



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

June 2, 2026

Village Hall - 3rd Floor Board Room

7:00 PM

1. CALL TO ORDER

2. ROLL CALL

2.1. Pledge of Allegiance - Trustee Beth DiPrima

3. APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board - May 19, 2026

4. MAYORS REPORT

4.1. Mayor's Comment

4.2. PROCLAMATION: Celebrating 100 Years of Tradition at Mt. Prospect Golf Club

4.3. PROCLAMATION: In Recognition of LGBTQ+ Pride Month - June 2026

4.4. APPOINTMENT: Appointment of Trustee William Grossi to serve as Mayor Pro-Tem for the term beginning July 1, 2026, and ending June 30, 2027.

4.5. REAPPOINTMENT TO BOARDS AND COMMISSIONS - Firefighters' Pension Board | Amit Thakkar for term to expire June 2029, Special Events Commission | Chris Gordon for term to expire July 2030; Christina Greco for term to expire July 2030.

5. COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

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

6. CONSENT AGENDA

6.1. List of Bills - May 13, 2026 to May 26, 2026 - \$4,561,140.87

6.2. Year-to-Date Financial Report — April 2026

6.3. A RESOLUTION AUTHORIZING EXECUTION OF A GRANT OF LICENSE WITH THE MOUNT PROSPECT LIONS CLUB TO CONDUCT WEEKLY CAR SHOWS

6.4. A RESOLUTION AUTHORIZING EXECUTION OF GRANT OF LICENSE WITH THE MOUNT PROSPECT LIONS CLUB TO CONDUCT THE FARMERS MARKET

6.5. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 9, "PUBLIC UTILITIES, PAVEMENT AND

TREE REGULATIONS" OF THE VILLAGE CODE OF MOUNT PROSPECT

- 6.6. Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1052 CENTER DRIVE, MOUNT PROSPECT, ILLINOIS (PZ-02-26)
- 6.7. A RESOLUTION IN SUPPORT OF O'HARE IL INDUSTRIAL, LLC'S APPLICATION FOR A RENEWAL OF A COOK COUNTY CLASS 6B TAX INCENTIVE FOR THE PROPERTY LOCATED AT 501 W. ALGONQUIN ROAD

7. OLD BUSINESS

- 7.1. **WITHDRAWN FROM FURTHER CONSIDERATION** PZ-03-25 / 1040 W Northwest Highway / CU: Daycare Center / Village Board Final (PURSUANT TO REMAND FROM THE VILLAGE OF MOUNT PROSPECT, BOARD OF TRUSTEES) - **No action will be taken by the Village Board.**

8. NEW BUSINESS

- 8.1. AN ORDINANCE AMENDING CHAPTER 11, "MERCHANTS, BUSINESSES AND OCCUPATIONS" OF THE VILLAGE CODE OF MOUNT PROSPECT, ILLINOIS
- 8.2. A RESOLUTION IN SUPPORT OF ARTPIX HOLDINGS, LLC'S APPLICATION FOR A COOK COUNTY CLASS 6B TAX INCENTIVE FOR THE PROPERTY LOCATED AT 851 FEEHANVILLE ROAD

9. VILLAGE MANAGER'S REPORT

- 9.1. Motion to accept the proposal from Charles Equipment of Des Plaines, Illinois for the purchase and installation of one new replacement Cummins diesel-powered, emergency stand-by generator for Fire Station 13 for an amount not to exceed \$192,390.
- 9.2. As submitted

10. ANY OTHER BUSINESS

11. ADJOURNMENT

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

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**Village of Mount Prospect
Regular Meeting of the Village Board
Tuesday, May 19, 2026 / 7:00 PM**

CALL TO ORDER

Mayor Hoefert called the Regular Meeting of the Village Board to order at 7:06 p.m. in the Board Room at Village Hall, 50 S. Emerson St.

ROLL CALL

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

Absent: None

A quorum was present.

2.1. Pledge of Allegiance - Trustee Vince Dante

APPROVAL OF MINUTES

3.1. Minutes of the regular meeting of the Village Board — May 5, 2026

Motion by Colleen Saccotelli, seconded by Vincent Dante to approve the minutes of the regular Village Board meeting of May 5, 2026:

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

Nay: None

Final Resolution: Motion Passed

MAYORS REPORT

4.1. Mayor's Comment

Mayor Hoefert noted that the Village is moving into its summer meeting schedule and reminded residents to check the Village website to confirm meeting dates.

COMMUNICATIONS AND PETITIONS - CITIZENS TO BE HEARD

Dutch DeGroot

Resident, Vietnam Army Veteran; Veteran of Foreign Wars Post 1337

- Addressed the Board regarding upcoming Memorial Day activities
- Noted that the VFW Post would be assisting the Police Department with a ruck march the Saturday prior to Memorial Day. The event is family- and pet-friendly, with hot dogs and snacks provided through a donation from the Lions Club and encouraged community participation.

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CONSENT AGENDA

Motion by Terri Gens, second by Colleen Saccotelli to approve the consent agenda as presented:

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

Nay: None

Final Resolution: Motion Passed

6.1. List of Bills - April 29, 2026, to May 12, 2026 - \$5,831,677.76

OLD BUSINESS - None

NEW BUSINESS - None

VILLAGE MANAGER'S REPORT

9.1. A RESOLUTION AUTHORIZING THE MAYOR TO SIGN INTERGOVERNMENTAL AGREEMENTS WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE CONSTRUCTION OF THE MELAS-MEADOWS PEDESTRIAN BRIDGE

Director of Public Works Sean Dorsey presented a comprehensive overview of the Melas-Meadows Pedestrian Bridge project, which has been in development for over a decade. The bridge is intended to address a significant gap in pedestrian and bicycle connectivity across Northwest Highway and the Union Pacific Railroad tracks — a stretch of more than one mile with no safe crossing for non-motorized users. The project was characterized as a key component of the Village's bike plan and broader goal of connecting the north and south sides of Mount Prospect.

Project Design and Engineering

The bridge is a custom-designed structure featuring a main span of over 200 feet crossing both the Union Pacific Railroad tracks and Northwest Highway. The ramps are curvilinear and will land in Meadows Park and partially in Melas Park on village-owned right-of-way. The deck will be concrete, the superstructure and railings steel, and the bridge will be fully lit and ADA-compliant. Director Dorsey emphasized that the Board's original charge to staff was to design a "showpiece" bridge that Mount Prospect could be proud of, rather than a standard prefabricated structure.

Phased Development

The project proceeded through three phases: Phase 1 (preliminary engineering, begun around 2020–2021) involved a broad coalition of stakeholders including IDOT, Union Pacific, the Illinois Commerce Commission, the Federal Highway Administration, multiple park and school districts, and neighboring municipalities. Phase 2 (design engineering, begun in 2023) produced a complete bid package, secured a permanent easement from the Mt. Prospect Park District for bridge landing in Meadows Park, and — notably — obtained a permanent easement from Union Pacific Railroad over their right-of-way, described by IDOT as an extremely rare achievement for any Illinois municipality. Phase 3 (construction and construction engineering) was initiated with the bidding process in early 2026.

