It May Concern,

This letter serves to confirm that NCISC and NCYAA were tenants at our property for seven (7) years. During their tenancy, they were professional, respectful, and maintained a quiet presence within the building. They did not create disturbances or require management intervention.

Additionally, they contributed positively to the property by assisting in the renovation of the shared conference room (Suite 350), enhancing the space for all occupants to utilize and enjoy.

We appreciate their tenancy and wish them continued success in their new space.

Sincerely,
Matija Landa
Property Manager
MK Asset Management

MK Asset Management
1001 E Touhy Ave. Suite 300 Des Plaines, IL 60019
Phone: 847.634.4772 – Fax: 847.634.6551

February 18, 2026

Village of Mount Prospect
50 S. Emerson Street
Mt. Prospect, IL 60056

To Whom It May Concern:

We would like to acknowledge that the North Cook Intermediate Service Center (NCISC) has been a tenant of our building for the last several years. They have been a good neighbor that we have had no ongoing issues or concerns with as a tenant of this building.

Sincerely,

MK Asset Management

MK Asset Management
1001 E. Touhy Avenue – Suite 300
Des Plaines, IL 60018
847.634.4772

ILLINOIS HOUSE OF REPRESENTATIVES

MICHELLE MUSSMAN
STATE REPRESENTATIVE · 56TH DISTRICT

Mr. Jason C. Shallcross
Mr. Michael Cassidy
Ms. Ann Choi
Village of Mount Prospect

Re: Support for NCISC at 852 Feehanville Drive

Dear Mr. Shallcross, Mr. Cassidy, and Ms. Choi,

I am writing in strong support of the North Cook Intermediate Service Center's (NCISC) relocation to 852 Feehanville Drive in the Kensington Business District in Mount Prospect.

Although NCISC has just closed on the building and internal renovations have started, their progress has been halted due to a zoning communication issue. In essence, NCISC is facing an issue with zoning for the relocation because the Village of Mount Prospect has expressed that a school is not permitted to reside in the Kensington Business Park area. However, according to the Illinois State Board of Education (ISBE), NCISC is a program and is not a school.

While NCSIC does provide services to 39 surrounding school districts, including School Districts 57, 26, 59, 23, 214, and Northwest Suburban Special Education Organization (NSSEO), it is important to differentiate the services of their organization from the functions and legal classification of a school.

To provide clarity to distinguish this program from a school, the NCISC fills the function of the Regional Office of Education in all of North Cook County, and provides the statutorily required Regional Safe School Program. Its governmental responsibilities include oversight, compliance, professional development, licensure, and alternative programming that strengthen public education systems throughout the region. Students remain enrolled in and accountable to their home districts, no diplomas are issued, and students are transported by specialized van service rather than school buses.

I hope that this new location for the NCISC, which serves over 130,000 North Cook constituents, will be welcomed into the Kensington Business District in Mount Prospect. The NCISC has long been established in the Mount Prospect community and continues to offer valuable resources to local families and professionals alike.

Thank you for your consideration.

Sincerely,



District Office: 11 North Roselle Rd, Schaumburg, IL, 60194 | *847-923-9104* | staterepmussman@gmail.com

SPRINGFIELD OFFICE:
200-8S STRATTON BUILDING
SPRINGFIELD, IL 62706
PHONE: 217/782-3739

DISTRICT OFFICE:
171 W. WING ST. • SUITE 202
ARLINGTON HEIGHTS, IL 60005
PHONE: 847/749-1137

ILLINOIS STATE REPRESENTATIVE
NICOLLE GRASSE
STATE REPRESENTATIVE • 53RD DISTRICT

Dear Manager Cassady,

I am writing to express my strong support for the North Cook Intermediate Service Center (NCISC) and its relocation to 852 Feehanville Drive within the Kensington Business District in Mount Prospect.

NCISC recently finalized the purchase of the building and began interior improvements; however, renovation work has paused due to a zoning concern. The Village has indicated that school use is not permitted within the Kensington Business Park area. According to the Illinois State Board of Education (ISBE), however, NCISC is not classified as a school but rather operates as an educational support program.

NCISC collaborates with and provides services to 39 surrounding school districts, including: Districts 57, 26, 59, 23, and 214, as well as the Northwest Suburban Special Education Organization (NSSEO).

Instead, NCISC performs many of the duties typically associated with the Regional Office of Education for North Cook County and administers the state-mandated Regional Safe School Program. Its responsibilities include regulatory oversight, compliance support, professional learning opportunities for educators, licensure assistance, and specialized programming that supports the broader public education system across the region.

Relocating to this facility will allow the organization to continue delivering critical services and resources to area schools, families, and education professionals. This center will be beneficial to the Village of Mount Prospect, Cook County, and to our surrounding communities.

I respectfully hope the Village will support NCISC's use of this location and welcome the organization to the Kensington Business District so it can continue its important work benefiting the surrounding communities.

Kindly,

Nicolle Grasse

State Representative Nicolle Grasse (IL-53)

SOYBEAN INKS

SPRINGFIELD OFFICE:
401 S. SPRING ST.
SECTION C, OFFICE C
SPRINGFIELD, IL 62706
PHONE: 217-782-4471

DISTRICT OFFICE:
171 W. WING ST. • SUITE 202
ARLINGTON HEIGHTS, IL 60005
PHONE: 847-749-1880

ILLINOIS STATE SENATE
MARK WALKER
27TH DISTRICT

Dear Manager Cassidy,

I am writing to express my strong support for the North Cook Intermediate Service Center (NCISC) and its proposed relocation to 852 Feehanville Drive within the Kensington Business District in Mount Prospect.

NCISC has completed the purchase of the property and initiated interior renovations; however, progress has been suspended due to a zoning determination indicating that school use is not permitted within the Kensington Business Park. It is important to note that, according to the Illinois State Board of Education, NCISC is not classified as a school, but rather as an educational support entity.

NCISC provides essential services to 39 surrounding school districts and fulfills many functions comparable to those of a Regional Office of Education for North Cook County. Its responsibilities include regulatory oversight, compliance support, professional development for educators, licensure assistance, and administration of the state-mandated Regional Safe School Program.

The proposed relocation will enable NCISC to continue delivering critical resources and services to local schools, families, and education professionals, thereby benefiting the Village, Cook County, and the broader community.

In light of these considerations, I respectfully request the Village to support NCISC's use of this location and to welcome the organization to the Kensington Business District so that it may continue its vital work in service of the region.

Sincerely,

Mark L. Walker
State Senator - IL 27

SOYBEAN INKS

Item Cover Page

Subject	**PZ-27-25 / 1585 Dempster St / CU: Unique Use - Mental Health Clinic / Village Board Final**
Meeting	March 26, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Petitioner (Kenneth Young Center) is requesting a conditional use permit for a unique use at 1585 Dempster Street 110, also known as Myers Place (the Subject Property). The Subject Property is a mixed-use building with affordable supportive living units above a first-floor commercial space. The Petitioner was established at the Subject Property in 2014 to provide mental health services to the residents of Myers Place and to the general public. One of their programs, "The Living Room," is considered a "unique use" that is not represented in the Village Code Land Use Tables. Therefore, the Petitioner must obtain conditional use approval to operate this service. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") supports the request.

Discussion

BACKGROUND / PROPERTY HISTORY

The Subject Property was approved in 2011 as a Planned Unit Development (PUD) via Ordinance 5882. The PUD request included an existing restaurant with drive-through (Culvers at 1501 Dempster Street) and a new four-story mixed-use building (Myers Place at 1585 Dempster Street). The ground floor consists of a 3,660 square foot commercial space and ancillary uses to support the apartments, while floors two through four contain 39 units of permanent supportive housing for persons living with disabilities. The residential portion of the building received final certificate of occupancy in 2013.

In 2014, an interior remodel building permit was issued to construct the Kenneth Young Center (KYC) offices at the Subject Property. The Drop-In Center occupies approximately one-third of the KYC space, and is open to anyone from the community with a self-described mental health challenge. The program provides peer-led activities and programming that support adults in mental illness recovery. Drop-in hours vary by day, with the earliest opening at 10:00AM and the latest closure at 8:00PM. The KYC offices and Drop-In Center are considered "professional offices" and are a permitted use in the B-3 zoning district.

In 2024, KYC obtained an interior remodel building permit to convert three of the offices into

"The Living Room" concept. The Living Room is open 24/7 to individuals experiencing a mental health crisis and is intended as an alternative to an emergency department visit for psychiatric care. As the program operates within an office setting, the use was initially considered consistent with the professional office uses already established at the property. Upon further review of the operational characteristics of the program, Staff determined that The Living Room is most appropriately categorized as a "unique use," which is not specifically listed in Section 14.604 Land Use Table 2 for Commercial Zoning Districts.

PROPOSAL

The Living Room Program

The Living Room program is a community-based mental health crisis intervention that provides a safe alternative to emergency rooms or psychiatric hospitalization. There are 22 Living Rooms located throughout the state, each run by a community-based mental health agency. The Living Room at the Subject Property is operated according to "The Living Room Program Manual," authored by Kenneth Young Center, and revised February 25, 2026. The manual is attached to the case documents and the key operational points are summarized here.

Eligibility

The Living Room is meant for individuals 18 years and older who are experiencing a mental health crisis and could benefit from in-person support. Individuals may be referred to The Living Room, or may arrive on their own, but participation is completely voluntary. For guests displaying violent behaviors or are in need of immediate medical care and are not eligible for the program, The Living Room staff are instructed to contact 911 or otherwise connect these guests to appropriate care.

Hours and Capacity

The Living Room operates 24 hours a day, seven days per week, 365 days per year. Capacity is limited to a total of six guests, and any individual stay is a maximum of 23 hours. The program is required to be staffed at all times with at least two people, including one or more trained peers (CPRS/CRSS) with lived experience and one or more licensed and/or credentialed clinicians (MHP/QMHP) capable of completing assessments.

Services

Services include crisis intervention, a safe place to rest and relax, support from peer counselors, and intervention from professional counselors. The Living Room is furnished with state-required recliners, however, there are no beds or residential sleeping facilities.

Land Use Table

Staff reviewed the program manual and determined that The Living Room use does not align with existing permitted and conditional uses in the land use tables, such as health services, hospitals, medical offices, or professional offices. The Living Room's 24/7 operation, nature of services, and higher potential for EMS or police intervention increases the intensity of the use beyond a traditional medical or professional office. As such, staff recognizes this as a "unique use" that needs conditional use approval.

Department Comments

During the first year of operation, The Living Room generated approximately eight calls for service from the Mount Prospect Police Department (MPPD). In response, MPPD and the Human Services Department worked with KYC to address concerns about The Living Room operations and established a quarterly meeting between the Village departments and KYC management to maintain open communication about the program. The second year of

operation has seen a reduction in service calls and more coordinated efforts among KYC, social services providers, EMS, and law enforcement to ensure that referrals are appropriate for The Living Room setting. MPPD and the Human Services Department support the conditional use request provided the Petitioner operates according to "The Living Room Program Manual" and continue participating in quarterly meetings.

PUBLIC COMMENT
As of this writing, staff has not received public comment on the proposal.

STANDARDS AND FINDINGS
The Planning and Zoning Commission shall review the standards and findings of fact outlined in Exhibit A of the Staff Report 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.

Alternatives

1. Approval of the following motion: "A conditional use permit to operate a mental health crisis intervention program known as "The Living Room," for the property located at 1585 Dempster Street 110, subject to the conditions listed in the staff report."
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of a conditional use permit to operate a mental health crisis intervention program known as "The Living Room," for the property located at 1585 Dempster Street 110, subject to the conditions listed in the staff report."

Attachments

1. PZ-27-25 Staff Report
2. PZ-27-25 Administrative Content
3. PZ-27-25 Plans

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Antonia Lalagos
Development Planner

DATE: March 19, 2026

CASE NUMBER
PZ-27-25

APPLICANT/PROPERTY OWNER
Kenneth Young Center / DDG Myers Place LP

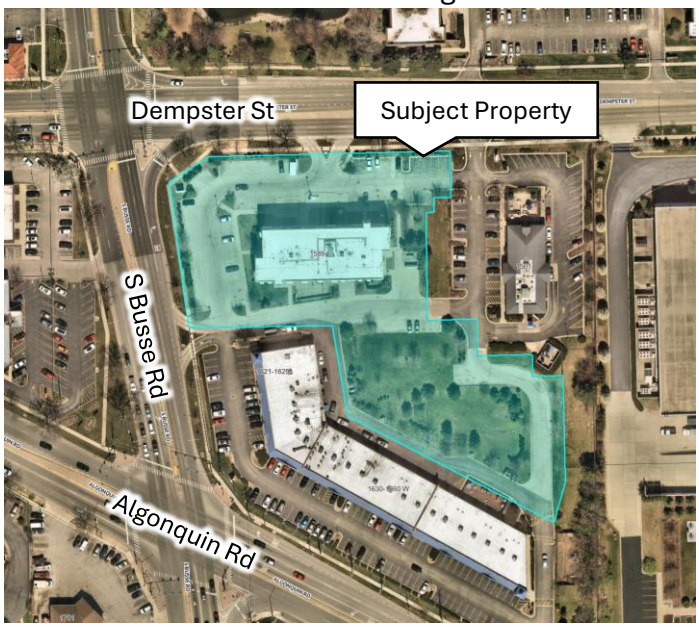
PUBLIC HEARING DATE
March 26, 2026

PROPERTY ADDRESS/LOCATION
1585 Dempster St 110

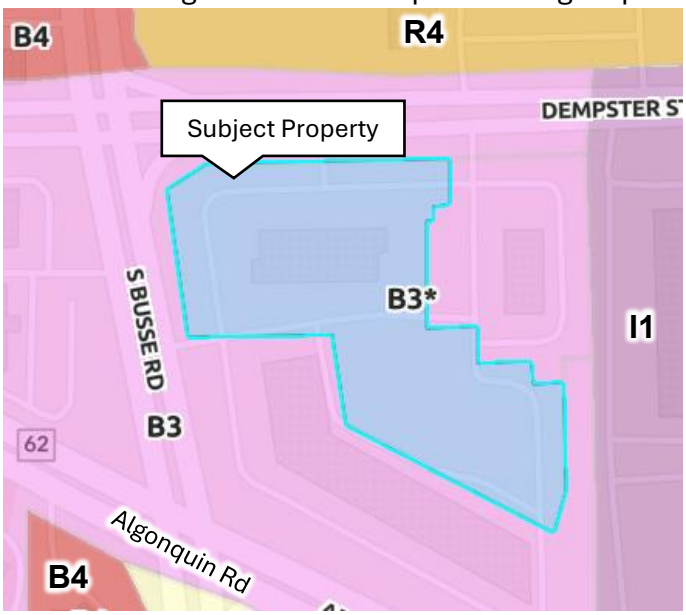
BRIEF SUMMARY OF REQUEST

The Petitioner (Kenneth Young Center) is requesting a conditional use permit for a unique use at 1585 Dempster Street 110, also known as Myers Place (the Subject Property). The Subject Property is a mixed-use building with affordable supportive living units above a first-floor commercial space. The Petitioner was established at the Subject Property in 2014 to provide mental health services to the residents of Myers Place and to the general public. One of their programs, "The Living Room," is considered a "unique use" that is not represented in the Village Code Land Use Tables, therefore the Petitioner must obtain conditional use approval to operate this service. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") supports the request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping Planned Unit Development	Multifamily mixed-use	North: R-4 Multi-family Residential East: B-3 Community Shopping South: B-3 Community Shopping West: B-3 Community Shopping	3,660 SF (Commercial Space)

STAFF RECOMMENDATION APPROVE APPROVE WITH CONDITIONS DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Petitioner, Kenneth Young Center (KYC), is a non-profit community mental health provider serving the Northwest Suburbs of Chicago for over 50 years. KYC has offices in Elk Grove Village, Hoffman Estates, Schaumburg, and Mount Prospect.

The Subject Property was approved in 2011 as a Planned Unit Development (PUD) via Ordinance 5882. The PUD request included an existing restaurant with drive-through (Culvers at 1501 Dempster Street) and a new four-story mixed-use building (Myers Place at 1585 Dempster Street). At the time of PUD approval, a commercial tenant had not been identified for the Subject Property but the developers intended the space to be occupied by a "medical clinic." Myers Place was constructed in 2012, with the residential portion of the building receiving final certificate of occupancy in 2013. The ground floor consists of a 3,660 square foot commercial space and ancillary uses to support the apartments, while floors two through four contain 39 units of permanent supportive housing for persons living with disabilities.

In 2014, an interior remodel building permit was issued to construct the KYC offices at the Subject Property. KYC is the designated "Services Partner" for Myers Place, providing on-site support and coordination for the residents of the supportive living units. The Drop-In Center occupies approximately one-third of the KYC space, and is open to KYC clients, Myers Place residents, clients referred by other agencies, and anyone from the community with a self-described mental health challenge. The program provides peer-led activities and programming that support adults in mental illness recovery. Drop-in hours vary by day, with the earliest opening at 10:00AM and the latest closure at 8:00PM. The KYC offices and Drop-In Center are considered "professional offices" and are a permitted use in the B-3 zoning district.

In 2024, KYC obtained an interior remodel building permit to convert three of the offices into "The Living Room" concept. The Living Room is open 24/7 to individuals experiencing a mental health crisis and is intended as an alternative to an emergency department visit for psychiatric care. The permit review focused on the interior building improvements associated with the office remodel. As the program operates within an office setting, the use was initially considered consistent with the professional office uses already established at the property. Upon further review of the operational characteristics of the program, Staff determined that The Living Room is most appropriately categorized as a "unique use," which is not specifically listed in Section 14.604 Land Use Table 2 for Commercial Zoning Districts.

PROPOSAL

The request concerns the establishment of "The Living Room" program at the existing Kenneth Young Center (KYC) offices at the Subject Property. No changes are proposed for the site, building elevations, parking, landscaping, lighting, or signage.

<u>The Living Room Program</u>

The Living Room program is a community-based mental health crisis intervention that provides a safe alternative to emergency rooms or psychiatric hospitalization. The program is funded through the Illinois Department of Human Services (IDHS). There are 22 Living Rooms located throughout the state, each run by a community-based mental health agency. The closest Living Rooms are located in Skokie, Evanston, and Northfield. The purpose of the program is to offer a safe, inviting, home-like

atmosphere where individuals can calmly process a crisis event and learn strategies to help prevent future crisis events.[1]

The Living Room at the Subject Property is operated according to "The Living Room Program Manual," authored by Kenneth Young Center, and revised February 25, 2026. The manual is attached to the case documents and the key operational points are summarized here.

Eligibility

The Living Room is meant for individuals 18 years and older who are experiencing a mental health crisis and could benefit from in-person support. Examples include those experiencing suicidal or homicidal thoughts, panic attacks, situational crises, severe depressive symptoms, and psychotic symptoms. Individuals may be referred to The Living Room from a police department, EMS, community partner, or may arrive on their own, but participation is completely voluntary. Services are available free of charge regardless of where a person lives. Guests displaying violent behaviors or in need of immediate medical care are not eligible for the program and The Living Room staff are instructed to contact 911 or otherwise connect these guests to appropriate care.

Hours and Capacity

The Living Room operates 24 hours a day, seven days per week, 365 days per year. Capacity is limited to a total of six guests, and any individual stay is a maximum of 23 hours. Guests who stay overnight, or 18 hours in one visit, are not allowed to return for at least 24 hours after leaving. The program is required to be staffed at all times with at least two people, including one or more trained peers (CPRS/CRSS) with lived experience and one or more licensed and/or credentialed clinicians (MHP/QMHP) capable of completing assessments.[2]

Services

Services include crisis intervention, a safe place to rest and relax, support from peer counselors, and intervention from professional counselors. The Living Room is furnished with state-required recliners, however, there are no beds or residential sleeping facilities. Guests are offered crisis planning, recovery planning, and follow-up to help connect them to services when possible, though this is not intended to fill the role of ongoing case management.

Land Use Table

Staff reviewed the program manual and determined that The Living Room use does not align with existing permitted and conditional uses in the land use tables, such as health services, hospitals, medical offices, or professional offices (see Table 1).

Table 1: Permitted and Conditional Uses for Mental Health Services

Land Use	**B-1**	**B-2**	**B-3**	**B-4**	**B-5**	**B-5C**
Health services, clubs, recreation centers, or gymnasiums			P	P	P	P
Hospitals	C					
Medical or dental offices	P		P	P	P	P
Offices, business and professional	P	P	P	P	P	P

[1] Living Room Program, Illinois Department of Human Services.

[2] Certified Recovery Support Specialist (CRSS); Certified Peer Recovery Specialist (CPRS); Mental Health Professional (MHP); Qualified Mental Health Professional (QMHP).

The Living Room's 24/7 operation, nature of services, and higher potential for EMS or police intervention increases the intensity of the use beyond a traditional medical or professional office. As such, Staff recognizes this as a "unique use" that needs conditional use approval.

Department Comments

During the first year of operation, The Living Room generated approximately eight calls for service from the Mount Prospect Police Department (MPPD). In response, MPPD and the Human Services Department worked with KYC to address concerns about The Living Room operations and established a quarterly meeting between the Village departments and KYC management to maintain open communication about the program. The second year of operation has seen a reduction in service calls and more coordinated efforts among KYC, social services providers, EMS, and law enforcement to ensure that referrals are appropriate for The Living Room setting. MPPD and the Human Services Department support the conditional use request provided the Petitioner operate according to "The Living Room Program Manual" and continue participating in quarterly meetings.

PUBLIC COMMENT

As of this writing, Staff has not received public comment on the proposal.

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 proposal meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt Staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"A conditional use permit to operate a mental health crisis intervention program known as "The Living Room," for the property located at 1585 Dempster Street 110, subject to the following conditions:

1. The premises shall be used exclusively for crisis intervention, stabilization, and support services related to mental health and substance abuse crises as described in The Living Room Program Manual (Revised February 25, 2026);
2. The facility shall not provide overnight lodging as a place of residence, shall not provide inpatient medical or psychiatric treatment, and shall not administer medical procedures or maintain beds for overnight inpatient care;
3. The facility shall operate 24 hours per day, 7 days per week, 365 days per year;
4. Walk-in access shall be permitted during daytime hours (7:00AM until Dusk), as described in the Program Manual;
5. During nighttime hours, access shall be controlled via intercom and staff supervision;
6. Maximum occupancy at any given time shall not exceed six (6) guests;
7. Individual guest stays shall not exceed 23 hours. Guests staying overnight (≥18 hours) shall be prohibited from returning within 24 hours;
8. Only adults (18+) may access the facility;
9. Guests displaying violent behavior, requiring immediate medical attention, or unable to ambulate

or communicate effectively shall be redirected for appropriate emergency services and may not remain in the program;
10. The facility shall operate primarily as a local crisis stabilization resource and shall not market or advertise the site as a regional or overnight shelter destination;
11. Parking shall comply with Village zoning standards for non-residential uses;
12. KYC shall provide designated parking for staff, guests, and first responders;
13. Emergency vehicles shall have unobstructed access at all times;
14. Staff shall follow safe entry procedures, including secure storage of prohibited items and periodic health and safety checks of guests;
15. Incident reports shall be filed for all medical emergencies, aggressive behavior, or security incidents;
16. Operations shall be conducted in a manner that minimizes noise and disturbance to surrounding properties;
17. The operator shall be responsible for coordinating and arranging transportation for any program participant leaving the Living Room facility who does not have access to a personal vehicle. Participants shall not be released from the facility without a confirmed transportation arrangement, which may include pick-up by a family member or caregiver, a contracted transportation provider, ride-share service, taxi, or other arranged transport. The operator shall take all reasonable measures to ensure that participants do not leave the premises on foot without transportation or congregate or loiter on the subject property or adjacent public rights-of-way following discharge from the program. Staff shall remain on-site and responsible for participant supervision until such transportation has arrived;
18. Facility shall be staffed by a mix of licensed mental health professionals (MHP/QMHP) and peer/recovery support specialists (CRSS/CPRS) at all times;
19. All staff must complete required state training, internal orientation, and competency verification prior to independent work, keeping record of such training on-site and available for inspection;
20. Supervisor on-call coverage shall be maintained 24/7;
21. Facility shall follow all policies in The Living Room Program Manual, including crisis intervention, stabilization, follow-up, and trauma-informed care protocols;
22. KYC shall maintain documentation of guest intake, crisis response, follow-up, and any referrals provided;
23. Any changes to The Living Room Program Manual shall be submitted to the Village for review;
24. KYC shall provide an annual report on or before December 31st each year to the Village documenting:
    a. Guest origins by ZIP code;
    b. Number of guests served identifying walk-ins, referrals from other agencies or municipalities;
    c. Compliance with capacity limits and guest eligibility;
    d. Incidents requiring emergency response; and
    e. Public nuisance complaints and mitigation measures;
25. KYC shall cooperate with reasonable inspections by the Village to ensure compliance with permit conditions;
26. KYC shall maintain general liability and professional liability insurance, naming the Village as additional insured, in amounts satisfactory to the Village's Finance Department;
27. Signage shall comply with Village sign code. Any exterior signage shall be limited in size and illumination to minimize impact on adjacent properties;
28. Failure to comply with any condition of approval may result in revocation of the conditional use permit in accordance with Village procedures. Repeated documented violations of these

conditions or substantiated impacts to public health, safety, or welfare may constitute grounds for initiation of business license suspension or revocation proceedings pursuant to the Village Code; and

29. Except for the relief granted by the conditional use, compliance with all applicable development, fire, building, and other Village Codes and regulations is required."

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

ATTACHMENTS:

ADMINISTRATIVE CONTENT
(Zoning Request Application, Responses to Standards, etc...)

PLANS
(Plat of Survey, Site Plan, etc.)

OTHER
(Supplemental Information, Public Comments Received, etc...)

I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

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 their organization specializes in the improvement of mental health, and that an expansion of services will improve public health, safety, morals, comfort, and general welfare. The Petitioner asserts that they have provided mental health support from their offices at 1585 Dempster Street for over a decade, and during this time the enjoyment of surrounding properties and their values have not been diminished or injured. The Petitioner contends that The Living Room will serve as a stabilizing influence, reinforcing the district's vitality and demonstrating a continued pattern of responsible investment into the community. The Petitioner notes that utilities, roads, drainage, and necessary facilities are already provided and that KYC will continue to have regular inspections at the facility. The Petitioner anticipates little traffic to be generated from The Living Room, with up to seven staff members and six guests at a time. They note that most guests do not drive to the facility and staff are on varying 24/7 shifts that do not line up with peak traffic hours. The Petitioner suggests that The Living Room advances several of the Comprehensive Plan's guiding principles, including the promotion of public health and safety, the provision of accessible human services, the encouragement of community resilience, and the support of land uses that enhance the quality of life for all residents. The Petitioner concludes that the proposal will conform to all applicable regulations of the Village Code and that any deviation or modification from such regulations shall be undertaken only upon review and pursuant to the express recommendations and approvals of the Planning & Zoning Commission, in accordance with the governing ordinance.

Staff's Findings: Staff anticipates that The Living Room will not be detrimental to public health, safety, morals, comfort, or general welfare provided the Petitioner strictly adheres to The Living Room Program Manual and the conditions in the approving ordinance. The ordinance includes specific guidelines for use of the premises, hours of operation, facility capacity and guest requirements, parking and access, safety and security, noise and nuisance mitigation, staffing and training, program operations, reporting,

and insurance. The Petitioner has been operating at the Subject Property for over 10 years, and Staff notes that their presence has not been injurious to the uses and enjoyment of other properties in the vicinity, nor has it diminished property values in the area. The Petitioner is altering the types of services provided but will not expand the square footage of the commercial space. The building footprint and site will not be altered in any way and will not require any modification for utilities, roads, or drainage. Staff anticipates minimal traffic to be generated from The Living Room and added conditions requiring designated parking for staff, guests, and first responders. The proposal aligns with guiding principle 4 of the Comprehensive Plan, to ensure that public health needs are recognized and addressed through equitable access to care, services, recreation, and healthy foods. Based on the information submitted, the ongoing cooperation and communication between the Village and the Petitioner, and the proposal's compliance with the Village's zoning ordinance and long-range planning documents, Staff recommends approval of the conditional use request.

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

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 27 - 25 Date of Submission: 10/3/25 Hearing Date: 3/26/26

Project Name/Address: The Living Room / 1585 Dempster St

I. Subject Property

Address(es): 1585 W. Dempster St, Mount Prospect, IL 60056

Zoning District (s): B3 - Community Shopping Property Area (Sq.Ft. and/or Acreage): 3,660 Sq.Ft.

Parcel Index Number(s) (PIN(s): 08-23-100-013

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

- [x] Conditional Use: For B3 - Community Shopping CU - Unique Use, Mental Health Clinic
- [ ] Variation(s): To
- [ ] Zoning Map Amendment: Rezone From To
- [ ] Zoning Text Amendment: Section(s)
- [ ] Other:

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

Summary of Proposal attached as separate sheet

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

Name: Sebastian Pogorzelski Corporation: Kenneth Young Center

Address: 1001 Rohlwing Rd

City, State, ZIP Code: Elk Grove Village, IL 60007

Phone: [redacted] Email: [redacted]

Interest in Property: Lessee

(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner			
☐ Check if Same as Applicant			
Name:	DDG Myers Place LP	Corporation:	
Address:	7370 N Lincoln Ave, Suite A		
City, State, ZIP Code:	Lincolnwood, IL 60712		
Phone:	[redacted]	Email:	[redacted]

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: 9/23/2025
(Signature)

Sebastian Pogorzelski
(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 terial.

Property Owner: _____ Date: 9/22/2025
(Signature)

Cullen J. Davis, Managing Member
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Cullen J. Davis, 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 1585 W. Dempster Street, Mount Prospect, IL 60056
(property address and PIN) PIN: 08-23-100-015-0000

and that such property is owned by DDG Myers Place LP as of this date.
(print name)

Signature

Subscribed and sworn to before

me this 22nd day of

December, 2025.

Official Seal
ALLISON A LIANG
Notary Public, State of Illinois
Commission No. 1004451
My Commission Expires February 13, 2029

Notary Public

1218522106D

Doc#: 1218522106 Fee: $46.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 07/03/2012 03:16 PM Pg: 1 of 5

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Mt. Prospect Partners, LLC an Illinois limited liability company organized and existing under and by virtue of the laws of the State of Illinois, whose mailing address is 3201 Old Glenview Road, Suite 300, Wilmette, IL 60091, grants, sells and conveys to DDG Myers Place, LP, an Illinois limited partnership, organized and existing under and by virtue of the laws of the State of Illinois having its principal office at the following address: 6160 N. Cicero Avenue, Suite 620, Chicago, Illinois 60646, in consideration of the sum of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, real estate located in Cook County, Illinois, more particularly described on Exhibit A, attached hereto and made a part hereof.

SUBJECT to all applicable building, subdivision and zoning ordinances and exceptions set forth on Exhibit B.

To have and to hold the above granted premises, with the appurtenances thereof, unto the said Grantee, its successors and assigns forever, and the Grantor warrants the title against its acts and all those claiming by, under or through Grantor and none other, subject to the above.

Permanent Real Estate Index Number: 08-23-100-015-0000
Part of 08-23-100-014-0000

Property Address: 1505 Dempster St., Mount Prospect, Illinois
1501 Dempster St., Mount Prospect, Illinois

S
P
S
SC
INT

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
JUN 29 2012
37450 $ 4800 -

STATE TAX

STATE OF ILLINOIS
JUL.-3.12
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010220
REAL ESTATE TRANSFER TAX
0160.00
FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL.-3.12
REVENUE STAMP

0000010056
REAL ESTATE TRANSFER TAX
0080.00
FP 103042

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Manager this 29 day of June, 2012.

Mt Prospect Partners, LLC, an Illinois limited liability company

By: _____

Name: Scott H. Gendell

Its: Manager

STATE OF Illinois)
) SS.
COUNTY OF Cook)

I, Michelle Petrus, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Scott H. Gendell, Manager of Mt. Prospect Partners, LLC , an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, on behalf of said limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN, under my hand and seal this 29 day of June, 2012.

_____

Notary Public

Commission Expires: 1/14/17

PREPARED BY:
Randy S. Gussis, Esquire
c/o Shiner Management Group, Inc.
3201 Old Glenview Road, Suite 301
Wilmette, Illinois 60091

AFTER RECORDING MAIL TO:
Diane K. Corbett, Esquire
Applegate & Thorne-Thomsen
626 West Jackson, Suite 400
Chicago, Illinois 60661

EXHIBIT A
LEGAL DESCRIPTION

LOT 2 IN PLAZA UNITED RESUBDIVISION OF LOT ONE OF PLAZA UNITED, A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22 AND PART OF THE NORTHWEST QUARTER OF SECTION 23, BOTH IN TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OFSAID RESUBDIVISION RECORDED ON JUNE 25, 1996 AS DOCUMENT NO. 96489523, EXCEPTING THEREFROM ALL THAT PART THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 250.43 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 39.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 34.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 38.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 27.00 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 68.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 45.80 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 20 SECONDS WEST, 61.73 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 40 SECONDS WEST, 137.00 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 20 SECONDS EAST, 13.76 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 40 SECONDS WEST, 18.13 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 20 SECONDS EAST, 23.63 FEET; THENCE NORTH 01 DEGREE 01 MINUTE 40 SECONDS WEST 53.87 FEET TO THE NORTH LINE OF AFORESAID LOT 2; THENCE NORTH 88 DEGREES 58 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE OF LOT 2, A DISTANCE OF 173.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXHIBIT B

TITLE EXCEPTIONS

1. TAXES NOT YET DUE AND PAYABLE.

2. PUBLIC UTILITY AND DRAINAGE EASEMENTS IN FAVOR OF COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, AND THE VILLAGE OF MT. PROSPECT, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 89223948 AND LR3800489.

   (AFFECTS THE UNDERLYING LAND - LOT ONE OF PLAZA UNITED SUBDIVISION)

3. BUILDING SETBACK LINES SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 89223948 AND FILED AS LR3800490.

   (AFFECTS THE UNDERLYING LAND - LOT ONE PLAZA UNITED SUBDIVISION)

4. BUILDING SETBACK LINE OF 30 FEET FROM THE NORTH LINE AND 10 FEET BACK FROM THE EAST LINE OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 96489523.

5. EASEMENT FOR STORM WATER DETENTION OVER THE EAST 24 FEET OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 96489523.

6. EASEMENT IN FAVOR OF VILLAGE OF MOUNT PROSPECT FOR WATER MAIN OVER THE WEST 20 FEET OF THE EAST 80 FEET OF THE LAND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 96489523.

7. EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY, ILLINOIS BELL TELEPHONE COMPANY, TELLENOIS, INC., AND NORTHERN ILLINOIS GAS COMPANY, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE PLAT RECORDED/FILED AS DOCUMENT NO. 96489523.

8. UTILITY EASEMENT OVER THE NORTH 5 FEET OF LOT 2 AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT 96489523.

9. EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 96489523 AS FOLLOWS:

   AN EASEMENT OVER LOTS 1 AND 2 SHOWN HEREON WAS PREVIOUSLY GRANTED TO THE VILLAGE OF MT. PROSPECT, COOK COUNTY, ILLINOIS, GRANTEE FOR ACCESS TO WATER SERVICE VALVES, HYDRANTS AND THE VALVES LOCATED WITHIN THIS SUBDIVISION. SEE PLAT OF PLAZA UNITED - DOCUMENT NO. 89223948 LR 3800490.

AN EXCLUSIVE EASEMENT OVER LOTS 1 AND 2 SHOWN HEREON FOR SERVING THIS SUBDIVISION WITH WATER IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF MT. PROSPECT, COOK COUNTY, ILLINOIS, GRANTEE, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH PROVIDING WATER IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THOSE LINES NOTED AS "EASEMENT GRANTED TO THE VILLAGE OF MT. PROSPECT, COOK COUNTY, ILLINOIS, FOR WATER MAIN PURPOSES." SEE PLAT OF PLAZA UNITED DOCUMENT NO. 89223948 AND LR 3800490.

10. RIGHTS OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS, AS DISCLOSED BY CERTIFICATE OF TITLE RECORDED AS DOCUMENT 97250606.

(AFFECTS PART OF THE LAND AND OTHER PROPERTY)

11. RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS, AND UNDERGROUND PIPES, IF ANY.

12. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS AS CREATED BY GRANT RECORDED 02/24/1989 AS DOCUMENT 89084719.

(AFFECTS PART OF THE LAND AND OTHER PROPERTY)

ıt may be withdrawn from your account as soon as tomorrow or the next banking business day. It is ınt that you have money in your bank account to cover this payment. Thank you for using the Cook Treasurer Property Tax electronic payment system.

:eep a record of your Confirmation Number, or print this page for your records.

ıation #	200217447747
Payment - Cook County Property Tax	Cook County Treasurer Online Property Tax System (Prior Tax Year)
y Index Number	08231000170000
:	2024
	08-23-100-017-0000
:	050
/ Location:	1505 W DEMPSTER ST MOUNT PROSPECT, IL 60056-4954
Address:	7370 N LINCOLN AVE #A LINCOLNWOOD, IL 60712-1782
Due:	21709.43
ɜ:	0
:	2024
	ACCEPTED
t Date	Mar 3, 2025 – 11:34:49 AM
t Method	Checking Account ******9639
t Amount	$21,709.43

OFFICE LEASE

1585 W. Dempster St.,
Suite #110
Mt. Prospect, Illinois 60056

Dated as of May 1, 2019

between

DDG Myers Place, LP,
an Illinois limited partnership

"LANDLORD"

and

Kenneth Young Center,
an Illinois not-for-profit corporation

"TENANT"

OFFICE LEASE COVER SHEET

For purposes of this Lease (of which this Office Lease Cover Sheet is a part of), the terms used herein shall have the following meanings:

Landlord:	DDG Myers Place, LP, an Illinois limited partnership.
Tenant:	Kenneth Young Center, an Illinois not-for-profit corporation
Building's Address:	1585 W. Dempster St., Mount Prospect, Illinois 60056;
Leased Premises:	The approximately 3,506 square feet of commercial space located on the ground floor of the Building commonly known as Suite #110;
Lease Term:	Initial Term – Five (5) Years; First Automatic Renewal Term – Five (5) Years; Second Automatic Renewal Term – Five (5) Years;
Commencement Date:	The Lease shall commence November 1, 2019 its execution;
Rent:	$4,625.00 in Monthly Base Rent during the first twelve calendar months of the Lease Term, and increasing by no more than 3% annually thereafter;
Security Deposit:	$4,625.00 (being equal to one month of Rent).

OFFICE LEASE

1585 W. Dempster St., Suite #110
Mount Prospect, Illinois 60056

THIS LEASE (the "Lease") is made as of May 1, 2019, by Landlord and Tenant, who agree as follows:

SECTION 1: GRANT AND TERM

1.0 Grant. Landlord hereby leases to Tenant, and Tenant hereby lets from Landlord, the Leased Premises in the building commonly known as 1585 W. Dempster St., Mount Prospect, Illinois (the "Building").

1.1 Term. The Initial Term begins on the Commencement Date and ends on the fifth (5th) year anniversary on the day on which this Initial Term began. The Lease shall then automatically renew for a five (5) year term (the "First Automatic Renewal Term"), unless either party provides the other ninety (90) days written notice that the Lease shall not renew. Thereafter, the Lease will automatically renew again for an additional five (5) year term (the "Second Automatic Renewal Term"), unless either party provides the other ninety (90) days written notice that the Lease shall not renew.

SECTION 2: POSSESSION AND USE

2.0 Possession. Possession of the Leased Premises shall be delivered to Tenant on the Commencement Date.

2.1 Use. Tenant shall use the Leases Premises solely as a behavioral health clinic and office space. At no time shall Tenant be permitted to use the space for a different purpose than that stated herein, unless Landlord has provided its prior written consent.

2.2 Uses Prohibited. Tenant shall not use the Leased Premises in any manner that is contrary to any law, causes injury to the Building or its improvements, diminishes the value of the Leased Premises or Building, or constitutes a public or private nuisance.

SECTION 3: RENT

3.0 Base Rent. Beginning on the Commencement Date and continuing on the first business day of each month during the Term, Tenant shall pay the Monthly Base Rent to Landlord, at such place and manner designated by Landlord. Tenant shall pay an additional $50.00 as an administrative fee if Monthly Base Rent is paid to Landlord more than five (5) days late.

SECTION 4: SECURITY DEPOSIT

4.0 Security Deposit. Tenant shall deposit with Landlord, upon the execution of this Lease, the Security Deposit as security for the performance by Tenant of each of its obligations under this Lease. If Tenant does not perform such an obligation, Landlord may use the whole or any part of

the Security Deposit for the payment of fulfilling such an obligation. If Landlord uses any amount of the Security Deposit, Tenant shall promptly pay Landlord the amount of money necessary to restore the Security Deposit to its original sum upon receiving notice from Landlord. Any unused portion of the balance remaining of the Security Deposit shall be returned to Tenant thirty (30) days after all of the following has occurred:

(a) The Term has expired;

(b) Tenant has removed its property from the Leased Premises;

(c) Tenant has surrendered the Leased Premise to Landlord;

(d) All amounts owed by Tenant to Landlord have been paid.

Tenant shall not be entitled to interest on the Security Deposit. In the absence of evidence satisfactory to Landlord of an assignment of the right to receive the Security Deposit or the remaining balance thereof, Landlord may return the Security Deposit to the original Tenant, regardless of one or more assignments of this Lease. Upon the transfer of Landlord's interest under this Lease, Landlord's obligation to Tenant with respect to the Security Deposit shall terminate upon assumption of such obligation by the transferee.

SECTION 5: LANDLORD & TENANT'S WORK; COMPLIANCE

5.1 Tenant's Work. Tenant shall be allowed to perform and cause, at is expense, any work, additions, or improvements necessary for Tenant's use of the Premises which it may desire during the Term ("Tenant's Work"). Notwithstanding this, Tenant shall not perform such work until Landlord has provided its written consent. Any damage to any part of the Building that occurs as a result of Tenant's Work shall be promptly repaired by Tenant. Tenant, at its sole expense, shall be required to obtain any and all permits which may be necessary for it to perform Tenant's Work, and further, shall obtain any necessary insurance coverage which Landlord may reasonably require during that period of time Tenant is performing Tenant's Work.

5.2 Compliance. Tenant will comply with the requirements set forth on Exhibit A to this Lease as well as all other reasonable rules and regulations as Landlord may promulgate from time to time.

SECTION 6: INSURANCE

6.0 Tenant's Insurance Coverage. At all times during the Term, Tenant shall maintain:

(a) General commercial liability insurance covering loss, cost or expense by reason of injury to or death of persons or damage to or destruction of property by reason of the use and occupancy of the Leased Premises by Tenant or Tenant's contractors, suppliers, employees, agents, customers, business invitees, subtenants, licensees and concessionaires ("Tenant's Invitees"). Such insurance shall have limits of at least $2,000,000 for each occurrence, bodily injury and property damage combined.

(b) All-risk property insurance on all improvements constructed by Tenant in or about the Leased Premises ("Tenant Improvements") in amounts equal to the full replacement cost thereof.

(c) Workers Compensation Insurance in accordance with the laws of the State of Illinois, and Employer's Liability Insurance with a limit of not less than $1,000,000 Bodily Injury Each Accident; $1,000,000 Bodily Injury by Disease - Each Person; and $1,000,000 Bodily Injury to Disease - Policy Limit.