Bid Results

Bids were opened on April 24, 2026. Eight contractors held bid documents, but only three submitted

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bids. The low bid was submitted by Dunnet Bay Construction Company at \$10,744,242.85, approximately \$2 million above the engineer's estimate of \$8.7 million. Director Dorsey attributed the variance primarily to the custom nature of the bridge, escalating costs of steel, concrete, and fuel across the broader economy, and contractors' anticipation of winter concrete construction conditions due to a bid date delay from January to April. The second and third bids came in approximately \$1 million and \$2 million higher than Dunnet Bay's bid, respectively. Staff also contacted non-bidding plan holders, who indicated they were too busy, could not compete with Dunnet Bay's pricing, or lacked the technical expertise for a bridge of this complexity. For these reasons, staff concluded that rebidding the project would not yield a lower result.

Funding

Following the bid opening, staff worked with the Northwest Municipal Conference and the Chicago Metropolitan Agency for Planning (CMAP) to secure an additional \$2,188,000 in Surface Transportation Program (STP) Shared Urban funds. The total grant funding package for all phases now stands at approximately \$10,159,315, or 88% of total construction-phase costs. The Village's local share for the construction phase is \$1,441,209 — approximately 12% of construction costs. Director Dorsey noted the similarity in cost to a standard at-grade crossing, and cited a comparable bridge recently constructed in Elk Grove Village entirely with local funds at just under \$9 million.

The full grant breakdown includes: a Cook County Invest grant (\$61,000 for Phase 1); an Illinois Transportation Enhancement Program (ITEP) grant (\$3,000,000); STP Shared funds from CMAP (\$4,220,000); a Congressional community project funding grant from Congressman Mike Quigley (\$517,400); and a grant from the Illinois Commerce Commission Great Rail Crossings Protection Fund (\$3,000,000).

Staff Recommendation

Staff recommended that the Board concur with IDOT's award to Dunnet Bay Construction Company and authorize the Mayor to execute the Joint Funding Agreement and Local Public Agency Engineering Services Agreement. Director Dorsey acknowledged that the agreement forms included in the agenda packet contain figures that have since been updated due to the additional grant secured after bid opening, and that IDOT's standard process calls for updated forms to be submitted for the Mayor's signature following formal award — a process the Village has followed successfully on prior IDOT projects.

Director Dorsey recognized key staff members who worked on the project: Village Engineer Matt Lawrie, Deputy Director Jason Leib, Project Engineer Luke Forsman, and former Village Engineer Jeff Wulbecker, who helped initiate the project.

Board Comments:

Mayor Hoefert spoke in strong support of the resolution, emphasizing that when the bridge was first proposed, there was no funding pathway, and that the funding landscape had changed dramatically. He characterized the project as connecting not merely two parks, but the north and south halves of Mount Prospect, and stated it would be a mistake to forgo nearly \$11 million in grants for a \$1.4 million local contribution.

Trustee Saccotelli echoed the Mayor's remarks, noting that the Village's local share is comparable to what it would spend on a single at-grade crossing. She praised the multiple layers of government and stakeholders whose support was demonstrated through grant commitments, and called the project forward-thinking and transformative for the community.

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Trustee Grossi outlined his deliberative framework for major projects — assessing home rule authority, community benefit, safety implications, and cost. While acknowledging staff's exceptional work on funding, he stated his opposition based on his conclusion that the bridge is a "want" rather than a "need," noting no injuries have occurred at the location. He expressed concern that the bridge's height and long curvilinear ramps would constitute an "attractive nuisance," drawing misuse by cyclists, e-bikes, scooters, and skateboarders. He also raised concerns about graffiti, and maintenance. He stated that his primary reason for opposing the project was the liability it could create for the Village.

Trustee Dante acknowledged the extraordinary effort by staff in pursuing grants and expressed respect for all perspectives. However, he expressed reservations about the bridge's potential misuse by e-scooters, skateboarders, and similar devices, and noted the absence of buy-in from the Village of Arlington Heights, which shares Meadows Park. He also raised concerns about unheard residents who are not closely following the process. Trustee Dante announced he would vote no, while affirming his respect for colleagues who would vote in favor.

Trustee DiPrima praised staff for their grant work, particularly the last-minute acquisition of \$2 million in additional funding. She raised concerns about the bridge's scale relative to Elk Grove's bridges, its cost relative to the percentage of residents likely to use it, and the unanswered questions about whether illegal track crossings would actually be stopped given the absence of fencing on the north side of the tracks. She expressed concern that new safety risks — specifically pedestrians sharing the bridge with high-speed cyclists and e-scooters — may be created in place of the risks being mitigated. Trustee DiPrima also used the occasion to call for improved community engagement practices on major infrastructure projects. She called on the Board and Village Manager to establish a more robust notification, survey, and community input process for future major projects.

Trustee Matuszak also expressed strong support, crediting staff with the remarkable achievement of securing 88% of project costs through grants. He described the bridge as a quality-of-life investment that residents want and referenced a comparable pedestrian bridge built in 2020 near St. Louis Park, Minnesota — also spanning a railroad — for which he could find no reports of safety incidents.

Trustee Gens thanked residents who had submitted comments and shared a letter from residents near Melas Park expressing strong support for the bridge, citing direct observations of youth crossing the railroad tracks illegally before and after school. She connected the project to the Village's comprehensive plan goals around connectivity and quality of life, and praised staff for navigating a complex multi-agency process to secure funding at a time when regional transportation funds are increasingly competitive.

Director Dorsey provided the following responses to questions from the Board:

- Confirmed that construction is expected to begin in July 2026 with completion anticipated by end of 2027. Ongoing maintenance costs are expected to be relatively minor, consisting primarily of periodic bridge engineering inspections (every five years), lighting system maintenance, and landscaping. The steel superstructure's painting system is rated for a 50-year lifespan.
- Confirmed that CMAP controls the STP funds, IDOT controls the ITEP funds, and the Illinois Commerce Commission and IDOT control the Rail Crossings Protection Funds, and expressed as much confidence as possible that the grants are secure.

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- Regarding construction cost overages and the absence of a contingency (standard practice for IDOT bid projects), Director Dorsey acknowledged some concern but noted that staff intends to pursue cost-saving field modifications — such as extending the contract timeline to avoid a winter concrete surcharge (estimated savings of ~\$300,000) and relaxing the Grade A steel finish specification (estimated savings of ~\$250,000–\$300,000) — to create a buffer against unforeseen costs. He confirmed the Village's prior IDOT projects, including the Rand/Mt. Prospect Road and Schoenbeck Road projects, did not experience significant overruns.
- Clarified that the contract is unit-price based and could change if quantities differ from estimates or if unanticipated field conditions require a change order, but that routine material price increases during the contract period are absorbed by the contractor.

Public Comment:

Pat Nuccio
Resident

- Acknowledged the grant funding but questioned whether the bridge would see sufficient use to justify the expenditure.
- Raised safety concerns based on observed misuse of existing park features by cyclists and asked that staff work with contractors on noise abatement measures during construction.

Director Dorsey responded, noting that the noisiest phase — pile driving for the piers — would last approximately two days, and that the rest of the construction would not be unusually disruptive given the proximity to a railroad and highway

Shamus Thornton
105 N. Elmhurst Ave.

- Spoke in support of the bridge, describing personal safety concerns when crossing Northwest Highway at grade by bicycle.
- Expressed confidence that the bridge would be well-used and noted that lights and crosswalks had not made the existing crossing feel safe to him.

Steve Polit
601 N. Wilshire Drive

- Provided historical context, noting the project appeared in capital improvement budgets as early as 2009. He observed that the grant mechanism.

Sean Mangan
Resident

- Spoke in support of the bridge as an avid cyclist, describing the difficulty of crossing Northwest Highway at the Davis Street underpass and at-grade crossings.
- Expressed enthusiasm for safer routes for his children.
- Commended Public Works for the recent department open house.

Duke Dynek
Resident

- Asked about ADA accessibility and noted that the lengthy ramps may discourage use by older residents.

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- Raised a question about lightning protection for the steel structure, given its expected height of approximately 46 feet at the highest structural point.

Mayor Hoefert provided closing comments.

Motion by Bill Grossi, second by Vincent Dante to concur with staff's recommendation to award the construction contract to Dunnet Bay Construction Company and authorize the Mayor to execute the intergovernmental agreements with IDOT:

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

Nay: Vincent Dante, Bill Grossi, Beth DiPrima

Final Resolution: Motion Passed

Resolution No. 9-26

- 9.2. As submitted
No additional report.

ANY OTHER BUSINESS

Trustee Gens and Trustee Dante recognized Public Works staff for the Department's Open House, which was well-attended with over 1,300 hot dogs served, and praised the Lions Club for their volunteerism.

Trustee Grossi, with additional remarks from Dutch of the local VFW Post, recognized a young resident, Michael Sieniawski, who won second place in the national VFW Patriot's Pen essay contest out of approximately 40,000 applicants, along with an associated scholarship award. Michael was also announced as the speaker for the upcoming Memorial Day ceremony.

ADJOURNMENT

With no additional business to conduct, Mayor Hoefert asked for a motion to adjourn. Trustee Grossi, seconded by Trustee Dante, motioned to adjourn the meeting. By unanimous voice vote, the May 19, 2026 Regular Meeting of the Village Board of Trustees adjourned at 8:45 p.m.

Respectfully submitted,

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject

Meeting

Mayor's Comment

June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

MAYORS REPORT

Type

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject **PROCLAMATION: Celebrating 100 Years of Tradition at Mt. Prospect Golf Club**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. A Proclamation Celebrating 100 Years of Tradition at Mt

Proclamation

Celebrating 100 Years of Tradition at Mt. Prospect Golf Club

WHEREAS, for one hundred years, Mt. Prospect Golf Club has served as a treasured gathering place for residents, visitors, families, and golf enthusiasts, providing affordable and accessible recreation in the heart of the community; and

WHEREAS, since opening in 1926, the course has been a place where generations have learned the game, celebrated milestones, fostered friendships, and built lasting traditions; and

WHEREAS, the Golf Club has continually evolved to meet the needs of the community while preserving the spirit and traditions of the game, offering quality facilities, youth and adult programs, tournaments, and special events that enrich the Village of Mount Prospect; and

WHEREAS, the dedication and commitment of staff, volunteers, patrons, and community partners have ensured the success and longevity of the Golf Club as a welcoming and inclusive public facility; and

WHEREAS, the 100th Anniversary represents a remarkable milestone and an opportunity to honor its history, celebrate the present, and look forward to a bright future for the next century of golf in Mount Prospect.

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

“A Celebration marking 100 Years of Tradition at the Mt. Prospect Golf Club”

And encourage all residents to celebrate this centennial milestone to show appreciation for the Mt. Prospect Golf Club's hundred years of recreation, community bonds, and love of the game.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk

June 2, 2026



Item Cover Page

Subject **PROCLAMATION: In Recognition of LGBTQ+ Pride Month - June 2026**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

1. Pride Month - 2026

Proclamation

**In Recognition of
LGBTQ+ Pride Month
June 2026**

WHEREAS, the Village of Mount Prospect cherishes the value and dignity of each person and appreciates the importance of equality and freedom; and

WHEREAS, all are welcome in the Village of Mount Prospect to live, work, play, and every family, in any shape, deserves a place to call home where they are safe, happy, and supported by friends and neighbors; and

WHEREAS, the Village of Mount Prospect seeks to bring residents of the Village together to embrace and celebrate our diversity and provide opportunities to come together as one community; and

WHEREAS, the Village of Mount Prospect denounces prejudice and unfair discrimination based on age, gender identity, gender expression, race, color, religion, marital status, national origin, sexual orientation, or physical attributes as an affront to our fundamental principles; and

WHEREAS, the Village of Mount Prospect has identified Equity as key goal in the Village Strategic Plan; and

WHEREAS, it is imperative that people in our community, regardless of sexual orientation, gender identity, and expression, feel valued, safe, empowered, and supported by their peers and community leaders; and

WHEREAS, despite being marginalized, LGBTQ+ people continue to celebrate authenticity, acceptance, and love.

NOW, THEREFORE, I, Paul Wm. Hoefert, Mayor of the Village of Mount Prospect, along with the Mount Prospect Village Board of Trustees, do hereby proclaim June 2026 as LGBTQ+ Pride Month in the Village of Mount Prospect, and urge residents to recognize the contributions made by members of the LGBTQ+ community and to actively promote the principles of equality, liberty, and justice.

Paul Wm. Hoefert, Mayor

ATTEST:

Karen Agoranos, Village Clerk

Dated June 2, 2026



Item Cover Page

Subject **APPOINTMENT: Appointment of Trustee William Grossi to serve as Mayor Pro-Tem for the term beginning July 1, 2026, and ending June 30, 2027.**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Action Item

Information

The Village Code requires the Village Board to elect one of the Village Trustees to serve as President/Mayor Pro-tem each year at the first Village Board meeting in June. Attached is Ordinance No. 5423, which governs the designated President/Mayor Pro-Tem election, qualifications, and procedures. Mayor Paul Hoefert will nominate Trustee William Grossi as President/Mayor Pro-tem for the upcoming term from July 1, 2026, through June 30, 2027. Trustee Grossi has confirmed his willingness and ability to serve.

Discussion

Alternatives

Staff Recommendation

Attachments

1. ORDINANCE 5423
2. Mayor Pro Tem.2026

ORDINANCE NO. 5423

**AN ORDINANCE AMENDING CHAPTER 1
THE VILLAGE CODE OF MOUNT PROSPECT**

**BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
MOUNT PROSPECT, COOK COUNTY, ILLINOIS:**

SECTION 1: Section 1.104 entitled "President Pro Tem" of Chapter 1 of the Mount Prospect Village Code shall be deleted in its entirety and a new Section 1.104, entitled "Designated President Pro Tem" shall be inserted in its place which shall be and read as follows:

Sec. 1.104. Designated President Pro Tem.

A. Policy Statement. Good government demands, in the absence or disability of the Village President, that another elected official be continuously and readily available to fulfill the duties of the Office of Village President, especially in cases of emergency. The person selected to act in the stead of the Village President should be an experienced and committed trustee who has an excellent record of attendance at Village Board meetings. This person should also have a demonstrated ability to conduct and facilitate meetings and to make decisions in emergency situations.