6.1 Policy Requirements. All insurance required to be maintained by Tenant shall be issued by insurance companies to Landlord's satisfaction. A Certificate Of Insurance evidencing the insurance required by this Lease shall be delivered to Landlord prior to Tenant taking possession of the Leased Premises. No such policy shall be modified without Landlord's permission.

6.2 Additional Insured/Loss Payee. Landlord, or anyone Landlord designates ("Interest Holders"), shall be named as a named insured under Tenant's policies of general commercial liability insurance for the Leased Premises. Landlord shall be named the loss payee under Tenant's property insurance covering the improvements on the Leased Premises.

6.3 Increases in Insurance Coverage. Landlord may require Tenant to provide increased amounts of insurance coverage if such additional amounts of insurance are reasonably required.

6.4 Indemnification of Interest Holders. Tenant shall defend and save the Interest Holders, Landlord's officers, lenders, representatives, and affiliates harmless from any and all losses which may occur with respect to any person, entity, property or chattels on or about the Building, or to any other property, resulting from Tenant's acts or omissions, except (i) when such loss results from the willful conduct, misconduct or gross negligence of Landlord, its agents, employees or contractors, or (ii) to the extent of any insurance proceeds received by Landlord or payable under Landlord's insurance.

SECTION 7: DAMAGE TO LEASED PREMISES

7.0 Restoration of the Leased Premises. If the Leased Premises becomes untenable Landlord shall notify Tenant within forty-five (45) days whether the Leased Premises can be restored to a tenable condition within six (6) months from the date of such notice. If no such notice is provided or Landlord projects that restoration will take longer than six (6) months, Tenant or Landlord may elect to terminate this Lease. Landlord shall restore the Leased Premises, except for Tenant's improvements, to substantially the condition it was in immediately prior to becoming untenable.

7.1 Property Insurance Proceeds. All property insurance proceeds collected as a result of damage to the Leased Premises shall be paid to Landlord.

SECTION 8: CONDEMNATION

8.0 Condemnation. If any portion of the Leased Premises is taken or condemned for a public or quasi-public use by any competent authority and the balance cannot be used for the purpose as provided for this Lease, then the Lease term shall terminate upon delivery of possession to the condemning authority. Any award, compensation or damage (the "Award"), shall be paid to Landlord whether such award shall be made as compensation for diminution of the value of the Tenant's leasehold interest to the Leased Premises.

SECTION 9: MAINTENANCE, REPAIRS, & SIGNAGE

9.0 Tenant's Obligations. Tenant will keep the Leased Premises at all times in good condition and repair and in compliance with all laws.

9.1 Landlord's Obligations. Landlord will keep the areas of the Building that are not the Leased Premises in good condition and repair and in compliance with all laws.

9.2 Signage. Tenant may not erect and maintain signage without Landlord's permission.

SECTION 10: ASSIGNMENT AND SUBLETTING

10.0 Consent Required. Tenant may not, without Landlord's written permission: (a) assign, convey, or mortgage its rights under this Lease; (b) allow any lien to be placed upon the Building, the Leased Premises or Tenant's interests in this Lease; (c) sublet any portion of the Leased Premises; or (d) permit use of the Leased Premises by anyone other than Tenant and its employees. No permitted assignment or subletting shall relieve Tenant of its obligations hereunder and Tenant shall continue to be liable as principal, and not as a guarantor or surety, to the same extent as though no assignment or subletting had been made. Landlord's consent to any assignment, subletting or transfer shall not constitute a waiver of Landlord's right to withhold its consent to any future assignment, subletting or transfer.

SECTION 11: LIENS AND ENCUMBRANCES

11.0 Liens. Tenant shall not permit the Leased Premises to become subject to any mechanic's lien. If Landlord becomes aware of such a lien and notifies Tenant, Tenant shall pay any amounts owed to satisfy and have such lien removed within ten (10) days.

SECTION 12: UTILITIES

12.0 Utilities. Tenant shall pay for all utilities used in connection with its occupancy of the Leased Premises. These utilities shall include, but not be limited to: water, gas, electricity, sewage, and rubbish removal and pickup.

SECTION 13: INDEMNITY AND WAIVER

13.0 Indemnity. Tenant will indemnify Landlord from and against all liabilities,

obligations, claims, damages, penalties, causes of action, and costs, incurred by or asserted against Landlord that is the result of any act or omission of Tenant.

13.1 Waiver of Certain Claims. Tenant waives all claims it may have against Landlord for damage or injury to person or property sustained by Tenant or any persons claiming through Tenant or by any occupant of the Leased Premises, or by any other person, resulting from any part of the Leased Premises or any of its improvements, equipment, or appurtenances becoming out of repair, or resulting from any accident on or about its improvements, equipment, or appurtenances becoming out of repair or resulting from any accident on or about the Leased Premises or resulting directly or indirectly from any act or neglect of any person, other than Landlord. All personal property belonging to Tenant that is on any part of the Leased Premises shall be there at the risk of Tenant and Landlord shall not be liable for any damage, theft or misappropriation thereof.

SECTION 14: RIGHTS RESERVED TO LANDLORD

14.0 Rights Reserved to Landlord. Landlord may:

(a) Conduct inspections of the Leased Premises during normal business hours of Tenant;

(b) Show the Leased Premises to prospective purchasers, mortgagees, or other persons having a legitimate interest in viewing the Leased Premises, and, at any time within one (1) year prior to the expiration of the Term, to persons wishing to rent the Leased Premises;

(c) During the last thirty (30) days of the Term, if during this time Tenant has vacated the Leased Premises, enter the Leased Premises to prepare it for new occupancy.

(d) Change the name or address of the building.

SECTION 15: QUIET ENJOYMENT

15.0 Quiet Enjoyment. So long as Tenant is not in default under this Lease, Tenant's quiet and peaceable enjoyment of the Leased Premises shall not be disturbed.

SECTION 16: SUBORDINATION

16.0 Subordination. The rights of Tenant under this Lease, or any renewals or extensions, shall be subject and subordinate to any instrument creating a mortgage that may be placed upon the Leased Premises. Any such mortgagee may elect to give the rights and interest of Tenant under this Lease priority over the lien of its mortgage. This Lease shall be deemed to be subordinate to, or to have priority over, the lien of said mortgage, whether this Lease is dated prior to or subsequent to the date of said mortgage or trust deed. Tenant shall execute and deliver whatever instruments may be required for such purposes and in the event Tenant fails so to do within ten (10) days after demand in writing, Tenant does hereby make, constitute, and irrevocably appoint Landlord as its attorney in fact and in its name, place, and stead so to do.

SECTION 17: SURRENDER

17.0 Surrender. Tenant shall surrender the Leased Premises at the end of the Term and provide Landlord any keys to the Leased Premises.

17.1 Removal of Tenant's Property. Upon the termination of this Lease, Tenant may remove Tenant's trade fixtures; provided that Tenant shall repair any injury or damage that results from such removal. If Tenant does not remove its fixtures prior to the termination of this Lease, Landlord may remove them and Tenant shall pay the cost of such removal. Any improvements made by Tenant, except movable furniture and fixtures put in at the expense of Tenant, shall be the property of Landlord.

17.2 Holding Over. If Tenant retains possession of the Leased Premises after the termination of this Lease, Tenant shall pay Landlord double the rate of Monthly Rent in effect immediately prior to such termination, plus all damages, whether direct or consequential, sustained by Landlord by reason of Tenant's wrongful possession.

SECTION 18: REMEDIES

18.0 Defaults. The following events shall be considered events of default:

(a) Tenant involuntary or voluntarily files for bankruptcy; or

(b) Tenant makes an assignment for the benefit of creditors; or

(c) A decree or order is made appointing a receiver of the property of Tenant; or

(d) Tenant fails to make any payment of Monthly Rent; or

(e) Tenant causes a lien to be placed on the Leased Premises or Building; or

(f) Tenant fails to pay the cost of utilities;

(g) Tenant fails to perform any of its other obligations under this Lease.

18.1 Remedies. In addition to other remedies available to Landlord at law, upon the occurrence of a default, Landlord may terminate this Lease or terminate Tenant's right to possession only, without terminating the Lease. Upon termination of this Lease or of Tenant's right to possession, Landlord may re-enter the Leased Premises and remove all persons, fixtures, and chattels and Landlord shall not be liable for any damages resulting therefrom. Upon termination of the Lease, or upon any termination of Tenant's right to possession without termination of the Lease, Tenant shall surrender possession and vacate the Leased Premises immediately and deliver possession to the Landlord. Upon termination of this Lease, Landlord shall be entitled to recover as damages all sums it is owed by Tenant, plus (1) an amount equal to the value of the rent and other sums provided herein to be paid by Tenant for the residue of the Term, less the fair rental value of the Leased Premises for the residue of the Term (taking into

account the time and expenses necessary to obtain a replacement tenant or tenants, including expenses hereinafter described relating to recovery of the Leased Premises, preparation for reletting, and for reletting itself), and (2) the cost of performing any other covenants to be performed by Tenant. If Landlord elects to terminate Tenant's right to possession only, without terminating this Lease, Landlord may enter into the Leased Premises, remove Tenant's signs and other evidences of tenancy, and take and hold possession thereof as hereinabove provided, without such entry and possession terminating this Lease or releasing Tenant, in whole or in part, from Tenant's obligations to pay the rent hereunder for the full term or from any other of its obligations under this Lease. Landlord shall use its reasonable efforts to relet all or any part of the Leased Premises for such rent and upon terms as shall be satisfactory to Landlord (including the right to relet the Leased Premises for a term greater or lesser than that remaining under the Term, and the right to relet the Leased Premises as a part of a larger area and the right to change the character or use made of the Leased Premises). For the purpose of such reletting, Landlord may decorate or make any repairs, changes, alterations, or additions in or to the Leased Premises that may be necessary or convenient. If Landlord does not relet the Leased Premises, after having undertaken its reasonable efforts to do so, Tenant shall pay to Landlord on demand damages equal to the amount of the rent and other sums provided herein to be paid by Tenant for the remainder of the Term. If the Leased Premises are relet and a sufficient sum shall not be realized from such reletting, after paying all of the expenses of such decorations, repairs, changes, alterations, additions, the expenses of such reletting and the collection of the rent accruing therefrom (including, but not by way of limitation, attorneys' fees and brokers' commissions), to satisfy the rent herein provided to be paid for the remainder of the Term, Tenant shall pay to Landlord on demand any deficiency and Tenant agrees that Landlord may file suit to recover any sums falling due under the terms of this Section from time to time.

18.2 Remedies Not Cumulative. Landlord's remedies shall not be cumulative and the exercise of one shall not prohibit or limit the exercise of any other remedy provided herein or by law.

18.3 No Waiver. Landlord's failure to exercise a right arising from this Lease shall not be considered a waiver of Landlord's rights. The acceptance by Landlord of any payment of rent or other charges hereunder after the termination by Landlord of this Lease or of Tenant's right to possession hereunder shall not be deemed to restore this Lease or Tenant's right to possession hereunder.

18.4 Costs Relating to Default. Tenant shall pay all of Landlord's costs and attorney's fees incurred by enforcing its rights under this Lease.

SECTION 19: TENANT'S OBLIGATIONS

19.0 Compliance with Laws. Tenant shall comply with all laws. Tenant shall bring not bring into the Leased Premises: (i) any hazardous substance or regulated materials; or (ii) any explosives or any flammable substances (the substances and materials referred to in clauses (i) and (ii) hereof are collectively referred to herein as "Hazardous Materials").

19.1 Environmental Disclosure, Asbestos and Other Hazardous Materials. At Landlord's request, Tenant shall provide to Landlord written disclosure of all materials, chemicals, and inventory being stored or used on the Leased Premises and shall cooperate with Landlord to prepare an Environmental Disclosure Document pursuant to the provisions of the Illinois Responsible Property Transfer Act of 1988 or any government rules or regulations issued pursuant thereto or in connection therewith or in connection with any other federal, state or local laws, rules or regulations. If Landlord becomes aware that any Hazardous Materials is on Leased Premises, (i) Landlord shall, at Tenant's cost, cause the Hazardous Materials to be remediated; or (ii) Tenant, at Tenant's cost, shall remediate in such manner as Landlord reasonably determines. If such remediation is necessitated by the negligence or intentional act of Tenant the remediation shall be at Tenant's expense.

19.2 Office of Foreign Asset Control Compliance. Tenant warrants to Landlord that neither Tenant, any affiliate of Tenant, nor any of Tenant's representatives, is a "Blocked Person", as defined below. Tenant will not permit any portion of the Premises to be used, occupied or operated by or for the benefit of any Blocked Person. Tenant will provide documentary and other evidence of Tenant's identity and at the request of Landlord to verify Tenant's identity or to comply with any legal requirement or applicable Requirements. Tenant acknowledges that as a condition to the requirement or effectiveness of any consent by Landlord to any assignment, subletting or other transfer pursuant to this Lease, Tenant will cause the assignee, sublessee or other transferee, as applicable, for the benefit of Landlord, to reaffirm, on behalf of such party, the representations of, and to otherwise comply with the obligations set forth in, this Section. It will be reasonable for Landlord to refuse to consent to an assignment, subletting or other transfer in the absence of such reaffirmation and compliance. Tenant agrees to Landlord's legal obligations (a) not to do business with Blocked Persons, and (b) to freeze any assets of Blocked Persons which may come into Landlord's possession. Tenant releases Landlord from any liability to Tenant for any actions taken by Landlord in good faith efforts to comply with the foregoing obligations. Tenant will defend, indemnify and hold harmless Landlord from and against any and all Claims arising from or related to any breach of this Section by Tenant

19.3 "Blocked Person" means any person with whom United States citizens are restricted from doing business with under the regulations of the Office of Foreign Asset Control of the U.S. Department of the Treasury (including those named on its Specially Designated and Blocked Persons List) or under any statute, executive order (including the September 24, 2001, Executive Order Blocking Property and Prohibiting Transactions with Persons Who Commit, Threaten to Commit, or Support Terrorism), or other governmental statutes, regulations, orders or directives.

19.4 Books and Records. Tenant shall deliver to Landlord, within fourteen (14) days upon receiving Landlord's request, its books and records, including bank statements, demonstrating Tenant's creditworthiness, cash flow, and capacity to continue to pay Monthly Base Rent, and any other costs associated with this Lease. Landlord shall not make such request more than six (6) times during any single calendar year.

SECTION 20: MISCELLANEOUS TERMS

20.0 Estoppel Certificates. Tenant shall, at Landlord's request, execute and deliver to Landlord, in form satisfactory to Landlord, a written statement certifying the terms of this Lease,

conditions of the premises, or any other statements which Landlord requests in connection to this Lease. Such statements may be relied upon by any prospective purchaser, lender or mortgagee of the Building.

20.1 Landlord's Right to Cure. Landlord may cure any default by Tenant and Tenant shall pay to the Landlord any costs incurred by doing so.

20.2 Amendments . This Lease may not be amended without the consent of Landlord and Tenant.

20.3 Notices. All notices contemplated by this lease shall be delivered to:

If to Landlord:

DDG Myer's Place, LP
900 W. Jackson Blvd, Suite 2W
Chicago, IL 60607
Attn: Cullen J. Davis

If to Tenant:

Kenneth Young Center
1001 Rohlwing Road
Elk Grove Village, IL 60007
Attn: Grace Hong Duffin

20.4 Time of Essence. Time is of the essence in respect to the terms of this Lease.

20.5 Severability. If any term in this Lease shall be deemed unenforceable, all remaining terms shall remain in effect.

20.6 Applicable Law. This Lease shall be governed by the laws of the State of Illinois.

20.7 Covenants Binding on Successors. All of the covenants and terms of this Lease shall be binding on Landlord and Tenant's successors or assigns.

20.8 Integration. This Lease constitutes the entire understanding and agreement between Landlord and Tenant with respect to the subject matter of this Lease and any prior understandings or agreements are hereby merged into this Lease.

[Signature page follows]

Signature Page to Office Lease Agreement
1585 W. Dempster St., Suite #110
Mount Prospect, Illinois 60056

IN WITNESS WHEREOF, this Lease has been executed by the parties as of the date first prescribed above.

TENANT:

Kenneth Young Center, an Illinois not-for-profit corporation

By: _____
Grace Hong Duffin, its President

LANDLORD:

DDG Myers Place, LP, an Illinois limited partnership

By: DDG Myers Place, LLC, an Illinois limited liability company, its General Partner

By: _____
Cullen J. Davis, its Manager

Kenneth Young Center

www.kennethyoung.org

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

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
    a. 1585 W. Dempster is a permanent supportive housing apartment building for residents with mental health disability. The Kenneth Young Center has been providing services for these residents in the first-floor suite for over a decade in our Drop-In Center and therapy offices. The Living Room is an extension of services that will be provided for these clients on an as-needed basis. The Kenneth Young Center and its services specialize in the improvement and betterment of mental health. This extension of these services would improve public health, safety, morals, comfort, and 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;
    a. 1585 W. Dempster Kenneth Young's first floor suite has been used for mental health support for over a decade. The enjoyment of surrounding properties and their values have not been injured or diminished in any way during this time. With the expansion of the Living Room services, the Kenneth Young Center will be helping with and improving the mental health of the residents of 1585 W. Dempster, along with the community. This in turn improves the enjoyment of not only the surrounding properties, but the village as a whole.

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;
    a. The presence of The Living Room will serve as a stabilizing influence, reinforcing the district's vitality and demonstrating a continued pattern of responsible investment in the community. Accordingly, the proposed conditional use supports, rather than obstructs, the orderly development and improvement of surrounding properties. This will also enhance the overall vitality of the area by contributing to community well-being and creating professional employment opportunities. The surrounding properties are also mostly restaurants and dining and would likely benefit in the form of business and revenue, as they have been since 1585 W. Dempster Kenneth Young's first floor suite has been first used for mental health support for over a decade.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
    a. The decade-long use of Kenneth Young Centers 1585 W. Dempster first floor suite, along with recent remodels for the Living Room approved by the Village of Mount Prospect, is

and continues to adequately provide all aforementioned items. Kenneth Young Centers 1585 W. Dempster first floor suite is also inspected and maintained monthly by the Kenneth Young Centers Facilities staff and Myers Place Facilities staff, annually by the Mount Prospect Fire Marshall and certified sprinkler, pump, and fire alarm contractors, and once every 3 years by the Illinois State Fire Marshal. The Kenneth Young Center will continue to adhere to building codes, public utilities, access roads, drainage, parking requirements, occupancy limits, and signage regulations.

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;
    a. Since the decade long use of Kenneth Young Centers 1585 W. Dempster first floor suite, the exterior of the building has not been changed. All measures taken during initial construction to provide ingress and egress for minimal traffic congestion, continue and remain in place to this day; those being an ingress/egress to the parking lot on the west from Busse Road, an ingress/egress to the parking lot on the north from Dempster Street, an alleyway to the south merging to a roadway leading to Algonquin Road, along with a conjointment of the Culvers parking lot to the east, which has an ingress/egress to the parking lot on the north from Dempster Street, and an ingress/egress to the parking lot on the south to a roadway leading to Algonquin Road. The Living Room adds only an additional six guests at a time, typically between 0-2 guests, and a minimum of 2 staff, typically 4-7 staff. This is far below the previous number of staff and clients that would normally visit the building prior to The Living Room, which would typically include 20+ people. Most guests are either dropped off, take other forms of public transportation, or simply walk, and since staff are on varying 24/7 shifts, schedules do not line up with typical traffic times. This further reduces any traffic congestion.

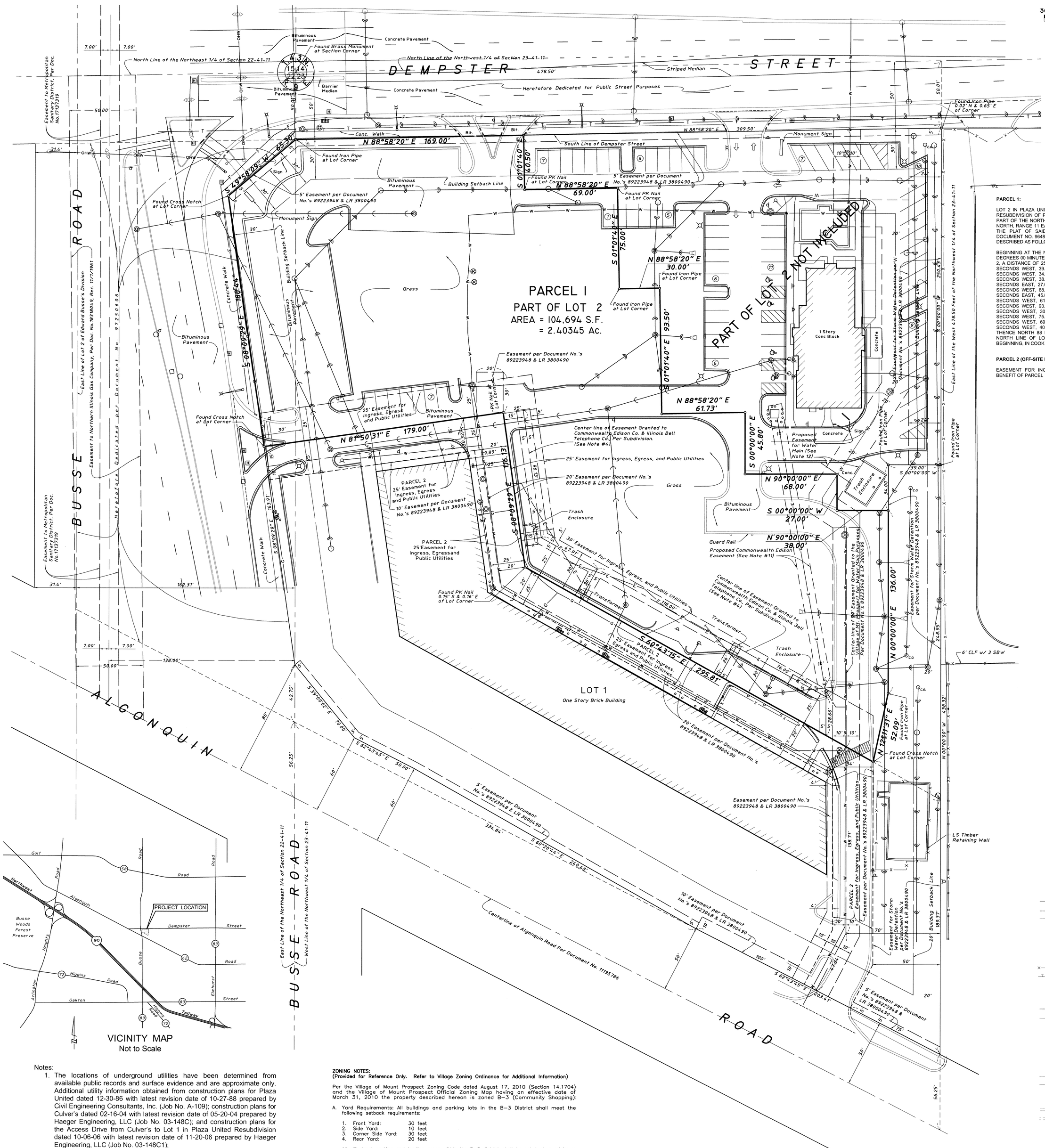
6. That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village.
    a. The Kenneth Young Center's, along with the Living Room program is not contrary to the objectives of the current Comprehensive Plan for the Village. On the contrary, it advances several of the Plan's guiding principles, including the promotion of public health and safety, the provision of accessible human services, the encouragement of community resilience, and the support of land uses that enhance the quality of life for all residents. By expanding access to essential behavioral and mental health resources, the Living Room directly supports the Village's goals of fostering a healthy, safe, and inclusive community. Additionally, the Comprehensive Plan emphasizes managed growth, thoughtful evolution of land use, and strategic investment in community infrastructure and services. The proposed facility aligns with these objectives by strengthening the Village's capacity to meet the evolving health and wellness needs of its population, thereby reducing service gaps and contributing to the long-term sustainability of the community. This investment in mental health care not only

addresses immediate service demands but also supports the Village's broader vision for balanced growth, economic stability, and enhanced community well-being.

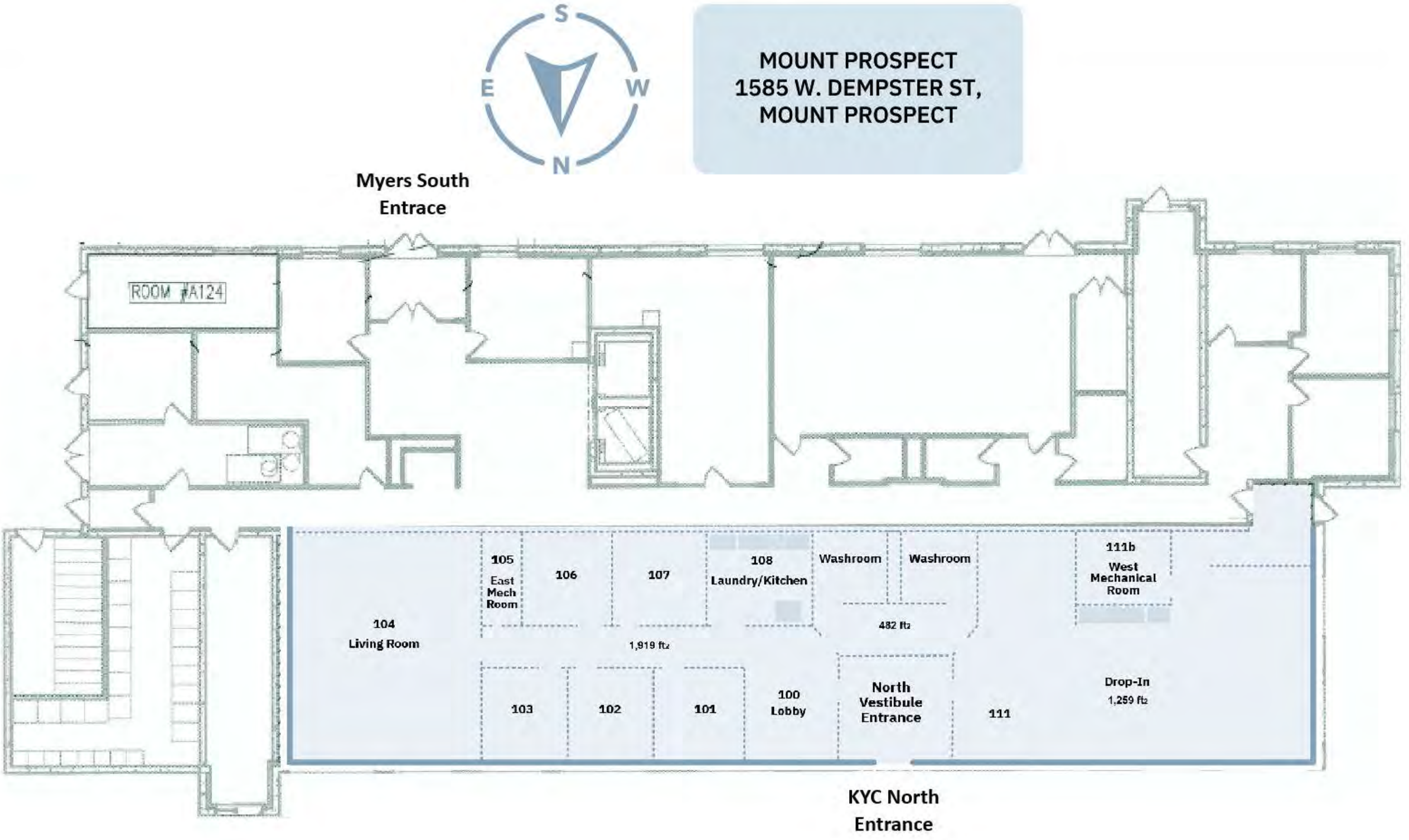
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Planning & Zoning Commission.
    a. The Kenneth Young Centers Living Room program shall conform in all respects to the applicable regulations of the zoning district in which it is located, including but not limited to requirements pertaining to building design, lot coverage, setbacks, parking, landscaping, signage, and operational standards. All activities conducted on the premises, including therapeutic, counseling, and support services, will be carried out in a manner consistent with the district's permitted uses and conditions. Any deviation or modification from such regulations shall be undertaken only upon review and pursuant to the express recommendations and approvals of the Planning & Zoning Commission, in accordance with the governing ordinance.

P.I.N. No. 08-23-100-015

PLAT OF SURVEY


DEMPSTER STREET
BUSSE ROAD
ALGONQUIN ROAD
North Line of the Northeast 1/4 of Section 22-41-11
North Line of the Northwest 1/4 of Section 23-41-11
Heretofore Dedicated for Public Street Purposes
478.50'
Striped Median
Bituminous Pavement
Concrete Pavement
Barrier Median
Found Brass Monument at Section Corner
Easement to Metropolitan Sanitary District, Per Doc. No.17137319
Found Iron Pipe 0.02' N & 0.65' E of Corner
Monument Sign
South Line of Dempster Street
N 88°58'20" E 169.00'
N 88°58'20" E 309.50'
S 49°58'09" W 65.30'
S 01°01'40" E 40.50'
N 88°58'20" E 69.00'
Found PK Nail at Lot Corner
5' Easement per Document No.'s 89223948 & LR 3800490
Building Setback Line
Found Cross Notch at Lot Corner
Found Iron Pipe at Lot Corner
Sign
Grass
PARCEL 1
PART OF LOT 2
AREA = 104,694 S.F.
= 2.40345 Ac.
S 01°01'40" E 75.00'
N 88°58'20" E 30.00'
S 01°01'40" E 93.50'
N 88°58'20" E 61.73'
PART OF LOT 2 NOT INCLUDED
1 Story Conc Block
Concrete
Proposed Easement for Water Main (See Note 12)
S 00°00'00" E 45.80'
N 90°00'00" E 68.00'
S 00°00'00" W 27.00'
N 90°00'00" E 38.00'
S 00°00'00" W 39.00'
N 00°00'00" E 136.00'
N 00°00'00" W 438.32'
Trash Enclosure
Guard Rail
Proposed Commonwealth Edison Easement (See Note #11)
Center line of Easement Granted to Commonwealth Edison Co. & Illinois Bell Telephone Co., Per Subdivision (See Note #4)
Center line of 30' Easement Granted to the Village of Mt. Prospect for Water Main Purposes Per Document No.'s 89223948 & LR 3800490
Easement for Storm Water Detention per Document No.'s 89223948 & LR 3800490
Found Iron Pipe at Lot Corner
Found Cross Notch at Lot Corner
N 12°11'31" E 52.09'
Found PK Nail at Lot Corner
Found PK Nail 0.15' S & 0.16' E of Lot Corner
Easement per Document No.'s 89223948 & LR 3800490
Proposed Easement for Storm Water Detention per Document No.'s 89223948 & LR 3800490
Building Setback Line
East Line of the Northwest 1/4 of Section 23-41-11
Found Iron Pipe 0.02' N & 0.65' E of Corner
Found Iron Pipe at Lot Corner
Found Cross Notch at Lot Corner
Found Iron Pipe at Lot Corner
Found Iron Pipe at Lot Corner
Found Iron Pipe

MOUNT PROSPECT
1585 W. DEMPSTER ST,
MOUNT PROSPECT



Permits at 1585 Dempster St, Kenneth Young Center

Permit No.	Year	Type
CDBP 2014-00001243	2014	Interior Remodel - KYC Offices
CDBP 2020-00000008	2020	Interior Remodel - Drop In
CDBP CB24-000011	2024	Interior Remodel - The Living Room

9/9/14
Valid for Underground Plumbing Permission
REVISED

RECEIVED
Village of Mount Prospect
AUG 28 PM
Building Division

KENNETH YOUNG CENTER

1585 WEST DEMPSTER STREET MOUNT PROSPECT IL

9/9/14
Valid for Underground Plumbing

KENNETH YOUNG CENTER

1001 ROHLWING ROAD ELK GROVE VILLAGE 60007

▪ CORDOGAN, CLARK & ASSOCIATES, INC. ▪
⋮ ARCHITECTS ▪ ENGINEERS ⋮

PROJECT INFORMATION :

PROJECT ADDRESS : 1585 WEST DEMPSTER STREET MOUNT PROSPECT, IL

PROJECT DESCRIPTION : FIRST FLOOR INTERIOR BUILD-OUT

CODE REQUIREMENTS: 2012 International Building Code
2012 International Residential Code
2012 International Energy Code
2012 International Mechanical Code
2012 International Fuel Gas Code
2011 National Electric Code
2004 Illinois State Plumbing Code

SITE ZONING:	B-3
LOT AREA:	3.72 ACRES
GROSS BUILD-OUT AREA:	3,530 SF
OCCUPANCY :	B
OCCUPANT LOAD:	83
EGRESS WIDTH: REQUIRED:	17 INCHES
PROVIDED:	108 INCHES
CONSTRUCTION TYPE :	I-A
BUILDING HEIGHT:	42'-10"
MAXIMUM TRAVEL DISTANCE:	250 LF

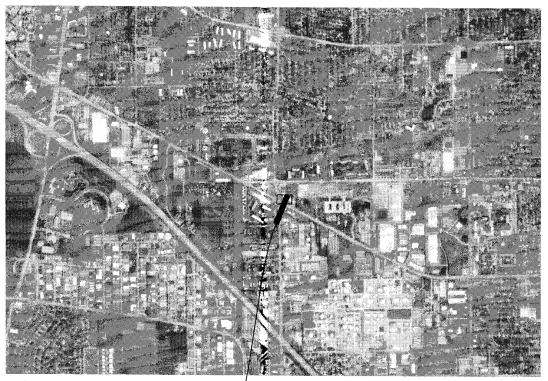
ABBREVIATIONS:

AC. ACCOUSTIC	IN. INCH
ADD. ADDENDUM	I.D. INSIDE DIAMETER
A/C AIR CONDITIONING	INSUL. INSULATION
ADD'N ADDITION	INT. INTERIOR
A.F.F. ABOVE FIN. FLOOR	INV. INVERT
AGG. AGGREGATE	LAM. LAMINATED
A.B. ANCHOR BOLT	LAV. LAVATORY
& AND	JT. JOINT
ALT. ALTERNATE	JST. JOIST
ARCH. ARCHITECT	
ASP. ASPHALT	LG. LENGTH
AL. ALUMINUM	LOC. LOCATION
BSMT. BASEMENT	LT. LIGHT
BM. BEAM	L.W.C. LIGHT WEIGHT CONCRETE
B.M. BENCH-MARK	LVR. LOUVER
BLKG. BLOCKING	LOC. LOCATION
BD. BOARD	
B.O. BOTTOM OF	M.O. MASONRY OPENING
BLDG. BUILDING	MAT'L. MATERIAL
C.I.P. CAST IN PLACE	MFR. MANUFACTURER
C.B. CATCH BASIN	MAX. MAXIMUM
CLG. CEILING	MECH. MECHANICAL
CEM. CEMENT	MTL. METAL
C.L. CENTER LINE	MIN. MINIMUM
CER. CERAMIC	MLDG. MOULDING
C.T. CERAMIC TILE	MULL. MULLION
CHAN. CHANNEL	N.G. NATURAL GRADE
C.R. CHAIR RAIL	NOM. NOMINAL
CLR. CLEAR	N.I.C. NOT IN CONTRACT
C.O. CLEAN OUT	N.T.S. NOT TO SCALE
CLOS. CLOSET	No. NUMBER
COL. COLUMN	O.C. ON CENTER
CONC. CONCRETE	OPNG. OPENING
CONN. CONNECTION	O.A. OVERALL
CONST. CONSTRUCTION	O.D. OUTSIDE DIAMETER
C.J. CONTROL JOINT	
CONSTRUCTION JOINT	PTD. PAINTED
CONT. CONTINUOUS	PR. PAIR
CONTR. CONTRACTOR	PNL. PANEL
C.M.U. CONCRETE MASONRY UNIT	PTN. PARTITION
	PL. PLATE
D.P. DAMP PROOFING	PLBG. PLUMBING
DB. DECIBEL	PLY'WD. PLYWOOD
DIAG. DIAGONAL	PT. POINT
DIAM.) DIAMETER	P.S.I. POUNDS PER SQ. IN.
DIM. DIMENSION	P.S.F. POUNDS PER SQ. FT.
DISP. DISPENSER	P.C. PRECAST
DWL. DOWEL	P.L. PROPERTY LINE
DN. DOWN	
D.S. DOWNSPOUT	Q.T. QUARRY TILE
DWG. DRAWING	R. RADIUS
EA. EACH	REG. REGISTER
EL. ELECTRIC	REQ'D. REQUIRED
E.D.F. EL. DRINKING FOUNTAIN	REV. REVISION
ELEV. ELEVATION	R.D. ROOF DRAIN
EQ. EQUAL	RM. ROOM
EQUIP. EQUIPMENT	RD. ROUND
EXH. EXHAUST	
E.J. EXPANSION JOINT	SECT. SECTION
EXIST. EXISTING	SHT. SHEET
EXT. EXTERIOR	SIM. SIMILAR
	SM. SMOOTH
FT. FEET	S.O.G. SLAB ON GRADE
FIN. FINISH	SPEC. SPECIFICATION
FIXT. FIXTURE	SQ. SQUARE
FL. FLASHING	STD. STANDARD
FLR. FLOOR	ST.STL. STAINLESS STEEL
F.D. FLOOR DRAIN	STRUC. STRUCTURE
FLUOR. FLUORESCENT	SUSP. SUSPENDED
FTG. FOOTING	T.C. TOP OF CURB
FND. FOUNDATION	T.G. TEMPERED GLASS
FR. FRAME	T.O. TOP OF
	TYP. TYPICAL
GA. GAUGE	U.N.O. UNLESS NOTED OTHERWISE
G.I. GALVANIZED IRON	
GL. GLASS	VERT. VERTICAL
GD. GRADE	VEST. VESTIBULE
GRIL. GRILLE	V.C.T. VINYL COMP. TILE
G.B. GYPSUM BOARD	V.C.P. VITREOUS CLAY PIPE
HDW. HARDWARE	W.W.M. WELDED WIRE MESH
HDWD. HARDWOOD	W.C. WATER CLOSET
HTR. HEATER	W.H. WATER HEATER
HT. HEIGHT	W.F. WIDE FLANGE
H.P. HIGH POINT	W/ WITH
H.M. HOLLOW METAL	W/O WITHOUT
HORIZ. HORIZONTAL	WD. WOOD
H.B. HOSE BIBB	W.B. WOOD BASE
H.W. HOT WATER	W.C.R. WOOD CHAIR RAIL

SYMBOLS:

- ROOM NAME (000) • ROOM NAME (TOP) AND ROOM NUMBER (BOTTOM)
- (X/XX) • ELEVATION - ELEVATION No. (TOP), SHEET No. (BOTTOM)
- (X/XX) • WALL SECTION - DETAIL No. (TOP), SHEET No. (BOTTOM)
- (X/XX) • BUILDING SECTION - SECTION No. (TOP), SHEET No. (BOTTOM)
- (XXX) • BUILDING COLUMN GRID LINE
- (XXX) (X) [X] • TAGS - SEE SCHEDULES

VICINITY MAP:



1585 W. DEMPSTER ST.
MOUNT PROSPECT, IL

NORTH

CERTIFICATION

STATEMENT OF COMPLIANCE

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (410 ILCS 25/) and the Illinois Accessibility Code (71 Ill. Adm. Code 400)."

Signed: _____ Architect/Engineer

PROFESSIONAL DESIGN FIRM LICENSE NO: 184.000595

ILLINOIS REGISTRATION NO.: 001-016815 EXPIRES NOV 30, 2012

Date: 08.27.14

JOHN W. CLARK 001-016815 STATE OF ILLINOIS REGISTERED ARCHITECT

SEAL

"I hereby certify these drawings have been prepared under my direct supervision and to the best of my knowledge comply with all applicable codes of Mount Prospect, IL."

SHEET INDEX:

ARCHITECTURAL
T0.1 TITLE SHEET
T0.2 EGRESS PLANS
A1.1 FLOOR PLAN AND PARTITION TYPES
A2.1 REFLECTED CEILING PLAN
A3.1 ENLARGED PLANS, INTERIOR ELEVATIONS
A4.1 SCHEDULES

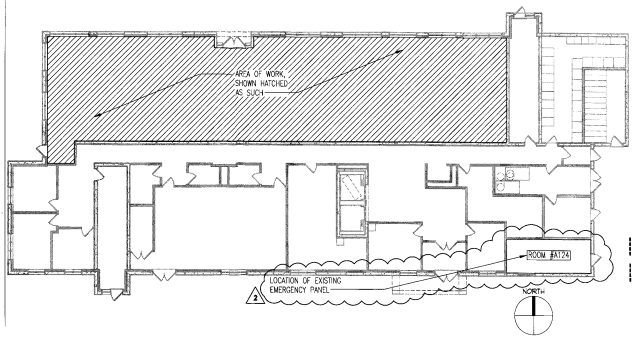
MECHANICAL
M2.1 FIRST FLOOR VENTILATION PLAN

ELECTRICAL
E1.1 LIGHTING PLAN
E2.1 POWER PLAN
E3.1 AUXILARY PLAN
E4.1 LEGEND, SCHEDULES, NOTES

PLUMBING
P2.1 PLUMBING PLAN, SCHEDULES, NOTES

JOB COPY
VILLAGE OF MT. PROSPECT
THIS PLAN MUST BE ON SITE

KEY PLAN:



CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS - ENGINEERS
Aurora
360 Ridgeway Avenue
Aurora, Illinois 60506
Tel 630.896.4678
Fax 630.896.4697
Chicago
79 North Wells Street
Chicago, Illinois 60606
Tel 312.943.7300
Fax 312.943.4771
www.cordoganclark.com

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

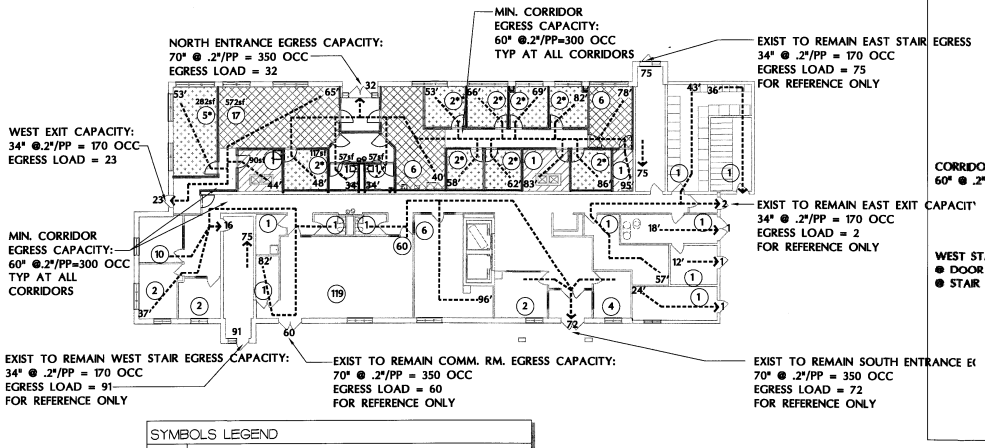
COVER SHEET

JOB NUMBER: 10345
DATE: 06.27.14
ISSUED FOR PERMIT

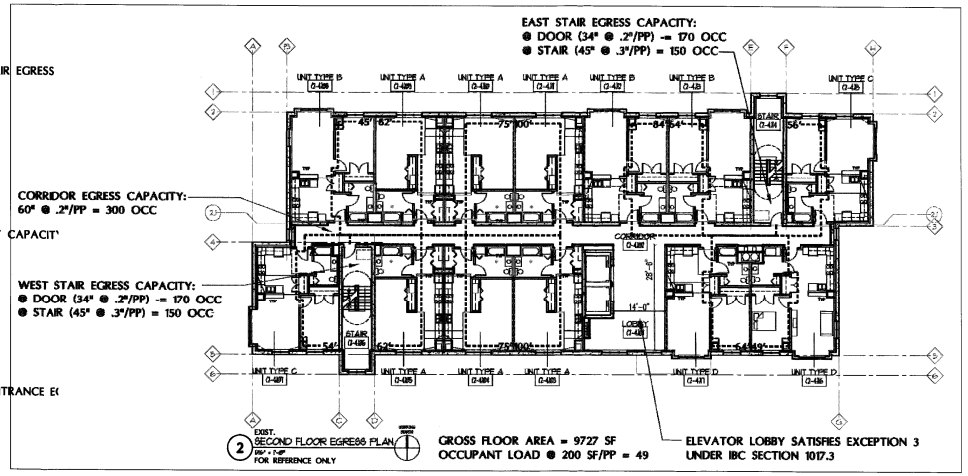
REVISIONS:
1
2
3
4 08.27.14 PERMIT REV.
5 09.12.14 PERMIT REV.