B. Creation of Office: Powers and Duties. There shall be in the Village an office known as Designated President Pro Tem. One Trustee shall be elected to such office and shall be authorized to perform the functions and duties the Village President is empowered to perform, but only under the following circumstances:

1. The Village President is absent from the Village and, for the purpose or implementing the authority of the Designated President Pro Tem, has notified the Village Manager's office of such absence; or

2. The Village Manager has been notified that the Village President is under a temporary disability which prevents the President from performing his or her duties; or

3. Immediate action is required of the Village President and good faith attempts by the office of the Village Manager to locate him or her have been unsuccessful within the time in which the action is required.

C. Qualifications.

1. No person shall be appointed to the office of the Designated President Pro Tem unless he or she is a duly elected or appointed trustee of the Village of Mount Prospect.

2. Any person who has filed a nominating petition for the office of Village President shall be ineligible to occupy the office of Designated President Pro Tem. If a Designated President Pro Tem files nominating petitions for the Office of Village President, the office of Designated President Pro Tem shall immediately and automatically become vacant and shall be filled for the remainder of the term by following the procedures set forth in paragraph D "Selection."

3. A person who has not completed at least 365 days in office, as a Trustee, shall not be eligible for nomination as Designated President Pro Tem unless all of those trustees who are qualified have declined nomination for the office.

D. Selection. The Designated President Pro Tem shall be elected as follows:

1. The Village President or any Trustee, acting in open session, may nominate without comment, a trustee for the office of Designated President Pro Tem; provided that in all instances the President shall have the right to make the first nomination. No Trustee may nominate or second the nomination of himself or herself.

2. Upon receiving a second, the nominated Trustee shall become a candidate for this office. Nominations may then continue until a motion to close nominations is approved.

3. Nominations shall be closed on the motion, second and the majority vote of Trustees present at the meeting.

4. Discussion and consideration of the candidates and their qualifications may be discussed in open or upon appropriate vote of the President and Board of Trustees in closed session as provided by paragraph (c)3 of the Illinois Open Meetings Act, but the final vote must be taken in open session.

5. Upon the close of discussion, the Village Clerk shall call the vote on each nominated candidate in the order in which the nominations were made and seconded. Abstentions shall be counted as a "No" vote. Balloting shall continue until one of the candidates receives four affirmative votes of the President and Trustees voting jointly. That person shall become Designated President Pro Tem. No additional oath or bond shall be required.

6.

E. Term of Office. The initial term of office of the Designated Pro Tem shall commence on the day of appointment and terminate June 30 of 2005 or until a successor has been selected. Thereafter, the Designated President Pro Tem shall be elected at the first regular meeting in June, take office on July 1st and serve until June 30th of the following year or until a successor has been selected. The Designated President Pro Tem may be removed at any time by four affirmative votes of the President and trustees voting jointly. If such removal occurs, a successor shall be expeditiously selected for the remainder of the term in accordance with Paragraph D "Selection".

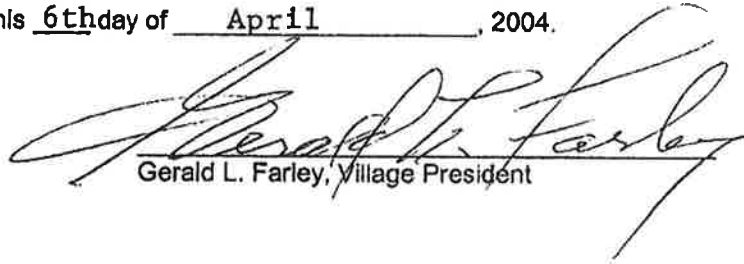
F. Acting Village President, Vacancy. If a vacancy occurs in the office of Village President, the Designated President Pro Tem, may, in the sole discretion of the trustees, serve as Acting Village President until such time as a successor to fill the vacancy has been duly elected and has qualified; or the trustees may select a new Acting Village President at any time during the vacancy.

G. Absence or Disability of Designated President Pro Tem. If any one of the circumstances described in (1), (2) or (3) of Subsection B of Section 1.104 is found to exist as to both the Village President and the Designated President Pro Tem, the Board of Trustees shall elect one of its members to act as President Pro Tem, who during the absence or disability of the President and the Designated President Pro Tem shall, temporarily perform the duties of the President.

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law.

AYES: Corcoran, Hoefert, Lohrstorfer, Skowron, Wilks
NAYS: None
ABSENT: Zadel

PASSED and APPROVED this 6th day of April, 2004.


Gerald L. Farley, Village President

ATTEST:


Velma Lowe, Village Clerk



Village of Mount Prospect
Mount Prospect, Illinois



INTEROFFICE MEMORANDUM

To: Board of Trustees
Village Manager Michael Cassady
Village Clerk Karen Agoranos
Village Attorney Lance Malina

From: Mayor Paul Wm. Hoefert

Date: May 29, 2026

Subject: Designated President/Mayor Pro Tem

Village Code requires the Village Board each year to elect one of the Village Trustees to serve as President/Mayor Pro Tem. This agenda item appears under the Mayor's Report for the June 2nd Village Board Meeting. Attached is the Ordinance #5423, which governs the designated President/Mayor Pro Tem election – qualifications and procedures.

I will be nominating Trustee Bill Grossi to be President/Mayor Pro Tem. I have confirmed with Trustee Grossi his willingness and availability to serve. The ordinance outlines how other nominations can be made by trustees. The term begins July 1, 2026 and continues to June 30, 2027.

For convenience, the parliamentary procedure to appoint a President/Mayor Pro Tem is outlined below:

- 1) I will nominate Trustee Grossi It will need a second.
- 2) Then I will take other nominations. Each nomination must receive seconds.
- 3) When all nominations have been made, a motion should be made to close nominations. This requires a second and a majority of the vote of trustees at the meeting.
- 4) The Village Board will discuss each nomination and his/her qualifications. We may adjourn into closed session if deemed necessary. A motion, second and vote must be done to go into closed session for the purpose of personnel. The discussion and procedures will follow requirements governing closed sessions.
- 5) Final vote on each nomination must be done in open session.
- 6) At the close of discussion, the Village Clerk will call the vote on each nominated candidate in the order in which the nominations were made and seconded. Abstentions shall be counted as a "no" vote. Balloting shall continue until one of the candidates receives four affirmative votes of the President and Trustees voting jointly.

- 7) If the motions fail, and the Village Board is unable to select a President/Mayor Pro Tem with this procedure, you must nominate and elect the Mayor Pro Tem at the beginning of each Board or Committee of the Whole meeting. In case emergencies arise between meetings when the Mayor is absent and we have no President/Mayor Pro Tem, the trustees would have to elect one at a special meeting.
- 8) In case Trustee Grossi is away at the same time that I am gone, trustees will also have to convene and elect the Mayor Pro Tem for the meeting.

I would like to thank Trustee Gens for her willingness to serve this past year as President/Mayor Pro Tem. Designating a President/Mayor Pro Tem is critical to the functioning of the Village of Mount Prospect should something happen to a sitting Mayor, or be absent from the Village.

See the list below of Presidents/Mayors Pro Tem and the dates served.

Thank you in advance for your help in this always-difficult process. Feel free to contact me if you have comments or questions.