SHEET: T0.1

8/27/2014 @ 3:31 AM
COPYRIGHT © 2014 ALL RIGHTS RESERVED



1 FIRST FLOOR EGRESS PLAN
1/8" = 1'-0"



2 EXIST. SECOND FLOOR EGRESS PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY

GROSS FLOOR AREA = 9727 SF
OCCUPANT LOAD @ 200 SF/PP = 49

SYMBOLS LEGEND

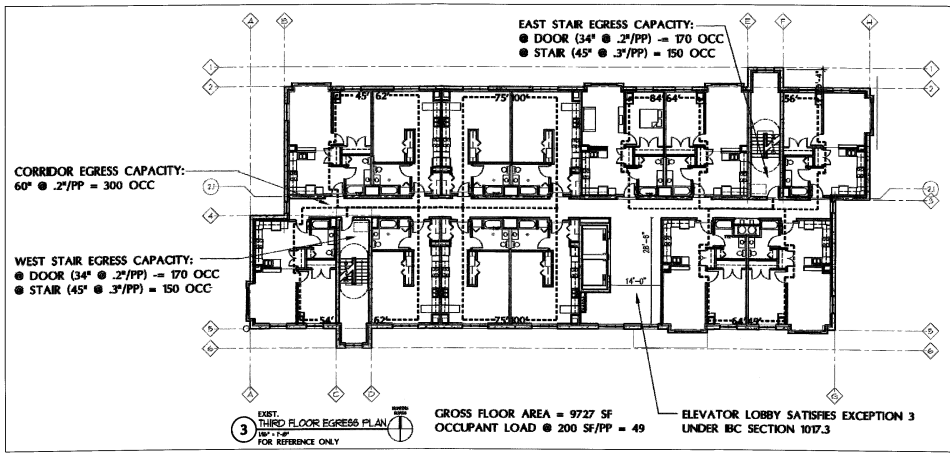
xxsf / XX	ROOM AREA AND OCCUPANT LOAD BASED ON CODE REQUIREMENTS (SEE OCCUPANCY LEGEND BELOW)
xxsf / X*	ROOM AREA AND OCCUPANT LOAD BASED ON ACTUAL PLANNED OCCUPANCY
XX'--->	TRAVEL DISTANCE

OCCUPANCY LEGEND - NEW CONSTRUCTION ONLY

HATCH	OCCUPANCY TYPE	AREA/OCCUPANT
	MECH/STORAGE	300 S.F. GROSS
	ASSEMBLY - UNCONCENTRATED	7 S.F. NET
	BUSINESS	100 S.F. GROSS

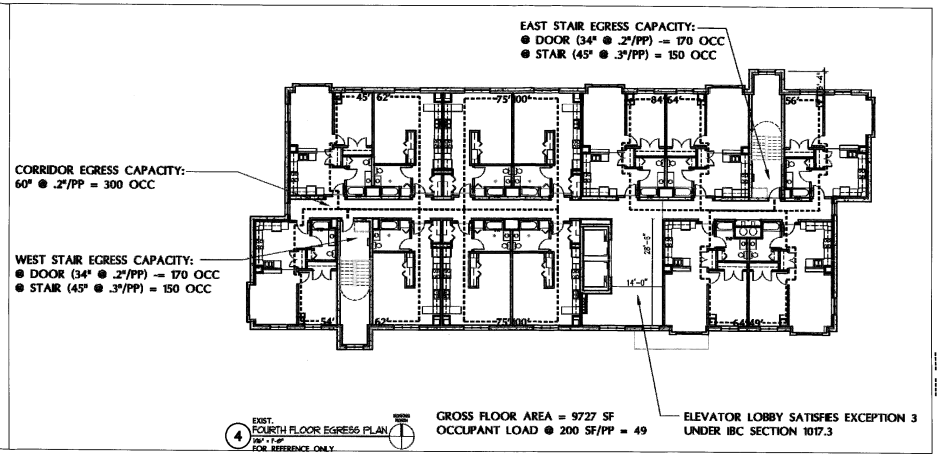
NOTE

AREA INDICATED ON "KEY PLAN" - SHEET T0.1 - IS THE ONLY AREA WITH REVISED EGRESS. ALL OTHER AREAS OF BUILDING ARE EXISTING TO REMAIN AND ARE SHOWN ON THIS SHEET FOR REFERENCE ONLY.



3 EXIST. THIRD FLOOR EGRESS PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY

GROSS FLOOR AREA = 9727 SF
OCCUPANT LOAD @ 200 SF/PP = 49



4 EXIST. FOURTH FLOOR EGRESS PLAN
1/8" = 1'-0"
FOR REFERENCE ONLY

GROSS FLOOR AREA = 9727 SF
OCCUPANT LOAD @ 200 SF/PP = 49

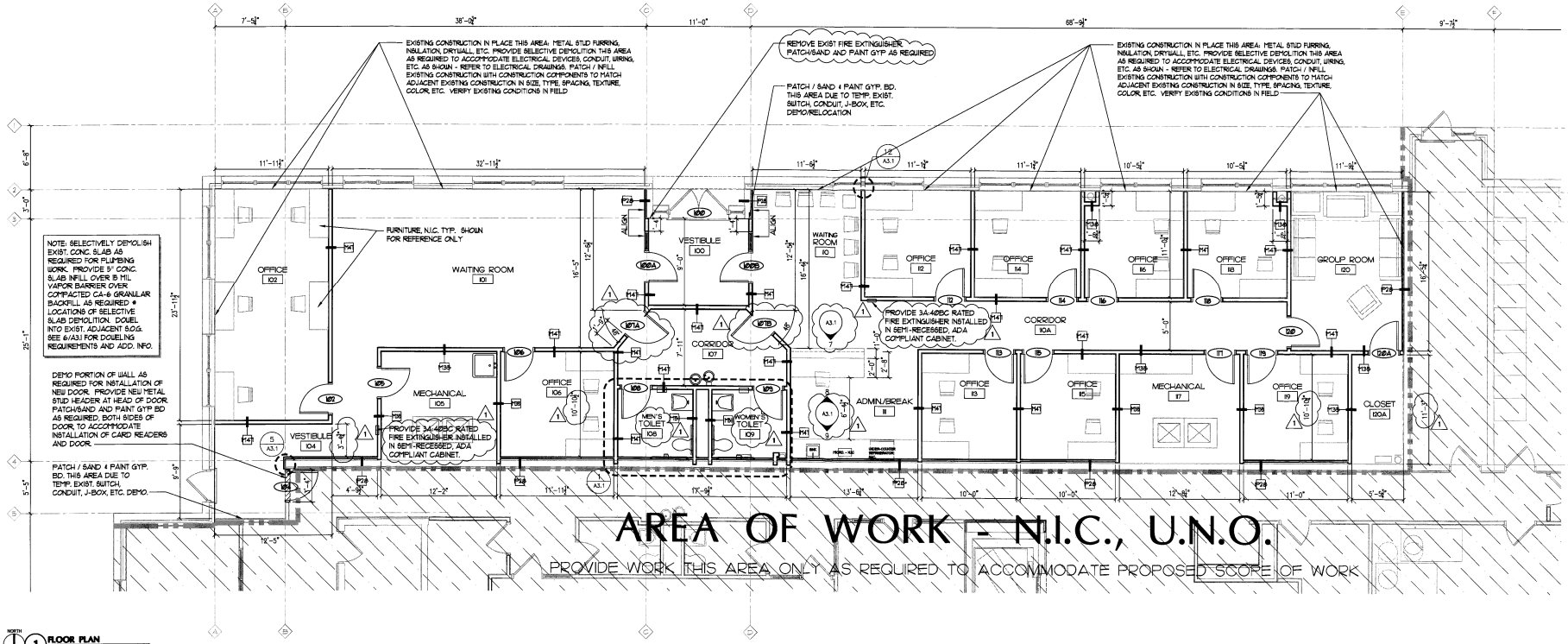
CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS ENGINEERS
Aurora
350 Ridgeway Avenue
Aurora, Illinois 60506
Tel 630.896.4678
Fax 630.896.4987
Chicago
736 North Wells Street
Chicago, Illinois 60610
Tel 312.943.3700
Fax 312.943.4071
www.cordoganclark.com

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

EGRESS PLANS

JOB NUMBER: 10345
DATE: 06.18.10 ISSUED FOR REVIEW
REVISIONS:
08.27.14 PERMIT REV.
09.12.14 PERMIT REV.
SHEET: T0.2

8/27/2014 9:14 AM
COPYRIGHT © 2014 ALL RIGHTS RESERVED



NORTH 1 FLOOR PLAN 3/16" = 1'-0"

INTERIOR PARTITION TYPES

P28 U923 - 3 HR
- GYPSUM BOARD, PAINTED - USE WATER RESISTANT G.B. @ RM #11
- 25 GA 3 5/8" MTL. STUDS 16"O.C.
- EXIST. PRECAST CONCRETE WALL PANEL
- EXIST. 25 GA. 1 5/8" MTL. STUDS 16"O.C.
- EXIST. GYPSUM BOARD, PAINTED

M35 U419 - 1 HR
- TYPE "X" GYPSUM BOARD, PAINTED
- 25 GA (18MIL) 3 5/8" MTL. STUDS 16"O.C.
- OWENS CORNING 3½" SOUND ATTENUATION BATTS
- TYPE "X" GYPSUM BOARD PAINTED

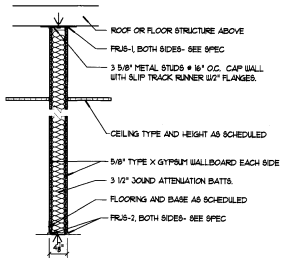
M38
- Ø5256 ⅝" TYPE X GYPSUM BOARD PAINTED
- Ø911 25 GA (18MIL) 3 5/8" MTL. STUDS 16"O.C.

M47
- ⅝" GYPSUM BOARD, PAINTED
- 25 GA (18MIL) 3 5/8" MTL. STUDS @ 16"O.C.
- OWENS CORNING 3½" SOUND ATTENUATION BATTS
- ⅝" GYPSUM BOARD, PAINTED

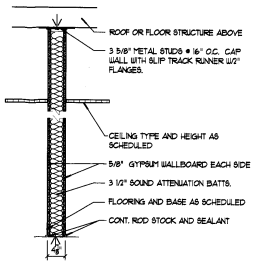
M50
- ⅝" GYPSUM BOARD, PAINTED
- 25 GA (18MIL) 3 5/8" MTL. STUDS @ 16"O.C.
- OWENS CORNING 3½" SOUND ATTENUATION BATTS
- ⅝" WATER RESISTANT GYPSUM BOARD - BATHROOM SIDE OF WALL, PAINTED

M51
- ⅝" WATER RESISTANT GYPSUM BOARD, PAINTED
- 25 GA (18MIL) 3 5/8" MTL. STUDS @ 16"O.C.
- OWENS CORNING 3½" SOUND ATTENUATION BATTS

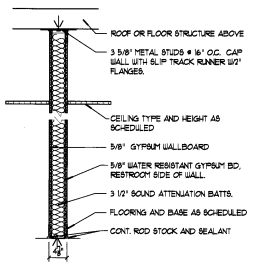
M55 U417 - 1 HR
- Ø5256 ⅝" TYPE X GYPSUM BOARD PAINTED
- Ø911 25 GA (18MIL) 3 5/8" MTL. STUDS 16"O.C.
- Ø7218 OWENS CORNING 3½" SOUND ATTENUATION BATTS
- Ø5256 ⅝" WATER RESISTANT TYPE X GYPSUM BOARD, BATHROOM SIDE OF WALL, PAINTED



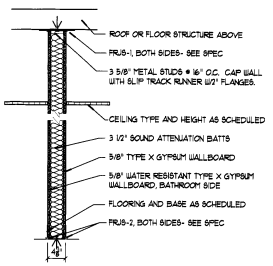
PARTITION TYPE M35
SCALE: ¾" = 1'-0" U419 - 1 HR



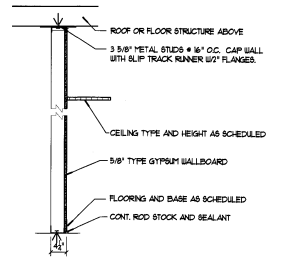
PARTITION TYPE M47
SCALE: ¾" = 1'-0"



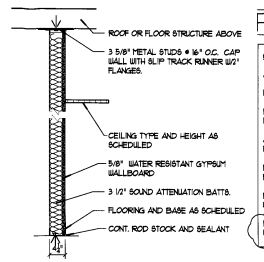
PARTITION TYPE M50
SCALE: ¾" = 1'-0"



PARTITION TYPE M55
SCALE: ¾" = 1'-0" U419 - 1 HR



PARTITION TYPE M38
SCALE: ¾" = 1'-0"



PARTITION TYPE M51
SCALE: ¾" = 1'-0"

PARTITION NOTES

GENERAL PARTITION NOTES:

ALL PARTITIONS SHALL EXTEND TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED

IN CASE OF CONFLICT W/ STRUCTURAL DRAWINGS, STRUCTURAL DRAWINGS SHALL PREVAIL

PARTITION NUMBERING REFERS TO AN OFFICE STANDARD MASTER LIST. GAPS IN NUMBERING ARE INTENTIONAL

ALL PRODUCTS ARE LISTED AS A "BASIS OF DESIGN". REFER TO SPECIFICATIONS FOR EQUIVALENT PRODUCTS AND MANUFACTURERS AND FOR ADDITIONAL PRODUCT AND INSTALLATION INFORMATION

REFER TO PLAN DETAILS FOR HORIZONTAL AND BUILDING SECTIONS FOR VERTICAL VARIATIONS IN PARTITION TYPES.

PROVIDE BRACING AS REQUIRED TO MAINTAIN AN L/360 MAXIMUM DEFLECTION IN ALL METAL AND WOOD STUD WALLS. BRACING MUST BE KEPT ABOVE CEILING LINE.

PENETRATIONS THROUGH RATED WALLS TO CONFORM TO UL C-AJ- Ø08 (3-HR) AT 3-HR WALLS AND UL U-L-1205 (1HR) AT 1-HR WALLS.

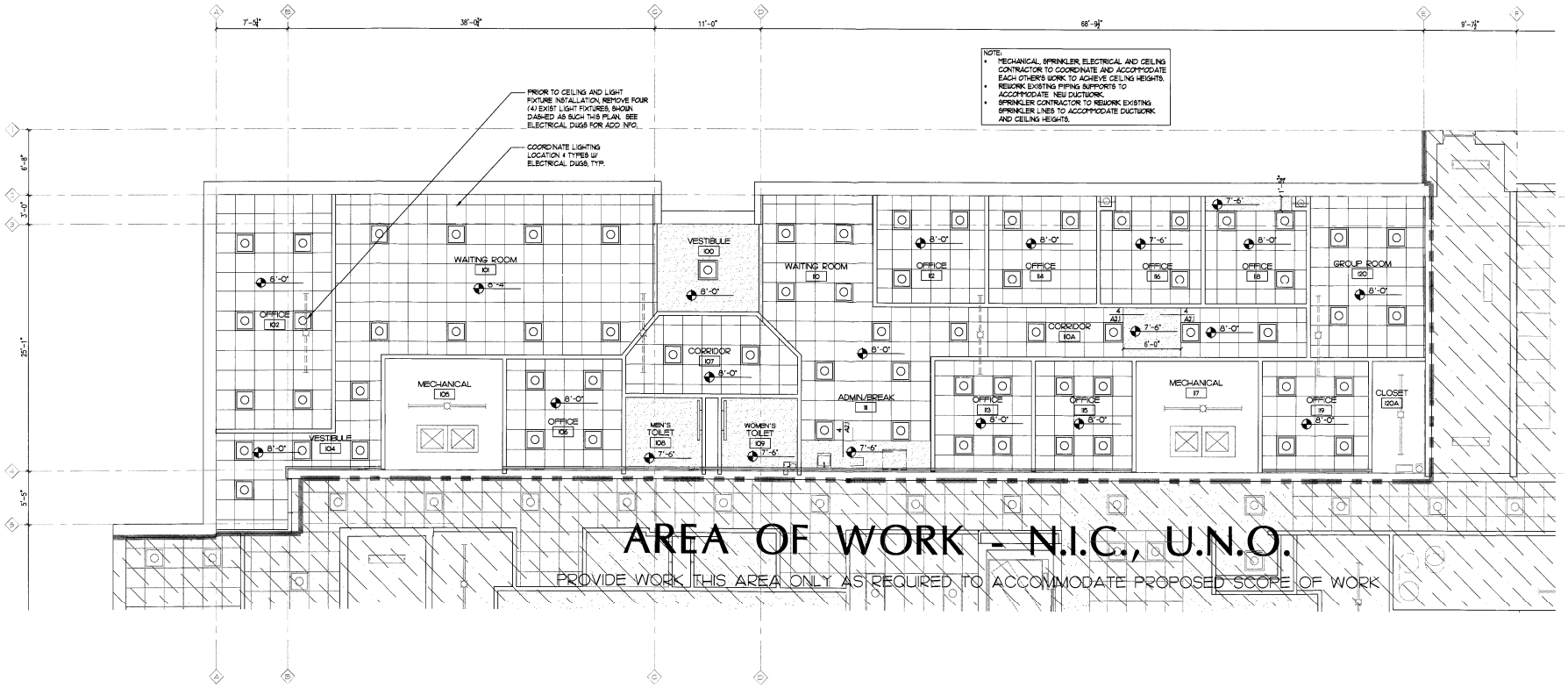
8/7/2014 10:11 AM
COPYRIGHT © 2014 ALL RIGHTS RESERVED

• CORDOGAN, CLARK & ASSOCIATES, INC. •
ARCHITECTS • ENGINEERS
www.cordogan.com
Aurora
Metropolitan Square
Suite 1000
Aurora, Illinois 60506
Fax 630.896-4997
Chicago
79 North Wabash Avenue
Suite 1000
Chicago, Illinois 60602
Fax 312.943-4971

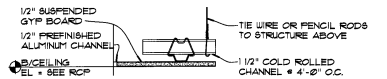
KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

FLOOR PLAN AND PARTITION TYPES

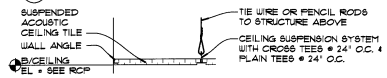
JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 Ø82714 PERMIT REV.
2 Ø12414 PERMIT REV.
SHEET: A1.1



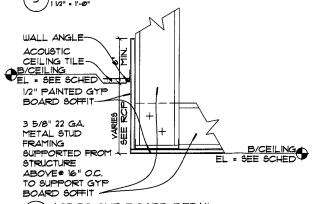
1 REFLECTED CEILING PLAN
1/8" = 1'-0"



2 GYP BOARD TO WALL DETAIL
1 1/2" = 1'-0"



3 ACT TO WALL DETAIL
1 1/2" = 1'-0"



4 ACT TO GYP BOARD DETAIL
1 1/2" = 1'-0"

COPYRIGHT © 2014 ALL RIGHTS RESERVED

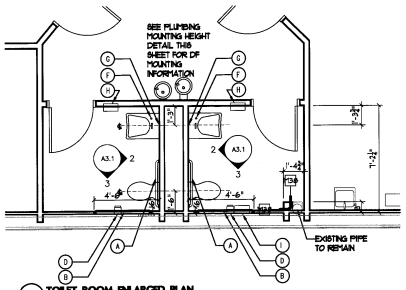
8/7/2014 10:18 AM

• CORDOGAN, CLARK & ASSOCIATES, INC. •
ARCHITECTS • ENGINEERS
www.cordoganclark.com
Aurora
360 Ridgeway Avenue
Aurora, Illinois 60506
Telephone: 630.896.7676
Fax: 630.896.0887
Chicago
716 North Wells Street
Chicago, Illinois 60610
Telephone: 312.943.7300
Fax: 312.943.4771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

REFLECTED CEILING PLAN

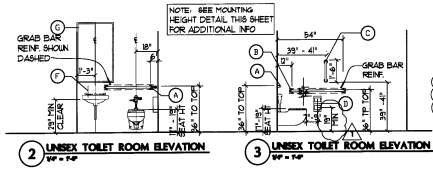
JOB NUMBER: 10345
DATE: 06.27.14
ISSUED FOR PERMIT
REVISIONS:
Ø8.27.14 PERMIT REV.
Ø7.24.14 PERMIT REV.
SHEET: A2.1



1 TOILET ROOM ENLARGED PLAN
1/4" = 1'-0"

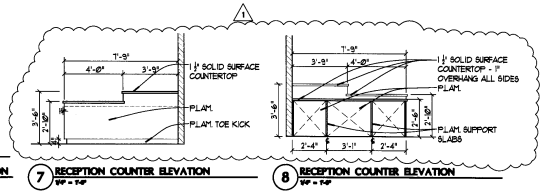
PLUMBING ACCESSORY SCHEDULE

TAG	DESCRIPTION	MANUF. MODEL NUMBER
A	36" STAINLESS STEEL GRAB BAR WITH CONCEALED MOUNTING; SATIN FINISH	BRADLEY 812 X 36
B	48" STAINLESS STEEL GRAB BAR WITH CONCEALED MOUNTING; SATIN FINISH	BRADLEY 812 X 48
C	18" STAINLESS STEEL GRAB BAR WITH CONCEALED MOUNTING; SATIN FINISH	BRADLEY 812 X 18
D	DOUBLE-ROLL TOILET TISSUE DISPENSER	BRADLEY 5402
E	COMBINED PAPER TOWEL DISP/WASTE RECEPTACLE	2037 ; 2091
F	DECK-MTD LIQUID SOAP DISPENSER	BRADLEY 6326
G	S.S. FRAMED MIRROR - 30"x48"	BRADLEY 740-30X48
H	S.S. HAND DRYER - ADA COMPLIANT	AMERICAN DRYER #DR10TN
I	SANITARY NAPKIN DISPOSAL	BRADLEY 4721-15



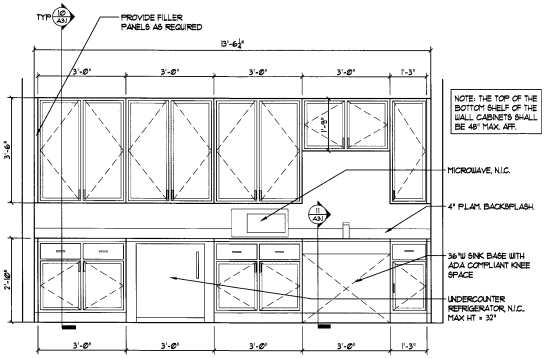
2 UNISEX TOILET ROOM ELEVATION
1/4" = 1'-0"

3 UNISEX TOILET ROOM ELEVATION
1/4" = 1'-0"

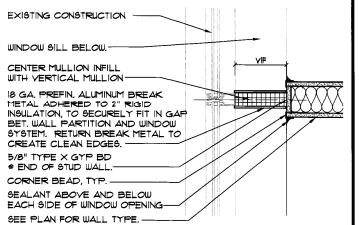


7 RECEPTION COUNTER ELEVATION
1/4" = 1'-0"

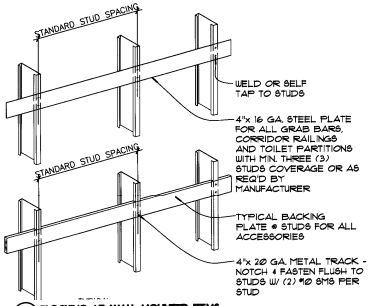
8 RECEPTION COUNTER ELEVATION
1/4" = 1'-0"



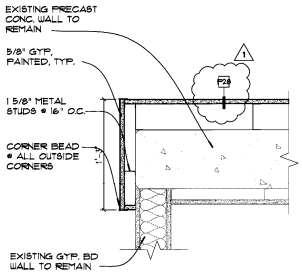
9 INTERIOR ELEVATION
1/2" = 1'-0"



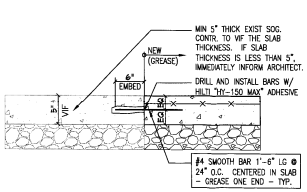
12 NEW WALL AT EXISTING MULLION DETAIL
1 1/2" = 1'-0"



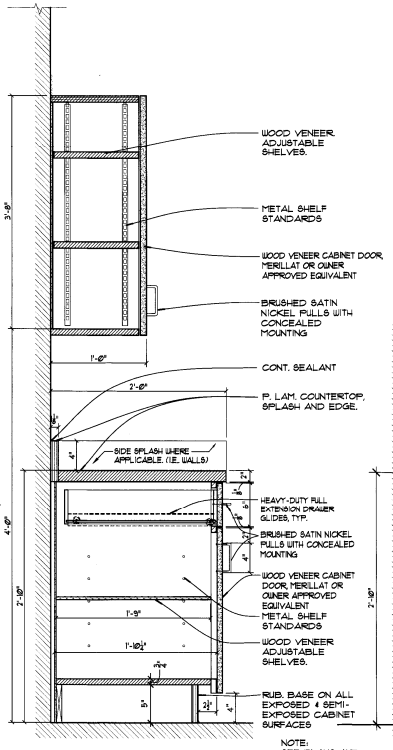
4 BLOCKING AT WALL MOUNTED ITEMS
NTS



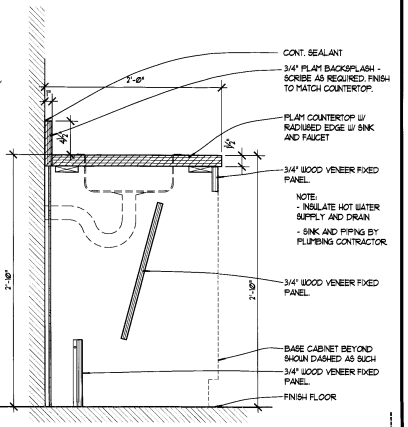
5 DETAIL AT EXIST PRECAST WALL
1 1/2" = 1'-0"



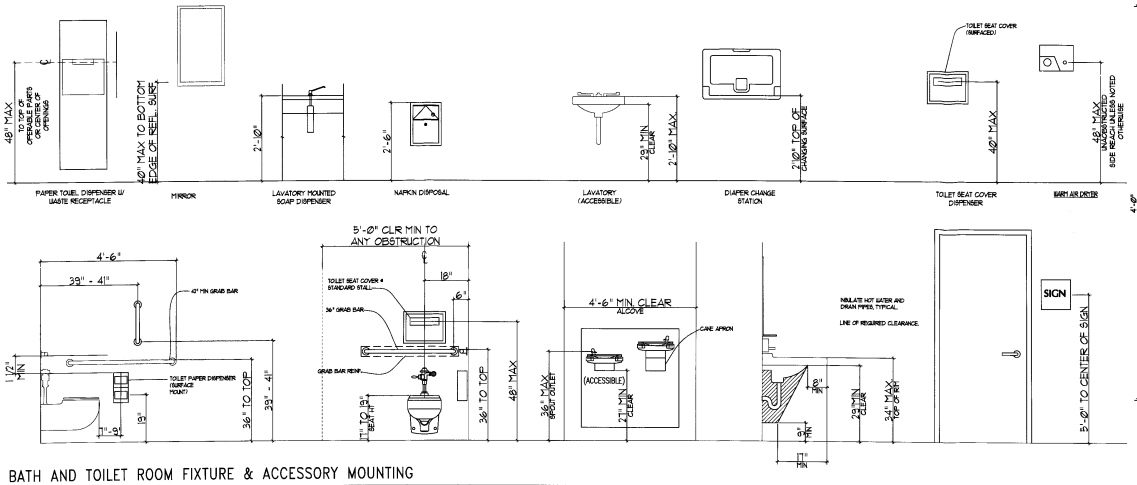
6 NEW TO EXIST S.O.G. TRANSITION DETAIL
1" = 1'-0"



10 DETAIL @ MILLWORK SECTION
1-1/2"=1'-0"



11 DETAIL @ SINK SECTION
1-1/2"=1'-0"



BATH AND TOILET ROOM FIXTURE & ACCESSORY MOUNTING
SCALE: 1/2" = 1'-0"

8/7/2014 10:07:21 AM
COPYRIGHT © 2014 ALL RIGHTS RESERVED

CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogancdark.com
Aurora
Aurora Executive Annex
Aurora, Illinois 60506
Fax 630.896.4987
Chicago
74 North Wells 60610
Chicago, Illinois 60606
Fax 312.943.6771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

ENLARGED PLANS, INTERIOR ELEVATIONS AND DETAILS

JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 Ø82714 PERMIT REV.
2 Ø12414 PERMIT REV.
SHEET: A3.1

DOOR SCHEDULE

DOOR MARK	SIZE	DOOR LEAF THICK.	DOOR LEAF MAT'L	DOOR LEAF TYPE	DOOR LEAF FINISH	FRAME MAT'L	FRAME FINISH	ASSEM. FIRE RATING	THRESH. MAT.	HARDW. SET	REMARKS	DETAILS - THIS SHEET U.N.O. HEAD	DETAILS - THIS SHEET U.N.O. JAMB
100	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	EXIST	PROVIDE DOOKING KEY FOR EXIST DOOR - (4) SETS	EXIST	EXIST
100A	3'-0"x7'-0"	1-3/4"	SCW	A	ST	HM	PT		ALUM	SET #04		A	B
100B	3'-0"x7'-0"	1-3/4"	SCW	A OPP	ST	HM	PT		ALUM	SET #04		A	B
102	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
104	3'-0"x7'-0"	1-3/4"	HM	C	PT	HM	PT	3 HR	ALUM	SET #06		A	B
105	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT	1 HR	ALUM	SET #03		A	B
106	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
107A	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #05		A	B
107B	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #05		A	B
108	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		RB	SET #02		A	B
109	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		RB	SET #02		A	B
112	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
113	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
114	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
115	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
116	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
117	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT	1 HR	ALUM	SET #03		A	B
118	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
119	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
120	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT		--	SET #01		A	B
120A	3'-0"x7'-0"	1-3/4"	SCW	C	ST	HM	PT	1 HR	ALUM	SET #03		A	B

HM - HOLLOW METAL EX - EXISTING TO REMAIN PT - PRIME AND PAINT GALV - GALVANIZED INSULATED HOLLOW METAL RB - RUBBER OF - ORNAMENTAL FENCE

DOOR / HARDWARE NOTES:

1. ACCESSIBILITY SIGNAGE AT ACCESSIBILITY ENTRANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ACCESSIBILITY CODE AND ANSI A117.1 - SIGNS SHALL BE INSTALLED 4'-6" TO 5'-0" A.F.F. ON THE LATCH SIDE OF THE DOOR.
2. SEE HARDWARE SCHEDULE AND / OR SPECIFICATIONS FOR DOOR HARDWARE SET DESCRIPTIONS AND ADDITIONAL REQUIREMENTS.
3. ALL DOOR FRAMES IN MASONRY WALLS TO BE FULLY GROUTED.

HARDWARE SCHEDULE

HARDWARE SET NUMBER	EXIT PUSH PADDLE	CODED CYLINDER WITH LEVER	CLOSER WITH INTEGRAL STOP/HOLD	PULL	PUSH PLATE	DUMMY TRIM	ENTRANCE LOCKSET	OFFICE LOCKSET	STOREROOM LOCKSET	PRIVACY LOCKSET	PASSAGE SET	INTERIOR LOCKSET (CLASSROOM)	INTERIOR LOCKSET (ANSI/BHMA)	FLOOR STOP	WALL STOP	KICK-DOWN DOOR HOLDER	KEYED BOLT WITH STRIKE	KICK PLATE	MOP PLATE	AUTOMATIC DOOR OPERATOR, PUSH PLATE/KEYED CONTROL / CARD READER ACCESS	ELECTRIC STRIKE	CONTI. HEADED HINGES (FOUR PER DOOR)	HINGES (FOUR PER DOOR)	MULTIPURPOSE CLASSIFICATION & PRIMER	HANGER HOOK	NOT USED
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
SET #01		2	3					8							15	16		18	19					24			
SET #02		2	3							10					15			18	19					24		26	
SET #03		2	3						9						15			18	19					24			
SET #04			3	4	5													18	19					24			
SET #05			3								11				15	16		18	19					24			
SET #06		2	3										13					18	19		21	22		24			
FINISH	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D	US26D

ADDITIONAL DOOR HARDWARE NOTES:
1. HARDWARE FINISH AND STYLE TO BE SELECTED BY ARCHITECT.
2. ALL LOCKSET CYLINDERS/CORES TO BE 7-PIN SCHLAGE.
3. BASIS OF DESIGN FOR LEVER TO BE SCHLAGE "ATHENS NO-SERIES" ADA COMPLIANT LEVER. SEE SPECS FOR ADD. REQUIREMENTS.
4. HAZARDOUS(*) AREAS SHALL BE ACCOMMODATED WITH DETECTABLE WARNINGS AT ALL DOORS (U.N.O). (*)JAN. CLOSETS, STORAGE ROOMS, IT ROOM, MECH ROOMS & ELEC ROOMS IN ACCORDANCE WITH ANSI 4273 & KNURLED LEVERS.
5. FOR DOUBLE DOORS, PROVIDE ONE HARDWARE SET FOR EACH DOOR LEAF.
6. FOR EXTERIOR AND VESTIBULE DOORS, PROVIDE WEATHER STRIPPING AND SWEEPS.
** IF WALL OR FLOOR STOP IS PROVIDED BY HARDWARE SET, USE STANDARD CLOSER.

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH MTL	WALLS NORTH FIN	WALLS SOUTH MTL	WALLS SOUTH FIN	WALLS EAST MTL	WALLS EAST FIN	WALLS WEST MTL	WALLS WEST FIN	CEILING MTL	CEILING FIN	CEILING HT	REMARKS
100	VESTIBULE	CT	CT	ETR	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
101	LIVING ROOM	CPT	RUB	ETR	PT	GYP	PT	GYP	PT	GYP	PT	ACT/GYP	-/PT	8'-4"	
102	OFFICE	CPT	RUB	ETR	PT	GYP	PT	GYP	PT	GYP	PT	ACT	---	8'	
104	VESTIBULE	CT	CT	GYP	PT	GYP /ETR	PT	GYP	PT	GYP/ETR	PT	ACT	---	8'	
105	MECHANICAL	SC	RUB	GYP	PT	EC	-	GYP	PT	GYP	PT	EC	-	ETR (11')	
106	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	---	8'	
107	CORRIDOR	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT	---	8'	
108	MEN'S TOILET	CT	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
109	WOMEN'S TOILET	CT	CT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
110	LOBBY	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
110A	CORRIDOR	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	ACT/GYP	-/PT	8'/7'-6"	
111	ADMIN/BREAK	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'/7'-6"	
112	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
113	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
114	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
115	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
116	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	7'-8"	
117	MECHANICAL	SC	RUB	GYP	PT	EC	-	GYP	PT	GYP	PT	EC	-	ETR (11')	
118	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'-0"/7'-6"	
119	OFFICE	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
120	GROUP ROOM	CPT	RUB	GYP	PT	GYP	PT	GYP	PT	GYP	PT	GYP	PT	8'	
120A	CLOSET	SC	RUB	GYP	PT	EC	-	EC	-	GYP	PT	EC	-	ETR (11')	

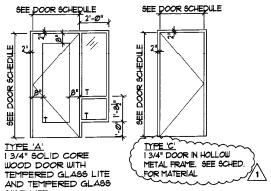
LEGEND:

ACT: 2X2 ACOUSTICAL TILE CEILING	PT: PAINT - SEE INTERIOR ELEVATIOSN FOR PAINT PATTERNS	LVT: LUXURY VINYL TILE - SEE DETAIL XXXX FOR ADDITIONAL INFO
CMU: CONCRETE MASONRY UNIT	RF: RESINOUS FLOORING	PM: PEDIMAT / WALK-OFF MAT
CPT: CARPET TILE	RUB: 4" RUBBER BASE	EX: EXISTING TO REMAIN
CT: 16X16 PORCELAIN TILE	SC: HARDENED AND SEALED CONCRETE	
SF: WINDOW WALL SYSTEM	ST: STAIN	
EC: EXPOSED CONSTRUCTION	VT: 2x4 VINYL CEILING TILE	
GB: GYPSUM BOARD		

NOTES:
- ALL FLOOR FINISH MATERIALS SHALL HAVE A MINIMUM STATIC COEFFICIENT OF FRICTION OF 0.6.
- NOTIFY ARCHITECT IMMEDIATELY OF DISCREPANCIES BETWEEN SCHEDULED EXISTING FINISH MATERIALS AND ACTUAL EXISTING CONDITIONS
- ALL EXPOSED CONSTRUCTION ELEMENTS (STRUCTURAL STEEL, DUCTWORK, PIPES, CONDUIT, RACEWAYS, ETC.) TO BE PAINTED
- REFER TO GENERAL REPAIR NOTES FOR PATCHING AND REFINISHING SURFACES AND SUBSTRATES WHERE DEMO OCCURRED, TYPICAL FOR ALL AREAS AFFECTED BY WORK.
- PATCH AND REFINISH EXPOSED SURFACES WHERE FLOOR MOUNTED ELEMENTS ARE REMOVED. MATCH NEW FINISHES SPECIFIED IN THE SCHEDULE
- WHERE EXISTING MASONRY WALLS HAVE BEEN REMOVED, PATCH INTERSECTIONS WITH EXIST. MASONRY WALLS TO REMAIN WITH MASONRY IN TYPE, FINISH, TEXTURE AND SIZE REQUIRED TO MATCH ADJACENT CONSTRUCTION.
- PROVIDE BULLNOSE CAUL TYP. AT ALL EXPOSED CORNERS / EDGES
- ALL MATERIALS AND FINISHES SHALL BE DETERMINED BY THE ARCHITECT FROM THE MANUFACTURER'S FULL RANGE OF STANDARD COLORS, U.N.O.
- "ACT" AND "VT" GRID TO BE CENTERED IN EACH ROOM AS SHOWN ON THE REFLECTED CEILING PLAN.

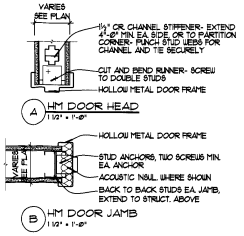
DOOR TYPES

T = TEMPERED GLASS



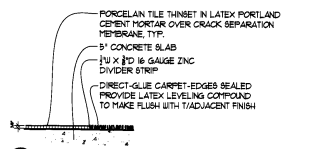
TYPE 1A:
1 3/4" SOLID CORE WOOD DOOR WITH TEMPERED GLASS LITE AND TEMPERED GLASS SIDE LITE

TYPE 1C:
1 3/4" DOOR IN HOLLOW METAL FRAME. SEE SCHED. FOR MATERIAL

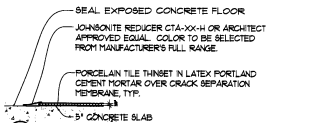




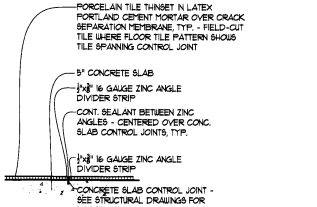
10 DETAIL AT RUBBER BASE
1 1/2" = 1'-0"



10 CARPET TO PORCELAIN TILE TRANSITION DETAIL
1 1/2" = 1'-0"



11 CONCRETE TO PORCELAIN TILE TRANSITION
1 1/2" = 1'-0"



12 PORCELAIN TILE DETAIL • CONTROL JOINT
1 1/2" = 1'-0"

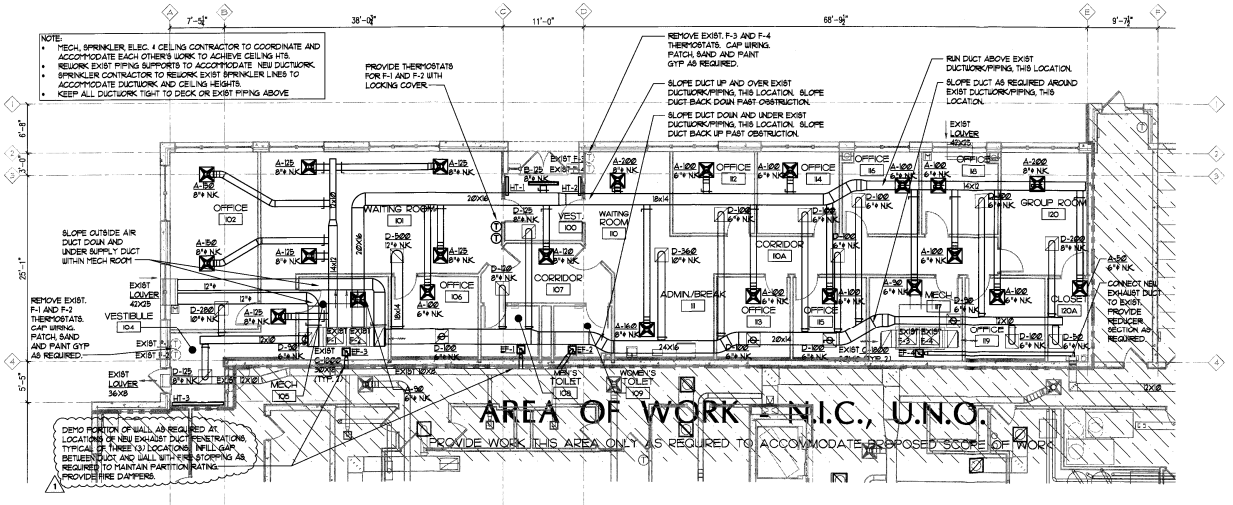
CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogancl ark.com
Aurora
2 Executive Avenue
Aurora, Illinois 60506
Tel 630.897.7100
Fax 630.896.4967
Chicago
78 North Wells Street
Chicago, Illinois 60602
Tel 312.943.0700
Fax 312.943.4771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

SCHEDULES

JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 Ø82714 PERMIT REV.
2 Ø12414 PERMIT REV.
SHEET: A4.1

8/7/2014 10:06:36 AM
COPYRIGHT © 2014 ALL RIGHTS RESERVED



1 FIRST FLOOR VENTILATION PLAN
1/8" = 1'-0"

EXHAUST FAN SCHEDULE

TAG	SERVICE	CFM	E.S.P.	H.P.	DRIVE	R.P.M.	CONFIG.	VOLT.	MODEL #	MFGR.	NOTES
EF-1	TOILET 100	75	Ø.3	-	DIRECT	-	CEILING	115, 1¢	GN-162	LOREN COOK	1
EF-2	TOILET 109	75	Ø.3	-	DIRECT	-	CEILING	115, 1¢	GN-162	LOREN COOK	1
EF-3	MECHANICAL 105	100	Ø.3	-	DIRECT	-	CEILING	115, 1¢	GN-164	LOREN COOK	1
EF-4	MECHANICAL 117	100	Ø.3	-	DIRECT	-	CEILING	115, 1¢	GN-164	LOREN COOK	1

NOTES:
1. CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER, PLUG DISCONNECT SWITCH, LOCAL SPEED CONTROLLER, AND ENERGY STAR RATED.
2. CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER, PLUG DISCONNECT SWITCH, AND LOCAL SPEED CONTROLLER.
3. CENTRIFUGAL SQUARE INLINE EXHAUST FAN, WITH ALUMINUM WHEEL, BACKDRAFT DAMPER, LOCAL SPEED CONTROLLER, AND LOCAL DISCONNECT.

GRILLE AND REGISTER SCHEDULE

TAG	DESCRIPTION	NK SIZE	MATERIAL	OBD	MODEL #	MFGR.	NOTES
A	24"x24" CEILING DIFFUSER	VARIES	STEEL	YES	OMNI	TITUS	1
B	4' LONG, 2-SLOT, 1" SLOT WIDTH, ADJUSTABLE, ONE-WAY DISCHARGE	VARIES	STEEL	NO	TBD-80	TITUS	1, 2, & 3
D	24"x24" PERFORATED RETURN CEILING DIFFUSER	VARIES	STEEL	NO	PAR	TITUS	2

NOTES:
1. PROVIDE WHITE BAKED ENAMEL FINISH.
2. PROVIDE WHITE BAKED ENAMEL FINISH AND OPTIONAL LIGHT SHIELD.
3. PROVIDE UNITED ENERTECH PLENUM FOR LINEAR DIFFUSERS, ARRANGEMENT B FOR LOCATIONS SHOWN ON DRAWINGS.

ELECTRIC HEATER SCHEDULE

TAG	SERVICE	TYPE	KW	HEAT. OUT. (MBH)	ELECTRICAL VOLT.	ELECTRICAL AMPS	MODEL #	MFGR.	
HT-1	VESTIBULE 100	BASEBOARD	1.8	6.1	208, 1¢	-	ASHDB	MARKEL	1
HT-2	VESTIBULE 109	BASEBOARD	1.8	6.1	208, 1¢	-	ASHDB	MARKEL	1
HT-3	VESTIBULE 104	BASEBOARD	3.5	11.9	208, 1¢	-	ASHDB	MARKEL	2

NOTES:
1. DRAFT BARRIER HEATER WITH A THERMOSTAT AND A DISCONNECT SWITCH. COLOR SELECTION BY ARCHITECT WITH AN 8" HEIGHT, A LENGTH OF 3'-0", AND PEDESTAL MOUNT.
2. DRAFT BARRIER HEATER WITH A THERMOSTAT AND A DISCONNECT SWITCH. COLOR SELECTION BY ARCHITECT WITH AN 8" HEIGHT, A LENGTH OF 7'-0", AND PEDESTAL MOUNT.

INSULATION SCHEDULE

SERVICE	INSULATION TYPE
RECTANGULAR SUPPLY DUCT - LOW PRESS.	1-1/2" DUCT LINER
EXPOSED ROUND SUPPLY DUCT	NONE
CONCEALED ROUND SUPPLY DUCT	1-1/2" SLEEVE INSULATION
RECTANGULAR RETURN DUCT	1" DUCT LINER
ROUND RETURN DUCT	NONE
OUTSIDE AIR DUCT	3" EXTERNAL INSULATION

NOTES:
1. SLEEVE INSULATION TO HAVE A MINIMUM R-VALUE OF 4.2 WITH VAPOR BARRIER. INSULATION SHALL HAVE A MAXIMUM FLAME SPREAD RATING OF 25 AND SMOKE-DEVELOPED RATING OF 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.
2. DUCT SIZES SHOWN ON DRAWINGS ARE ACTUAL SHEETMETAL DIMENSIONS. DO NOT INCREASE FOR DUCT LINER.

VENTILATION SCHEDULE

ROOM #	ROOM NAME / USE	AREA (S.F.)	PEOPLE/ 1000 S.F.	PEOPLE	CODE REQUIRED R.A. (CFM)	CODE REQUIRED R.P. (CFM)	CODE REQUIRED Ez	CODE REQUIRED O.A. (CFM)	ACTUAL EXHAUST (CFM)	ACTUAL SUPPLY (CFM)	ACTUAL EXHAUST (CFM)	SYSTEM	NOTES
100	VESTIBULE	155	-	-	0.06	-	0.8	7	-	175	-	F-1/2	1
101	WAITING ROOM	572	30	17	0.06	5	0.8	150	-	500	-	F-1/2	1
102	OFFICE	282	10	6	-	15	0.8	106	-	300	-	F-1/2	1
104	VESTIBULE	131	-	-	0.06		0.8	10	-	175	-	F-1/2	1
105	MECHANICAL	310	-	-	0.12		0.8	14	-	310	100	F-1/2	1
106	OFFICE	171	10	2	-	15	0.8	44	-	100	-	F-1/2	1
107	CORRIDOR	725	-	-	0.06		0.8	9	-	120	-	F-1/2	1
108	TOILET	51	-	-	-		0.8	0	75	0	75	F-1/2	1
109	TOILET	51	-	-	-		0.8	0	75	0	75	F-1/2	1
110	WAITING ROOM	1200	30	6	0.06	5	0.8	53	-	1200	-	F-1/2	1
110A	CORRIDOR	1200	-	-	0.06		0.8	15	-	100	-	F-1/2	1
111	ADMIN/BREAK	160	10	3	-	15	0.8	60	-	160	-	F-1/2	1
112	OFFICE	122	10	2	-	15	0.8	46	-	100	-	F-1/2	1
113	OFFICE	110	10	2	-	15	0.8	41	-	100	-	F-1/2	1
114	OFFICE	122	10	2	-	15	0.8	46	-	100	-	F-1/2	1
115	OFFICE	110	10	2	-	15	0.8	41	-	100	-	F-1/2	1
116	OFFICE	112	10	2	-	15	0.8	42	-	100	-	F-1/2	1
117	MECHANICAL	1410	-	-	0.12		0.8	21	-	310	100	F-1/2	1
118	OFFICE	113	10	2	-	15	0.8	42	-	100	-	F-1/2	1
119	OFFICE	121	10	2	-	15	0.8	45	-	100	-	F-1/2	1
120	GROUP ROOM	1155	10	6	-	15	0.8	73	-	200	-	F-1/2	1
120A	CLOSET	61	-	-	0.06		0.8	5	-	50	-	F-1/2	1

NOTES:
1. BASED ON VARIABLE OCCUPANCY.
2. BASED ON ACTUAL EXPECTED OCCUPANCY.

GENERAL MECHANICAL NOTES

IT IS THE INTENT OF THESE DRAWINGS AND ATTACHED ARCHITECTURAL AND MECHANICAL SPECIFICATIONS THAT THE H.V.A.C. CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL HEATING, VENTILATING AND AIR-CONDITIONING SYSTEMS, DUCTWORK, DIFFUSERS, REGISTERS, GRILLES, LOUVERS, LINING, INSULATION, EX-HAUST AIR SYSTEMS, ACCESSORIES, TEMPERATURE CONTROL SYSTEMS, SPECIALTIES, PIPING AND WIRING, WATER SYSTEMS AND DISTRIBUTION PIPING, TOOLS AND EQUIPMENT FOR COMPLETE INSTALLATION OF ALL H.V.A.C. SYSTEMS, GUARANTEE AND SERVICE.

THE GENERAL CONDITIONS, LATEST A/A EDITION, SUPPLEMENTARY GENERAL CONDITIONS AND SPECIFICATIONS ARE A PART OF THIS PROJECT.

OSHA RULES, REGULATIONS AND REQUIREMENTS ARE A PART OF THIS PROJECT. H.V.A.C. CONTRACTOR SHALL FOLLOW THEM ALONG WITH FEDERAL, STATE AND LOCAL REQUIREMENTS FOR THE SAFETY OF WORKERS ON THE JOB AND PASSERS-BY.

PROVIDE ALL NECESSARY LIABILITY INSURANCE POLICIES AS REQUIRED BY THE ARCHITECTURAL SPECIFICATIONS. THIS CONTRACTOR SHALL KEEP THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES OF ANY KIND, INCLUDING BUT NOT LIMITED TO ATTORNEY'S EXPENSES AND FEES. FURTHERMORE, THIS CONTRACTOR IS REQUIRED TO INDEMNIFY THE ARCHITECT, ENGINEER, THEIR CONSULTANTS AND THE OWNER OF THE PROJECT.

THIS CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION METHODS THAT WILL PROTECT AT ALL TIMES PROPERTY AND PREVENT BODILY INJURY AND/OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTOR IN SELECTING THE SUBJECT METHODS OR MEANS FOR THE INSTALLATION.

THIS ARCHITECT/ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION, OR TO SUPERVISE SAFETY AND DID NOT VOLUNTARILY ASSUME ANY SUCH DUTY OR RESPONSIBILITY.

ALL WORK SHALL BE EXECUTED IN STRICT ACCORDANCE WITH FEDERAL, STATE, AND LOCAL CODES, ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.

H.V.A.C. CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BID. IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ARCHITECT AT ONCE.

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION OVER THE PROJECT.

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL, ELECTRICAL, PLUMBING AND EQUIPMENT DRAWINGS FOR EXACT LOCATION OF EACH DIFFUSER, REGISTER, GRILLE, LOUVER, DUCT AND EQUIPMENT.

AFTER COMPLETION OF THE PROJECT, SUBMIT THREE SETS OF "AS BUILT" SHOP DRAWINGS AND ALL MANUFACTURERS WARRANTIES, GUARANTIES AND INSTRUCTIONS OF ALL INSTALLED SYSTEMS AND EQUIPMENT PROPERLY BOUND AND LABELED FOR THIS PROJECT. PROVIDE SERVICE CONTACT INFORMATION AND WARRANTY LETTER FROM MECHANICAL INSTALLER ON THE COVER SHEET OF THE MANUALS.

MECHANICAL CONTRACTOR TO SUPPLY AND INSTALL DUCT-MOUNTED SMOKE DETECTORS FOR UNITS WITH 2,000 CFM OR GREATER. ELECTRICIAN TO PROVIDE POWER WIRING AND INTERLOCK TO THE SUPPLY UNIT. COORDINATE WITH LANDLORD'S FIRE ALARM CONTRACTOR.

ROUTE ALL DUCTWORK TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.

DO NOT ROUTE DUCTWORK ABOVE ELECTRICAL PANELS.

MECHANICAL CONTRACTOR SHALL TEST ALL HYDRONIC PIPING AT 100 PSI IN ACCORDANCE WITH THE IMC 2604 SECTION 1208.

MECHANICAL CONTRACTOR SHALL PROVIDE A 25 LBS AIR TEST AS REQUIRED ON GAS PIPING AT TIME OF ROUGH INSPECTION.

MECHANICAL CONTRACTOR SHALL PROVIDE FIRE DAMPERS AT ALL PENETRATIONS AT FIRE RATED WALLS.

TEST AND BALANCING REPORT, PERFORMED BY A CERTIFIED TEST AND BALANCE CONTRACTOR, SHALL BE SUBMITTED TO THE VILLAGE OF MOUNT PROSPECT PRIOR TO FINAL INSPECTION.

METAL DUCT:

ALL DUCTWORK SHALL BE CONSTRUCTED AND INSTALLED IN STRICT ACCORDANCE WITH ASHRAE, SMACNA, AND NFPA STANDARDS AND SHALL COMPLY WITH NFPA 90A BULLETIN, FEDERAL, STATE AND LOCAL CODES. GALVANIZED SHEET ASTM A 653/A 653M AND HAVING G90 COATING DESIGNATION. FABRICATE DUCTS, ELBOWS, TRANSITIONS, OFFSETS, BRANCH CONNECTIONS, AND OTHER CONSTRUCTION ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS".

DUCTLINER SHALL MEET THE REQUIREMENTS OF NFPA 90A AND HAVE A MAXIMUM FLAME-SPREAD INDEX OF 25 AND SMOKE-DEVELOPED INDEX OF 50 WHEN TESTED ACCORDING TO ASTM E84.

GAS PIPING BASED ON 2 LBS GAS PRESSURE. PROVIDE GAS REGULATORS FOR EACH MECHANICAL EQUIPMENT.

THERMOSTATS SHALL BE 7 DAY PROGRAMMABLE STATS. MOUNT ALL THERMOSTATS AT A HEIGHT OF 48" A.F.F.

ABBREVIATIONS

APD	AIR PRESSURE DROP	LF	LINEAR FEET
ALUM.	ALUMINUM	MAT	MIXED AIR TEMPERATURE
BB	BASEBOARD	MBH	1,000 BTU PER HOUR
BHP	BRAKE HORSEPOWER	MCA	MAXIMUM CURRENT AMPS
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
CFM	CUBIC FEET PER MINUTE	MOCP	MAXIMUM OVERCURRENT PROTECTION
COND.	CONDENSATE		
CUH	CABINET UNIT HEATER	MOD	MOTOR OPERATED DAMPER
DB	DRY BULB	OA	OUTSIDE AIR
DIM.	DIMENSION	NTS	NOT TO SCALE
DRN.	DRAIN	NC	NORMALLY CLOSED
DISCH.	DISCHARGE	NO	NORMALLY OPEN
DN	DOWN	NPSH	NET POSITIVE SUCTION HEAD
EAT	ENTERING AIR TEMPERATURE	OAI	OUTSIDE AIR INTAKE
ESP	EXTERNAL STATIC PRESSURE	UG	WATER GUAGE
EWT	ENTERING WATER TEMPERATURE	OBD	OPPOSED BLADE DAMPER
		PSI	POUNDS PER SQUARE INCH
ER	EXHAUST/RETURN	PRESS.	PRESSURE
EF	EXHAUST FAN	PD	PRESSURE DROP
EXH	EXHAUST	RPM	REVOLUTIONS PER MINUTE
FD	FLOOR DRAIN	RA	RETURN AIR
F.D.	FIRE DAMPER	RTU	ROOFTOP UNIT
FA	FREE AREA	SA	SUPPLY AIR
FPF	FINS PER FOOT	SCFM	STANDARD CUBIC FEET PER MINUTE
FV	FACE VELOCITY		
GPM	GALLONS PER MINUTE	SF	SUPPLY FAN
GALV.	GALVANIZED	SP	STATIC PRESSURE
HP.	HORSEPOWER	TEMP.	TEMPERATURE
W	WITH	TYP.	TYPICAL
HWS	HOT WATER SUPPLY	UH	UNIT HEATER
HWR	HOT WATER RETURN	UV	UNIT VENTILATOR
GSS	GROUND SOURCE SUPPLY	VD	VOLUME DAMPER
GSR	GROUND SOURCE RETURN	WC	WATER COLUMN
N.	NOM.	WPD	WATER PRESSURE DROP
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB

SYMBOLS

	MECHANICAL EQUIPMENT DESIGNATION / EQUIPMENT NUMBER	HWS	HOT WATER SUPPLY
		HWR	HOT WATER RETURN
	TURNING VANES	GSS	GROUND SOURCE SUPPLY
		GSR	GROUND SOURCE RETURN
	VOLUME DAMPER		UNION
			FLOW DIRECTION
	FLEXIBLE CANVAS CONNECTION		AIR VENT
	FIRE DAMPER		PRESSURE RELIEF VALVE
			THERMOMETER
	ACCESS DOOR		PRESSURE GAUGE
			BALL VALVE
	SUPPLY DUCT UP		GATE VALVE
			CHECK VALVE
	SUPPLY DUCT DOWN		BUTTERFLY VALVE
			BALANCING VALVE
	RETURN/EXHAUST DUCT UP		STRAINER
			GLOBE VALVE
	RETURN/EXHAUST DUCT DOWN		TWO-WAY CONTROL VALVE
			THREE-WAY CONTROL VALVE
PS	PRESSURE SWITCH	FS	FLOW SWITCH
T	THERMOSTAT	S	SENSOR

EXISTING FURNACE SCHEDULE

TAG	SERVICE	FAN CFM	FAN E.S.P.	FAN H.P.	COOLING SENS. (MBH)	COOLING TOTAL (MBH)	COOLING ENT. AIR DB/WB	HEATING INPUT (MBH)	HEATING OUTPUT (MBH)	HEATING STAGES	ELECTRICAL VOLT.	ELECTRICAL F.L.A.	ELECTRICAL MOCP	O.A. (CFM)	MODEL #	MFGR.	NOTES
EXIST F-1/2	COMMERCIAL A/25	2860	Ø.1	3/4	-	310	80/67	220	211	2	120, 1¢	Ø.11	15	900	TUH2D20	TRANE	1
EXIST F-3/4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2

NOTES:
1. EXISTING FURNACES TO BE RE-USED. CONTRACTOR TO REPLACE FILTERS.
2. EXISTING FURNACE TO BE DISCONNECTED.

EXISTING AIR COOLED CONDENSING UNIT SCHEDULE

TAG	SERVICE	NOM. TONS	COOLING CAP. (MBH)	SEER	FAN CFM	FAN S.P.	FAN H.P.	COMPRESSOR REF. TYPE	COMPRESSOR QTY/H.P.	COMPRESSOR CIRCUITS	ELECTRICAL VOLT.	ELECTRICAL MCA	ELECTRICAL MOCP	WEIGHT (LBS)	MODEL #	MFGR.	NOTES
CU-1	FU-1 / FU-2	7.5	90	12.4	-	-	1/4	R-410A	1 / 1/5	1	208, 3¢	34.4	45	225	TTA090D3A0	TRANE	1
CU-2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

NOTES:
1. EXISTING CONDENSING UNIT TO BE RE-USED.

• CORDOGAN, CLARK & ASSOCIATES, INC. •
ARCHITECTS • ENGINEERS
www.cordoganclark.com
Aurora
Chicago
Illinois
Rockford
Aurora, Illinois 60506
1776 North Westlake
Chicago, Illinois 60563
Tel: 630.897.7179
Fax: 630.896.4827
Tel: 312.943.4771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

FIRST FLOOR VENTILATION PLAN

JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 Ø8.27.14 PERMIT REV.
2 Ø12.Ø4.14 PERMIT REV.
SHEET: M2.1

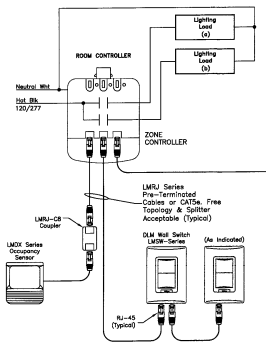
8/7/2014 3:36 AM
COPYRIGHT © 2014 - ALL RIGHTS RESERVED

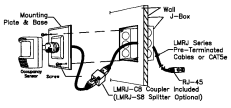
NOTE:
* MECHANICAL, SPRINKLER, ELECTRICAL AND CEILING CONTRACTOR TO COORDINATE AND ACCOMMODATE EACH OTHER'S WORK TO ACHIEVE CEILING HEIGHTS.

AREA OF WORK - N.I.C., U.N.O.

PROVIDE WORK THIS AREA ONLY AS REQUIRED TO ACCOMMODATE PROPOSED SCOPE OF WORK

1 LIGHTING PLAN

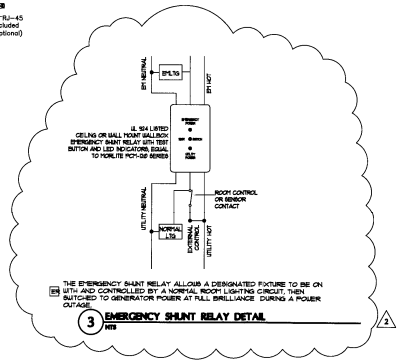




LMDX-100 SERIES Wall or Ceiling (Wall Shown) Mounting

2A SUGGESTED WAITING ROOM LIGHTING CONTROL

NTS



THE EMERGENCY SHUNT RELAY ALLOWS A DESIGNATED FIXTURE TO BE ON WITH AND CONTROLLED BY A NORMAL ROOM LIGHTING CIRCUIT, THEN SWITCHED TO GENERATOR POWER AT FULL BRILLIANCE DURING A POWER OUTAGE.

3 EMERGENCY SHUNT RELAY DETAIL

NTS

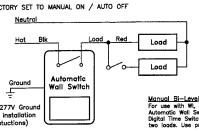
KEYNOTES

1. DUAL TECHNOLOGY WALLBOX OCCUPANCY SENSOR WITH MANUAL OVERRIDE.
2. DUAL TECHNOLOGY 2-CIRCUIT WALLBOX OCCUAPNCY SENSOR WITH MANUAL OVERRIDE AND AMBIENT LIGHT OVERRIDE.
3. CEILING OCCUPANCY SENSOR WITH WALLBOX OCCUPANCY SENSOR AS THE MANUAL OVERRIDE PER DETAIL 1 THIS SHEET.
4. LIVING ROOM/LOBBY LIGHTING CONTROL PER DETAIL 2 THIS SHEET.
5. CORRIDORS TO BE ON A SINGLE AUTOMATIC TIMECLOCK CONTROL SET TO TENANT'S BUSINESS SCHEDULE. TIMECLOCK TO BE EQUAL TO TORK ELC SERIES.
6. SEE DETAIL 3/E1.1
7. CEILING OCCUPANCY SENSOR(S) WITH WALLBOX OCCUPANCY SENSOR AS THE MANUAL OVERRIDE PER DETAIL 2 THIS SHEET TO CONTROL OUTSIDE LAMPS IN THE FIXTURE. PROVIDE ONE SINGLE POLE SWITCH DOWNSTREAM OF THE OCCUPANCY SENSORS TO CONTROL THE INSIDE LAMP OF THE FIXTURES.
8. PRIOR TO LIGHTING INSTALLATION, REMOVE FOUR (4) EXIST. LIGHT FIXTURES SHOWN DASHED AS SUCH THIS DETAIL. REMOVE WIRING IN ITS ENTIRETY BACK TO PANEL. REMOVE / RE-WORK EXIST. CONDUIT AS REQUIRED TO ACCOMMODATE PROPOSED SCOPE OF WORK.
9. REMOVE EXIST. TEMP. SWITCH. REMOVE COVER PLATE, SWITCH AND J-BOX. REMOVE WIRING IN ITS ENTIRETY BACK TO PANEL. REMOVE / RE-WORK EXIST. CONDUIT AS REQUIRED TO ACCOMMODATE PROPOSED SCOPE OF WORK.

GENERAL LIGHTING NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, & FIRE PROTECTION PLANS FOR ADDITIONAL REQUIREMENTS / INFORMATION ON EXACT POWER, WIRING, & ROUGH-IN REQUIREMENTS AND LOCATIONS OF DEVICES.
2. EXCEPT FOR RESIDENTIAL TENANT 15-AMP CIRCUITS USING MINIMUM #4 WIRE, MINIMUM CIRCUIT SHALL CONSIST OF 2#12,#12G,1/2"C. WHERE HOME RUNS EXCEED 75' OR CONTINUOUS LOAD EXCEEDS 65% OF CIRCUIT RATING (THIS BASED ON THE MAXIMUM ALLOWABLE DISTANCE PERMITTED FOR A #12 CIRCUIT LOADED TO 13 AMPS PER NEC 210) MINIMUM CIRCUIT SIZE SHALL CONSIST OF 2#10, 1#10G, 1/2"C.
3. ALL RACEWAYS, ENCLOSURES, AND EXPOSED CONDUCTIVE SURFACES SHALL BE BONDED PER NEC 250-PART V.
4. CONTRACTOR SHALL VERIFY EXACT LOCATIONS OF ALL RECESSED LIGHTING FIXTURES WITH ARCHITECTURAL REFLECTED CEILING PLANS PRIOR TO INSTALLATION. VERIFY CEILING CONSTRUCTION WITH ARCHITECT IN ALL AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING FIXTURES WITH CORRECT TRIMS, ETC. TO ASSURE COMPATIBILITY WITH CEILING STRUCTURE.
5. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ALL LIGHT SWITCHES WITH ARCHITECT PRIOR TO ROUGH-IN. WHERE MORE THAN ONE SWITCH IS INDICATED AT A LOCATION, CONTRACTOR SHALL INSTALL CO-LOCATED LIGHT SWITCHES IN A COMMON FACEPLATE. USE MULTI-GANG BACKBOXES. VERIFY MOUNTING HEIGHT WITH ARCHITECT. PROVIDE STEEL BARRIERS BETWEEN SWITCHES FOR EACH CIRCUIT WHERE MANDATED BY CODE.
6. COORDINATE INSTALLATION OF LIGHTING FIXTURES IN MECHANICAL AREAS, EQUIPMENT ROOMS, ETC. WITH LOCATIONS OF EQUIPMENT, DUCTWORK, ETC. TO BE INSTALLED IN THESE AREAS SO THAT LIGHT FIXTURES DO NOT CAUSE INTERFERENCE.
7. CONTRACTOR SHALL PROVIDE SEPARATE CONDUIT SYSTEM FOR ALL EXIT SIGN, EMERGENCY LIGHTING, AND OTHER LEGALLY REQUIRED STANDBY CIRCUITS PER N.E.C. COMPLY WITH N.E.C. 700 AND 701, NFPA 101, AND ALL OTHER LOCALLY ACCEPTED OR AMENDED CODES AND STANDARDS.
8. PROVIDE CIRCUIT BREAKER LOCKING DEVICES FOR 24-HOUR LIGHTING AND EXIT SIGN CIRCUITS.

** FACTORY SET TO MANUAL ON / AUTO OFF



Manual Bi-Level Switch
For use with WL, WS and WA series Automatic Wall Switch and TS series Digital Time Switch when mastering two loads. Use proper adapter plate.

2B TYPICAL LIGHT SWITCH - AUTOMATIC WALL SWITCH SCHEMATICS

NTS

8/27/2014 9:47:21
COPYRIGHT © 2014 ALL RIGHTS RESERVED

CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogancla rk.com
Aurora
Aurora Executive Center
1151 Eagle Drive
Aurora, Illinois 60506
(630) 844-3600
Fax 630.896.4827
Chicago
Chicago Athletic Association
76 North Wabash Avenue
Chicago, Illinois 60602
(312) 443-7700
Fax 312.443.4771

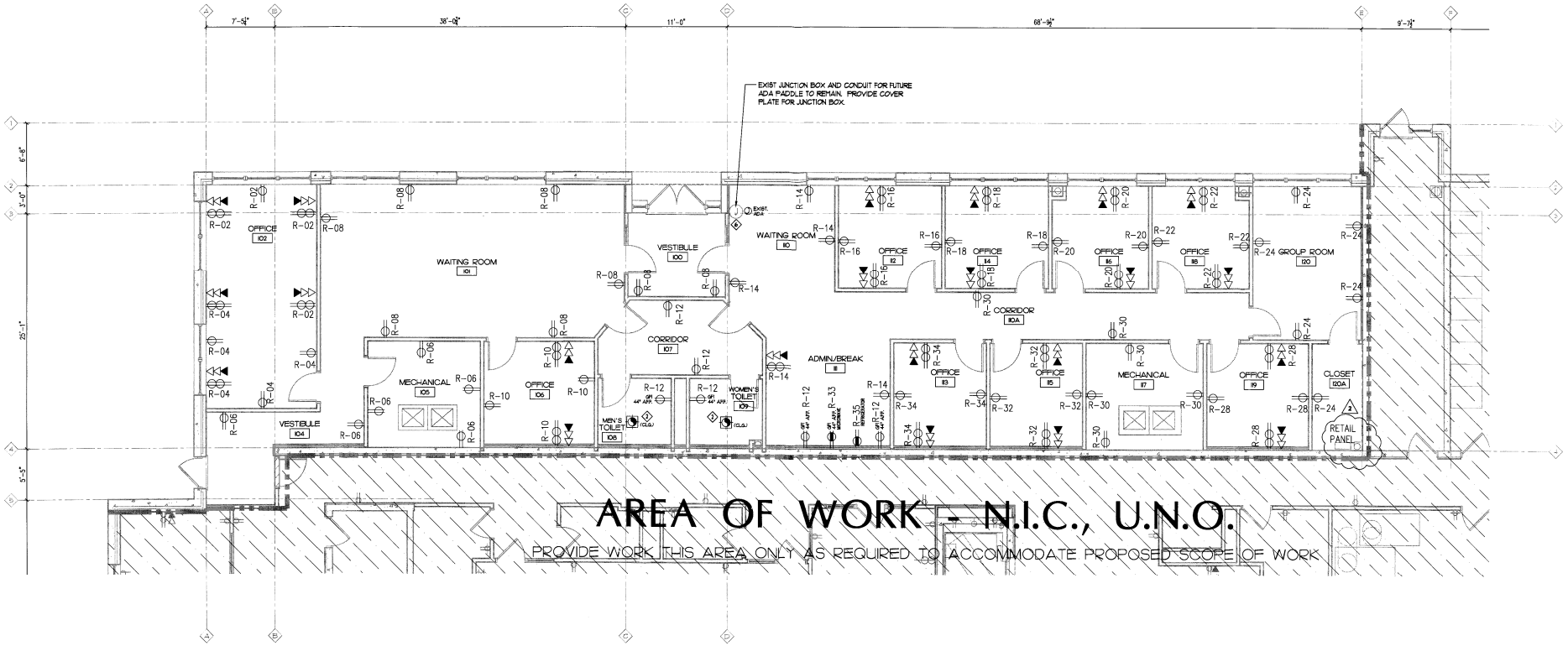
KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

LIGHTING PLAN

JOB NUMBER: 10345
DATE: 06.27.14
ISSUED FOR PERMIT

REVISIONS:
1 Ø82114 PERMIT REV.
2 Ø12414 PERMIT REV.

SHEET: E1.1



1 POWER PLAN
3/16" = 1'-0"

KEYNOTES

1. PROVIDE DOOR OPERATOR PEDESTAL "WIKK INDUSTRIES INC.", "IBPS-SM-TUBE-31D(630) PILLAR ENTRY PANEL OR OWNER / ARCHITECT APPROVED EQUIVALENT FOR ELECTRONIC ASSISTIVE DOOR OPERATION
2. ROOM EXHAUST FAN ON WITH LIGHTING CONTROLS.
3. NOT USED
4. NOT USED
5. NOT USED
6. EXIST. CONDUIT FOR ADA DOOR ASSIST OPERATOR TO REMAIN.

GENERAL POWER NOTES

1. REFER TO ARCHITECTURAL, MECHANICAL, PLUMBING, & FIRE PROTECTION PLANS FOR ADDITIONAL INFORMATION ON EXACT POWER, WIRING, & ROUGH-IN REQUIREMENTS AND LOCATIONS OF DEVICES.
2. 15-AMP CIRCUITS USING MINIMUM #14 WIRE, MINIMUM BRANCH CIRCUIT WIRE SHALL BE #12 THROUGHOUT. WHERE HOME RUNS EXCEED 75' OR CONTINUOUS LOAD EXCEEDS 65% OF CIRCUIT RATING (BASED ON THE MAXIMUM ALLOWABLE DISTANCE PERMITTED FOR A #12 CIRCUIT LOADED TO 13 AMPS PER NEC 210) MINIMUM BRANCH CIRCUIT WIRE SIZE SHALL BE #10.
3. ALL RACEWAYS, ENCLOSURES, AND EXPOSED CONDUCTIVE SURFACES SHALL BE BONDED PER NEC 250-PART V.
4. E.C. TO VERIFY AND CONFIRM LOCAL CODE AMENDMENTS AND PERFORM WORK TO THE AMENDED STANDARDS, INCLUDING BUT NOT LIMITED TO:
   - ALUMINUM WIRE IS PROHIBITED.
   - ALL LAY-IN FIXTURES IN GRID CEILINGS MUST HAVE AT LEAST TWO (2) INDEPENDENT HANGER RODS ATTACHED TO FIXTURES AT OPPOSITE CORNERS.
   - TWENTY (20) AMP RECEPTACLES MUST BE USED ON ALL 20-AMP CIRCUITS.
   - PROVIDE FAR-SIDE SUPPORTS FOR ALL BOXES MOUNTED ON METAL STUDS.
   - GROUND BUSHINGS OR LOCKNUTS SHALL BE USED IN BOTH METER FITTINGS AND CIRCUIT BREAKER PANELS WITH NO EXCEPTIONS.
   - IN COMMERCIAL APPLICATIONS, ALL CIRCUIT BREAKERS IN 200-AMP PANELS OR LARGER SHALL BE BOLT-ON TYPES.
   - AN IN-LINE FUSE HOLDER SHALL BE INSTALLED IN EACH PARKING LOT/STREET LIGHTING POLE IN AN APPROVED HAND HOLE.
5. ELECTRICAL BOXES LOCATED ON OPPOSITE SIDES OF A RATED WALL SHALL BE HORIZONTALLY SEPARATED BY AT LEAST 24" OR SHALL BE PROTECTED WITH INTUMESCENT "PUTTY PADS". 1

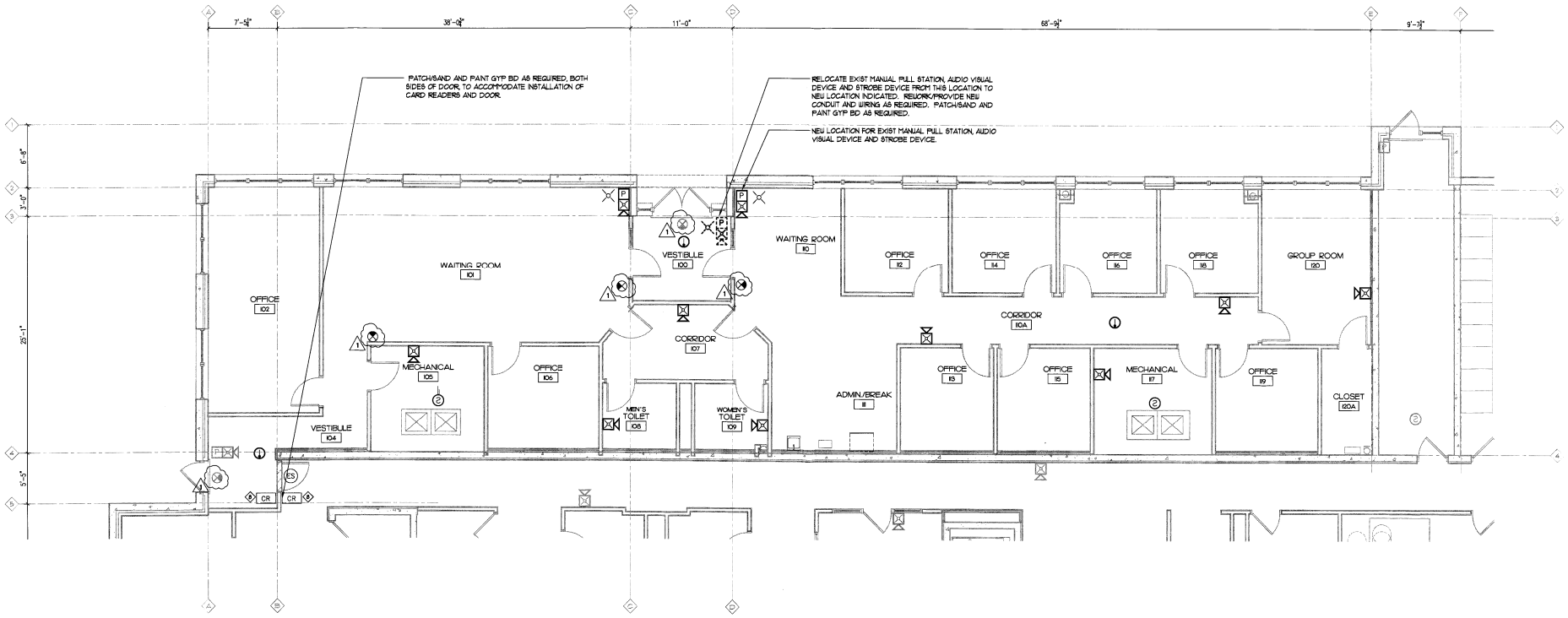
CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogandark.com
Aurora
[illegible] Aurora, Illinois 60505
[illegible] Fax 630.896.4697
Chicago
79 North Wells Street
Chicago, Illinois 60606
Tel 312.943.0777
Fax 312.943.0771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

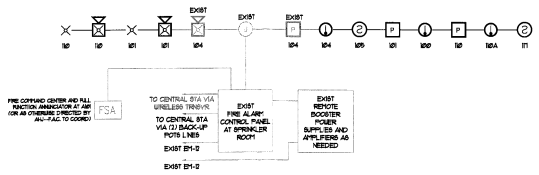
POWER PLAN

JOB NUMBER: 10345
DATE: 06.27.14
ISSUED FOR PERMIT
REVISIONS:
1
2
3
08.21.14 PERMIT REV.
12.4.14 PERMIT REV.
SHEET: E2.1

8/26/2014 6:19 PM
COPYRIGHT © 2014 ALL RIGHTS RESERVED



1 AUXILARY PLAN



2 FIRE ALARM RISER DIAGRAM

KEYNOTES

1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED.
6. NOT USED.
7. NOT USED.
8. CARD ACCESS SYSTEM.

GENERAL NOTES

SEE POWER PLANS FOR SINGLE/MULTI-STATION SMOKE DETECTORS (TYPICAL).

COORDINATE WITH THE FIRE PROTECTION PLANS FOR QUANTITIES OF TAMPER AND FLOW SWITCHES TO BE MONITORED BY THE FIRE ALARM SYSTEM.

CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogan.com
Aurora
Chicago

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

AUXILARY PLAN

JOB NUMBER: 10345
DATE: 06.27.14
ISSUED FOR PERMIT

REVISIONS:
Ø8.27.14 PERMIT REV.
Ø7.24.14 PERMIT REV.

SHEET: E3.1

COPYRIGHT© 2014 ALL RIGHTS RESERVED

8/26/2014 6:14 PM

ELECTRICAL SYMBOLS LIST

3 3 3 3 / 4 4 4 4	SWITCH TYPE (SINGLE POLE, 3-WAY, 4-WAY, DIMMING, TIMER, OCCUPANCY SENSOR, OVERRIDE, KEYED). 48" AFF. TO CENTER (U.N.O.) IN BLOCK WALLS, MEASUREMENT IS TO THE TOP.
	DUPLEX CONVENIENCE OUTLET 18" AFF. (U.N.O.) TO THE CENTER.
	LINE INDICATES AT COUNTER HEIGHT. MOUNT 48"AFF. (6" ABOVE COUNTERTOP TO CENTER). COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES
	QUADPLEX CONVENIENCE OUTLET 18" AFF. (U.N.O.) TO THE CENTER.
	LINE INDICATES AT COUNTER HEIGHT. MOUNT 48"AFF. (6" ABOVE COUNTERTOP TO CENTER). COORDINATE ACTUAL HEIGHT WITH BACKSPLASHES
	SINGLE POLE RECEPTACLE
	DUPLEX AND QUADPLEX OUTLETS IN FLUSH FLOOR BOX
WP	UP INDICATES RAIN-TITE
GFI	GFI INDICATES GROUND FAULT INTERUPT
	TELECOM PORTS PER RISER DIAGRAM AND PLAN. WAP INDICATES WIRELESS ACCESS POINT
	EMPTY A/V STUB-UP. PROVIDE MINIMUM 1-1/2" RACEWAY TO ACCESSIBLE CEILING.
	RECEPTACLE AND TELECOM DEVICES IN CONCEALED ACCESS FLOOR BOX.
	DISCONNECT SWITCH
	MOTOR
	HVAC EQUIPMENT FURNISHED BY MECHANICAL CONTRACTOR
T	THERMOSTAT. E.C. TO PROVIDE 3/4" C STUB-UP TO ACCESSIBLE CEILING FOR THERMOSTAT WIRING BY T.C.C.
J	JUNCTION BOX
J EHD	ELEC HAND DRYER AT 46" AFF. TO BOTTOM OF DRYER
	HIGH VOLTAGE (277/480V) POWER AND/OR LIGHTING PANEL (U.N.O.)
	LOW VOLTAGE (120/208V) POWER AND/OR LIGHTING PANEL (U.N.O.)
	CT CABINET 4 METER
	LUMINARIES AS SCHEDULED
	FLUORESCENT LUMINAIRES AS SCHEDULED
	SELF-POWERED EXIT SIGNAGE PER LOCAL CODE
	SELF-POWERED UNIT LIGHTING EQUIPMENT
	DOOR BELL
	DOOR CHIME
CTV	CABLE TV PORT. PROVIDE MINIMUM 3/4" RACEWAY TO ACCESSIBLE CEILING (1" MIN BELOW GRADE).
OS	OCCUPANCY SENSOR
PC	PHOTOCELL
C S	FLUSH CLOCK/SPEAKER COMBO UNITS 96" AFF.
S	FLUSH CEILING SPEAKER PLAN AND RISER
	WALL SPEAKER PER PLAN AND RISER
C	SEMI-FLUSH SYSTEM WALL CLOCK PER RISER PLAN (96" AFF. U.N.O.)