Past Presidents/Mayors Pro-Tem

2004/2005- Irvana Wilks
2005/2006- Paul Hoefert
2006/2007- Michael Zadel
2007/2008- Richard Lohrstorfer
2008/2009- A. John Korn
2009/2010- Arlene Juracek
2010/2011- Steven Polit
2011/2012- John Matuszak
2012/2013- Paul Hoefert
2013/2014- Michael Zadel
2014/2015-A. John Korn
2015/2016-Richard Rogers
2016/2017-Colleen Saccotelli
2017/2018-Paul Hoefert
2018/2019-William Grossi
2019/2020 Eleni Hatzis
2020/2021 Michael Zadel
2021/2022 Colleen Saccotelli
2022/2023 Richard Rogers
2023/2024 John Matuszak
2024/2025 Vince Dante
2025/2026 Terri Gens



Item Cover Page

Subject REAPPOINTMENT TO BOARDS AND COMMISSIONS - Firefighters' Pension Board | Amit Thakkar for term to expire June 2029, Special Events Commission | Chris Gordon for term to expire July 2030; Christina Greco for term to expire July 2030.

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category MAYORS REPORT

Type Action Item

Information

Firefighters' Pension Board

Reappointment

Amit Thakkar Term to expire June 2029

Special Events Commission

Reappointment

Chris Gordon

302 S. Wille Term to expire July 2030

Reappointment

Christina Greco Term to expire July 2030

1433 Fern Drive

Discussion

N/A

Alternatives

1. Motion to approve Amit Thakkar reappointment to the Firefighters' Pension Board & Chris Gordon & Christina Greco reappointment to the Special Events Commission.
2. Action at the discretion of the Village Board.

Staff Recommendation

Mayor Hoefert recommends Mr. Thakkar for reappointment to the Firefighters' Pension Board

& Mr. Gordon, Ms. Greco, for reappointment to the Special Events Commission. He believes they will represent the Village fairly and objectively.

Attachments

1. June and July 2026 Reappointments

Village of Mount Prospect
Mount Prospect, Illinois

INTEROFFICE MEMORANDUM



TO: BOARD OF TRUSTEES
VILLAGE MANAGER MICHAEL CASSADY
FIRE CHIEF TOM WANG
DIRECTOR OF PUBLIC RELATIONS KYLIE CERK

FROM: MAYOR PAUL WM. HOEFERT

DATE: May 29, 2026

SUBJECT: REAPPOINTMENT TO BOARDS AND COMMISSIONS

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

Firefighters' Pension Board

Reappointment

Amit Thakkar

Term to expire June 2029

Special Events Commission

Reappointment

Chris Gordon

302 S. Wille

Term to expire July 2030

Reappointment

Christina Greco

1433 Fern Drive

Term to expire July 2030

I recommend the above individuals for reappointment to the respective Board & Commissions and believe they will represent the Village fairly and objectively.

A handwritten signature in black ink that reads "Paul Wm. Hoefert". The signature is written in a cursive, flowing style.

PAUL WM. HOEFERT
Mayor PH/jl



Item Cover Page

Subject **List of Bills - May 13, 2026 to May 26, 2026 - \$4,561,140.87**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

Attached is the List of Bills for May 13, 2026 to May 26, 2026 - \$4,561,140.87

Discussion

Alternatives

1. Approve the attached List of Bills for May 13, 2026 to May 26, 2026 - \$4,561,140.87
2. Action at the discretion of the Village Board

Staff Recommendation

Staff recommends approval of the attached List of Bills for May 13, 2026 to May 26, 2026 - \$4,561,140.87

Attachments

1. List of Bills - May 13, 2026 to May 26, 2026

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
001	General Fund		
	A Freedom Flag Co	State of Illinois flags	\$ 419.70
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 5.21.26	3,614.31
	Advanced Landscaping LLC	Turf mowing throughout the Village 4/14-4/28/26	3,524.58
		Turf Mowing throughout the Village 5/5-5/19/26	3,524.58
	Air One Equipment, Inc.	SCUBA Cylinder hydrotest	360.00
		Turnout Gear	3,794.00
	Amazon Capital Services	11x17 easels	21.99
		Note Pads	12.69
		Biodegradable bags for Open House	30.78
		Electronic wipes, sponges, envelopes, dish soap	49.12
		Candy Bars	8.96
		Hose, hose splitter and can opener replacement parts	77.01
		Sand digger and magnetic sign holder	167.98
		Binder, sheet protectors, dividers	37.95
		Plant nursery bags	87.24
		Kwik Covers for Open House	229.20
		Magnets for rigs to keep SCBA clips out of the doors	11.39
		Replacement monitor for app floor dispatch - St 13	169.99
		Wireless stereo receiver for audio equipment	139.54
		Mini basketballs and drive shaft for 620	22.98
		Kleenex, Glue dots	52.97
		ID Lanyards and Card Holder Supplies	49.75
		Credit Memo - returned coaxial adapters	(27.98)
		Bowls, grill brush and hose straps	137.02
	American Landscaping Inc.	Grass Cutting 505 Fairview 04/29/26	159.00
		Grass Cutting 22 S Edward 04/29/26	159.00
		Grass Cutting 215 N Main 04/29/26	159.00
		Grass Cutting 1 N Edward 04/29/26	238.50
	American Public Works Assoc.	APWA EXPO Registration Fee for 3 employees 5/20-5/21/26	195.00
	Anderson Lock Company	VIMPPW Re-key of new CCC 5/4/26	178.16
	Arbession Inc	Notch hook ups hearing protection with Bluetooth communication	559.99
		Insecticide for cotton maple scale	198.40
	Bald Eagle Window Cleaning	Window Cleaning for all buildings 4/29-4/30/26	8,075.00
		Window Cleaning for PW 5/14/26	866.00
	Bedco Mechanical	Maintenance Contract for HVAC repairs 4/22-4/24/26	3,590.35
		Maintenance Contract for HVAC repairs May-June 2026	5,399.50
	Board of Trustees of the University of Illinois	4/27-5/1/26 Training registration	1,500.00
	Bond Conway Law Firm	Administrative Adjudication Services - April 2026	2,136.00
		Administrative Adjudication Services - April 2026	48.00
	Bowman Consulting Group	Wolf Rd sidewalk Eng/Design/Construct/inspection 3/9-3/23/26	2,463.10
		Wolf Rd sidewalk Project 6/3/25-4/29/26	1,897.06
	Builders Asphalt LLC	Patching material 5/1/26	427.11
		Patching material 5/4/26	416.76
		Patching material 5/6/26	1,071.31
		Patching material 5/7/26	1,067.30
		Patching material 5/8/26	830.07
	Building Technology Consultants, PC	Envelope Study 1601 E Algonquin Rd Potential CCC 4/21/26	4,919.20
	Carr Law Firm LLC	Rand-83-Kensington Land Acquisition lawyer fees 3/3-3/24/26	650.00
		Rand-83-Kensington Land Acquisition lawyer fees 3/4-3/24/26	550.00
	Case Lots, Inc.	Custodial cleaning supplies	1,941.40
		Custodial cleaning supplies	49.90
	Christensen, Richard	Paramedic License Renewal	40.00
	Christopher B. Burke Engineering Ltd	Levee 37 LOMR 3/29-4/25/26	600.00
	Clerk of the Circuit Court of McHenry County	Garnishment 5.21.26	547.85
	Comcast	5/12-6/11/26 50 S Emerson cable	25.18
		Comcast Fiber Service May 2026	2,771.98
	Commonwealth Edison	4/6-5/5/26 1020 E Central electricity	22.00
	Constellation NewEnergy, Inc.	3/6-4/16/26 Traffic light electricity	17,587.60
		3/6-4/17/26 Electricity pump st	261.13
		4/3-5/4/26 755 S Meier electricity	64.79
		4/7-5/6/26 1051 N Elmhurst Rd electricity	141.15

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
001	General Fund (continued)		
	Constellation NewEnergy, Inc. (continued)	4/13-5/12/26 21 S Emerson electricity	56.82
	Costar Realty Information, Inc.	Monthly Real Estate Publication May 2026	1,077.22
	DeLutio, Joseph	Paramedic License Renewal	40.00
	Doty Nurseries LLC	Replacement Oak tree	325.00
	Eckert, Lisa	Veteran Banner Design and Layout 5/1/26	2,230.00
	EcoSolutions Inc	Sphag Sorb Absorbant (14 bags)	686.00
	EMS Management & Consultants Inc	Ambulance Billing Service - April 2026	7,696.93
	Endeavor Health Medical Group	5/12/26 Medical exam	1,106.00
	Federal Express Corp	Shipping charges 4/29/26	8.48
	Fire Pension Fund	Fire Pension 5.21.26	36,947.36
	G & J Associates, Inc.	Memorial Day Building Banners	1,096.21
	Galls LLC	4/20/26 Squad emergency supplies	169.10
	Garrity, Connor	Reimburse training expenses 4/27-5/1/26	237.69
	Garvey's Office Products	Office Supplies	1,321.20
	General Medical Devices, Inc.	5/7/26 Squad emergency equipment	1,503.00
	Gordon Flesch Company, Inc.	Copier Lease 05/22/26-06/21/26 Contract M204292	3,186.49
	Graybar Electric Co.	Street light decorative bases	4,472.56
		Street light break aways couplings	2,315.52
	H & H Electric Co	Traffic signal maintenance 4/1-4/30/26	1,273.70
	Hansen, Michael	Reimburse training expenses 4/27-5/1/26	160.00
	Heaton, Michael	Transfer Stamp Rebate - 304 E Hiawatha Trl	1,140.00
	Hi-Line Acquisition Company, LLC	Electrical glove testing	180.22
	Home Depot USA Inc	Parts and supplies	1,378.37
	ICMA Retirement Trust - 457	MissionSquare 5.21.26	59,785.53
	Illinois American Water Company	2000 E Kensington 5/1-5/29/26 Water Service	54.92
		Sewer Service 1415 E Algonquin 4/2-5/1/26	136.42
		2000 E Kensington 4/9-5/8/26 water service	257.87
	Illinois City/County Management Association	Job Ad Posting for Director of Building & Inspection Services	50.00
	Illinois Department of Revenue	IL State Withholding 5.21.26	55,361.41
	Illinois State Police	Candidate Background Checks - April 2026	54.00
	Internal Revenue Service	Federal Withholding 5.21.26	244,819.33
	International Union of Operating Engineers	IUOE PW Membership Dues 5.21.26	2,121.28
	J&F Concrete Lifting Corp	Concrete lifting service at various locations 4/7/26	8,606.25
	J.G. Uniforms, Inc.	4/21/26 uniform supplies	14,410.00
		5/8/26 Uniform supplies	175.00
	Jogmen Consulting & Company Advisors LLC	Training registration 09/28-10/02/26	995.00
	Klein, Thorpe and Jenkins, LTD	Legal Services Through April 2026	38,622.74
	Kolman, Sandra	Sidewalk Square Rebate - 412 S Maple	774.00
	Kowalczyk, Michele	Reimburse IFSAP Conference 4/21/24 - 4/24/24	264.10
	Langton Snow Solutions Inc	Stump Removal Throughout The Village 4/6/26	11,203.55
		Contractual Landscape Maintenance 4/15/26	13,902.22
		Landscape Maintenance throughout Village 5/15/26	13,902.22
		Parkway Restoration throughout the Village 5/20/26	1,176.37
	Liebgott Jr., John	Reimburse Fireground Comp Off School 5/10-5/15/26	1,154.32
	Lps Pavement Co.	Brick Paver Maintenance 5/19/26	63,000.00
	Lund Industries, Inc.	5/8/26 Squad equipment	167.00
	Lyle Sumek Associates Inc	Preparation of Strategic Planning 04/17/26-04/21/26	11,000.00
	Masimo Americas Inc	Multiple SpO2 Sensors	1,135.00
		Shipping charge	9.00
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 5/4-5/5/26	981.55
		Debris Hauling and Aggregate Material Delivery 5/11-5/12/26	234.50
	McMaster-Carr Supply Co	Walkoff mats for PW St 14 St 11	3,078.41
	Menards Inc	Concrete supplies	89.97
		VH wall base repair	9.94
		VH base repair	27.87
		VH wall base repair supplies	26.88
		Sign making materials for speed feed-back signs	128.71
		Concrete forming materials	113.40
		Zip ties	16.99
		5/7/26 ET Supplies	22.12
		Service cart, planter, river rock, drill bit - St 14	155.57