AFF	ABOVE FINISHED FLOOR
CB	CIRCUIT BREAKER
CCT	CIRCUIT
DISC	DISCONNECT
DN	DOWN
DPDT	DOUBLE POLE DOUBLE THROU
E	EXISTING
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
G, GRD	GROUNDED
GFI	GROUND FAULT INTERRUPTER
HID	HIGH INTENSITY DISCHARGE
HOA	HAND-OFF-AUTOMATIC
HP	HORSEPOWER
JB	JUNCTION BOX
KV	KILOVOLT
KW	KILOWATT
LTG	LIGHTING
MCB	MAIN CIRCUIT BREAKER
MLO	MAIN LUG ONLY
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PNL	PANEL
RCP	REFLECTED CEILING PLAN
SPDT	SINGLE POLE DOUBLE THROU
SW	SWITCH
TP	TAMPER PROOF
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
XFMR	TRANSFORMER
XP	EXPLOSION PROOF

NFPA SYMBOLS LIST

MP	MANUAL PULL STATION
S	SMOKE DETECTOR
S	PHOTOELECTRIC SMOKE DETECTOR
S	IONIZATION SMOKE DETECTOR
BT	BEAM TRANSMITTER
BR	BEAM RECEIVER
S	DUCT SMOKE DETECTOR
H	THERMAL HEAT DETECTOR
H/R	COMBO RATE OF RISE / FIXED HEAT DETECTOR
H/RR	RATE COMPENSATION HEAT DETECTOR
H	FIXED TEMPERATURE HEAT DETECTOR
SS	SPEAKER STROBE DEVICE
AV	AUDIO VISUAL DEVICE
S	STROBE DEVICE
WF	SPRINKLER WATER FLOW SWITCH
VS	SPRINKLER VALVE SUPERVISION SWITCH
MH	MAGNETIC DOOR HOLD OPEN DEVICE
EOLM	END OF LINE DEVICE
EOL	END OF LINE
FAA	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
BPS	BOOSTER POWER SUPPLY
FCR	FIRE ALARM CONTROL RELAY
CTM	FIRE ALARM DUAL INPUT MODULE
CTI	FIRE ALARM SINGLE INPUT MODULE
DD	FIRE ALARM DUCT DETECTOR
DTS	DUCT DETECTOR TEST STATION
TB	TROUBLE BELL W/ TEST SILENCE SWITCH
SB	SUPERVISORY BELL W/ TEST SILENCE SWITCH
CST	CENTRAL STATION TRANSMITTER
RST	REMOTE STATION TRANSMITTER
FA	CITY FIRE ALARM BOX
	INDICATES A JUNCTION BOX
RA	RESCUE ASSISTANCE STATION
RACC	RESCUE ASSISTANCE COMMAN CENTER

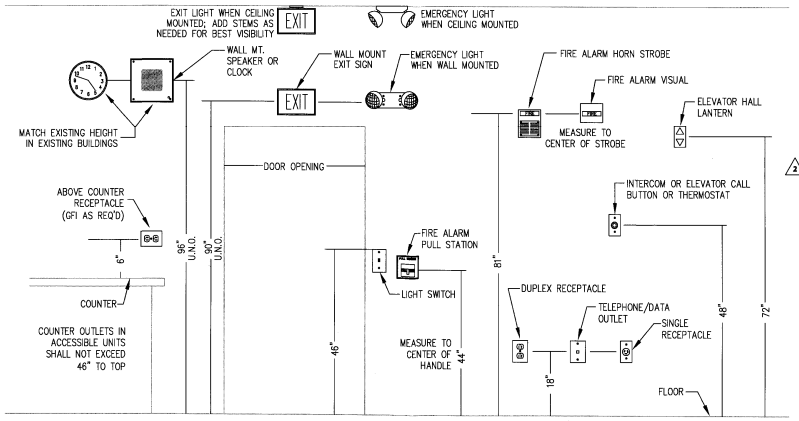
INTRUSION/CCTV/ACCESS LEGEND

	WALL MOUNTED CAMERA
	PTZ / DOME CAMERA
DVR	DIGITAL VIDEO RECORDER
PS	POWER SUPPLY
M	MOTION DETECTOR CEILING MOUNT
GB	GLASS BREAK
DC	DOOR CONTACT
ODC	OVERHEAD DOOR CONTACT
	MOTION DETECTOR WALL MOUNT
KP	KEY PAD
CR	CARD READER
ES	ELECTRIC STRIKE - FURNISHED BY OTHERS

INTERIOR LUMINAIRE SCHEDULE

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, PRODUCTS BY MANUFACTURERS SPECIFIED BELOW. THE USE OF A SPECIFIC MANUFACTURER'S PRODUCT FOR DESIGN STANDARD DOES NOT PRECLUDE THE CONTRACTOR FROM SEEKING EQUAL PRODUCTS FROM COMPETITIVE SOURCES. ALL PRODUCTS ARE SUBJECT TO FINAL APPROVAL BY THE ARCHITECT.

	LAMPS		MOUNTING		MANUFACTURER					LOAD		
MARK	NO.	TYPE	TYPE	HEIGHT	BASIS OF DESIGN	MANUFACTURER	CATALOG NO.	SHIELDING	TRIM FINISH	WATTS	VOLTS	REMARKS
F2	3	FIT78/TL835/PLUS/ALTO	LAY-IN	FLUSH		LIGHTOLIER	CF62GFF-4TI-UNV-HI	PERF METAL	WHITE	51	120/277	HIGH EFF LAMPS & ELECTRONIC INSTANT START BALLAST
F4	4	F32T8/TL835/PLUS/ALTO	STRIP	8'-0"		METALUX	8TS8F-232-UNV-EB81-UG	WIRE GUARD	WHITE	112	120	P.S. BALLAST, HIGH EFFICIENCY LAMPS, CHAIN KIT
D	2	F32T8/TL835/PLUS/ALTO	VANITY	SURFACE		MINKA	668-PL	WHITE ACRYLIC	WHITE	64	120	ENERGY STAR QUALIFIED, HIGH EFFICIENCY LAMPS



DEVICE HEIGHT DETAIL
NTS

PANELBOARD SCHEDULE — EM

PANELBOARD COMPLETE WITH GROUND BAR

120/208 VOLTS | 3 PHASE | 4 WIRE SOLID NEUTRAL | SURFACE MOUNT | MLO | C/B TYPE

AMPS	P	LOCATION		WATTS	LINE 1		LINE 2	WATTS		LOCATION	P	AMPS
90	3	ELEVATOR (EXIST)	1	5796	6146			350	2	ELEVATOR PIT (EXIST)	1	20
X	X	(20HP ALLOWANCE) (EXIST)	3	5796		6923		1127	4	PIT SUMP PUMP (EXIST)	1	20
X	X	(EXIST)	5	5796			6146	350	6	ELEV. MACHINE ROOM (EXIST)	1	20
20	1	JOCKEY PUMP (EXIST)	7	300	1300			1000	8	ELEV. CAB LIGHTING: LOCKED (EXIST)	1	20
20	1	(EXIST)	9	300		1300		1000	10	ELEV. CAB LIGHTING: LOCKED (EXIST)	1	20
20	1	(EXIST)	11	300			1100	800	12	FIRE ALARM PANEL: LOCKED (EXIST)	1	20
20	1	EM LIGHTING: LOCKED (EXIST)	13	1672	2032			360	14	AREA OF RESCUE INTERCOM: LOCK (EXI	1	20
20	1	RETAIL EM LIGHTING: LOCKED	15	443		443			16	SPACE (EXIST)	1	20
20	1	EM LIGHTING: LOCKED (EXIST)	17	1344			1344		18	SPACE (EXIST)	1	20
20	1	SPARE (EXIST)	19		0				20	SPACE (EXIST)	1	20
20	1	EXTR EM LIGHTING: LOCKED (EXIST)	21	496		496			22	SPACE (EXIST)	1	20
15	1	EXIT SIGNS: LOCKED (EXIST)	23	177			177		24		1	20
					9478	9162	8767					
					78.98	76.35	73.06	AMPS				

TOTAL WATTAGE:	27407
CONNECTED LOAD	76

MINIMUM 22KAIC, COPPER BUS, LOCKING COVER
TYPEWRITTEN DIRECTORY

PANELBOARD SCHEDULE — RETAIL

PANELBOARD COMPLETE WITH GROUND BAR — DOUBLE TUB

120/208 VOLTS | 3 PHASE | 4 WIRE SOLID NEUTRAL | SURFACE MOUNT | 400A MLO | C/B TYPE

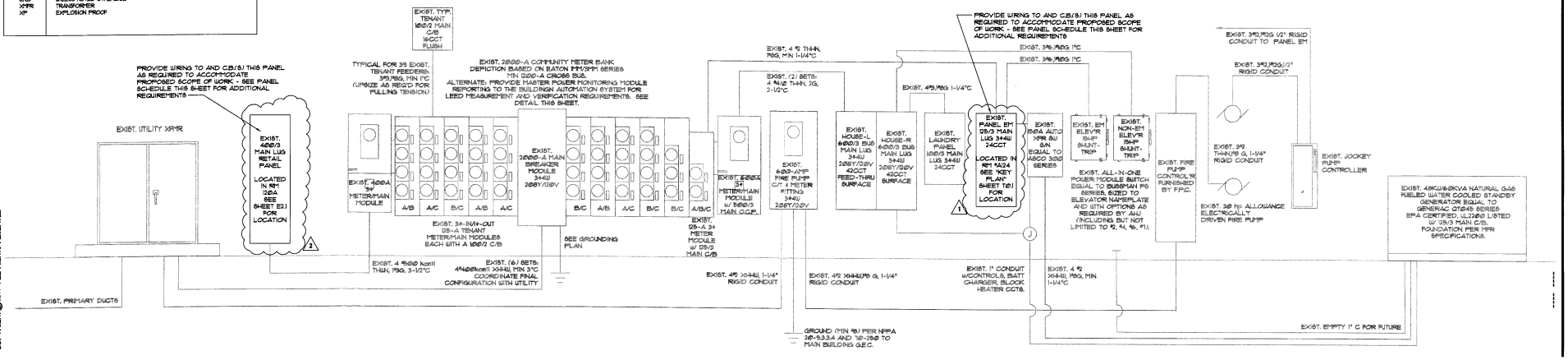
AMPS	P	LOCATION		WATTS	A	B	C	WATTS		LOCATION	P	AMPS
45	3	CU-1 (EXIST)	1	4128	5388			1260	2	RECEPT	1	20
X	X	(EXIST)	3	4128		5388		1260	4	RECEPT	1	20
X	X	(EXIST)	5	4128			5208	1080	6	RECEPT	1	20
45	3	CU-2 (EXIST)	7	4128	5568			1440	8	RECEPT	1	20
X	X	(EXIST)	9	4128		5208		1080	10	RECEPT	1	20
X	X	(EXIST)	11	4128			5208	1080	12	RECEPT	1	20
35	3	CU-3 (EXIST)	13	2351	3431			1080	14	RECEPT	1	20
X	X	(EXIST)	15	2351		3431		1080	16	RECEPT	1	20
X	X	(EXIST)	17	2361			3431	1090	18	RECEPT	1	20
35	3	CU-4 (EXIST)	19	2351	3431			1080	20	RECEPT	1	20
X	X	(EXIST)	21	2351		3431		1080	22	RECEPT	1	20
X	X	(EXIST)	23	2351			3431	1080	24	RECEPT	1	20
15	1	FURNACE FU-1 (1/3 HP) (EXIST)	25	828	1660			832	26	LIGHTING: RETAIL WEST	1	20
15	1	FURNACE FU-2 (1/3 HP) (EXIST)	27	828		1908		1080	28	RECEPT	1	20
15	1	FURNACE FU-3 (1/3 HP) (EXIST)	29	828			1908	1080	30	RECEPT	1	20
15	1	FURNACE FU-4 (1/3 HP) (EXIST)	31	828	1908			1080	32	RECEPT	1	20
20	1	MICROWAVE	33	1100		2180		1080	34	RECEPT	1	20
20	1	REFRIGERATOR	35	200			1212	1012	36	LIGHTING: RETAIL MID	1	20
20	1	HEATER: HT-1	37	1800	3031			1231	38	LIGHTING: RETAIL EAST	1	20
20	1	HEATER: HT-2	39	1800		3550		1750	40	HEATER: HT-3	X	25
			41				1750	1750	42	HEATER: HT-3	X	25
					24423	25096	22148					
					203.53	209.13	184.57	AMPS				

TOTAL WATTAGE:	71667
CONNECTED LOAD	199

MINIMUM 10KAIC, COPPER BUS, LOCKING COVER
FEED-THRU LUGS, TYPEWRITTEN DIRECTORY

EM LOAD CALCULATIONS:	
TOTAL LIGHTING KW:	6832 VA
FIRST 10KW OF RECEPTACLE LOAD:	0 VA
50% REMAINING RECEPTACLE LOAD:	0 VA
TOTAL MOTOR LOAD:	2027 VA
TOTAL MISCELLANEOUS LOAD:	1160 VA
HVAC:	0 VA
ELEVATOR @90%	15660 VA
TOTAL PANEL LOADS:	25669 VA
FULL LOAD AMPS	71.33446 AMPS
MIMINUM 80% RATED OCP:	89 AMPS

RETAIL LOAD CALCULATIONS:	
TOTAL LIGHTING KW:	3081 VA
FIRST 10KW OF RECEPTACLE LOAD:	10000 VA
50% REMAINING RECEPTACLE LOAD:	4000 VA
TOTAL MISCELLANEOUS LOAD:	1300 VA
HVAC:	38874 VA
ELEVATOR @90%	0 VA
TOTAL PANEL LOADS:	57255 VA
TOTAL 80% RATED O.C.P. FOR ABOVE	198.8905 AMPS
MOTOR LOADS	10 AMPS
TOTAL 80% RATED O.C.P.:	208.89 AMPS



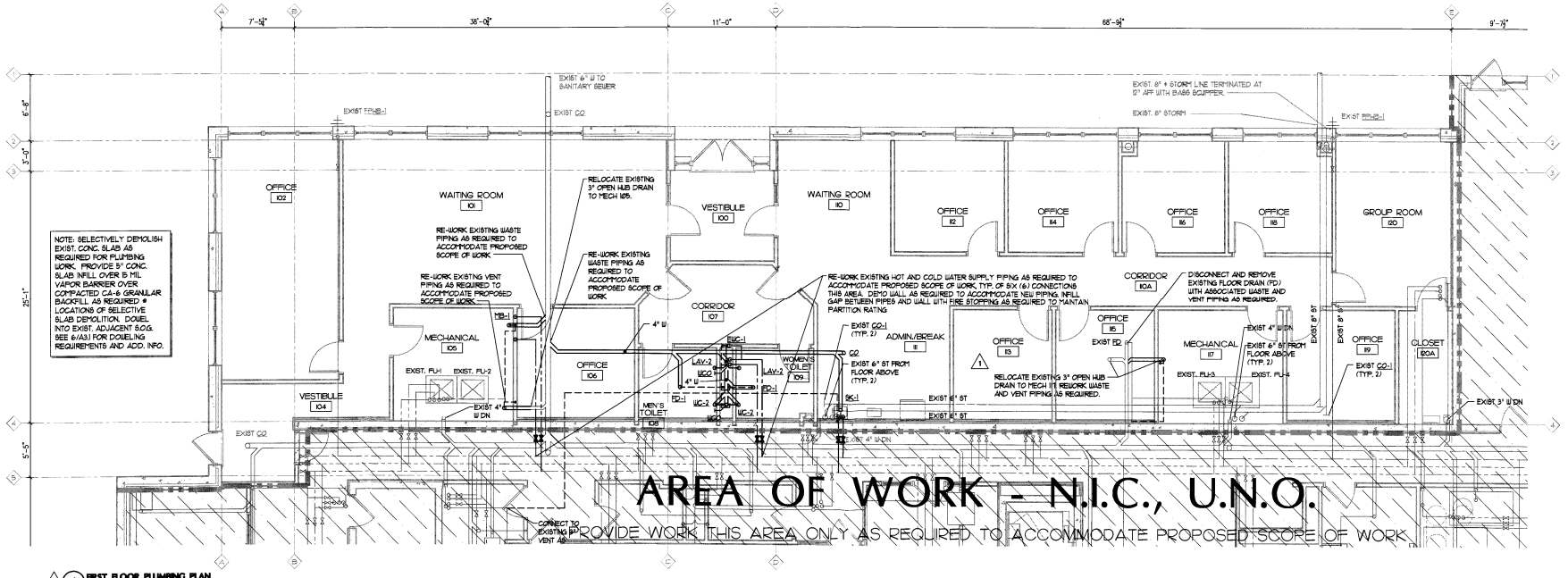
CONDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.condogancl ark.com
Aurora
1 East Downer Avenue
Aurora, Illinois 60506
Tel: 630.897.6693
Fax: 630.896.4987
Chicago
776 North Wells #3610
Chicago, Illinois 60610
Tel: 312.943.4771
Fax: 312.943.4771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

LEGEND, SCHEDULES AND DETAILS

JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 Ø82718 PERMIT REV.
2 Ø12414 PERMIT REV.
SHEET: E4.1

8/6/2014 6:08 PM
COPYRIGHT © 2014 ALL RIGHTS RESERVED



1 FIRST FLOOR PLUMBING PLAN
3/32" = 1'-0"

PLUMBING NOTES

OBTAIN AND PAY ALL FEES AND PERMITS TO ALL PRIVATE AND PUBLIC AGENCIES HAVING JURISDICTION

CONSULT AND CHECK AT ALL TIMES THE LATEST ARCHITECTURAL AND PLUMBING DRAWINGS, WHICH ARE A PART OF THIS CONTRACT, FOR EXACT LOCATION OF EACH PLUMBING FIXTURE, EQUIPMENT AND DRAIN AND WATER REQUIREMENTS.

ALL WORK SHALL CONFORM TO ALL LOCAL CODES, AUTHORITIES AND INDUSTRY STANDARDS INCLUDING, BUT NOT LIMITED TO, INTERNATIONAL PLUMBING CODE AND THE ILLINOIS PLUMBING CODE.

COORDINATE ALL EQUIPMENT CONNECTIONS, SIZES AND LOCATIONS WITH ACTUAL EQUIPMENT DELIVERED, INCLUDING EQUIPMENT FURNISHED BY OTHER CONTRACTORS AND/OR THE OWNER. PROVIDE ALL NECESSARY FITTINGS AND ADAPTERS REQUIRED FOR FINAL CONNECTIONS. PROVIDE SHUT-OFF VALVES FOR ALL WATER CONNECTIONS TO EQUIPMENT.

FOR CLARITY, THESE DOCUMENTS DO NOT NECESSARILY SHOW EVERY OFFSET, FITTING, VALVE, ETC.

THE PLUMBING CONTRACTOR SHALL PROVIDE, DELIVER, AND INSTALL ALL NEW PLUMBING SYSTEMS, PLUMBING FIXTURES, WASTE, VENT, HOT AND COLD WATER DISTRIBUTION PIPING AS SPECIFIED, AS WELL AS ALL ACCESSORIES, AND EQUIPMENT AND SPECIALTIES MATERIALS NOT SPECIFIED BUT NECESSARY FOR COMPLETE INSTALLATION, GUARANTEE AND SERVICE.

TEMPERED HOT WATER NOT TO EXCEED 110 DEGREES TO BE SUPPLIED TO ALL PUBLIC LAVATORIES.

15 LB AIR TEST OR WATER PRESSURE REQUIRED ON WATER PIPING AT TIME OF ROUGH INSPECTION.

PROVIDE P-TRAP ON FIXTURE NOT HAVING AN INTEGRAL PART OF THE SAME INTO WASTE LINE.

WASTE AND VENT PIPING SHALL BE COPPER TYPE L OR K, OR CAST IRON.

ALL HANGERS, RODS, SUPPORTS, SUPPLIES, UNISTRUTS, P-TRAPS, STOPS, VALVES, SLEEVES, AND MISCELLANEOUS ITEMS SHALL BE FURNISHED AND INSTALLED BY PLUMBING CONTRACTOR AS REQUIRED IN FIELD.

DO NOT ROUTE DOMESTIC WATER PIPING OVER ELECTRICAL PANELS.

ROUTE ALL PIPING TIGHT TO STRUCTURE ABOVE IN EXPOSED CEILINGS.

PROVIDE DUCTILE IRON PIPE ON SANITARY / STORM WHEN PENETRATING / OR UNDER FOOTING OR FOUNDATION.

PROVIDE CAULK AROUND ALL PIPES AT ALL WALL PENETRATIONS.

PROVIDE FIRE CAULK AROUND ALL PIPES AT ALL RATED WALL PENETRATIONS.

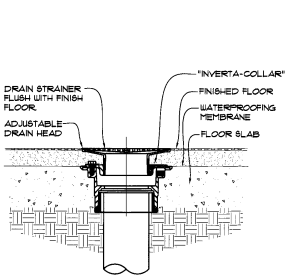
PLUMBING CONTRACTOR SHALL INCLUDE AN AMR TO BE MOUNTED TO THE INSIDE OF THE CLOSEST EXTERIOR WALL WITH THE 4" METRON METER.

PLUMBING CONTRACTOR SHALL PROVIDE A STACK TEST ON ALL UNDERGROUND AND ROUGH PLUMBING.

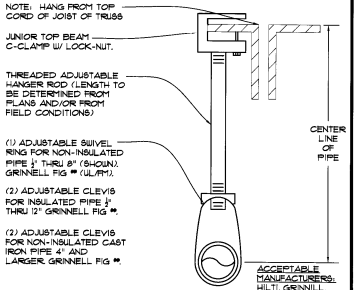
PLUMBING CONTRACTOR SHALL PROVIDE 4" WASTE SIZE FOR ALL BELOW GRADE FLOOR DRAINS.

PLUMBING FIXTURE SCHEDULE

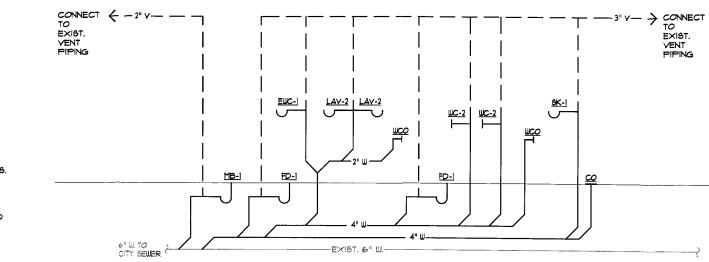
MARK	C.W.	H.W.	WASTE	VENT	MANUFACTURE	CATALOG NO.	DESCRIPTION	REMARKS
CO	-	-	4"	-	ZURN	Z-2449	FINISHED AREA ADJUSTABLE CLEANOUT	-
FD-1	-	-	4"	2"	ZURN	FD-2208	ADJUSTABLE FINISHED AREA FLOOR DRAIN	-
WCO	-	-	4"	-	ZURN	Z-1441	WALL CLEANOUT WITH SMOOTH ACCESS COVER	-
MB-1	3/4"	3/4"	3"	1-1/2"	FIAT PRODUCTS	MSB2424	MOP BASIN, DIMENSION 24"x24", INCLUDE SERVICE FAUCET (8382-AAA) HOSE AND HOSE BRACKET (832-AA) TWO WALL GUARDS, VACUUM BREAKER, & MOP HANGER.	-
LAV-2	1/2"	1/2"	1-1/2"	1-1/2"	AMERICAN STANDARD	0355.123 E3	WALL-HUNG LAVATORY SINK, BOWL SIZE 15 1/2" WIDE, 13 1/2" FRONT TO BACK, COLOR WHITE, AND SHROUD/KNEE CONTACT GUARD, PROVIDE GRID DRAIN, ASSEMBLY AND TMV-1, EXTRA HOLE RIGHT FOR SOAP DISPENSER, PROVIDE GRID DRAIN.	CHICAGO FAUCETS MODEL# 116.1812.11, SENSOR-OPERATED, 0.5 GPM SPRAY, SINGLE SUPPLY, VANDAL RESISTANT, AND ADA COMPLIANT.
TMV-2	3/8"	3/8"	-	-	SYMMONS	7-210	THERMOSTATIC MIXING VALVE WITH MINIMUM 0.5 GPM FLOW RATE.	-
EWC-1	1/2"		1 1/4"	1 1/4"	ELKAY	EZ06TLBC	TWO STATION, BARRIER FREE WALL MOUNTED ELECTRIC WATER COOLER WITH 8.0 GAL/HR, FLEXI-GUARD SAFETY BUBBLER, SENSOR-OPERATED HANDS-FREE OPERATION ON LOWER UNIT, AND EASY-TOUCH CONTROLS FRONT & BOTH SIDES.	ELECTRIC: 115V, 1Ø, 60 HZ.
WC-2	1"	-	4"	2"	AMERICAN STANDARD	3461.001	ADA COMPLIANT WATER CLOSET WITH ELONGATED BOWL, 1.28 GPF, FLOOR-MOUNT, ANTI-MICROBIAL FINISH, VITREOUS CHINA IN WHITE, AND 11/2" TOP SPUD. MODEL# 3461.001 OPEN FRONT SEAT WITH ANTI-MICROBIAL AGENT.	EXPOSED, BATTERY POWERED, SENSOR OPERATED FLUSHOMETER WITH 1.28 GPF, 1-1/2" SPUD, AND ADA COMPLIANT. & CIAN, MODEL# 6111-1.28
SK-1	1/2"	1/2"	1 1/2"	1 1/2"	ELKAY	D11721	SINGLE BOWL SINK AT 17"x21" OVERALL AND 14"x15.75"x6.5" BOWL.	15 GPM FAUCET WITH CHROME PLATE FINISH, 8" RIGID/SWING GOOSENECK SPOUT, VANDAL PROOF AERATOR, AND WRISTBLADE HANDLE, CHICAGO FAUCET 201-ABNAE35VSTAB.



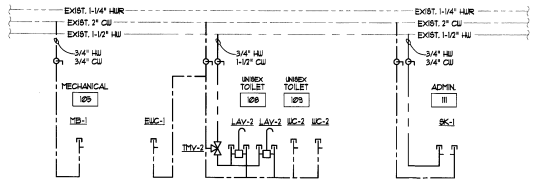
A FLOOR DRAIN DETAIL
N.T.S.



B STEEL JOISTS/TRUSSES
N.T.S.



C WASTE AND VENT RISER DIAGRAMS
N.T.S.



D HOT AND COLD WATER RISER DIAGRAMS
N.T.S.

PLUMBING LEGEND:
- COLD WATER PIPING
- HOT WATER PIPING
- HOT WATER RETURN PIPING
- VENT PIPING
- SANITARY/WASTE/STORM PIPING
- UNDERGROUND SANITARY/WASTE/STORM PIPING

CORDOGAN, CLARK & ASSOCIATES, INC.
ARCHITECTS • ENGINEERS
www.cordogandark.com
Aurora: 86 Edgelawn Avenue, Aurora, Illinois 60506, Tel: 630.897.7100, Fax: 630.896.4987
Chicago: 716 North Wells Street, Chicago, Illinois 60610, Tel: 312.943.1100, Fax: 312.943.4771

KENNETH YOUNG CENTER
1585 WEST DEMPSTER STREET
MOUNT PROSPECT, IL 60056

PLUMBING PLAN, SCHEDULES, NOTES AND DETAILS

JOB NUMBER: 10345
DATE: 06.27.14 ISSUED FOR PERMIT
REVISIONS:
1 08.27.14 PERMIT REV.
2 01.24.14 PERMIT REV.
SHEET: P2.1

8/26/2014 5:48 PM
COPYRIGHT © 2014 ALL RIGHTS RESERVED

KENNETH YOUNG CENTER

INTERIOR RENOVATION

1585 West Dempster, Mount Prospect, Illinois 60056

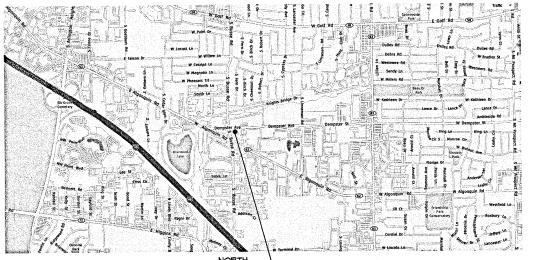
WOJCIK + ASSOCIATES ARCHITECTS, INC.
265 Cottonwood Dr.
Elk Grove Village, Illinois 60007

ARCHITECT
847-439-0815
email: d.wojcik@wojcikarchitects.com

Kenneth Young Center

INDEX OF DRAWINGS

T-1	TITLE SHEET
D-1.0	DEMOLITION PLAN AND DEMOLITION REFLECTED CEILING PLAN
A-1.0	CONSTRUCTION FLOOR PLAN, REFLECTED CEILING PLAN, & NOTES
A-1.1	FINISH FLOOR PLAN, UTILITY PLAN, & NOTES
A-2.0	SECTIONS AND DETAILS



1 LOCATION MAP
NTS

SCOPE OF WORK

1. NEW WORK INCLUDES REMOVAL OF NON-LOAD BEARING INTERIOR PARTITIONS AND INTERIOR DOORS. REMOVAL EXISTING CARPET FLOORING & REPLACE WITH NEW LVT THROUGHOUT AREA OF WORK.
2. WORK INCLUDES INSTALLATION OF NEW ELECTRIC RANGE WITH OVEN AND NEW CEILING MOUNTED EXHAUST HOOD. NEW RANGE INSTALLED WITHIN NEW MILLWORK "ISLAND" BASE CABINETS AND COUNTERTOP.
3. WORK INCLUDES MINOR MODIFICATION OF CEILING PANELS AND GRID AS REQ'D FOR NEW CEILING MOUNTED EXHAUST HOOD AND FOLDING DOOR COMPONENTS
4. EXISTING FLOOR SLAB TO BE TRENCHED FOR ELECTRICAL EXTENSIONS.
5. NEW WORK INCLUDES INDEPENDENT EXHAUST DUCT
6. MINOR WORK TO EXTERIOR RELATING TO NEW EXHAUST VENT

CODE DATA:

2015 INTERNATIONAL BUILDING CODE

2015 INTERNATIONAL RESIDENTIAL BUILDING CODE

2015 INTERNATIONAL FUEL GAS CODE

2015 INTERNATIONAL MECHANICAL CODE

2014 NATIONAL ELECTRIC CODE

2015 ILLINOIS ENERGY CONSERVATION CODE

2014 ILLINOIS STATE PLUMBING CODE

2018 ILLINOIS ACCESSIBILITY CODE (71 Il. ADM. CODE 400)

DATA:

BASE BUILDING INFO.

CONSTRUCTION TYPE 3-B
(4 STORY RESIDENTIAL TOWER)

USE GROUP: BUSINESS
OFFICE AREA - 1148 G.S.F.

FULLY SPRINKLERED SPACE IN A FULLY SPRINKLERED BUILDING

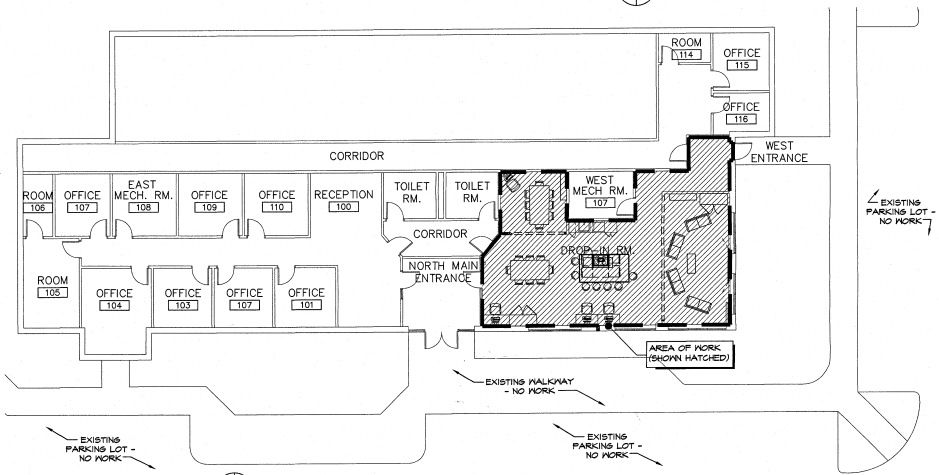
OCCUPANCY DATA: OFFICE AREA
100 SF / PP
(1148 / 100 = 11 PERSONS)

TOTAL OCCUPANT LOAD: 11 PERSONS

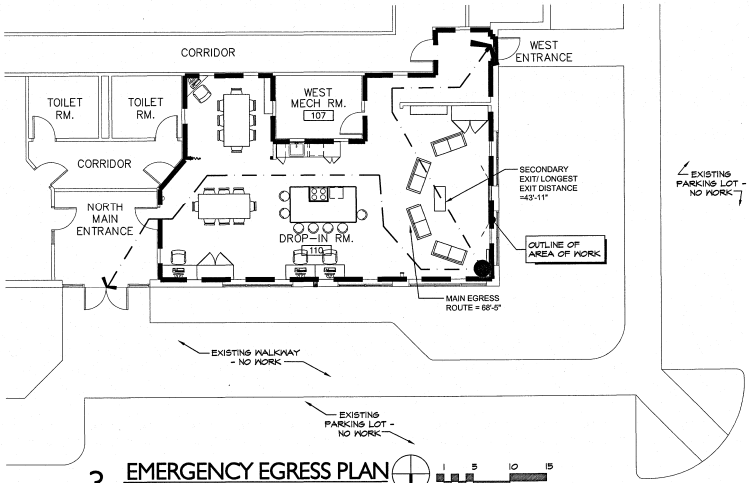
EXITS: 1 REQUIRED, 2 ACTUAL
MAX. DISTANCE ALLOWED: 300'-0"
ACTUAL TRAVEL DISTANCE: 68'-5"

GENERAL NOTES:

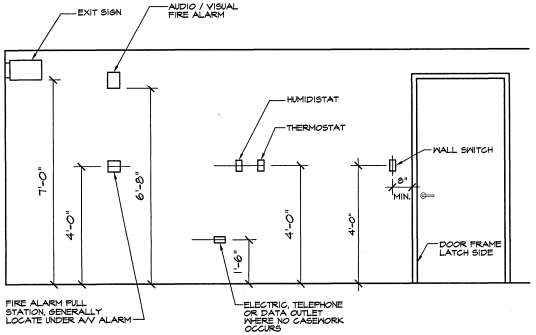
1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES FOR THE VILLAGE OF MOUNT PROSPECT, ILLINOIS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY TENANT.
3. NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BASE BUILDING FOR ANY REASON.
4. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
5. THE WORK INCLUDES FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
7. CONTRACTOR SHALL NOTIFY BASE BUILDING OWNER A MINIMUM OF 24 HOURS PRIOR TO SHUT OFF OR INTERRUPTION IN BUILDING SERVICES, UTILITIES OR ALARMS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE OR REPAIR EXISTING CONSTRUCTION, UTILITIES, PROPERTY OR PREMISES THAT ARE DAMAGED DURING CONSTRUCTION AND INTENDED TO REMAIN.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION MEANS, METHODS AND/OR MATERIALS, NOR JOBSITE SAFETY AND/OR PROCEDURES.
10. GENERAL CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF FACILITY EMPLOYEES, THE GENERAL PUBLIC AND TO MAINTAIN SECURITY OF THE FACILITY AT ALL TIMES. ALL BARRICADES SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF MOUNT PROSPECT BUILDING DEPT.
11. ALL CONTRACTORS SHALL OBTAIN REQUIRED PERMITS, BONDS, LICENSES, ETC. AS REQUIRED AND FOLLOW ALL APPLICABLE LOCAL BUILDING CODES AND ORDINANCES.
12. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL-MOUNTED ITEMS INCLUDING MILLWORK CABINETS, COUNTERS, SHELVES, EQUIPMENT, ETC. ALL WOOD BLOCKING TO BE OF FIRE-RETARDANT CONSTRUCTION, PER 2009 IBC SECTION 717.2.2.
13. ALL WALL AND CEILING FINISHES TO HAVE MINIMUM CLASS C FLAME SPREAD RATING ('76 TO 200) SMOKE DEVELOPED 0-450 PER SECTION 803.
14. ALL INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL BE CLASS II, 0.22 WATTS/CM2 OR GREATER.
15. ALL NEW DOOR HARDWARE TO MEET IAC REQUIREMENTS.
16. GENERAL CONTRACTOR SHALL SUBMIT ONE (1) REPRODUCIBLE AND THREE (3) PRINT SETS OF AS-BUILT DOCUMENTS TO THE ARCHITECT FOR COORDINATION.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONTINUITY OF THE EXISTING FIRESTOPPING. IF VOIDS ARE DISCOVERED DURING CONSTRUCTION PROVIDE AND INSTALL NEW AS REQ'D PER CODE.



2 CONTEXT PLAN
Not to Scale
NORTH



3 EMERGENCY EGRESS PLAN
1/8" = 1'-0"
NORTH



4 ELECTRICAL / CONTROL DEVICES / SIGNAGE
1/2" = 1'-0"

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL INSTIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

THE USER SHALL AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWING OR CONTRACT DOCUMENTS.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL CODES AND ORDINANCES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, RELATING TO BUILDING AND ZONING.

2-12-20

DAVID T. WOJCIK — ILLINOIS LICENSE NO. 001-017975 EXPIRES 11-30-2020

WOJCIK + ASSOCIATES ARCHITECTS, INC.
DESIGN FIRM REGISTRATION NO. 184-003470

RECEIVED
Village of Mount Prospect
FEB 12 2020
BUILDING DIVISION

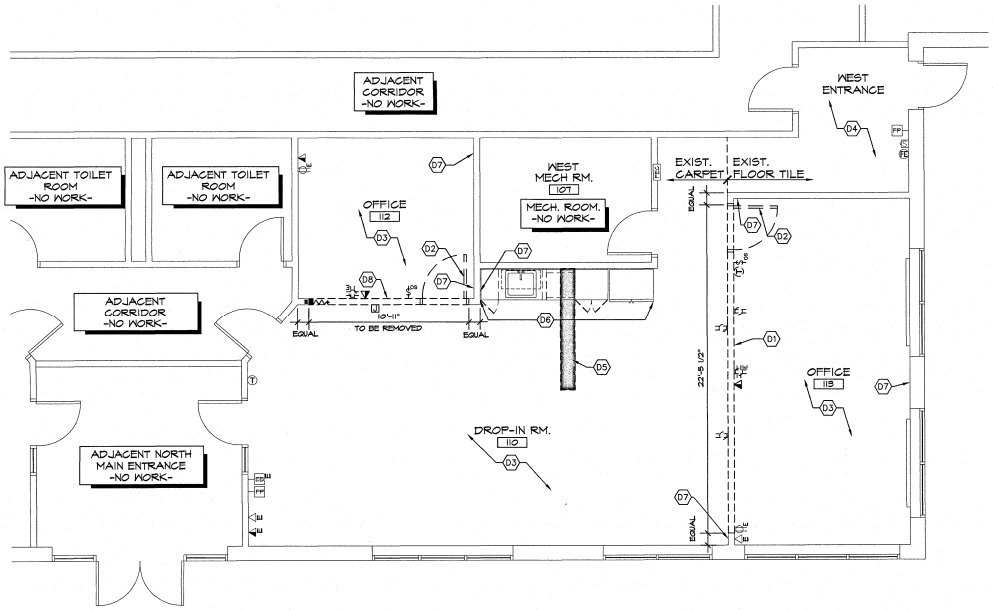
FILE COPY
VILLAGE OF MT. PROSPECT

REVISED

DATE ISSUED:

PERMIT COMMENTS	2-11-20
ISSUED FOR BID & PERMIT	1-9-20
ISSUED FOR OWNER'S REVIEW	1-3-20
ISSUED FOR OWNER'S REVIEW	11-1-19

WAA JOB NO. 1921



1 **DEMOLITION FLOOR PLAN**
1/4" = 1'-0"

0 1 5 10

NORTH

DEMOLITION PLAN KEY NOTES:

D1 REMOVE EXISTING METAL STUDS & FINISHES AS REQ'D BELOW CEILING. RETAIN STUDS FROM CEILING TO DECK ABOVE TO CREATE NEW DRYWALL CEILING TRANSITION, SEE DETAIL 9/A-1.0. DISCONNECT AND CAP-OFF ALL EXISTING POWER FEEDS INTO WALLS TO BE REMOVED. PATCH EXISTING ADJACENT WALL FINISHES TO REMAIN, AS REQ'D, AFTER REMOVAL OF DESIGNATED PARTITIONS.

D2 REMOVE & SALVAGE EXISTING DOOR & FRAME. CONFIRM WITH TENANT EXTENT OF DOORS AND FRAMES TO BE SALVAGED /RETAINED OR DISCARDED. RETURN SALVAGED DOOR & FRAME TO TENANT FOR ATTIC STOCK.

D3 REMOVE & DISCARD EXISTING CARPET FLOORING & VINYL BASE. REMOVE ALL ADHESIVE FROM SUB-FLOOR. CLEAN, REPAIR, AND PREP EXISTING SURFACES TO RECEIVE NEW FINISHES.

D4 EXISTING FLOOR TILE AND TILE BASE TO REMAIN AS IS - NO CHANGE

D5 SAW CUT AND REMOVE PORTION OF EXISTING CONCRETE SLAB AND D/S TRENCH AS REQUIRED FOR NEW CODE COMPLIANT ELECTRICAL CONDUIT TO NEW RECESSED FLOOR JUNCTION BOX. PREPARE OPENING TO RECEIVE APPROVED SUB-BASE MATERIAL AND NEW CONCRETE COVER. SC TO SCOPE EXISTING SLAB TO VERIFY LOCATION OF EXISTING REBAR AND SUB-SLAB COMPONENTS PRIOR TO EXCAVATING. REFER TO NEW FLOOR PLAN FOR EXACT LOCATION.

D6 EXISTING BASE & WALL MOUNTED CABINETS, COUNTERTOP, SINK, DISHWASHER, AND REFRIGERATOR TO REMAIN. PROTECT DURING CONSTRUCTION.

D7 REMOVE EXISTING GYP. BD. AND INTERIOR WALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE NEW ELECTRICAL COMPONENTS PER PLAN. SEE UTILITY PLAN ON SHEET A-1.1 FOR MORE DETAIL

D8 REMOVE EXISTING METAL STUDS & FINISHES AS REQ'D BELOW CEILING TO ACCOMMODATE NEW FOLDING DOOR OPENING. RETAIN STUDS FROM CEILING TO DECK ABOVE AS REQUIRED FOR CROSS BRACING OF NEW STRUCTURAL HEADER, SEE DETAILS 1&2/A-2.0. DISCONNECT AND CAP-OFF ALL EXISTING POWER FEEDS INTO WALLS TO BE REMOVED. PATCH EXISTING ADJACENT WALL FINISHES TO REMAIN, AS REQ'D, AFTER REMOVAL OF DESIGNATED PARTITIONS.

NOTE: SCOPE OF INTERIOR DEMOLITION WORK IS OF NON-LOAD BEARING CONSTRUCTION ONLY.

GENERAL DEMOLITION NOTES:

1. GC RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.
2. DOTTED LINES REPRESENT CONSTRUCTION TO BE REMOVED. DOTTED LINES OVER SOLID LINES DENOTE EXISTING WALL SURFACES TO BE REMOVED BUT RETAIN EXISTING WALL FRAMING.
3. DEMOLITION CONTRACTOR SHALL EXERCISE FULL CAUTION NOT TO DEMOLISH OR DAMAGE CONSTRUCTION NOT CALLED FOR, AND SHALL BE CAREFUL IN DEMOLISHING EXISTING CONSTRUCTION ADJACENT TO CONSTRUCTION TO REMAIN. THIS CONTRACTOR SHALL MAINTAIN AND VERIFY IN FIELD, ALL EXISTING BASE BUILDING UTILITIES AND CONSTRUCTION THAT IS TO REMAIN. THIS CONTRACTOR SHALL CONTACT THE ARCHITECT BEFORE DEMOLISHING CONSTRUCTION THAT MILL CAUSE REMAINING STRUCTURE TO BE UNSOUND.
4. CONSTRUCTION CALLED FOR TO BE REMOVED AND SAVED FOR REUSE SHALL BE DISMANTLED WITH EXTREME CARE AND STORED PROPERLY PER THAT TRADE STANDARD OR PER OWNERS DIRECTION.
5. REMOVE ALL ELECTRICAL SYSTEMS, INCLUDING CONDUIT, IN WALLS TO BE DEMOLISHED OR TO HAVE FINISHES REMOVED, UNLESS CONDUIT SYSTEMS, CONDUCTORS OR OTHER EQUIPMENT CAN BE REUSED AND STILL FULLY SATISFY THE CONDITIONS OF THIS CONTRACT.
6. CONTRACTORS SHALL BE HELD RESPONSIBLE TO REPAIR ANY DAMAGE TO BUILDING SYSTEMS DUE TO DEMOLITION OR NEW CONSTRUCTION AT NO ADDITIONAL COST TO OWNER OR TENANT.
7. WHERE ELECTRICAL UNITS OR DEVICES HAVE BEEN REMOVED OR ABANDONED, CONTRACTOR SHALL REMOVE CONDUIT AND WIRING TO THE GREATEST EXTENT POSSIBLE.
8. CONTRACTOR TO COORDINATE PARTIES FOR REMOVAL AND RELOCATION OF SMOKE DETECTORS AND/OR ALARMS AS REQUIRED.
9. CONTRACTOR SHALL REMOVE OR CUT EXISTING GYP. BD. WALL CONSTRUCTION AS REQUIRED TO INSTALL NEW PIPING, CONDUIT, EQUIPMENT, OR DEVICES IN EXISTING WALLS. REFER TO ALL A,M,E DRAWINGS FOR EXTENT AND TYPE OF NEW WORK REQUIRED. CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS AS REQUIRED FOLLOWING NEW WORK.
10. ALL EXISTING DOORS TO REMAIN U.N.O. STORE PER OWNER'S DIRECTION OR PROVIDE PROTECTION FOR EXISTING DOORS.