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Menards Inc (continued)	PW mens room sink repair supplies	42.43
		5/12/26 Squad emergency supplies	176.96
		PW door repair supplies	56.87
	Merchants Credit Guide Co	Ambulance Collection Services March-April 2026	1,643.34
	Metro Door and Dock, Inc.	Door 69 new cables	894.08
	Metro Federal Credit Union	MP Fire Local 4119 Dues 5.21.26	3,380.30
	Metropolitan Alliance - Police	MAP Dues 5.21.26	1,833.00
	Michael Wagner & Sons, Inc.	St #13 Sewage pump copper pipe leak	41.40
	Michigan West Shore Nursery LLC	Annual flowers for seasonal planting beds throughout the Village	157.50
		Annual flowers for seasonal planting beds throughout the Village	370.00
	Midwest 911 Inc	5/8/26 Labor for work on squad cars	873.00
	Minuteman Press of Barrington	Mailing label printing 5/8/26	110.45
	Moran Consulting Inc	Building Effective Relationships Session 5/11/26	2,148.00
	Morton Suggestion Co.	First Responder Academy T-Shirts	184.43
		5/13/26 Supplies for Teen First Responder Academy	184.44
	Nationwide Mutual Insurance Company	Nationwide 5.21.26	26,168.06
	NCPERS Group Life Insurance	NCPERS Invoice June 2026	377.60
	Nedco LLC	Contractual Tree Removal 5/5/26	10,681.00
		Parkway Tree Removal Throughout The Village 5/12/26	9,750.00
	Nicolosi, Angela	Senior Services - Yoga 5/15/2026	75.00
	Northern Illinois Police Alarm System	Annual NIPAS membership assessments 5/1/26-4/30/27	7,345.00
	Pacific Biomedical Inc	SpO2 Sensors, Glucometers, Test Strips	573.75
	Paddock Publications, Inc.	Newsprint Surcharge 5/27-7/22/26	277.00
		Public Hearing PZ03-25 04/24/26	116.10
	Patriot Pavement Maintenance	Crack sealing services and pavement sealing 5/14/26	3,529.17
	Paylocity Corporation	Recruiting Subscription - May 2026	601.00
	Pete the Painter, Inc.	Painting of New Conf room in VMO 04/16/26	740.00
	Petty Cash	Petty Cash Human Services Jan-May 2026	190.85
	Physicians Immediate Care	Pre-Employment Testing 04/24/2026	81.00
	Plevritis, Dimitri	Paramedic License Renewal	40.00
	Police Pension Fund	Police Pension 5.21.26	41,221.76
	Ralph Helm Inc	Bar and chain oil	100.21
	Ray O'Herron Co Inc	5/7/26 Uniform supplies	143.19
	Reliance Standard Life Insurance Co.	Reliance Invoice May 2026	3,858.41
	Rentokil North America, Inc.	Pest control for the CCC - May 2026	58.85
	Republic Services, Inc.	Refuse disposal 4/1-4/28/26	542.05
	Resource Management Associates	5/13/26 Sergeants exam expenses	7,171.53
	RHP Risk Management Inc	Permit application review Radienz 1804 Central 4/10/26	240.00
	RHW Customized Graphics & Promotions	Monarch Garden Mix Seeds for Open House	451.21
		Open House Giveaways	829.30
		Recycling toters for Open House	1,260.05
		Polo shirts for staff	1,365.00
		Polo shirts for staff	547.00
		Replacements shirts for PW Employees	3,894.31
		Replacements shirts for PW Employees	1,197.86
	Schaeffer, Andrew	Reimbursement - Travel 03/06/26	174.93
	Secretary of State	License Plate Renewal #EJ90429 (S-25)	151.00
		License Plate Renewal #ET47957 (I-44)	151.00
		License Plate Renewal #Q373162 (I-28A)	151.00
		License Plate Renewal #Q373167 (I-22)	151.00
		License Plate Renewal #Q373175 (I-23A)	151.00
		License Plate Renewal #Q373184 (S-25A)	151.00
		License Plate Renewal #Q609494 (I-30)	151.00
	Skalon, Tim	Paramedic License Renewal	40.00
	Skorob, Natalia	Senior Services - Zumba 5/1/2026	60.00
	Steiner Electric Company	St 14 electrical reel repair	107.33
		VH lobby LED light fixture	122.67
		St 14 wire for new reel	343.47
	Stryker Sales Corporation	LUCAS Suction Cups	485.28
	Suarez, Daniel	Training Reimbursement CCCDI Certification 5/5/26-5/8/26	997.49
	Sweet Bambino's Treats LLC	Additional Kiddie Konas at Open House 5/16/26	116.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
001 General Fund (continued)			
	Tapia, Yesenia	CCC Programing - Yoga 5/18/2026	60.00
	The Sign Palace Inc	Bronze Plaque 5/11/26	1,980.00
	The Stevens Group LLC	Senior Buzz Newsletter May/June 2026	2,020.00
	Thomas H Hooper Chapter 13 Trustee	Garnishment 5.21.26	354.00
	Thompson Elevator Inspections Service Inc	2 Elevator plan reviews 1084 Mt Prospect Plaza 05/07/26	150.00
		103 Annual Elevator Code Inspections 4/1/26-4/30/26	3,811.00
	TJ Conevera's, Inc.	5/13/26 Ammunition	8,304.00
	T-Mobile USA Inc	3/21/26-4/20/26 Charges for increased data lines	697.75
	Toporkiewicz, Adam	Safety Shoe Reimbursement	219.99
	Tyco Fire & Security US Management Inc	111 E Busse 6/1/26-5/31/27 security monitoring	360.00
	Uline Inc.	Gloves/safety glasses and earplugs	915.91
		Traffic cones	383.75
	UMB Card Services	Credit Card 4/1/26 - 4/30/26 (EFT 5/25/26)	18,909.31
	UniFirst Corporation	Uniform Rental Services 5/6/26	375.67
		Uniform Rental Services 5/13/26	304.61
		Uniform Rental Services 5/20/26	320.40
	VCG Uniform	Initial Uniform Issue	307.60
	Vena, Joseph B.	Paramedic License Renewal	40.00
	Verizon Wireless Services LLC	Cell & Equipment Charges 4/20/26-5/19/26	5,399.30
	Veterans of Foreign Wars Post 1337	VFW support for 2026 Memorial Day parade	1,500.00
	Village of Mount Prospect	Section 125 Flex Deductions 5.21.26	14,810.31
	Village of West Dundee	Reimbursement for airfare 5/12/26-5/15/25 ImageTrend Conf	292.58
	Walker Wilcox Matousek LLP	Rand-83-Kensington Intersect Project Legal Fee 2/2/26	150.00
		Rand-83-Kensington Land Acquisition lawyer fees 2/20/26	150.00
	William Rainey Harper College	CoFO Class 3/9/26	1,350.00
	Wilson Nurseries, Inc.	Tree for open grate on Prospect Ave	243.00
	Wisconsin Department of Revenue	WI State Withholding May 2026	899.83
	Wolin Law Group LLC	Rand-83-Kensington Land Acquisition lawyer fees 3/10-3/30/26	300.00
	Z Search Recruiting, Inc.	Photos at MPPW Open House 5/16/26	500.00
001 General Fund Total			\$ 899,089.49
002 Debt Service Fund			
	PNC Bank NA	2022B Bond Interest #611005147	\$ 86,617.22
	ZB, National Association	2016A Bond Interest #5650	83,175.00
		2018B Bond Interest #6999	761,250.00
002 Debt Service Fund Total			\$ 931,042.22
020 Capital Improvement Fund			
	Ciorba Group Inc	Burning Bush Ln Lighting Eng/Design/Constr 2/28-4/24/26	\$ 4,413.75
		Gregory St Lighting Project 3/23-4/24/26	7,944.00
	Pete the Painter, Inc.	Painting of New Conf room in VMO 04/16/26	4,550.00
		New HR office paint office and door frame 4/16/26	3,050.00
	Thomas Interior Systems Inc	Herman Miller Chairs for VMO Conference Room	13,769.00
020 Capital Improvement Fund Total			\$ 33,726.75
024 Flood Control Construction Fund			
	Constellation NewEnergy, Inc.	3/6-4/17/26 Electricity pump st	\$ 922.16
024 Flood Control Construction Fund Total			\$ 922.16
037 SMP TIF Fund			
	Klein, Thorpe and Jenkins, LTD	Legal Services Through April 2026	\$ 1,901.50
	SB Friedman Development Advisors LLC	Professional Services- Lakeshore Beverage review 04/24/26	12,485.00
037 SMP TIF Fund Total			\$ 14,386.50
040 Refuse Disposal Fund			
	ICMA Retirement Trust - 457	MissionSquare 5.21.26	\$ 132.78