LEGEND:

"E" = DENOTES EXISTING FIXTURE TO REMAIN - NO CHANGE

"R" = DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED. COORDINATE PLANS FOR SCOPE

= DUPLEX RECEPTACLE

= LIGHT SWITCH

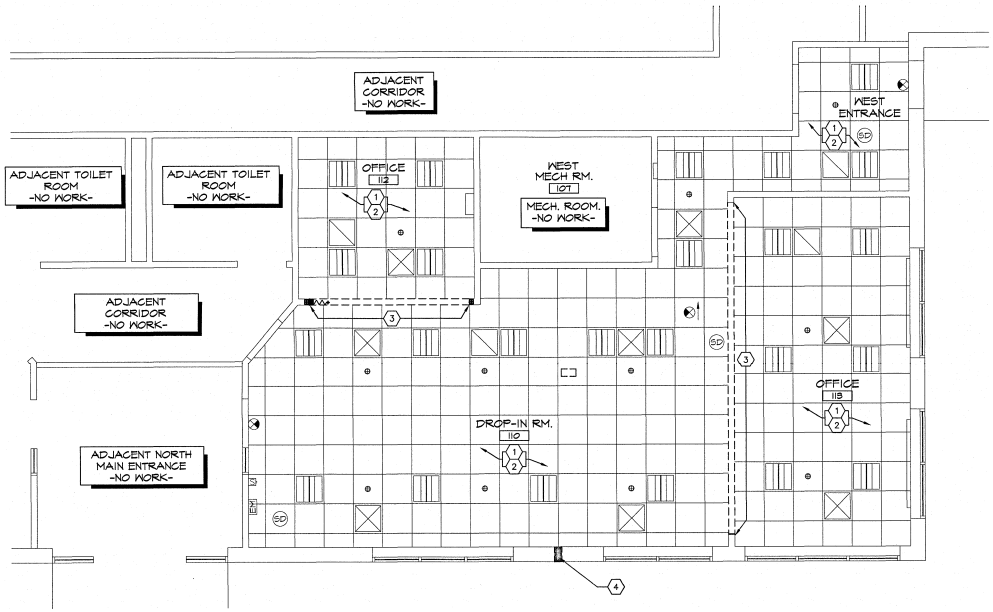
= THERMOSTAT

WALL LEGEND

DENOTES EXISTING WALL CONSTRUCTION TO REMAIN

DENOTES EXISTING PARTITION TO BE REMOVED

NOTE: DASHED LINES DENOTES EXISTING CONSTRUCTION TO BE REMOVED AND DISCARDED OR SALVAGED FOR REUSE. REFER TO NOTES, THIS SHEET.



2 **DEMOLITION REFLECTED CEILING PLAN**
1/4" = 1'-0"

0 1 5 10

NORTH

DEMOLITION REFLECTED CEILING PLAN KEY NOTES:

1. MAINTAIN EXISTING SUSPENDED CEILING TILE SYSTEM TO THE GREATEST EXTENT POSSIBLE. REPLACE DAMAGED CEILING TILES.
2. MAINTAIN EXISTING LIGHT FIXTURES, HVAC GRILLES AND DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, & SPRINKLERS U.N.O. THROUGHOUT TENANT SPACE. PROTECT DURING CONSTRUCTION.
3. REMOVE EXISTING METAL STUDS AND GYP. BD. ONLY AS REQUIRED BELOW CEILING. RETAIN STUDS FROM CEILING TO DECK ABOVE TO CREATE NEW DRYWALL CEILING TRANSITION, SEE DETAIL 2/A-2.0 AND 4/A-1.0
4. PROVIDE WALL PENETRATION FOR EXHAUST DUCT. PREPARE ADJACENT SURFACES AS REQUIRED TO RECEIVE NEW EXTERIOR WALL MOUNTED EXHAUST CAP. COORDINATE EXACT LOCATION WITH NEW EXHAUST HOOD LOCATION AND EXISTING BUILDING COMPONENTS TO REMAIN.

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL
60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

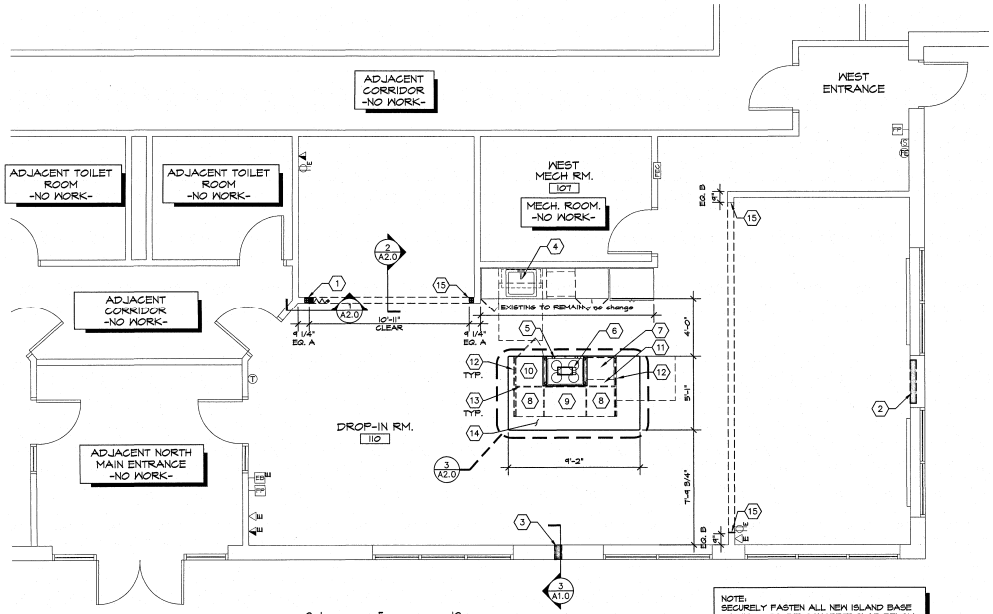
COPYRIGHT © 2020 Wojcik + Associates Architects, Inc.
This document is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
	permit corrections	2-11-20
	issued for bid & permit	1-9-20
	issued for owner's review	11-8-19
	issued for owner's review	11-1-19

Project No: 1921

Sheet Title:
Demolition Floor Plan, Demolition Reflected Ceiling Plan, & Notes

Sheet No:
D-1.0



1 CONSTRUCTION FLOOR PLAN
1/4" = 1'-0"

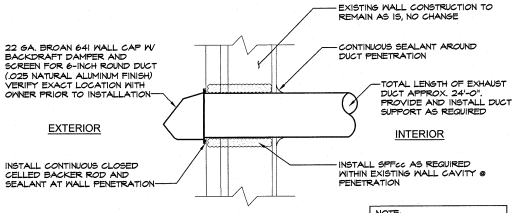
NOTE:
SECURELY FASTEN ALL NEW ISLAND BASE CABINETS TO THE CONCRETE SLAB BELOW

CONSTRUCTION FLOOR PLAN KEY NOTES:

1. INSTALL CONTINUOUS (2) 2X4 BUILT-UP WOOD COLUMN. REFER TO SECTION 1/A-2.0 FOR BALANCE OF NOTES
2. PROVIDE AND INSTALL F.R.T. WOOD BLOCKING FOR WALL MTD. TELEVISION. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION. PATCH, REPAIR AND PREPARE WALL AS REQUIRED TO RECEIVE NEW PAINT FINISH
3. PATCH AND REPAIR GYP. BD. AS REQUIRED AROUND NEW DUCT PENETRATION. INSTALL CAULK AND SPF$_{CC}$ AROUND PENETRATION FOR AIR-TIGHT SEAL. REPLACE WALL INSULATION AS REQUIRED. MAINTAIN AIR/VAPOR MEMBRANE CONTINUITY
4. EXISTING ACCESSIBLE SINK AND FAUCET TO REMAIN
5. PROVIDE AND INSTALL ADA COMPLIANT 30-INCH SLIDE-IN ELECTRIC INDUCTION RANGE BY 'CAFE', MODEL #CHS45OP2MSI OR EQUIVALENT
6. PROVIDE AND INSTALL 36-INCH STAINLESS STEEL ISLAND CHIMNEY RANGE HOOD EXHAUST BY 'CAVALIERE' MODEL # SV218B2-136 OR EQUIVALENT. EC TO PROVIDE REMOTE SWITCHING AND FAN POWER CONTROL. REFER TO UTILITY PLAN ON SHEET A-1.1 PROVIDE AND INSTALL F.R.T. WOOD BLOCKING ABOVE CEILING AS REQUIRED FOR MOUNTING PLATE AND HARDWARE.
7. NEW MICROWAVE BY OWNER. SET WITHIN BASE CABINET. PROVIDE SURFACE MOUNTED DUPLEX RECEPTACLE WITHIN OPEN PORTION OF BASE CABINET. OWNER SHALL VERIFY SIZE OF CABINETRY PRIOR TO PURCHASE OF MICROWAVE. SEE 8/A-2.0 FOR ADDITIONAL INFORMATION
8. PROVIDE AND INSTALL 24" WIDE P.LAM BASE CABINETS WITH FULL-OUT SHELVES WITHOUT DOORS - TYP. @ 2
9. PROVIDE AND INSTALL 30" WIDE P.LAM BASE CABINET WITH FULL-OUT SHELVES WITHOUT DOORS
10. PROVIDE AND INSTALL 24" WIDE P.LAM BASE CABINET WITH FULL-OUT SHELVES WITH DOOR
11. PROVIDE AND INSTALL 24" WIDE P.LAM MICROWAVE BASE CABINET WITH ADJUSTABLE SHELF WITHOUT DOOR
12. PROVIDE AND INSTALL P.LAM FINISHED END PANELS AND TRIM TO MATCH CABINETRY - TYP. @ BOTH ENDS
13. PREPARE / MODIFY CABINETRY AS REQUIRED FOR ELECTRICAL CONDUIT AND DUPLEX RECEPTACLES AS SHOWN ON UTILITY PLAN ON SHEET A-1.1
14. PLASTIC LAMINATE (P.LAM) FOR ISLAND COUNTERTOP TO MATCH EXISTING. PROVIDE AND INSTALL CANTILEVER SUPPORTS AS REQUIRED. P.LAM COUNTERTOP SHALL HAVE ROUNDED CORNERS. REFER TO 8/A-2.0 FOR ADDITIONAL INFORMATION
15. PATCH & REPAIR WALL AS REQ'D TO RECEIVE NEW GYPSUM BD. AND PAINT FINISH.

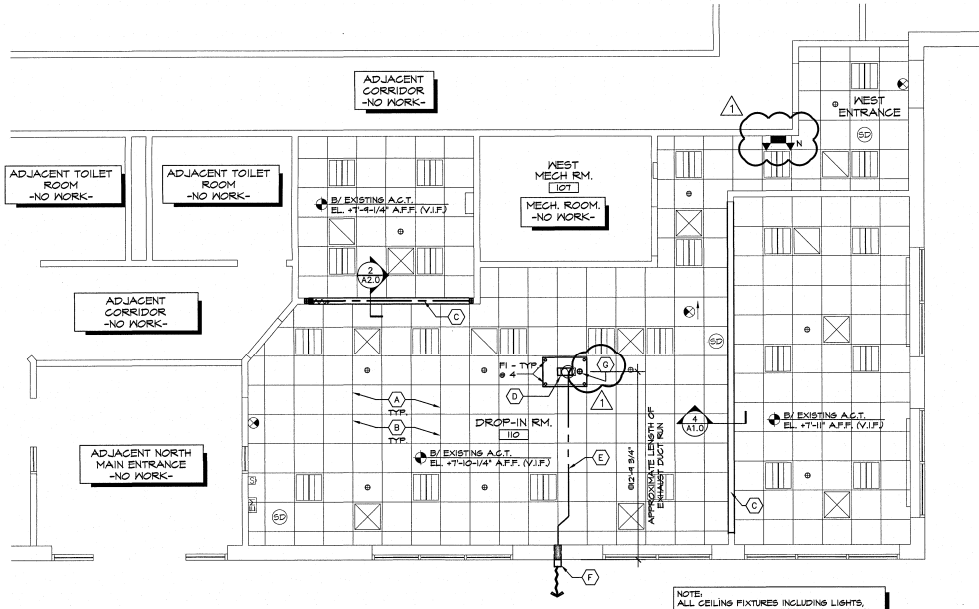
SYMBOL LEGEND:

- (#) KEYNOTE TARGET
- FPH WALL-MOUNTED FIRE PULL STATION
- WALL-MOUNTED FIRE HORN/ STROB
- FEC PARTIALLY RECESSED FIRE EXTINGUISHER CABINET
- WALL-MOUNTED FIRE EXTINGUISHER
- (T) THERMOSTAT
- EM EMERGENCY LIGHT FIXTURE



3 DUCT PENETRATION DETAIL
1-1/2" = 1'-0"

NOTE:
VERIFY EXACT LOCATION OF PENETRATION ON SITE. CONFIRM WITH OWNER PRIOR TO MAKING OPENING



2 REFLECTED CEILING PLAN
1/4" = 1'-0"

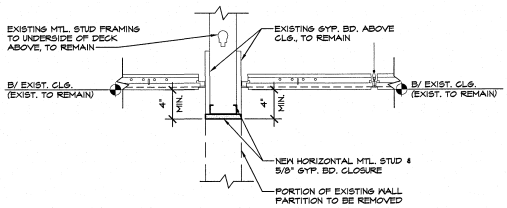
NOTE:
ALL CEILING FIXTURES INCLUDING LIGHTS, SPRINKLERS, HVAC GRILLES, EXIT SIGNS, ETC. ARE EXISTING - TO REMAIN, U.N.O.

REFLECTED CEILING PLAN KEY NOTES:

- (A) MAINTAIN EXISTING SUSPENDED CEILING TILE SYSTEM TO THE GREATEST EXTENT POSSIBLE. REPLACE DAMAGED CEILING TILES.
- (B) MAINTAIN EXISTING LIGHT FIXTURES, HVAC GRILLES AND DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, & SPRINKLERS U.N.O. THROUGHOUT TENANT SPACE. PROTECT DURING CONSTRUCTION.
- (C) NEW STRUCTURAL HEADER FOR FOLDING DOOR OPENING.
- (D) NEW EXHAUST HOOD AND VENT. MODIFY EXISTING CEILING TILE AS REQUIRED.
- (E) NEW CONTINUOUS SHEET METAL EXHAUST DUCT. SEAMS SHALL RECEIVE MASTIC AND FOIL TAPE. SEE MECHANICAL NOTES ON SHEET A-1.1
- (F) GALVANIZED STEEL EXTERIOR HOODED WALL VENT WITH GRAVITY DAMPER, GASKET AND SCREEN. VERIFY SIZE WITH DUCT REQUIREMENTS FOR NEW ISLAND EXHAUST HOOD. LOCATE MIN. 3'-0" FROM OPERABLE AND NON-OPERABLE OPENINGS AND 10'-0" FROM MECHANICAL AIR INTAKES.
- (G) RESIDENTIAL RANGE TOP FIRE SUPPRESSION SYSTEM. PROVIDE AND INSTALL NEW SINGLE SPRINKLER HEAD SO THAT THE WATER DISCHARGE IS NOT DISRUPTED OR AFFECTED BY CONSTRUCTION ELEMENTS. OTHER CRITERIA INCLUDE:
  - Must be installed by a certified sprinkler contractor
  - Sprinkler head shall meet UL 1626 standards
  - Piping serving the single sprinkler head shall be part of the potable water system of the building.
  - Pipe size not less than 3/4-inch
  - No valves allowed in the branch line
  - Installation shall prevent accumulation of stagnant water within the domestic water line
  - Provide water flow and pressure testing as required

LIGHT FIXTURE SCHEDULE / CEILING DEVICE LEGEND

TAG	FIXTURE DESCRIPTION	REMARKS
	2x2 TROFFER LED MODULE DIRECT/INDIRECT LIGHT FIXTURE	EXISTING TO REMAIN
FI	DIMMABLE 35-WATT HALOGEN (GU-10 TYPE BULBS)	INTEGRAL WITH ISLAND EXHAUST HOOD
	EXHAUST FAN - ISLAND EXHAUST HOOD (MAX. CFM 900) - ADJUSTIBLE	PURCHASED AND INSTALLED BY GC
	ILLUMINATED EXIT SIGN	EXISTING TO REMAIN
	SPRINKLER HEAD	EXISTING TO REMAIN
	TWIN HEAD EMERGENCY LIGHT FIXTURE WITH BATTERY BACK-UP	NEW AS REQUIRED
SD	CEILING MOUNTED SMOKE DETECTOR	EXISTING TO REMAIN
	2x2 SUPPLY DIFFUSER	EXISTING TO REMAIN
	2x2 RETURN AIR DIFFUSER	EXISTING TO REMAIN



4 CEILING TRANSITION DETAIL
1-1/2" = 1'-0"

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL
60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT
DAVID T. WOJCIK
001-017979
STATE OF ILLINOIS

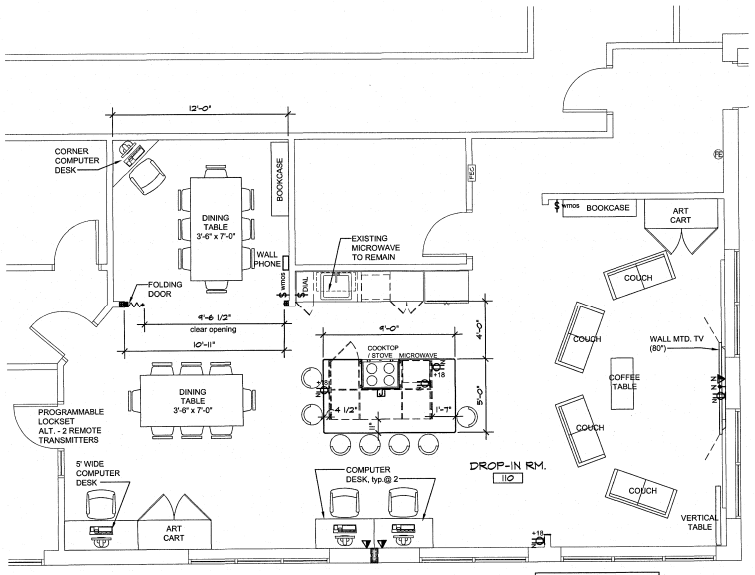
COPYRIGHT © 2020 Wojcik + Associates Architects, Inc. This document is the property of Wojcik + Associates Architects, Inc. and no part hereto shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
1	permit corrections	2-11-20
	issued for bid & permit	1-9-20
	issued for owner's review	1-3-20
	issued for owner's review	11-1-19

Project No: 1921

Sheet Title:
Construction Plan,
Reflected Ceiling Plan, & Notes

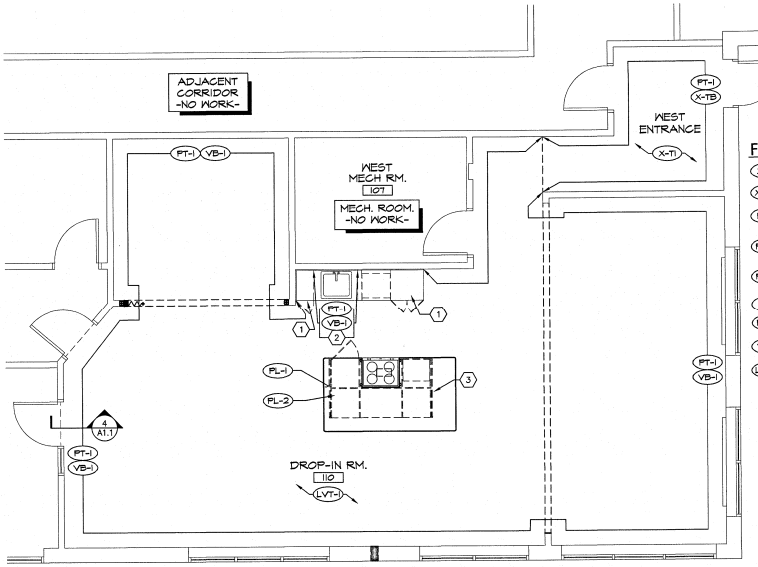
Sheet No:
A-1.0



1 FURNITURE FLOOR PLAN
1/4" = 1'-0"

NORTH

NOTE: ALL FURNITURE BY OWNER

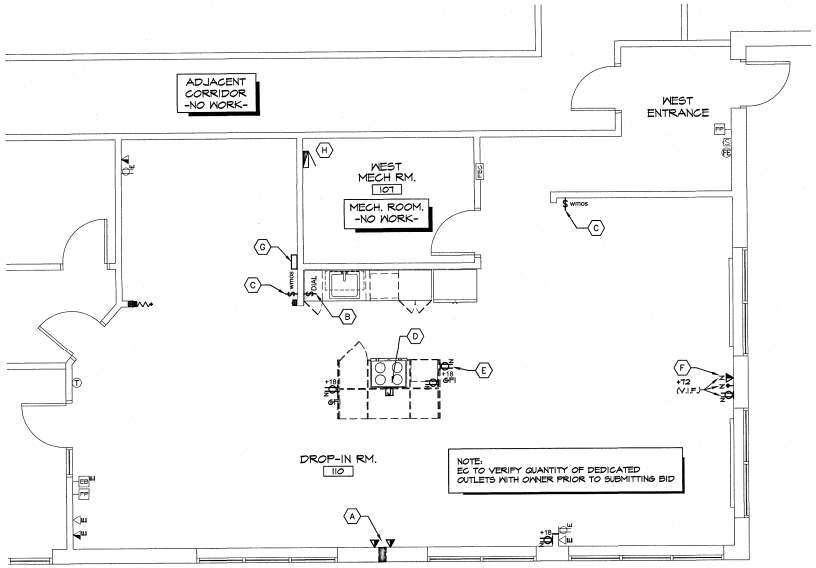


2 FINISH FLOOR PLAN
1/4" = 1'-0"

NORTH

FINISH SCHEDULE:

- X-T1 EXISTING TILE FLOOR TO REMAIN.
- X-TB EXISTING TILE BASE TO REMAIN.
- PL-1 PLASTIC LAMINATE - COLOR 1 (COUNTERTOP)
- PL-2 PLASTIC LAMINATE - COLOR 2 (CABINETS)
- PL-3 PLASTIC LAMINATE - (INTERIOR SHELVES) VERIFY WITH OWNER
- PT-1 PAINT - COLOR 1
- PT-2 PAINT - COLOR 2 (DOOR FRAMES)
- VB-1 NEW VINYL WALL BASE TO MATCH EXISTING
- LVT-1 NEW LUXURY VINYL TILE



3 UTILITY PLAN
1/4" = 1'-0"

NORTH

ELECTRICAL NOTE:
ELECTRICAL CONTRACTOR TO DESIGN COMPLETE ELECTRICAL SYSTEM FOR THE SCOPE OF WORK INTENDED AND SUBMIT ALL ADDITIONALLY REQUIRED ELECTRICAL DRAWINGS TO THE VILLAGE OF MOUNT PROSPECT AND THE ARCHITECT FOR REVIEW. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ELECTRICAL CONTRACTOR TO OBTAIN PERMIT.

UTILITY PLAN KEY NOTES:

- (A) EC TO PROVIDE DUPLEX RECEPTACLE AND TELE/DATA LINE FOR BOTH COMPUTERS. VERIFY EXISTING, PROVIDE NEW AS REQUIRED
- (B) NEW POWER SWITCH AND EXHAUST FAN POWER CONTROL. EC TO MODIFY NEW EXHAUST HOOD AS REQUIRED TO RECEIVE POWER AND FAN CONTROL FROM NEW WALL SWITCH.
- (C) RELOCATED WALL MOUNTED OCCUPANCY SENSOR AND SINGLE POLE LIGHT SWITCH. CIRCUITING TO EXISTING LIGHT FIXTURES TO REMAIN AS IS
- (D) NEW FLOOR MOUNTED JUNCTION BOX FOR STOVE/RANGE
- (E) INSTALL NEW GFI DUPLEX CONVENIENCE OUTLET, TYP. @ 2
- (F) PROVIDE AND INSTALL NEW TELE/DATA, CABLE AND DUPLEX RECEPTACLE FOR WALL MOUNTED TELEVISION. COORDINATE EXACT LOCATION OF WALL MTD. TV WITH OWNER PRIOR TO INSTALL
- (G) WALL MOUNTED PHONE
- (H) ELECTRICAL SUB-PANEL. VERIFY EXACT LOCATION WITH OWNER PRIOR TO INSTALLATION

ELECTRICAL SYMBOL LEGEND:

NOTE: ALL SYMBOLS NOT USED

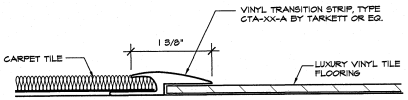
- DUPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE
- TELE / DATA OUTLET
- SINGLE POLE LIGHT SWITCH
- SINGLE POLE LIGHT SWITCH W/ DIMMER
- SINGLE POLE LIGHT SWITCH W/ WALL MTD. OCCUPANCY SENSOR
- SINGLE POLE POWER SWITCH W/ DIAL FOR EXHAUST FAN
- JUNCTION BOX
- HDMI JUNCTION BOX
- GFI GROUND FAULT INDICATOR
- THERMOSTAT
- FA FIRE ALARM
- FP FIRE PULL
- CABLE OUTLET
- SINGLE-FLEX OUTLET
- +— DESIGNATES NUMBER OF INCHES ABOVE FINISHED FLOOR

NOTES:
'E' DENOTES EXISTING FIXTURE TO REMAIN
'N' DENOTES NEW FIXTURE
'R' DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED

FLOOR FINISH PLAN KEY NOTES:

- (1) EXISTING BASE CABINET TO REMAIN. PROTECT DURING CONSTRUCTION.
- (2) EXISTING ACCESSIBLE SINK TO REMAIN. LVT TO RUN UNDER SINK/ ACCESSIBLE KNEE SPACE TO WALL. PROVIDE NEW WALL BASE AT 6"P. BD. WALL.
- (3) INSTALL NEW LVT TIGHT TO FACE OF BASE CABINETS. DO NOT INSTALL BENEATH BASE CABINETS. INSTALL NEW VINYL BASE TRIM AROUND ENTIRE PERIMETER OF ISLAND CABINETRY AND INSTALL CONTINUOUS BEAD OF CLEAR SILICON SEALANT BETWEEN VINYL BASE AND LVT FLOOR MATERIAL INTERFACE

GENERAL FINISH NOTES:
1. PATCH AND REPAIR ALL GYPSUM BOARD AS REQUIRED. PREP TO RECEIVE NEW WALL FINISH AS REQUIRED.
2. PROVIDE TRANSITION TRIMS AT FLOOR MATERIAL CHANGES AS SPECIFIED - THIS SHEET.
3. VERIFY ALL NEW FINISHES WITH OWNER PRIOR TO PURCHASE AND INSTALLATION.



4 CARPET TO LVT
Not to Scale

MECHANICAL NOTES:

1. DOMESTIC COOKING EXHAUST EQUIPMENT SHALL DISCHARGE TO THE OUTDOORS THROUGH A DUCT. THE DUCT SHALL HAVE A SMOOTH INTERIOR SURFACE, SHALL BE AIR TIGHT, SHALL BE EQUIPPED WITH A BACK-DRAFT DAMPER AND SHALL BE INDEPENDENT OF ALL OTHER EXHAUST SYSTEMS.
2. DUCTS SERVING DOMESTIC COOKING EXHAUST EQUIPMENT SHALL BE CONSTRUCTED OF GALVANIZED STEEL, STAINLESS STEEL OR COPPER.
3. EXHAUST HOOD SYSTEMS CAPABLE OF EXHAUSTING IN EXCESS OF 400 CUBIC FEET PER MINUTE (0.19 MB/S) SHALL BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH MAKEUP AIR SYSTEMS SHALL BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES. DAMPERS SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIR AND REPLACEMENT WITHOUT REMOVING PERMANENT CONSTRUCTION OR ANY OTHER DUCTS NOT CONNECTED TO THE DAMPER BEING INSPECTED, SERVICED, REPAIRED OR REPLACED. EXHAUST MAKEUP AIR SHALL BE DISCHARGED INTO THE SAME ROOM IN WHICH THE EXHAUST SYSTEM IS LOCATED OR INTO ROOMS OR DUCT SYSTEMS THAT COMMUNICATE THROUGH ONE OR MORE PERMANENT OPENINGS WITH THE ROOM IN WHICH SUCH EXHAUST SYSTEM IS LOCATED. SUCH PERMANENT OPENINGS SHALL HAVE A NET CROSS-SECTIONAL AREA NOT LESS THAN THE REQUIRED AREA OF THE MAKEUP AIR SUPPLY OPENINGS.
4. FINAL DETERMINATION OF QUANTITY AND LOCATION OF EMERGENCY LIGHTING, EXIT SIGNAGE AND SPRINKLER LOCATIONS ARE SUBJECT TO APPROVAL OF THE BUREAU OF FIRE PREVENTION OF THE MUNICIPAL AGENCY HAVING JURISDICTION.
5. MECHANICAL CONTRACTOR (MC) SHALL HAVE CURRENT LICENSE AND AUTHORITY TO CONDUCT WORK IN THE VILLAGE OF MOUNT PROSPECT. MC SHALL SUBMIT ANY/ALL ADDITIONALLY REQUIRED INFORMATION SUCH AS LOAD CALCULATIONS, EQUIPMENT LAYOUT WITH OUTPUT SPECIFICATIONS, DUCT SIZES, MANUFACTURER'S SPECIFICATIONS, CUT SHEETS, ETC. TO THE VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT UPON REQUEST OF THE ARCHITECT AND/OR GOVERNING AUTHORITY, PRIOR TO INSTALLATION OR UPON REQUEST. SUBMIT COPIES TO THE BUILDING DEPT., OWNER AND ARCHITECT FOR REVIEW.

Wojcik + Associates Architects, inc.
263 Cottonwood Dr.
Elk Grove Village, IL
60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT
DAVID T. WOJCIK
001-017975
STATE OF ILLINOIS

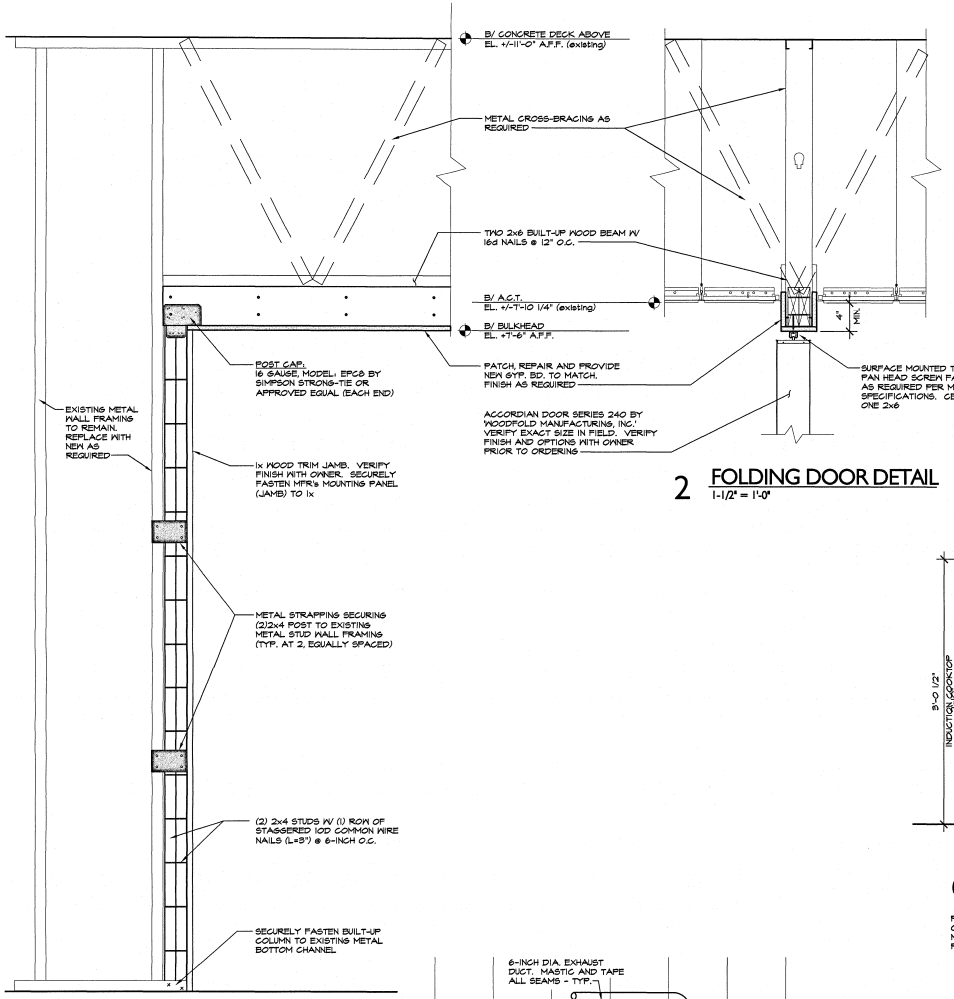
COPYRIGHT © 2020 Wojcik + Associates Architects, Inc. This document is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
	permit corrections	2-11-20
	issued for bid & permit	1-6-20
	issued for owner's review	1-3-20
	issued for owner's review	11-1-19

Project No: 1921

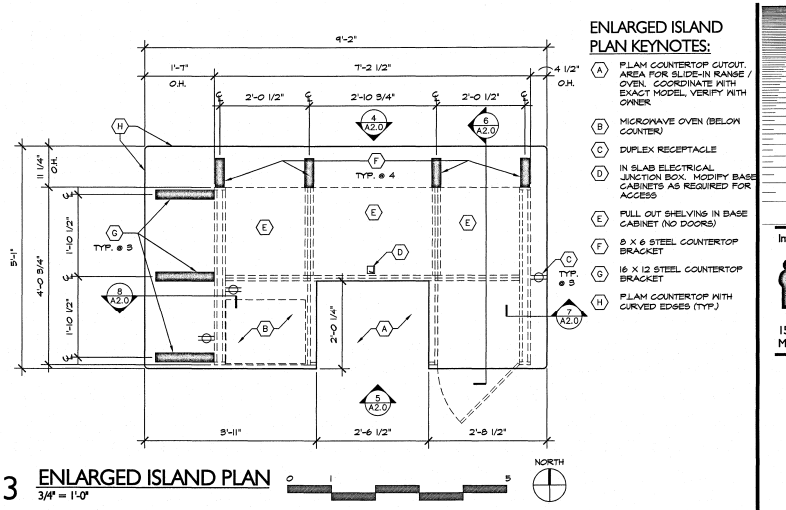
Sheet Title:
Furniture Floor plan, Finish Plan and Utility Plan & Notes

Sheet No:
A-1.1



1 FOLDING DOOR SECTION
1-1/2" = 1'-0"

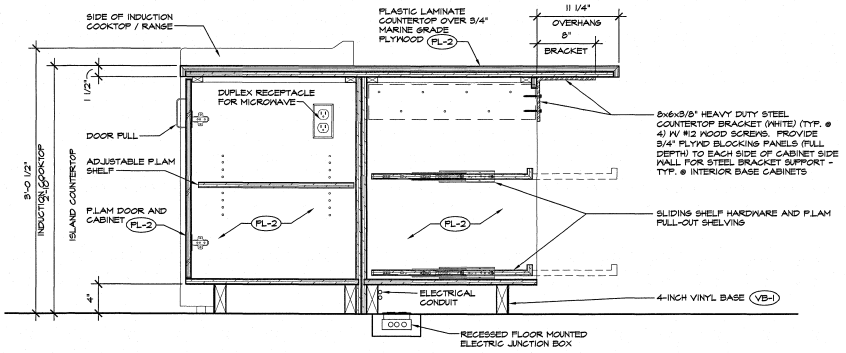
2 FOLDING DOOR DETAIL
1-1/2" = 1'-0"



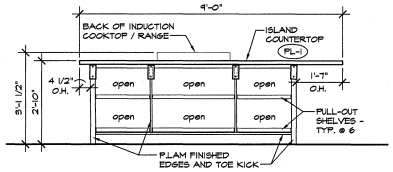
3 ENLARGED ISLAND PLAN
3/4" = 1'-0"

ENLARGED ISLAND PLAN KEYNOTES:

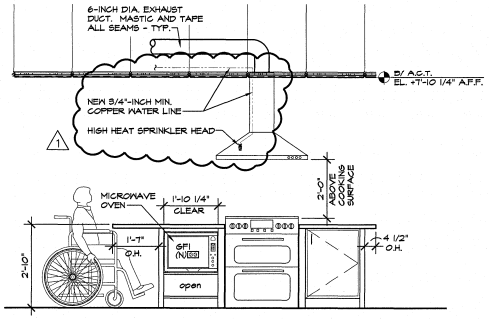
- (A) PLAM COUNTERTOP CUTOUT. AREA FOR SLIDE-IN RANGE / OVEN. COORDINATE WITH EXACT MODEL. VERIFY WITH OWNER
- (B) MICROWAVE OVEN (BELOW COUNTER)
- (C) DUPLEX RECEPTACLE
- (D) IN SLAB ELECTRICAL JUNCTION BOX. MODIFY BASE CABINETS AS REQUIRED FOR ACCESS
- (E) PULL OUT SHELVING IN BASE CABINET (NO DOORS)
- (F) 8 X 6 STEEL COUNTERTOP BRACKET
- (G) 16 X 12 STEEL COUNTERTOP BRACKET
- (H) PLAM COUNTERTOP WITH CURVED EDGES (TYP.)



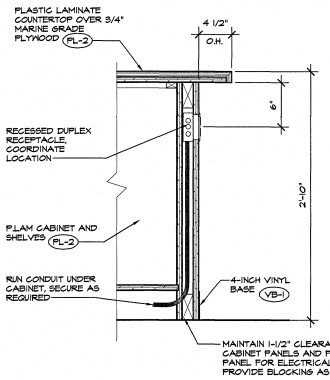
6 ISLAND SECTION
1-1/2" = 1'-0"



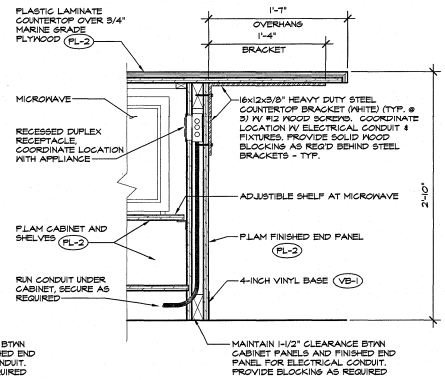
4 ISLAND ELEVATION
1/2" = 1'-0"



5 ISLAND ELEVATION
1/2" = 1'-0"



7 ISLAND SECTION
1-1/2" = 1'-0"



8 ISLAND SECTION
1-1/2" = 1'-0"

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL 60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT
DAVID T. WOJCIK
001-017875
STATE OF ILLINOIS

COPYRIGHT © 2020 Wojcik + Associates Architects, Inc. All rights reserved. This drawing is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
1	permit corrections	2-11-20
	issued for bid & permit	1-9-20
	issued for owner's review	1-3-20
	issued for owner's review	11-1-19

Project No: 1921

Sheet Title: Sections and Details

Sheet No: A-2.0

KENNETH YOUNG CENTER - LIVING ROOM

INTERIOR RENOVATION

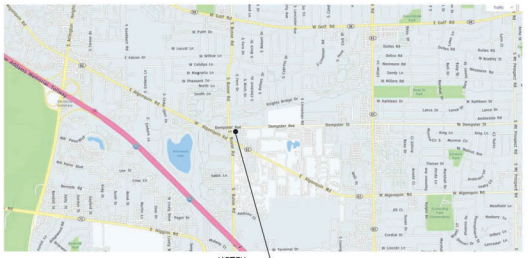
1585 West Dempster, Mount Prospect, Illinois 60056

WOJCIK + ASSOCIATES ARCHITECTS, INC.
265 Cottonwood Dr.
Elk Grove Village, Illinois 60007

ARCHITECT
847-439-0815
email: d.wojcik@wojcikarchitects.com

INDEX OF DRAWINGS

T-1	TITLE SHEET
D-1.0	DEMOLITION PLAN AND DEMOLITION REFLECTED CEILING PLAN AND NOTES
A-1.0	CONSTRUCTION FLOOR PLAN, REFLECTED CEILING PLAN, & NOTES
A-2.0	ELECTRICAL FLOOR PLAN, FURNITURE AND FINISH FLOOR PLAN, PARTITION TYPES AND MISC. DETAILS AND NOTES



1 LOCATION MAP
NTS

SCOPE OF WORK

1. NEW WORK INCLUDES REMOVAL OF NON-LOAD BEARING INTERIOR PARTITIONS, INTERIOR DOORS AND SOME FINISHES.
2. WORK INCLUDES NEW WATER SUPPLY FOR INSTALLATION OF NEW STACKABLE ELECTRIC WASHING MACHINE AND VENTLESS DRYER.
3. WORK INCLUDES MINOR MODIFICATION OF CEILING PANELS, GRID AND LIGHT FIXTURE RELOCATION AS REQ'D FOR NEW WALL CONSTRUCTION
4. WORK INCLUDES ELECTRICAL FIXTURE RELOCATION, SOME NEW FIXTURES INCLUDING LIGHTING, CONTROLS AND FIRE ALARM

CODE DATA:

2021 INTERNATIONAL BUILDING CODE

2021 INTERNATIONAL FUEL GAS CODE

2021 INTERNATIONAL MECHANICAL CODE

2020 NATIONAL ELECTRIC CODE

ILLINOIS ENERGY CONSERVATION CODE (LATEST)

ILLINOIS STATE PLUMBING CODE (LATEST)

ILLINOIS ACCESSIBILITY CODE (71 IL. ADM. CODE 400)

DATA:

BASE BUILDING INFO.

CONSTRUCTION TYPE 3-B
(4 STORY RESIDENTIAL TOWER)

USE GROUP: B - BUSINESS
OFFICE AREA: 1848 NET S.F.

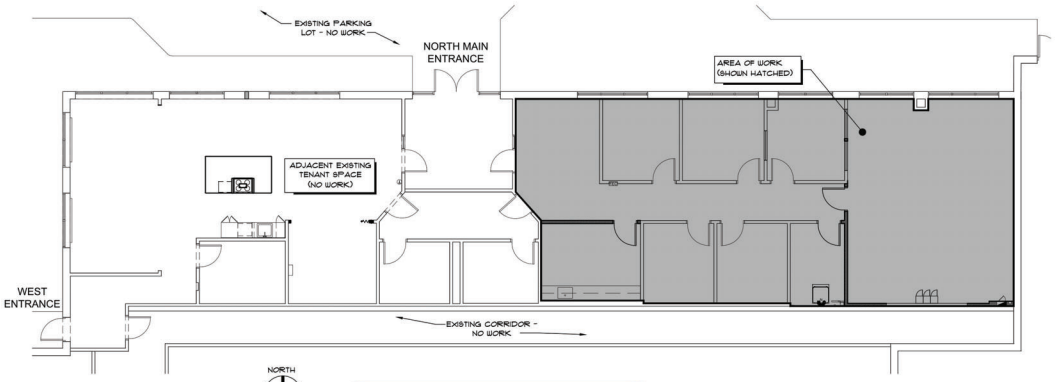
FULLY SPRINKLERED SPACE IN A FULLY SPRINKLERED BUILDING

OCCUPANCY DATA: OFFICE AREA
100 SF / PP
(1848 / 100 = 18.48)

TOTAL OCCUPANT LOAD: 18 PERSONS

EXITS: 1 REQUIRED, 1 PROVIDED
MAX. DISTANCE ALLOWED: 300'-0"
ACTUAL TRAVEL DISTANCE: 85'-0"

JOB COPY
Approved plans must be onsite during inspection
Per Village of Mount Prospect

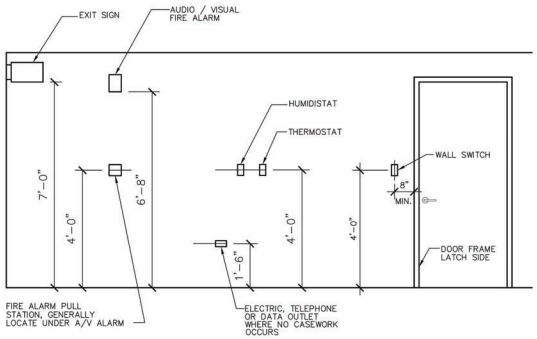


2 CONTEXT PLAN
1/8" = 1'-0"

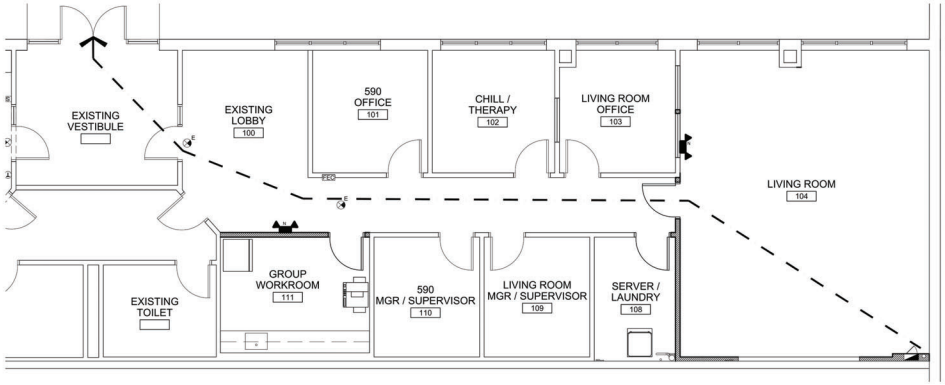
Provide Smoke Detectors
per 2021 IRC
Section R314.2.2

GENERAL NOTES:

1. ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE CODES AND ORDINANCES FOR THE VILLAGE OF MOUNT PROSPECT, ILLINOIS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY TENANT.
3. NO CONTRACTOR SHALL DAMAGE OR WEAKEN THE STRUCTURAL INTEGRITY OF THE BASE BUILDING FOR ANY REASON.
4. DO NOT SCALE DRAWINGS – DIMENSIONS GOVERN.
5. THE WORK INCLUDES FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR AND REASONABLY INCIDENTAL TO THE COMPLETION OF THE WORK AS ILLUSTRATED AND DESCRIBED IN THE PLANS AS PREPARED BY THE ARCHITECT. ALL SUCH WORK IS TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
6. CONTRACTOR IS TO VERIFY EXISTING CONDITIONS AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR BE RESPONSIBLE FOR THE SAME.
7. CONTRACTOR SHALL NOTIFY BASE BUILDING OWNER A MINIMUM OF 24 HOURS PRIOR TO SHUT OFF OR INTERRUPTION IN BUILDING SERVICES, UTILITIES OR ALARMS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE OR REPAIR EXISTING CONSTRUCTION, UTILITIES, PROPERTY OR PREMISES THAT ARE DAMAGED DURING CONSTRUCTION AND INTENDED TO REMAIN.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY, CONSTRUCTION MEANS, METHODS AND/OR MATERIALS, NOR JOBSITE SAFETY AND/OR PROCEDURES.
10. GENERAL CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED TO PROTECT THE SAFETY OF FACILITY EMPLOYEES, THE GENERAL PUBLIC AND TO MAINTAIN SECURITY OF THE FACILITY AT ALL TIMES. ALL BARRICADES SHALL MEET THE REQUIREMENTS OF THE VILLAGE OF MOUNT PROSPECT BUILDING DEPT.
11. ALL CONTRACTORS SHALL OBTAIN REQUIRED PERMITS, BONDS, LICENSES, ETC. AS REQUIRED AND FOLLOW ALL APPLICABLE LOCAL BUILDING CODES AND ORDINANCES.
12. PROVIDE BLOCKING AS REQUIRED FOR ALL WALL-MOUNTED ITEMS INCLUDING MILLWORK CABINETS, COUNTERS, SHELVES, EQUIPMENT, ETC. ALL WOOD BLOCKING TO BE OF FIRE-RETARDANT CONSTRUCTION, PER 2009 IBC SECTION 717.2.2.
13. ALL WALL AND CEILING FINISHES TO HAVE MINIMUM CLASS C FLAME SPREAD RATING (76 TO 200) SMOKE DEVELOPED 0-450 PER SECTION 803.
14. ALL INTERIOR FLOOR FINISH AND FLOOR COVERING MATERIALS SHALL BE CLASS 11, 0.22 WATTS/CM2 OR GREATER.
15. ALL NEW DOOR HARDWARE TO MEET IAC REQUIREMENTS.
16. GENERAL CONTRACTOR SHALL SUBMIT ONE (1) REPRODUCIBLE AND THREE (1) PRINT SETS OF AS-BUILT DOCUMENTS TO THE ARCHITECT FOR COORDINATION.
17. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONTINUITY OF THE EXISTING FIRESTOPPING. IF VOIDS ARE DISCOVERED DURING CONSTRUCTION PROVIDE AND INSTALL NEW AS REQ'D PER CODE.



4 ELECTRICAL / CONTROL DEVICES / SIGNAGE
1/2" = 1'-0"



3 EMERGENCY EGRESS PLAN
1/8" = 1'-0"
NORTH
1 5 10 15

THE ARCHITECT IS NOT OVERSEEING THE CONSTRUCTION OF THIS BUILDING. THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKER SHALL INITIGATE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.

THE USER SHALL AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWING OR CONTRACT DOCUMENTS.

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL CODES AND ORDINANCES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS, RELATING TO BUILDINGS AND STRUCTURES.

DAVID T. WOJCIK — 1/17/24

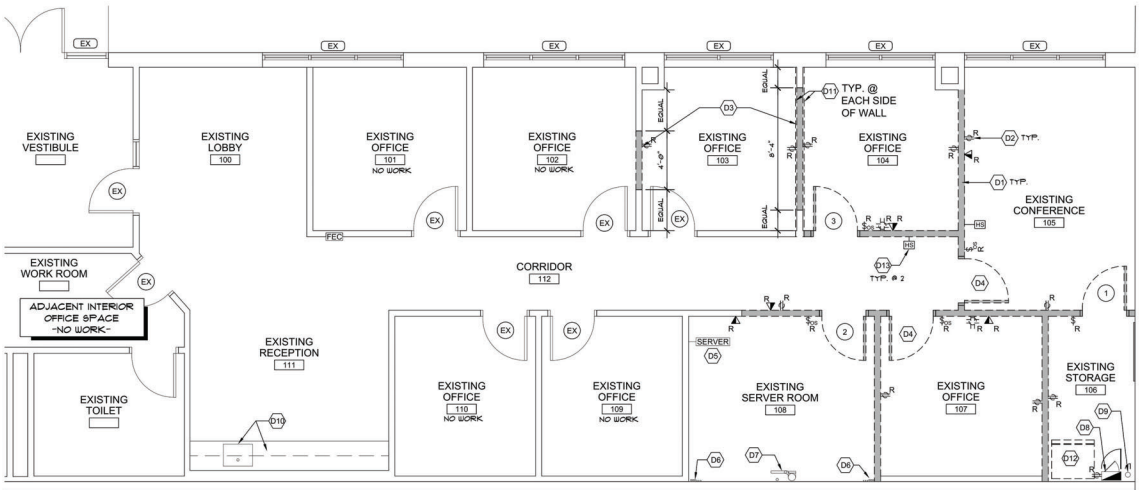
DAVID T. WOJCIK — ILLINOIS LICENSE NO. 001-017975 EXPIRES 11-30-2024

WOJCIK + ASSOCIATES ARCHITECTS, INC.
DESIGN FIRM REGISTRATION #184-003470

DATE ISSUED:

PERMIT COMMENTS	XX-XX-XX
ISSUED FOR PERMIT	1-17-24
ISSUED FOR BID	1-4-24

WAA JOB NO. 23-21



1 DEMOLITION FLOOR PLAN

1/4" = 1'-0"

NORTH 0 1 5 10

WALL LEGEND

- DENOTES EXISTING WALL CONSTRUCTION TO REMAIN
- DENOTES PORTION OF EXISTING PARTITION TO BE REMOVED

DOOR SCHEDULE

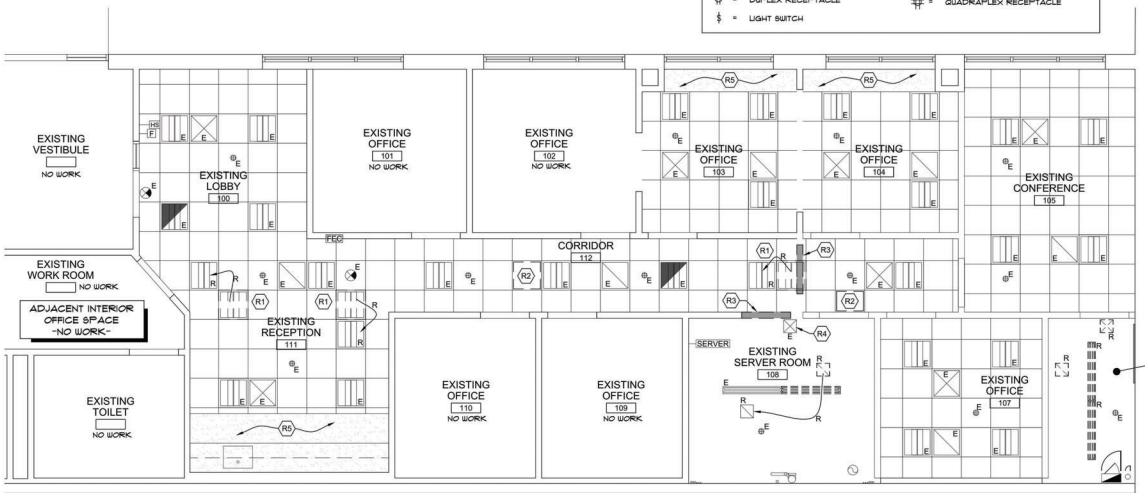
- (EX) DENOTES EXISTING DOOR ASSEMBLY TO REMAIN AS IS - NO CHANGE
- (1) (2) (3) DENOTES DOOR ASSEMBLY TO BE REMOVED AND RELOCATED PER THE CONSTRUCTION FLOOR PLAN ON SHEET A-1.0. DOOR NUMBER ON DEMO PLAN CORRELATES WITH NEW LOCATION ON 1/A-1.0

ADJACENT INTERIOR CORRIDOR -NO WORK-

NOTE: SCOPE OF INTERIOR DEMOLITION WORK IS OF NON-LOAD BEARING CONSTRUCTION ONLY.

LEGEND:

- "E" = DENOTES EXISTING FIXTURE TO REMAIN - NO CHANGE
- "R" = DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED. COORDINATE PLANS FOR SCOPE
- = DUPLEX RECEPTACLE
- $ = LIGHT SWITCH
- = TELE / DATA OUTLET
- HS = HORN / STROBE ALARM
- $OS = SINGLE POLE WALL SWITCH W/ INTEGRAL OCCUPANCY SENSOR
- = QUADRAPLEX RECEPTACLE



2 DEMOLITION REFLECTED CEILING PLAN

1/4" = 1'-0"

NORTH 0 1 5 10

NOTE: DASHED LINES DENOTES EXISTING CONSTRUCTION TO BE REMOVED AND DISCARDED OR SALVAGED FOR REUSE. REFER TO NOTES, THIS SHEET.

DEMOLITION FLOOR PLAN KEYNOTES:

- (D1) EXISTING WALL PARTITION TO BE REMOVED TO 4"-INCHES BELOW EXISTING A.C.T. CEILING, LEAVING A 4"-INCH DROPPED HEADER AT EXISTING WALL LOCATION. EXISTING METAL STUD BLOCKING ABOVE CEILING TO REMAIN. PREPARE REMAINING METAL STUDS AND GYP. BD. AS REQUIRED TO RECEIVE ADDITIONAL BLOCKING AND GYP. BD. FOR FINISHED DROPPED HEADER.
- (D2) REMOVE AND RELOCATE OR DISCARD EXISTING ELECTRICAL FIXTURES, COMPONENTS AND WIRING IN PARTITIONS THAT ARE DEMOLISHED.
- (D3) REMOVE PORTION OF EXISTING WALL PARTITION AS REQUIRED TO ACCOMMODATE NEW TEMPERED GLAZED WINDOW AND FRAME. PROVIDE AND INSTALL ADDITIONAL METAL FRAMING AS REQUIRED FOR ADEQUATE SUPPORT. MODIFY EXISTING ELECTRICAL CONDUIT AS REQUIRED TO ACCOMMODATE NEW WINDOWS.
- (D4) REMOVE EXISTING DOOR FRAME AND HARDWARE. RETURN TO OWNER'S ATTIC STOCK - TYP. @ 2
- (D5) EXISTING SERVER EQUIPMENT TO REMAIN AS IS - NO CHANGE
- (D6) EXISTING EXPOSED CONDUITS (FULL HEIGHT) TO REMAIN AS IS - NO CHANGE
- (D7) EXISTING EXPOSED DRAIN PIPING TO REMAIN. MODIFY AS REQUIRED TO ACCOMMODATE NEW WASHING MACHINE DRAINAGE.
- (D8) EXISTING ELECTRICAL PANEL TO REMAIN AS IS. RELOCATE EXISTING SIDE MOUNTED DUPLEX RECEPTACLE AS REQUIRED BY NEW FURRED WALL PARTITION.
- (D9) EXISTING EXPOSED DRAINAGE PIPING TO REMAIN. MODIFY EXISTING CLEAN-OUT AS REQUIRED FOR NEW FURRED WALL PARTITION.
- (D10) EXISTING SINK, COUNTERTOP, BASE AND WALL CABINETRY TO REMAIN AS IS - NO CHANGE
- (D11) REMOVE GYP. BD. FROM BOTH SIDES OF EXISTING WALL AT THIS LOCATION. PREPARE FRAMING AS REQUIRED TO RECEIVE NEW MASS LOADED VINYL SOUNDPROOFING MEMBRANE
- (D12) RELOCATE EXISTING FULL SIZE REFRIGERATOR TO NEW GROUP WORKROOM #111
- (D13) REMOVE AND SALVAGE EXISTING HORN / STROBE ALARM DEVICE FOR RELOCATION

GENERAL DEMOLITION NOTES:

1. GC RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITION TO REVEAL FULL SCOPE OF WORK.
2. DEMOLITION WORK IS SHOWN ON PLAN LOCATED ON SHEET A-1.0 1 AS WELL AS OTHER ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
3. DOTTED LINES REPRESENT CONSTRUCTION TO BE REMOVED. DOTTED LINES OVER SOLID LINES DENOTE EXISTING WALL SURFACES TO BE REMOVED BUT RETAIN EXISTING WALL FRAMING.
4. DEMOLITION CONTRACTOR SHALL EXERCISE FULL CAUTION NOT TO DEMOLISH OR DAMAGE CONSTRUCTION NOT CALLED FOR, AND SHALL BE CAREFUL IN DEMOLISHING EXISTING CONSTRUCTION ADJACENT TO CONSTRUCTION TO REMAIN. THIS CONTRACTOR SHALL MAINTAIN AND VERIFY IN FIELD, ALL EXISTING BASE BUILDING UTILITIES AND CONSTRUCTION THAT IS TO REMAIN. THIS CONTRACTOR SHALL CONTACT THE ARCHITECT BEFORE DEMOLISHING CONSTRUCTION THAT WILL CAUSE REMAINING STRUCTURE TO BE UNSOUND.
5. CONSTRUCTION CALLED FOR TO BE REMOVED AND SAVED FOR REUSE SHALL BE DISMANTLED WITH EXTREME CARE AND STORED PROPERLY PER THAT TRADE STANDARD OR PER OWNERS DIRECTION.
6. REMOVE ALL ELECTRICAL SYSTEMS, INCLUDING CONDUIT, IN WALLS TO BE DEMOLISHED OR TO HAVE FINISHES REMOVED, UNLESS CONDUIT SYSTEMS, CONDUCTORS OR OTHER EQUIPMENT CAN BE REUSED AND STILL FULLY SATISFY THE CONDITIONS OF THIS CONTRACT.
7. CONTRACTORS SHALL BE HELD RESPONSIBLE TO REPAIR ANY DAMAGE TO BUILDING SYSTEMS DUE TO DEMOLITION OR NEW CONSTRUCTION AT NO ADDITIONAL COST TO OWNER OR TENANT.
8. WHERE ELECTRICAL UNITS OR DEVICES HAVE BEEN REMOVED OR ABANDONED, CONTRACTOR SHALL REMOVE CONDUIT AND WIRING TO THE GREATEST EXTENT POSSIBLE.
9. CONTRACTOR TO COORDINATE PARTIES FOR REMOVAL AND RELOCATION OF SMOKE DETECTORS AND/OR ALARMS AS REQUIRED.
10. CONTRACTOR SHALL REMOVE OR CUT EXISTING GYP. BD. WALL CONSTRUCTION AS REQUIRED TO INSTALL NEW PIPING, CONDUIT, EQUIPMENT, OR DEVICES IN EXISTING WALLS. REFER TO ALL A,M,E DRAWINGS FOR EXTENT AND TYPE OF NEW WORK REQUIRED. CONTRACTOR TO PATCH AND REPAIR EXISTING WALLS AS REQUIRED FOLLOWING NEW WORK.
11. ALL EXISTING DOORS TO REMAIN U.N.O. STORE PROPERLY OR PROVIDE PROTECTION FOR EXISTING DOORS.

RCP DEMOLITION PLAN KEYNOTES:

- (R1) REMOVE EXISTING 2'x2' CEILING LIGHT FIXTURE AND RELOCATE AS DEPICTED BY THE ARROW ON THE DRAWING. MODIFY EXISTING CEILING TILES AS REQUIRED.
- (R2) MODIFY EXISTING A.C.T. TO ACCOMMODATE NEW CEILING MOUNTED SPEAKER - TYP. @ 2
- (R3) MODIFY EXISTING CEILING GRID AND A.C.T. AS REQUIRED TO ACCOMMODATE NEW METAL STUD AND GYPSUM BOARD HEADER ABOVE NEW DOOR WAY LOCATIONS - TYP. @ 2
- (R4) EXISTING SUPPLY REGISTER - MAY REQUIRE RELOCATION PENDING ACTUAL LOCATION RELATIVE TO NEW WALL PARTITION. - V.I.F.
- (R5) EXISTING GYP. BD. SOFFIT TO REMAIN AS IS - NO CHANGE

ADJACENT INTERIOR CORRIDOR -NO WORK-

EXISTING STORAGE 106

RCP DEMO SYMBOL LEGEND:

- "E" = DENOTES EXISTING FIXTURE TO REMAIN - NO CHANGE
- "R" = DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED. COORDINATE PLANS FOR SCOPE
- 2' X 2' BUILDING STANDARD RECESSED LED LIGHT FIXTURE
- LINEAR FLUORESCENT LIGHT FIXTURE
- SUPPLY REGISTER
- RETURN AIR GRILLE
- SPRINKLER HEAD
- EXIT SIGNAGE
- F FIRE ALARM PULL STATION
- FEC FIRE EXTINGUISHER CABINET
- EXHAUST FAN
- SP CEILING MOUNTED SPEAKER

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL 60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT DAVID T. WOJCIK 001-017979 STATE OF ILLINOIS

COPYRIGHT © 2024 Wojcik + Associates Architects, Inc. This document is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
	ISSUED FOR PERMIT	1/11/24
	ISSUED FOR BID	1/4/24

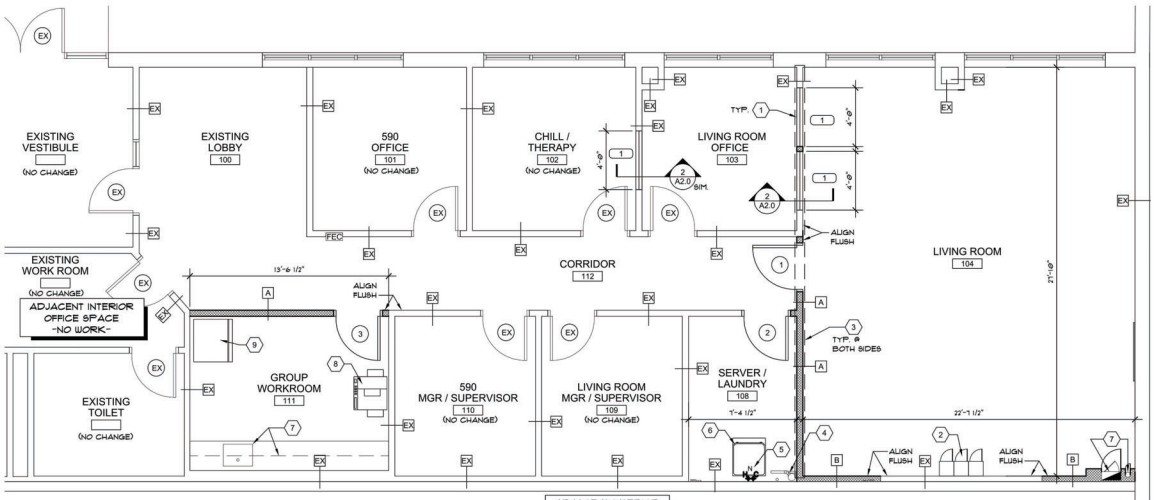
Project No: 23-21

Sheet Title:

Demolition Floor Plan and Demo Reflected Ceiling Plan and Notes

Sheet No:

D-1.0



1 CONSTRUCTION FLOOR PLAN

1/4" = 1'-0"

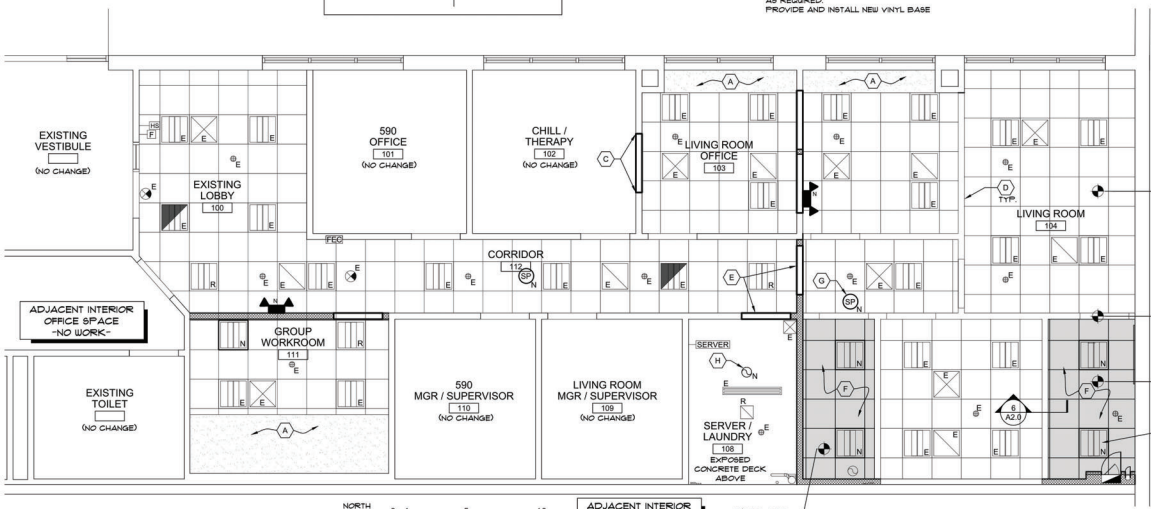
NORTH 0 1 5 10

SYMBOL LEGEND:

- (#) DOOR TAG
- (#) KEYNOTE TARGET
- (X) WINDOW TAG
- (#) WALL TYPE DESIGNATION

WALL LEGEND:

- EX — EXISTING WALL TO REMAIN - NO CHANGE
- A — NEW WALL PARTITION: 3-5/8" 25 GA. MTL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" TYPE 'C' GYPSUM BOARD EACH SIDE TO UNDERSIDE OF A.C.T. PROVIDE HORIZONTAL BRACING AS REQUIRED. PROVIDE AND INSTALL NEW VINYL BASE
- B — NEW FURRED WALL PARTITION: 3-5/8" 25 GA. MTL STUDS @ 16" O.C. WITH (1) LAYER OF 5/8" TYPE 'C' GYPSUM BOARD ON ROOM SIDE TO UNDERSIDE OF A.C.T. PROVIDE HORIZONTAL BRACING AS REQUIRED. PROVIDE AND INSTALL NEW VINYL BASE



2 REFLECTED CEILING PLAN

1/4" = 1'-0"

NORTH 0 1 5 10

GENERAL RCP NOTES:

1. EXISTING SUPPLY AND RETURN DIFFUSERS / REGISTERS TO REMAIN. REMOVE, CLEAN AND REINSTALL ALL EXISTING SUPPLY AND RETURN DIFFUSERS / REGISTERS
2. FINAL DETERMINATION OF QUANTITY AND LOCATION OF EMERGENCY LIGHTING, EXIT SIGNAGE AND SPRINKLER LOCATIONS ARE SUBJECT TO APPROVAL OF THE BUREAU OF FIRE PREVENTION OF THE MUNICIPAL AGENCY HAVING JURISDICTION
3. BE ADVISED: SEPARATE FIRE ALARM AND FIRE SUPPRESSION PERMITS ARE REQUIRED
4. GC TO VERIFY LIGHTING SYSTEMS HAVE BEEN TESTED TO ENSURE PROPER CALIBRATION, ADJUSTMENT, PROGRAMMING, AND OPERATION
5. PROVIDE FOR ADDITIONAL INTERIOR LIGHTING POWER ALLOWED FOR SPECIAL FUNCTIONS PER THE APPROVED LIGHTING PLANS AND IS AUTOMATICALLY CONTROLLED AND SEPARATED FROM GENERAL LIGHTING.

OCCUPANCY SENSOR NOTES:

1. OCCUPANT SENSOR CONTROL FUNCTION IN OPEN PLAN OFFICE AREAS: OCCUPANT SENSOR CONTROLS IN OPEN OFFICE SPACES >= 300 SQ.FT. HAVE CONTROLS 1) CONFIGURED SO THAT GENERAL LIGHTING CAN BE CONTROLLED SEPARATELY IN CONTROL ZONES WITH FLOOR AREAS <= 600 SQ.FT. WITHIN THE SPACE, 2) GENERAL LIGHTING IN EACH ZONE PERMITTED TO TURN ON UPON OCCUPANCY IN CONTROL ZONE, 3) AUTOMATICALLY TURN OFF GENERAL LIGHTING IN ALL CONTROL ZONES WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE, 4) ARE CONFIGURED SO THAT GENERAL LIGHTING POWER IN EACH CONTROL ZONE IS REDUCED BY >= 80% OF THE FULL ZONE GENERAL LIGHTING POWER WITHIN 20 MINUTES OF ALL OCCUPANTS LEAVING THAT CONTROL ZONE.

CONSTRUCTION FLOOR PLAN KEY NOTES:

1. NEW DUAL PANE, 1/4-INCH TEMPERED GLASS WINDOW WITH GYP. BD. SILL, JAMB AND HEAD. PAINTED WOOD STOPS.
2. NEW 15"W X 12"D X 36"H LOCKERS W/ INTEGRAL COMBINATION LOCKSETS (QTY. 6) SECURE TO WALL INSTALL CONCEALED F.R.T. WOOD BLOCKING WHERE REQUIRED. PATCH, REPAIR AND FINISH GYP. BD. AS REQUIRED. VERIFY TYPE, SIZE, COLOR, ETC. WITH TENANT PRIOR TO PURCHASE
3. PROVIDE AND INSTALL 1/16-INCH THICK MASS LOADED VINYL SOUND DAMPENING MEMBRANE PER MFR'S INSTALLATION SPECIFICATIONS TO BOTH SIDES OF THE WALL PARTITION BETWEEN LIVING ROOM #104 , LIVING ROOM OFFICE #103, CORRIDOR AND SERVER / LAUNDRY #108, DEPICTED WITH A DASHED LINE ON DRAWING. MANUFACTURER: ACOUSTIMAC LLC (WWW.ACOUSTIMAC.COM)
4. EXISTING EXPOSED DRAIN PIPING TO REMAIN. ADJUST NEW WALL PARTITION AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCE AT PIPE AND ALLOW FOR ACCESS TO THE CLEAN-OUT. MODIFY DRAIN PIPE AS REQUIRED TO ACCOMMODATE NEW WASHING MACHINE DRAINAGE.
5. WASHER CONTROLS AND DRAIN WALL SURFACE MOUNTED SUPPLY AND DRAIN PIPING, QUARTER TURN, INTEGRAL WATER HAMMER ARRESTORS, 2" DRAIN, 2" VENT, 3/4" HOT, 3/4" COLD WATER SUPPLY. TOTAL USRU = 2
   NOTES:
   - CONTRACTOR TO FIELD VERIFY EXISTING WATER HEATER CAPACITY AND RECOVERY. MIN. 20 GALLON STORAGE WITH 30 GPH RECOVERY. REPLACE WITH NEW AS REQUIRED.
   - VERIFY EXISTING EXPANSION TANK, PROVIDE NEW IF REQUIRED
   - EXTEND AND CONNECT NEW 2" VENT TO EXISTING. FIELD VERIFY AND COORDINATE EXACT POINT OF CONNECTION.
6. 7.4 CU. FT. 240 VOLT STACKABLE WHITE ELECTRIC VENTLESS DRYER OR SIMILAR BY TENANT. CONTRACTOR TO VERIFY ELECTRICAL AND PLUMBING REQUIREMENTS WITH ACTUAL EQUIPMENT PURCHASED AND PROVIDE BLOCKING OR OTHER SUPPORT AS REQUIRED PER MFR. INSTALLATION INSTRUCTIONS
7. FURRED WALL PARTITION DEPTH TO BE VERIFIED IN FIELD. INSTALL PARTITION AROUND EXISTING WALL MOUNTED ELECTRICAL PANEL AND DRAIN PIPE WITH CLEAN-OUT. PROVIDE AND INSTALL ACCESS PANEL AND MAINTAIN PROPER CLEARANCES TO BOTH.
8. RELOCATED COPIER
9. RELOCATED FULL-SIZE REFRIGERATOR

DOOR SCHEDULE:

(EX) EXISTING NON-RATED DOOR AND FRAME TO REMAIN AS IS.

(1)
- RELOCATED 3/4 HOUR-RATED, 36" WIDE DOOR ASSEMBLY AND CLOSER. RELOCATED FROM EXISTING STORAGE ROOM #106
- SURFACE-MTD. AUTOMATIC DOOR SWEEP FOR ACOUSTIC CONTROL ('QUIET DOOR' BY SOUNDPROOFCOU.COM OR EQUAL)
- REPLACE EXISTING STOREROOM FUNCTION LOCKSET WITH PASSAGE TYPE LOCKSET (LEVER)
- AUDIO ENTRY ALERT SENSOR WITH REMOTE CHIME (LOCATE IN OFFICE #103)

(2) RELOCATED 3/4 HOUR-RATED, 36" WIDE DOOR ASSEMBLY AND CLOSER. RELOCATED FROM EXISTING SERVER ROOM #108

(3) RELOCATED NON-RATED, 26" WIDE DOOR ASSEMBLY. RELOCATED FROM EXISTING OFFICE #104

WINDOW SCHEDULE:

(1) 4'-0" WIDE X 3'-6" HT. DUAL PANE, 1/4" TEMPERED, CLEAR GLASS

REFLECTED CEILING PLAN KEYNOTES:

(A) EXISTING PAINTED GYP. BD. SOFFIT TO REMAIN AS IS - NO CHANGE

(B) NEW 2'x2' RECESSED LED LIGHT FIXTURE TO MATCH EXISTING BUILDING STANDARD FIXTURE.

(C) PATCH, REPAIR AND FINISH EXISTING WALL PARTITION AS REQUIRED FOLLOWING INSTALLATION OF NEW GLASS WINDOW.

(D) PROVIDE AND INSTALL GYP. BD. AT ALL NEW HEADER LOCATIONS WHERE EXISTING WALL PARTITION WAS REMOVED. FINISH TO MATCH PAINTED WALL COLOR.

(E) NEW METAL STUD AND GYP. BD. HEADERS TO ALIGN FLUSH WITH ADJACENT WALL PARTITION. FINISH TO MATCH.

(F) NEW SUSPENDED GRID AND 2'x2' A.C.T. TO MATCH EXISTING (SHOWN SHADED). VERIFY WITH OWNER IF ATTIC STOCK EXISTS PRIOR TO ORDERING.

(G) PROVIDE WALL MOUNTED VOLUME CONTROL SWITCH FOR CEILING SPEAKER IN LIVING ROOM #104 ONLY

(H) PURCHASE AND INSTALL NEW CEILING MOUNTED EXHAUST FAN WITH HUMIDITY SENSOR. CONNECT TO EXISTING EXHAUST DUCT NEARBY

RCP DEMO SYMBOL LEGEND:

- "E" = DENOTES EXISTING FIXTURE TO REMAIN - NO CHANGE
- "R" = DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED. COORDINATE PLANS FOR SCOPE
- "N" = DENOTES NEW FIXTURE
- 2' X 2' BUILDING STANDARD RECESSED LED LIGHT FIXTURE (22 WATTS)
- 2' X 2' BUILDING STANDARD RECESSED LED LIGHT FIXTURE ON NIGHT CIRCUIT (V.I.F.) PROVIDE NEW WIRING AS REQUIRED 522 WATTS)
- 4 FT. LINEAR LED LIGHT FIXTURE (39 WATTS)
- SUPPLY REGISTER
- RETURN AIR GRILLE
- SPRINKLER HEAD
- EXIT SIGNAGE
- FIRE ALARM PULL STATION
- FIRE EXTINGUISHER CABINET
- EXHAUST FAN
- CEILING MOUNTED SPEAKER
- EMERGENCY LED LIGHT WITH BATTERY BACK-UP

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL 60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT DAVID T. WOJCIK 001-017975 STATE OF ILLINOIS

COPYRIGHT © 2024 Wojcik + Associates Architects, Inc. This document is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
	ISSUED FOR PERMIT	1/1/24
	ISSUED FOR BID	1/4/24

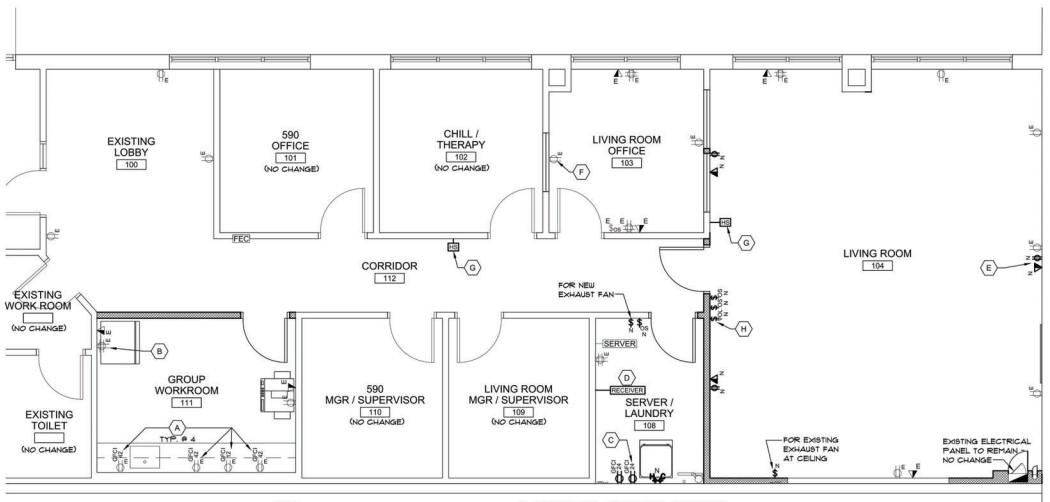
Project No: 23-21

Sheet Title:

Construction Floor Plan and Reflected Ceiling Plan and Notes

Sheet No:

A-1.0



1 ELECTRICAL FLOOR PLAN

1/4" = 1'-0"

NORTH 0 1 5 10

ELECTRICAL FLOOR PLAN KEYNOTES:

(A) GC TO CONFIRM EXISTING RECEPTACLES ARE GFCI RECEPTACLES OR PROVIDE NEW GFCI RECEPTACLES AS REQUIRED.

(B) OUTLET FOR NEW REFRIGERATOR LOCATION SHALL BE 20A / 120V. VERIFY EXISTING OR INSTALL NEW AS REQUIRED.

(C) NEW OUTLET FOR ELECTRIC WASHER SHALL BE 20A / 208V, NEW DRYER (30A/208V). VERIFY WITH MFR PRIOR TO INSTALL.

(D) NEW SOUND SYSTEM RECEIVER PURCHASED BY OWNER, INSTALLED BY GC. PROVIDE WALL MOUNTED SHELVING AND F.R.T. WOOD BLOCKING AS REQUIRED.

(E) NEW POWER, DATA AND TV CONNECTION FOR WALL MOUNTED TELEVISION PURCHASED BY OWNER, INSTALLED BY GC. GC TO PROVIDE AND INSTALL F.R.T. WOOD BLOCKING FOR WALL MOUNTED BRACKET AS REQUIRED.

(F) MAINTAIN EXISTING ELECTRICAL FIXTURE LOCATION, WIRING AND CONDUITS AS IS TO THE GREATEST EXTENT REASONABLE. REWIRE AND RELOCATE FOR NEW WINDOWS AS REQUIRED.

(G) RELOCATED HORN / STROBE ALARM DEVICE

(H) VOLUME CONTROL SWITCH FOR CEILING SPEAKER IN LIVING ROOM #104

ELECTRICAL GENERAL NOTES:

1. ALL LOCATIONS SHOWN ARE APPROXIMATE. VERIFY EXACT LOCATION IN FIELD.
2. ELECTRICAL CONTRACTOR SHALL ADVISE OWNER BEFORE DISCONNECTING AND/OR REMOVAL OF ANY ELECTRICAL PANELS, TELEPHONE CABINETS, AND ANY EXISTING SPECIAL SYSTEMS SO AS NOT TO INTERFERE WITH ANY NORMAL BUILDING FUNCTIONS.
3. ELECTRICAL CONTRACTOR SHALL RECONNECT ANY LIGHTING, RECEPTACLES, TELEPHONE, ETC. IN AREAS NOT UNDER CONSTRUCTION THAT ARE INTERRUPTED DURING DEMOLITION.
4. IDENTIFY EXISTING FIRE ALARM ZONE WIRES, EMERGENCY LIGHTING CIRCUITS, ETC. TAG EACH SYSTEM FOR FUTURE RECONNECTION.
5. ELECTRICAL CONTRACTOR SHALL ADVISE OWNER WHEN INTERCEPTING AND RECONNECTING TO ANY EXISTING SYSTEMS WITH NEW WORK.
6. GC TO PROVIDE ALL LOW-VOLTAGE CABLE, CAT 6, VOIP, LAN LINES, ETC. VERIFY & COORD. W/ TENANT FOR OPERATION REQUIREMENTS.
7. 50% OF 15/20 AMP RECEPTACLES INSTALLED IN ENCLOSED OFFICES AND LIVING ROOM AND >25% OF BRANCH CIRCUIT FEEDERS FOR MODULAR FURNITURE WILL HAVE AUTOMATIC RECEPTACLE CONTROL IN ACCORDANCE WITH C405.11.1

LEGEND:

"E" = DENOTES EXISTING FIXTURE TO REMAIN - NO CHANGE

"R" = DENOTES EXISTING FIXTURE TO BE REMOVED OR RELOCATED. COORDINATE PLANS FOR SCOPE

"N" = DENOTES NEW FIXTURE

= DUPLEX RECEPTACLE

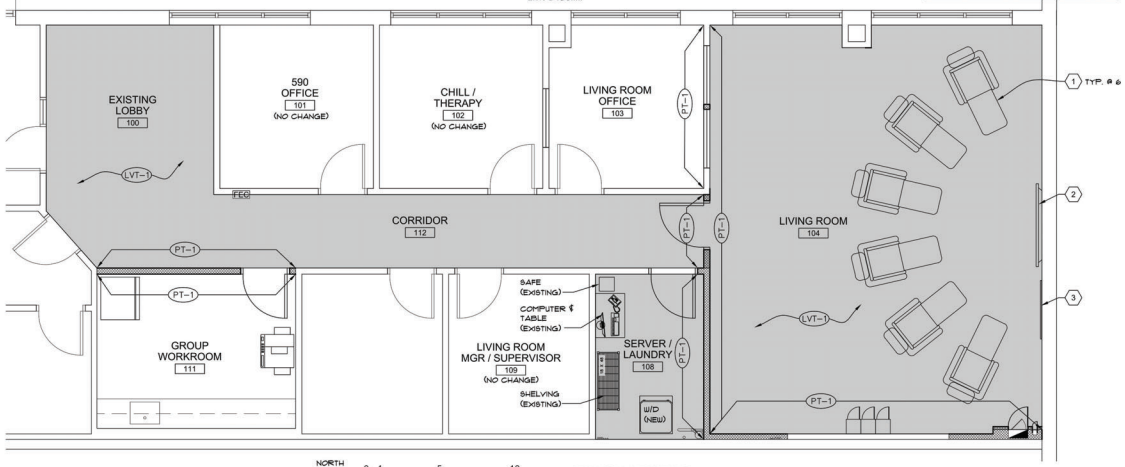
= LIGHT SWITCH

= TELE / DATA OUTLET

HS = HORN / STROBE ALARM

OS = SINGLE POLE WALL SWITCH W/ INTEGRAL OCCUPANCY SENSOR

= QUADRAPLEX RECEPTACLE



2 FURNITURE AND FINISH FLOOR PLAN

1/4" = 1'-0"

NORTH 0 1 5 10

FURNITURE AND FINISH FLOOR PLAN KEYNOTES:

(1) RECLINERS BY TENANT (QTY. 6)

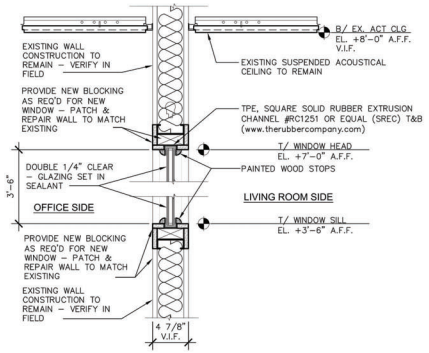
(2) WALL MOUNTED TELEVISION. PURCHASED BY TENANT, INSTALLED BY CONTRACTOR

(3) TEMPERED GLASS MIRROR BY TENANT, INSTALLED BY CONTRACTOR. VERIFY SIZE AND PROVIDE F.R.T. WOOD BLOCKING, FASTENING MATERIAL / COMPONENTS AS REQUIRED.

FINISH LEGEND:

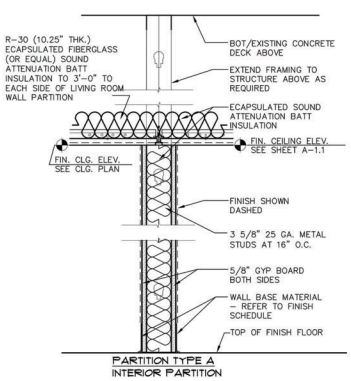
LVT-1 LUXURY VINYL TILE (SHOWN SHADED) APPROXIMATELY 1060 SQ. FT. VERIFY TYPE, STYLE, COLOR, MFR. WITH OWNER PRIOR TO PURCHASE

PT-1 NEW PAINT FINISH AND 4" VINYL BASE TO MATCH EXISTING



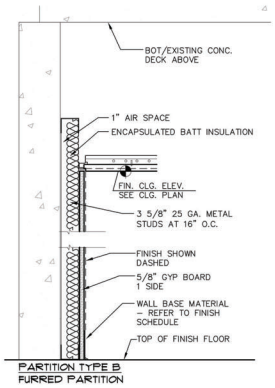
2 SECTION @ WINDOW

1 1/2" = 1'-0"



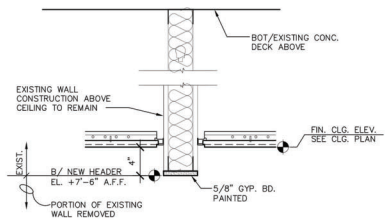
4 WALL PARTITION TYPE 'A'

1 1/2" = 1'-0"



5 WALL PARTITION TYPE 'B'

1 1/2" = 1'-0"



6 DETAIL AT NEW HEADER

1 1/2" = 1'-0"

GENERAL UTILITY SCOPE NOTES:

THE MECHANICAL AND ELECTRICAL INFORMATION CONTAINED WITHIN THESE DRAWINGS IS SCHEMATICALLY REPRESENTED. A LICENSED CONTRACTOR IS REQUIRED TO SUBMIT ANY/ALL ADDITIONALLY REQUIRED OR REQUESTED DRAWINGS OR INFORMATION FOR THE COMPLETE DESIGN OF THE UTILITY SYSTEM FOR THE SCOPE OF WORK INTENDED TO THE AUTHORITY HAVING JURISDICTION (AHJ) AND THE ARCHITECT FOR REVIEW. ALL WORK TO BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

INFORMATION REQUIRED INCLUDES, BUT NOT NECESSARILY LIMITED TO

- INTERIOR LIGHTING POWER CALCULATIONS
- WATTAGE OF BULBS AND BALLASTS, TRANSFORMERS AND CONTROL DEVICES
- AS-BUILT DRAWINGS FOR ELECTRIC POWER SYSTEMS WITHIN 90 DAYS OF ACCEPTANCE

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE THE AUTHORITY HAVING JURISDICTION OVER THIS PROJECT, ALL RELEVANT SUB-CONTRACTOR INFORMATION, LICENSES, BOND INFORMATION, ETC.

ALL NEW LIGHTING SHALL COMPLY WITH THE 2021 ILLINOIS ENERGY CONSERVATION CODE

Wojcik + Associates Architects, inc.
265 Cottonwood Dr.
Elk Grove Village, IL 60007
847-439-0815
www.wojcikarchitects.com

Interior Renovation for:

Kenneth Young Center

1585 West Dempster
Mount Prospect, Illinois 60056

LICENSED ARCHITECT DAVID T. WOJCIK 001-017975 STATE OF ILLINOIS

COPYRIGHT © 2024 Wojcik + Associates Architects, Inc. This document is the property of Wojcik + Associates Architects, Inc. and no part herein shall be used for any purpose without the written consent of Wojcik + Associates Architects, Inc.

No:	Description:	Date:
	ISSUED FOR PERMIT	1/1/24
	ISSUED FOR BID	1/4/24

Project No: 23-21

Sheet Title: Electrical Floor Plan, Furniture and Finish Floor Plan, Partition Types and Misc. Details and Notes

Sheet No: A-2.0

The Living Room

Program Manual

Kenneth Young Center

Revised 02/25/2026
Revised 07/31/2025

I. Agency & Program Mission 4
Agency Mission 4
The Living Room Program Purpose 4
Team Approach 5
Intervention Philosophy 5
Recovery Model 6
Defining Crisis 6
Trauma-Informed Care 7
II. The Living Room Operations 8
Program Services 8
Crisis Intervention 8
Crisis Stabilization 9
Community Support Through Follow-up 9
Teaming Structure 9
Guest Eligibility Requirements 10
Safe Operating Practices 10
Panic Button System 10
Operational Capacity 10
Hours of Operation 10
Points of Access 10
Contact & Access information 11
Language Interpretation 11
Training Requirements 12
III. Facility Procedures & Practices 12
Safe entry 13
Safety Checks 13
Immediate Accident Clean-up (no body fluids involved) 13
Body Fluid Cleanup 13
IV. Team Procedures & Practices 13
Team Interaction 14
Supervisor on-call 14
Guest Inebriation/Drug Use 15

Needs Can Be Serviced by TLR: 15
Needs Cannot Be Serviced by TLR: 15
Medical Needs 16
Uber Health 16
Grievance Procedure 16
KYC Measures and Standards 16
Appendix I – Bathroom Use Guidelines 18
Appendix II – HI Protocol 18
Appendix III – Hospitalization Protocol 19
Appendix IV – Police Engagement Guidelines 21
Appendix V – Staffing and Scheduling 22
Scheduling 22
Late Policy 22
Calling Off: 22
Vacation Requests: 23
Swapping Shifts: 23
Timesheets, Pay Differential, Holidays 23
Timesheets 23
Pay Differentials 23
Holidays (Agency recognized holidays) 24
IV. Program Performance Measures and Standards 24
State Measures and Standards 24

I. Agency & Program Mission

Agency Mission

We partner with communities to support people of all ages to navigate life's challenges through personalized prevention, intervention, treatment, and recovery.

The Living Room Program Purpose

Many individuals in crisis brought to hospital EDs for stabilization report experiencing increased distress and worsening symptoms due to noise and crowding, limited privacy in the triage area, and being attended to by staff who have little experience with psychiatric crisis care. All of this increases frustration and agitation. Individuals who have received crisis services preferred going to a safe place, speaking with peers and trained professionals who could understand what they were experiencing, and interacting with people who offered respect and dignity to them as individuals; an experience they did not have at the hospital. In an alternative setting such as The Living Room, psychiatric crises can be de-escalated more effectively.

The Living Room (TLR) is a place where people can come when they need immediate support. Whether a guest is feeling overwhelmed, experiencing a crisis, or could benefit from short-term respite, The Living Room exists to partner with and support guests with whatever they are experiencing. As an alternative to an emergency department visit for psychiatric care, The Living Room is purpose built for holistic support. When guests arrive, they will notice the environment is not clinical and does not look like a hospital. Instead, they will be greeted by supportive team members who share a vision of person-centered, individual care, that is informed by our lived experience, draws from what we have learned to be best practice when meeting with someone in crisis, and is delivered in an environment that is inviting and warm.

Guests may receive a referral to The Living Room from PD, EMS, a community partner, or may arrive on their own, but in every case, guests must consent to be at The Living Room. If a guest chooses to leave TLR at any time, they can. If there is a safety concern, EMS should be contacted.

Appropriate guests of The Living Room are individuals 18 years and older who are experiencing crises from which they could benefit from in-person support. Examples include those experiencing suicidal or homicidal thoughts, panic attacks, situational crises, severe depressive symptoms, and psychotic symptoms. The Living Room is available regardless of where the person lives, their type of insurance coverage, and the exact nature of their crisis. Individuals need not have a diagnosed mental illness to utilize The Living Room.

The Living Room will:

1. Accept all referrals;

2. Design services to address mental health and substance use crisis issues;
3. Be staffed at all times (24/7/365) with a multidisciplinary team capable of meeting the needs of individuals experiencing all levels of crisis in the community including: Peers (CPRS/CRSS) with lived experience similar to the experience of the population served and Licensed and/or credentialed clinicians (MHP/QMHP) capable of completing assessments;
4. Offer walk-in and first responder drop-off options;
5. Screen for suicide risk and complete more comprehensive suicide risk assessments and planning when clinically indicated; and
6. Screen for violence risk and complete more comprehensive violence risk assessments and planning when clinically indicated.

Team Approach

As a member of The Living Room team, you will work on an interdisciplinary team. Our team will have a mix of lived experience, education, and work experience that will work in tandem to enrich and inform how we approach the guests of The Living Room. We will focus on trauma-informed approaches that are rooted in the Recovery Model of intervention. Beyond that, we will strive to make The Living Room a place where guests will feel welcome and at ease. The Living Room itself will be Step One in our crisis intervention approach as we will be able to create an environment that welcomes the whole person and is purpose built with support in mind. A calming environment, natural light, and access to quiet spaces will complement the team who bring their lived experience of mental health and/or substance use and are in recovery. Together these pieces will provide an atmosphere of hope built around an environment of care.

Bringing a diverse team together is the next, and most important part, of our intervention approach. In keeping with the agency's mission of personalized intervention, we will be equipped to serve guests of The Living Room through the work of Recovery Support Specialists (CRSS/CPRS), mental health professionals (MHP), and therapists, all of whom will work together to provide space for healing and connection. Because The Living Room model is not clinical or medical, our team will be creative and lean into helping in a way that hospital and clinical environments might not allow.

Intervention Philosophy

While our team at The Living Room may have different professional, personal, and educational experiences, we will all hold to the same vision of effective intervention that is born out of best practices and the nature of peer support. We will:

1. Commit to a no-force-first approach to quality improvement in care that is characterized by engagement and collaboration.
2. Create engaging and supportive environments that are as free of barriers as possible. This should include minimal barriers between team members and those being served to support stronger connections.

3. Ensure team members engage individuals in the care process during a crisis. Communicate clearly regarding all options and offer materials regarding the process in writing in the individual's preferred language whenever possible.
4. Ask the individual served about their preferences and do what can be done to align actions to those preferences.
5. Help ensure natural supports are also part of the planning team when appropriate (I.e., safety planning).
6. Work to assist guests to become invested in their own recovery.

Recovery Model

Establishing The Living Room in the Recovery Model has two major advantages. First, it meshes well with the work of CPRS/CRSS folx and the ethics with which they engage individuals. Second, its major principles of "client-led care" and "recovery being possible" provide the framework all of us will work in. Effective intervention and support will be accomplished by partnering with guests of The Living Room, working with them according to their need, abilities, and place along their path to recovery.
SAMHSA (Substance Abuse and Mental Health Services Administration) defines 10 core elements of the recovery model:

1. Emerges from hope
2. Is person-driven
3. Occurs through many pathways
4. Is holistic
5. Is supported by peers and allies
6. Is supported through relationships and social networks
7. Is culturally based and influenced
8. Is supported by addressing trauma
9. Involves individual, family, and community strengths and responsibilities
10. Is based on respect

Defining Crisis

The definition of a crisis is fluid and changes according to the experience of the individual we are serving. In keeping with the principles of TCOM (Transformational Collaborative Outcomes Management) and agency standards, everyone has the right to define what a crisis is for them. Generally, a crisis might refer to thoughts of suicide, substance use, or relationship conflict and can be said to refer to a situation in which an individual feels like they have lost control of a situation, and disequilibrium has occurred within the system's functioning. Regardless, if someone endorses being in a crisis, even if we as potential helpers do not understand why, it is our role to partner with them and support them in that.

The state uses a broad definition of a mental health crisis, one defined by the guest. However, there is a narrower crisis definition used by the providers: a non-life-threatening situation in which a person experiences an intensive behavioral, emotional, or psychiatric response triggered by a precipitating

event. The person may be at risk of harm to self or others, disoriented or out of touch with reality, functionally compromised, or otherwise agitated and unable to be calmed. If this crisis is left untreated, it could result in a behavioral health emergency. Individuals who believe they are in crisis are encouraged to reach out for help. The Living Room staff can then assess the situation and respond appropriately, to serve individuals in the least restrictive setting possible.

Trauma-Informed Care

The vast majority of individuals served in mental health and substance use services have experienced significant interpersonal trauma. The adverse effects of childhood trauma (ACEs) may present well into adulthood; increasing the risk for post-traumatic stress disorder (PTSD), mental illness, substance abuse, and poor medical health. Persons with history of trauma or trauma exposure are more likely to engage in self-harm and suicide attempts and their trauma experiences make them overly sensitive to how care is provided. Mental health crises and suicidality often are rooted in trauma. These crises are compounded when crisis care involves loss of freedom, noisy and crowded environments and/or the use of force. These situations can re-traumatize individuals at the worst possible time, leading to worsened symptoms and a reluctance to seek help in the future.

On the other hand, environments and treatment approaches that are safe, and calm, can facilitate healing. Thus, we find that trauma-informed care is an essential element of crisis treatment. In 2014, SAMHSA set the following guiding principles for trauma-informed care:

1. Safety;
2. Trustworthiness and transparency;
3. Peer support and mutual self-help;
4. Collaboration and mutuality;
5. Empowerment, Voice, and Choice; and
6. Ensuring cultural, historical and gender considerations inform the care provided.

These principles should inform treatment and recovery services. If such principles and their practice are evident in the experiences of staff as well as guests, the program's culture is trauma-informed and will screen for trauma exposure in all guests served, as well as examine the impact of trauma on mental and physical well-being.

Addressing the trauma that family and significant others have experienced is also a critical component that assists stabilization and reduces the possibility of further trauma or crisis. Trauma-informed systems of care ensure these practices are integrated into service delivery. Developing and maintaining a healthy environment of care also requires support for staff, who may have experienced trauma themselves. An established resource for further understanding trauma-informed care is provided by SAMHSA (2014): Trauma-Informed Care in Behavioral Health Services (TIP 57). Trauma-informed care is urgently important in crisis settings because of the links between trauma and crisis and the vulnerability of people in crisis; especially those with trauma histories.

Trauma-informed services are recognized as increasingly important given the recognition of the high proportion of behavioral health- and justice systems-involved persons who have trauma histories both

as victims of and witnesses to violence. SAMHSA has defined trauma by understanding the three "E's" of Events, Experiences of the event(s), and the Effect of those experiences on an individual. It has noted how people can recover and adapt with the right support despite their traumatic experiences. SAMHSA further recommends that a system is trauma-informed through a framework of four "R's," which means that the system realizes the impact of trauma and the potential for recovery when it recognizes signs of trauma and responds by developing policies and practices to help avoid and resist re-traumatization.

II. The Living Room Operations

The Living Room operates 24/7/365. As a part of the crisis care continuum, The Living Room programs are meant to help build out "a place to go" when individuals in crisis may need some additional support or short-term respite. The Living Room at Kenneth Young is set up for a maximum stay of 23 hours. The hope and intent are to provide the kind of individualized support that allows people to stabilize in much shorter time periods and avoid complicated and costly admissions to the hospital.

The environment of the actual space is warm and welcoming with carpeted floors, paintings (art) on the walls, comfortable furniture, and soft lighting. The environment was designed so that guests are likely to feel safe and not overwhelmed by excessive stimuli (e.g., television, radio or an excessive number of people). The layout of the space ensures maximum privacy and includes a separate space for rest and relaxation

Services include:

- Crisis intervention
- A safe place in which to rest and relax
- Support from peer counselors with personal experience in managing mental illness
- Intervention from professional counselors including teaching de-escalation skills and developing safety plans
- Linkage with referrals for emergency housing, healthcare, food and mental health services
- Identification of and referral to community resources

Program Services

The Living Room will accomplish this goal by providing several services to guests that are aimed at intervention, stabilization, and support in the community. Guests may arrive at TLR navigating mental health, substance use, and intersecting social needs or just need a place to rest and unwind after a particularly intense experience. The 24/7/365 availability of this program is meant to provide a stable resource for guests to engage in when needed most.

Crisis Intervention

The initial interaction and point of contact for guests at The Living Room are rooted in crisis intervention. Depending on how or what circumstances a guest arrives at TLR, they may benefit from

some initial de-escalating and processing that will aid in their ability to engage with stabilization activities. We expect guests of all presentations, some who may be in a substance use crisis, those that may need support understanding or managing their thoughts of suicide, or guests that are especially escalated because of a recent triggering event. For every guest that arrives at The Living Room, our goal will be to provide an initial contact space rooted in empathy and trauma-informed care with the hope of helping them transition into stabilization activities or connection to other services they may find helpful.

Good crisis care is widely recognized as:

1. An effective strategy for suicide prevention;
2. An approach that better aligns care to the unique needs of the individual;
3. A preferred strategy for the person in distress that offers services focused on resolving mental health and substance use crisis;
4. A key element to reduce psychiatric hospital bed overuse;
5. An essential resource to eliminate psychiatric boarding in emergency departments;
6. A viable solution to the drains on law enforcement resources in the community; and
7. Crucial to reducing the fragmentation of mental health care.

Crisis Stabilization

Guests of The Living Room will have an opportunity to engage in various calming and relaxing activities that will support crisis stabilization. There will be both opportunities for connection through conversation with other guests and team members and space for quiet unwinding. Options will be available for guests to engage with music, art, or other forms of creative expression.

Community Support Through Follow-up

The Living Room team will assist guests in crisis planning, recovery planning, and follow-up to help bridge guests to services when possible. No guest should leave The Living Room without being given the opportunity to plan for their next steps. Follow-up is intended to function as an opportunity to check-in with a recent guest and determine if they need any additional resources or referrals that can be helpful long-term. This follow-up is meant to be referral focused and not fill the role of on-going case management. Currently, we expect employees to:

1. Offer a follow-up call within 24 hours.
2. Inquire about any plans the guest made when they left the Living Room.
3. Remind guests of continued crisis options, including but not limited to: 988, 590 Mobile Crisis, and the Living Room remaining an option for them.

Teaming Structure

The Living Room will be staffed by a mix of CRSS, MHP, and QMHP employees. These team members will make up the bulk of the direct service individuals who conduct Living Room services. Along with some support from supervisors, these team members will provide the crisis intervention, crisis stabilization, and follow-up for community support that will drive the mission of The Living Room. The State standard

The Illinois State 590 Program structure (per 590 Crisis Care System (26-444-22-2539-01) prescribes a staffing structure of an QMHP/MHP (to complete risk assessments), and RSS/CRSS (initial point of contact with guests) on every shift. This "team" will be responsible for providing a meaningful experience for guests as they come to The Living Room and will help manage the day-to-day needs of The Living Room.

Guest Eligibility Requirements

1. The Living Room serves adults only (18+).
2. Guests must not be displaying violent behaviors and refrain from violence while accessing The Living Room.
3. Guests cannot need immediate medical care.

Safe Operating Practices

Panic Button System

Staff will have access to and receive training on utilizing panic button devices that alert the Mt. Prospect Police Department in the event that de-escalation and immediate response situations may be benefited by law enforcement presence.

Operational Capacity

The Living Room capacity will not exceed 6 total guests at a time, and any individual guests' stay will be maxed at 23 hours. Capacity will continue to be assessed, and there may be decreased flexibility at times based on coverage levels.

KYC's Living Room program is furnished with state required recliners, and there are no beds or residential sleeping facilities. Living Room guest's stay will be maxed at 23 hours. Guests who stay overnight (or 18 hours in one visit), will be limited to not return to The Living Room for at least 24 hours after leaving their previous stay. Guests whose self-identified, sole concern/reason for staying at the Living Room is housing-related, cannot return to the Living Room for overnight hours (8pm-6am).

Hours of Operation

As a 24/7/365 program, The Living Room will be open to guests at all hours of the day and every day of the year.

Points of Access

KYC's Living Room can be accessed in the following ways:

1. By walk-in or self-referral: During daytime hours the Living Room will be available to enter freely. During dark hours, you can use the intercom at the physical location and/or call 224-619-4741 to access Living Room staff and the Living Room itself.
2. Community partners: A guest may be referred to the Living Room by a therapist or other provider in the community and there's an agreement/interest between the individual and provider that accessing a Living Room may be beneficial. That individual can either call ahead or show up at the Living Room.
3. First responders: In the course of their work, police officers, EMS, or fire may interact with individuals who find themselves in some level of crisis and, rather than taking someone to a hospital, could bring them to a Living Room to pursue a safe and supportive environment while they work through their crisis. First responders typically come from Mt Prospect, Arlington Heights, Wheeling, and the surrounding areas. Living Room staff coordinate with these first responders and their social service departments to connect guests to the best supports.

Contact & Access information

7:00AM – Dark Hours: The Living Room will be accessible without intercom entry and guests can walk in freely.

Dark Hours – 7:00AM: The Living Room will operate behind a locked entrance; guests can access an intercom to reach the LR team.

The Living Room will be open for walk-ins 24/7/365 and guests are always welcome to call ahead if they have questions about services.

The phone number to reach The Living Room is: 224-619-4741.

Language Interpretation

When the need arises to engage with an interpretative service to help with language barriers, the current system is in place through KYC:

KYC has a current contract through Boostlingo, LLC, to access language interpretations and translations. *Please ensure that staff submit the KYC form anytime they utilize this translation service; a question has been added to share any issues/concerns when utilizing the service.*

- To use the regular audio service, see instructions in bold to access by phone (or the attached pdf to use via app to do audio or video) For video ASL, staff must have a Boostlingo account and sign-in either through the app or website to request the translation.
    - **Dial 773-530-2356**
    - **Enter the KYC-specific PIN#- 93779936 and then press #.**
        - **Staff can also utilize their own account PIN, located in the Configuration Tab on the website.**
    - **After the welcome message, press * and then wait for the prompt.**

    - **Speak the name of the language or enter the first 3 letters of the language and then press #.**
    - **Your call will be connected to your interpreter.**

- After using, staff **must report** that they utilized the translation service using by completing this KYC online form https://forms.office.com/r/0yR6n8Ar5P It is brief and will take 2 minutes to submit.
- Any CIS or Extended Reach progress notes should indicate that translation services through Boostlingo was used
- For questions or technical issues, contact Boostlingo by submitting a Request Ticket or emailing support@boostlingo.com

Training Requirements

State training requirements are as followed:

- DMH video-based training and obtain a passing score before starting any work at the Living Room Program.
- 16 hours of CRSS/CPRS Competency Training provided by DMH annually.
- Completion of Program Orientation, Crisis Training 1 and Crisis Training 2.
- Completion of MTAC trainings (Crisis Stabilization, De-Escalation Skills and Techniques, Mobile Crisis Response, Crisis Safety Planning, IM-CAT, Columbia-Suicide Severity Risk Scale, Counseling on Access to Lethal Means)
- Demonstrated competency of crisis assessment and de-escalation techniques before working independently; competency assessed by clinical program manager

Program Training Requirements can be found in the SharePoint folder under "Staff" and in the document titled LR – Training Checklist.

- National Practice Guidelines for Peer Support Specialists and Supervisors.

III. Facility Procedures & Practices

Because The Living Room is a program that exists in a physical location, there are certain procedures we expect employees to follow to maintain safety both for employees and guests of the Living Room. These procedures and practices will span both service delivery and facility management.

People in crisis may have experienced violence or acted in violent ways, they may be intoxicated or delusional, and/or they may have been brought in by law enforcement and thus may present an elevated risk for violence. Trauma-informed and recovery-oriented care is safe care. But much more than philosophy is involved. The Department of Health and Human Services' (DHHS's) Mental Health Crisis Service Standards (2006) begin to address this issue, setting parameters for crisis services that are flexible and delivered in the least restrictive available setting while attending to intervention, de-escalation and stabilization.

Safe entry

Guests of the living room will be asked to place belongings in a secure location as they make use of The Living Room environment. If guests come with alcohol or substances, knives or other weapons, they will be asked to place those in a locked location until they exit The Living Room.

The key to safety is engagement and empowerment of the individual served while in crisis.

Safety Checks

Guests will be asked for a self-assessment of what they have in their possession at the time of entry. Any prohibited items will be locked at that time. If a team member believes a guest still has items or if they become visible later, they will be locked at that time. If a guest is unwilling to lock items away, then they will not be allowed to access the Living Room at that time. They may return when safety has been established.

Guests are in a large open room “Living Room” with staff present and eyes on 24/7. Through an up-close approach, team members will additionally observe guests periodically (minimum once per hour) for general health (breathing, movement, etc.) to determine guest safety. If a team encounters a concern regarding a guest's health, they should approach the guest to determine status.

The team should call 911 if a guest is having a medical crisis at any time. The team will notify the on-call supervisor and complete an Incident Report if necessary.

Cleaning Procedures

KYC contracts heavier cleaning duties with a service that is on site 3 times a week.

Immediate Accident Clean-up (no body fluids involved)

For any immediate needs, team members will do their best to address spills or other messes. Cleaning products can be located in the Server/Storage room.

Body Fluid Cleanup

If there are body wastes that need addressing, there is a body fluid kit located in the Server/Storage room. After using this kit, please send an email to tlrleadership@kennethyoung.org so we can follow-up on replacement needs.

IV. Team Procedures & Practices

Below are the collected processes and procedures we will implement to guide team interactions and expectations from each other and the program.

Team Interaction

How we treat and care about each other is an essential element of how we will create a successful program and directly affects how we treat and care for our guests in The Living Room. The following is a list of expectations and guidelines for how we aspire to interact as a team:

- Choose curiosity over defensiveness
- Assume positive intentions
- Communicate gently and clearly
- Employ the same skills we use with our clients with each other (empathy, understanding, engaged listening)
- Growth mindsets help us remain open to learning and changing
- When tough conversations are needed, take time to prepare yourself
- Engage with each other and the program. Your input is important and vital for continued program growth and success.

While we will always strive for these ideals it is reasonable to expect that occasionally, we will fall short. In that spirit, it is important to also extend grace to one another when we do not meet these expectations. Being human is normal and we will aim to accept each other's humanness while we hold each other to these standards.

Supervisor on-call

The Supervisor on-call (SoC) can be found at the top of every day in the staff schedule. That person comes "on shift" with the first shift of the day at 7am. SoC shifts run for 24 hrs after that 7am start, ending the following day at 7am. The supervisor on-call serves two primary functions: First, they can function as an QMHP (Qualified Mental Health Professional) available by phone when difficult client situations occur and staff are unsure how to proceed. In this circumstance, the following situations would necessitate a SoC call:

- A guest is at ***imminent*** risk of suicidal or homicidal behavior and refuses to engage in the program, contact the SoC for immediate support and direction. Contact 911 before contacting SoC if necessary to ensure guest or staff safety.
- A guest becomes violent and you need to contact law enforcement (Call SoC after calling 911).
- A guest remains consistently aggressive and is unable to de-escalate.
- A guest is unwilling to leave the Living Room after staff determines it's necessary, or after the 23-hour time limit is met.
- Guest behavior is radically divergent and beyond the scope of what would be expected in our line of work.

The second reason to contact the SoC is due to logistical circumstances that immediately affect program operations. Some examples of a need to call the SoC could be:

- An incident has occurred at the Living Room significant enough that an incident report needs to be filled out (ex. Physical altercation, destruction of KYC property, need to call 911, etc.)
- You need to call off-shift last minute and are unable to reach out to co-workers to seek a shift swap and the program needs to be notified.

In all these cases, please do what is immediately needed to maintain safety. If a call to 911 is the most immediate and direct route due to a medical emergency or safety concern, complete that call before attempting to reach the Supervisor on-call.

Guest Inebriation/Drug Use

When guests present to The Living Room and are displaying signs of or have disclosed recent use of alcohol or other drugs, please determine their fitness for accessing TLR services.

Needs Can Be Serviced by TLR:

1. The guest can ambulate on their own (they do not require assistance outside of their normal everyday abilities to move and are not falling over/tripping/incapable of moving their wheelchair/etc.)
2. The guest can talk coherently and follow conversations/directions.
3. The guest is generally oriented to self, place, time (i.e. they know their name, know they're in the general area, and know if it's morning/afternoon/evening).

If you have determined guests are safe enough to access services, make sure they are aware they cannot bring any drugs or alcohol into The Living Room and they cannot actively use while staying with us.

Needs Cannot Be Serviced by TLR:

1. The guest displays shaking hands, or other body parts (not due to stable health conditions or non-life threatening medication side effects).
2. The guest is struggling to breathe comfortably.
3. The guest cannot ambulate on their own (outside their normal everyday abilities).
4. The guest is unable to maintain conversation or make sense of conversations.
5. The guest is unable to maintain consciousness and alertness.

If you have determined the guest's presentation cannot be served by The Living Room staff, please seek medical help by calling 911 and allow paramedics to determine where the guest should go. Your supervisor on-call is always available if you have questions or need to call 911.

Medical Needs

If guests complain of medical concerns, determine if it would be safe to serve them here.

1. Determine whether guest's complaints of symptoms are part of a pre-existing condition and whether they have the appropriate medical equipment/medications to manage their situation.
2. If the symptoms are new and have to do with their ability to breathe or their heart rate, and staff are concerned enough that the guest doesn't know what's going on or staff feels like the situation is beyond their abilities, call for 911 to access paramedics.
    a. If you receive pushback from guests, remind them that they can refuse transportation to a hospital.
    b. If paramedics determine there is a medical concern and a guest still refuses to go to a hospital, politely but firmly explain that, to access The Living Room, they will need medical clearance.

Uber Health

The Living Program has access to an Uber Health account to help facilitate transportation when no other options exist. The Intent of this account is not to provide transportation for all clients, whenever they ask for it, to wherever they would like to go. The general parameters of using the Uber Health account should follow these guidelines:

1. Exhaust all options with the guest first. This may include friends, family, case workers, or other providers.
2. The need is immediate and cannot wait for outside help.
3. The 590 Mobile Crisis Team is unavailable to transport (due to being after hours or on another call).
4. If the need is determined, please call the supervisor on-call to set up the ride only after you have confirmed no other way to help a guest.

Grievance Procedure

There will be times when disagreements and conflicts require additional support to navigate. If you have spent time addressing concerns directly with a co-worker and are unable to find a way forward or the specific situation involves ethical concerns that require further attention, then we would expect team members to employ the help and support of a supervisor. If a supervisor is party to the disagreement, then the manager would be involved. If the manager is party to the disagreement, then we should look to our deputy director or director to be involved.

KYC Measures and Standards

As part of KYC's commitment to culturally responsive services, TLR will track demographic information that helps us determine whether we are making progress toward outreach and culturally responsive programming that encourages a diverse population of guests and is responsive to the needs those guests present.

In keeping with our state contract, KYC will gather guest satisfaction information that will help us grow, learn, and adjust how services at TLR are delivered. These surveys will be administered at the beginning and end of a guest's stay at TLR. The surveys can be found in Appendix I. In addition to these surveys, the following data will be collected by KYC:

TLR Intake

- Day and time of day guest entry and guest exit
- Level of care if referred and transferred
- Person making first contact with guest
- Other team involved with guest visit
- SUDS at entry, at exit, difference or change in SUDS score
- Volume of guest referrals by shift
- Source of referrals
- Number of prior TLR visits
- Veteran status, if known
- Approximate age of guest
- Gender of guest
- Guest Zip Code, if known
- Guest primary and secondary concern
- Type of resources provided to guest
- Status at exit using general drop-down scale

WORKFLOW

1. Welcome
2. Ask what safe space they prefer (couches, recliners, quiet room, outside, etc.)
3. Complete consent form
4. Assist to lock up personal items
5. Offer restroom, snacks, drinks
6. Provide space for them to just TALK (if someone doesn't want to talk right away, that's ok!)
7. Inform them of available calming activities (cards, coloring, quiet room, TV, art supplies, etc.)
8. Then, give them space to just BE
9. Check CIS for open clients
10. Document basic details of conversation
11. Gather **TLR Intake** information, complete Client Data in CIS, if necessary

12. Observation and/or verbal check-in once per hour

Appendices

Appendix I – Bathroom Use Guidelines

1. **Belongings Policy**:
    1. Staff should engage in conversations with guests to ensure understanding and transparency regarding this protocol.
    2. Only essential medical and feminine hygiene products are permitted in the bathroom.
    3. Guests who need to bring additional items from their bags into the bathroom must communicate openly with staff.
2. **Wellbeing Check**:
    1. This procedure should be explained to guests in advance to ensure clarity and mutual understanding.
    2. If a guest is in the bathroom for more than ten minutes, staff will check on their wellbeing.
    3. If the guest is unresponsive after staff attempts to make contact, staff will enter the bathroom to confirm the guest's safety.

Appendix II – HI Protocol

1. Homicidal Ideation (HI) with No Intent

- **Immediate Steps:**
    - Inform the primary staff/team (ACT, CST, etc) immediately of the guest's HI.
        - Gather details about the ideation, including:
            - Is there a specific plan?
            - Who is the HI directed toward?
            - Any triggers or contributing factors?
    - Collaborate with the guest to complete a **safety plan** addressing the HI.
        - Identify coping mechanisms and supports.
        - Discuss how they will avoid acting on the HI.
        - List emergency contacts and crisis resources.
    - Ensure thorough and timely documentation of:
        - The guest's statements and any expressed plans.
        - All actions taken by staff.
- **Key Points:**
    - Treat the situation with urgency and seriousness while avoiding unnecessary escalation.
    - Maintain a non-judgmental and supportive approach.

2. Homicidal Ideation (HI) with Intent

- **Immediate Steps:**
    - Inform the **intended victim** if identifiable and feasible.
        - Use discretion and ensure the victim is warned promptly.
    - Contact **911** and inform them of the guest's HI with intent to harm.
        - Provide detailed information about the guest's plan, identity, and potential risk factors.
    - Initiate a **petition** for the guest to receive emergency evaluation or hospitalization, if appropriate.
        - Follow state and organizational procedures for involuntary admission.

- **Documentation (for HI with or without intent):**
    - Record all guest statements, behaviors, and disclosed plans.
    - Document all steps taken, including:
        - Communication with the intended victim.
        - The time and details of the 911 call.
        - The rationale and process for filing a petition.
    - Include any collaboration with law enforcement or mental health crisis teams.

Appendix III – Hospitalization Protocol

Voluntary Hospitalization Protocol

If a guest presents or calls into TLR and is stating they are looking for voluntary hospitalization:

1. If guest called in, see if guest can present to TLR, if not, guest has two options:
    a. Contact MCR team to facilitate hospitalization – TLR can coordinate
    b. Guest can go to nearest hospital and state they would like to seek voluntary hospitalization
2. If guest is present at TLR:
    a. Assess guest using Columbia Rating Scale
        i. If guest is rating as high-risk for suicide with intent, discuss if a petition is necessary in the case guest changes their mind and leaves hospital to attempt suicide (contact SOC to discuss this if you believe a petition is necessary)
        ii. If guest is endorsing HI, try to find who it's directed towards.
    b. Have client sign an ROI (Release of Information) for KYC to coordinate care
    c. Staff call KYC's MCR (Mobile Crisis Response team, between 8am-8pm) for transport to the hospital.
    d. If MCR is unavailable, or there are concerns about safety in transporting a guest, staff will call 911
        i. Explain the situation and request an ambulance transfer for a voluntary inpatient hospitalization
        ii. Required information: full name, DOB, presenting symptoms, history, any diagnoses, concerns
    e. Police/Ambulance arrival
        i. If guest would like, speak with police/EMTs to advocate on guests behalf

1. Share the same information above

ii. Find out which hospital guest will be taken to, to follow up

Involuntary Hospitalization

Utilize this only if guest is presenting to TLR and expressing active SI/HI with intent and not willing to stay at TLR to deescalate, **meaning they are leaving to imminently attempt suicide/homicide**:

1. Assess guest using Columbia Rating Scale, can be done informally in conversation. Collect all statements regarding SI/HI, asking for clarification.
2. If guest is endorsing HI, try to find who it's directed towards.
3. If guest is of high-risk for suicide/homicide and not willing to stay at TLR to deescalate, have one staff step aside to contact SOC to discuss possible involuntary hospitalization.
    a. If SOC agrees with involuntary hospitalization, have one staff contact 911 and write a petition while one staff engages in conversation with guest.
    b. If SOC does not agree, collaborate to find alternative solutions.
4. When calling 911:
    a. Explain the situation and request an ambulance transfer for an involuntary inpatient hospitalization
    b. Required information: full name, DOB, presenting symptoms, history, diagnoses, safety concerns for guest or others
    c. Can request lights and sirens off when approaching KYC
5. Police/Ambulance arrival
    a. Hand petition to EMT
    b. Speak with police/EMTs to advocate on guests behalf
        i. Share the same information above
    c. Find out which hospital guest will be taken to, to follow up
6. If guest endorses these things and leaves without staff being able to complete process
    a. Contact 911 for an immediate welfare check
    b. Give any information pertaining possible location of guest
    c. Give pertinent information regarding SI/HI

If guest endorses HI with intent:

1. If possible, staff must contact the individual/company/etc. the guest endorsed HI towards with HIPPA compliant information.

Follow up (if possible):

1. Call ER and request to speak with a crisis worker regarding guest
    a. Share following info: full name, DOB, presenting symptoms, known history, history with TLR, any diagnoses, concerns, etc.
    b. If they don't immediately know where guest will be taken for inpatient, request they contact TLR regarding where guest will be taken
2. Contact inpatient unit and request to speak with guest's social worker to coordinate care/discharge
    a. If social worker requires an ROI, request they have guest sign an ROI for KYC
3. If guest is an active client for another program, contact said program via email to give updates and coordinate care/discharge

Appendix IV – Police Engagement Guidelines

Police Engagement Protocol for The Living Room Program:

1. **Initial Contact**:
    a. When police are called to the premises, the supervisor should be the first to make contact with them, if possible. If the supervisor is unavailable, any staff member who is readily available should initiate contact.
    b. It's important to note that a supervisor does not need to be on-site for the police to be contacted; they can be informed and present via phone.
    c. Be sure to provide details regarding which entrance to utilize (Living Room entrance is facing Dempster Street, on the North side of the building)
2. **Introduction**:
    a. Approach the police officer, introduce yourself, and provide a brief overview of the program (we're a peer-informed crisis stabilization program), including your name and position.
    b. Obtain name and badge number for KYC records
3. **Reason for Police Involvement**:
    a. Clearly explain the reason for contacting the police, such as the need for inpatient treatment, guest removal from the premises, or any other relevant situation.
4. **Guest Information**:

a. Provide any necessary information about the guest that may assist the police in their engagement, such as the guest's presentation, trauma history, or other pertinent details.

Appendix V – Staffing and Scheduling

Scheduling

Scheduling will aim to be completed quarterly with significant lead time for notice and PTO to be determined. If a team member needs to change a scheduled shift, they will first approach co-workers to switch or cover the shift. If this is unsuccessful, the team member may contact the supervisor to help determine coverage for that shift. It is the team member's responsibility to work or cover their scheduled shift.

Late Policy

The Living Room needs to always have at least 2 people on shift.

1. If for some reason your replacements are late or not here, decide amongst yourselves who can stay until they arrive.
2. For every 15 minutes over/late for your shift, please mark it on your timesheet. If you are late more than 10 minutes twice in consecutive weeks, leadership will engage the agency's progressive discipline process
3. If you are not able to make your shift on time or will be extremely late, please contact your shift partners to let them know you're running behind.

Calling Off:

If you are feeling unwell or needing to call off for any reason, please inform leadership as soon as you are able.

1. If you are looking to call off your shift, it is your responsibility to try to find a replacement. If you are unable to find coverage and are not ill, you are still expected to cover your shift. If you are sick or there is an emergency, please contact the Supervisor On Call as soon as possible for assistance. The expected actions for finding coverage should look like this, in this order:
    a. Reach out to the PRN pool first (text/call individuals on the list, use the PRN chat channel, etc.), and/or work with full-time staff to swap a shift.
    b. Reach out to full-time staff to see if they can help cover the shift.
    c. Call the Supervisor On-Call (SoC) and report your coverage and what shift they are covering.
    d. If you are ill and unable to find coverage, you need to call the SoC **as soon as possible** to allow us the ability to help find coverage.
2. If you find coverage with more than 24 hours before your shift begins, simply email tlrleadership@kennethyoung.org along with the individual covering for you so they can confirm.

Excessive use of emergency call-offs will be addressed by supervisors on a case-by-case basis.

Vacation Requests:

All vacation requests can be made on Paycor. Please make these requests as soon as possible, the earlier the better.

1. Find "Time Off Summary" towards bottom of Paycor's main page.
2. Press "Request Time Off"
3. Submit request to supervisor: be sure you're requesting the correct time-off (PTO or Floating Holiday).

Swapping Shifts:

If you and another staff member will be swapping shifts, please inform leadership as soon as possible.

1. Email: tlrleadership@kennethyoung.org and CC other staff member, be sure to include the following information:
    a. Shifts to be swapped: dates and times (AM, PM, Night)
2. The staff member agreeing to the shift swap must "reply all" to confirm the swap.
3. Both staff members are responsible for showing up to the respective shifts on the agreed-upon dates.

Timesheets, Pay Differential, Holidays

Timesheets

Timesheets are due for supervisor approval at least 24 hours before HR due dates. Please note that this may change according to odd pay periods, weekends, and holidays. Supervisors will let staff know if due dates need to be earlier.
If you are expected to have your timesheet completed before you will have worked those hours, please make sure to complete the timesheet with your expected hours worked and, if something changes, email your supervisor immediately so they can be aware of reapproving times as needed.

Pay Differentials

Our program has differentials in pay for 2nd shift, weekend shifts, and 3rd shifts. Because of limitations with our payroll system, those differentials are set according to the base pay of $25/hr and will closely equal an additional $1/hr for 2nd shift weekday and 1st shift weekend, an additional $2/hr for 3rd shift weekday and 2nd shift weekend, and an additional $3/hr for 3rd shift weekends. Payroll codes for selecting these differential rates are as follows:

- **2sWKD1sWKE** M-F 2*nd* shift, Sa-Su 1*st* shift: pays out at a factor of 1.04x base hourly rate
- **3sWKD2sWKE** Su-Th 3*rd* shift, Sa-Su 2*nd* shift: pays out at a factor of 1.08x base hourly rate
- **3sWKE** F-Sa 3*rd* shift: pays out at a factor of 1.12x base hourly rate

Holidays (Agency recognized holidays)

The Living Program Grant requires us to operate 24/7/365, so we will be open on holidays. For agency recognized holidays, staff that work on those days receive 2x their base pay rate to recognize both the agency benefit and the need to still staff the program on these days. We will always strive to staff holidays with volunteers first. The following payroll code for selecting this payrate is:

- **HolPay2x** (Holiday Pay): pays out at a factor of 2x hourly rate

Any agency recognized holiday that you do not work pays your normal payrate as Holiday pay.

IV. Program Performance Measures and Standards

As part of the 510 - Living Room Program grant funding, there are state measures and standards that The Living Room program must meet as well as additional standards KYC wants to see in its program.

State Measures and Standards

	Measure	Standard
1	# of Individuals referred or who present (self-refer) at TLR	100% must be accepted**
2	# individuals served/quarter	40 minimum
3	# individuals seen by RSS	100% seen by RSS
4	# individuals self-referred (walk-in)	(No specific standards)
5	# individuals referred by first-responder or other organization	(No specific standards)
6	# individuals with prior TLR experience	(No specific standards)

**Measure 1 refers to the expectation that every person who comes to TLR must be screened for the appropriate Level of Care for the safety of the individual, other guests, and team. In other words, no guest is turned away at the door. This screening may result in admission into TLR or may result in further referrals to other immediate services (988, EMS, etc.).