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
040 Refuse Disposal Fund (continued)			
	Illinois Department of Revenue	IL State Withholding 5.21.26	609.18
	Internal Revenue Service	Federal Withholding 5.21.26	3,697.46
	International Union of Operating Engineers	IUOE PW Membership Dues 5.21.26	165.09
	Nationwide Mutual Insurance Company	Nationwide 5.21.26	602.91
	NCPERS Group Life Insurance	NCPERS Invoice June 2026	16.00
	Solid Waste Agency of Northern Cook County	SWANCC - June 2026	100,647.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees April 2026	56.20
		Utility Billing 5/15/26	45.68
	Village of Mount Prospect	Section 125 Flex Deductions 5.21.26	243.97
040 Refuse Disposal Fund Total			\$ 106,216.27
042 CDBG			
	Children's Advocacy Center of NW Cook County	CDBG PY25 Q2 CAC Child Services 10/01/25-03/31/26	\$ 787.84
	Connections to Care	CDBG PY25 Q2 Connections to Care 01/31/26-03/31/26	391.82
	Northwest Center Against Sexual Assault	CDBG PY25 Q2 NW Casa Intervention Services 01/01/26-03/31/26	2,500.00
	Northwest Compass, Inc.	CDBG PY25 Q1 Housing Counseling	2,727.32
	Pads to Hope, Inc.	CDBG PY25 Q2 Resident Services January-March 2026	4,999.25
	Wings Program, Inc.	CDBG PY25 Q2 Wings Public Services 01/01/26-03/31/26	2,494.10
042 CDBG Total			\$ 13,900.33
046 Foreign Fire Tax Board Fund			
	Comcast	5/11/26 - 6/10/26 Cable 1601 Golf Rd	\$ 228.74
		5/16/26 - 6/15/26 Cable 111 E Rand Rd	442.26
	Pastori, Matthew	Reimburse FDIC Conference 4/22-4/24/26	1,109.40
	Swat, Kevin	Reimburse FDIC Conference 4/22-4/24/26	2,659.17
046 Foreign Fire Tax Board Fund Total			\$ 4,439.57
049 Prospect and Main TIF District			
	Civiltech Engineering Inc	Prospect Avenue Alternative Analysis Study 3/28-4/24/26	\$ 11,134.20
	Illinois EPA	Professional Services Jan-March 2026 - Formula Auto LP52 1NS	7,174.47
	Klein, Thorpe and Jenkins, LTD	Legal Services Through April 2026	4,128.00
	SB Friedman Development Advisors LLC	Professional Services-111 Busse DAS 05/11/26	7,051.33
	ZB, National Association	2017 Bond Interest #6405	62,684.50
		2018A Bond Interest #6659	108,184.38
		2019B Bond Interest #7861	115,050.00
049 Prospect and Main TIF District Total			\$ 315,406.88
050 Water and Sewer Fund			
	ACS State & Local Government Solutions	Illinois State Disbursement Unit 5.21.26	\$ 11.54
	Addison Building Material Co.	Compression sleeves	25.81
	Baxter & Woodman, Inc.	Sewer Lining construction inspection 4/17-4/24/26	680.00
	Constellation NewEnergy, Inc.	3/6-4/17/26 Electricity pump st	9,863.21
	Core & Main LP	Repair clamps	719.00
	DiMeo Bros Inc	Water Main Replacement Project 5/17/26	574,506.09
	FACIL Investments	Batteries	210.96
	Gordon Flesch Company, Inc.	Copier Lease 05/22/26-06/21/26 Contract M204292	159.83
	HBK Water Meter Service	Water Meter Installs /Clear water inspections 4/14-5/7/26	14,711.00
		Meter gaskets	12.80
		Meter replacements 5/11/26	700.00
	Home Depot USA Inc	Parts and supplies	415.70
	ICMA Retirement Trust - 457	MissionSquare 5.21.26	2,278.83
	Illinois Department of Revenue	IL State Withholding 5.21.26	4,327.16
	IMEG Consultants Corp	Water Main replacement project Design/inspect services 4/5/26	35,012.00
	Internal Revenue Service	Federal Withholding 5.21.26	25,752.86
	International Union of Operating Engineers	IUOE PW Membership Dues 5.21.26	1,773.45
	John B. Jackson	Utility Refund - 508 W Lonquist Blvd	141.97
	Laila Diab	Utility Refund - 704 Russel St	28.09

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
050	Water and Sewer Fund (continued)		
	Langton Snow Solutions Inc	Contractual Landscape Maintenance 4/15/26	6,542.22
		Landscape Maintenance throughout Village 5/15/26	6,542.22
		Parkway Restoration throughout the Village 5/20/26	9,517.88
	Maxx Contractors Corp	Debris Hauling and Aggregate Material Delivery 5/4-5/5/26	5,417.06
		Debris Hauling and Aggregate Material Delivery 5/11-5/12/26	1,294.17
	Menards Inc	Cooler for 30 van	29.97
		Open house cleaning supplies	39.90
		Open house cleaning supplies	129.83
		Open house sandbox supplies	80.54
		Open house cleaning supplies	92.86
	Metron-Farnier, LLC.	Metron meter parts	9,791.58
	Minuteman Press of Barrington	Printing of water inspections and mailing labels 4/21/26	556.12
	Mount Prospect Paint, Inc.	Water/sewer paint	10.99
	Nationwide Mutual Insurance Company	Nationwide 5.21.26	1,573.05
	NCPERS Group Life Insurance	NCPERS Invoice June 2026	121.60
	NW Suburban Municipal Joint Action Water Agency	JAWA - April 2026	676,371.00
	Reliance Standard Life Insurance Co.	Reliance Invoice May 2026	250.00
	RHW Customized Graphics & Promotions	Replacements shirts for PW Employees	3,894.31
		Replacements shirts for PW Employees	2,203.39
	Smith Ecological Systems Company	Chlorine system tubing	160.00
	Staples Contract & Commercial, Inc.	Office supplies	74.43
	Sven E Cederberg	Utility Refund - 107 Hi Lusi Ave	360.00
	Third Millennium Associates Inc	E-Bill Server & Transaction Fees April 2026	474.52
		Utility Billing 5/15/26	2,181.14
	UMB Card Services	Credit Card 4/1/26 - 4/30/26 (EFT 5/25/26)	1,280.83
	UniFirst Corporation	Uniform Rental Services 5/6/26	150.26
		Uniform Rental Services 5/13/26	121.83
		Uniform Rental Services 5/20/26	128.15
	Verizon Wireless Services LLC	Cell & Equipment Charges 4/20/26-5/19/26	761.55
	Village of Mount Prospect	Section 125 Flex Deductions 5.21.26	904.17
	W. W. Grainger, Inc.	Zip ties and electrical tape	474.65
		Marking paint	107.70
		Drill bits	11.92
		Drill bits	44.83
		Locate marking paint	323.10
	ZB, National Association	2017 Bond Interest #6405	57,665.50
		2018A Bond Interest #6659	67,125.00
		2019A Bond Interest #7408	132,525.00
		2022 Bond Interest #9720	140,650.00
	Ziebell Water Service Products	Fire hydrant repair parts	276.00
		Hydrant repair parts	720.00
		Hydrant repair parts	660.00
		Hydrant repair parts	1,618.74
		Hydrant repair parts	200.00
		Hydrant repair parts	471.00
		Hydrant repair parts	329.00
050	Water and Sewer Fund Total		\$ 1,805,588.31
051	Village Parking System Fund		
	Constellation NewEnergy, Inc.	4/13-5/12/26 301 S Maple electricity	\$ 375.41
	Flowbird America Inc	Flowbird Transactions - January 2026	333.90
		Flowbird Transactions - February 2026	371.00
		Flowbird Transactions - March 2026	377.65
	Patriot Pavement Maintenance	Crack sealing services and pavement sealing 5/14/26	613.82
051	Village Parking System Fund Total		\$ 2,071.78
052	Parking System Revenue Fund		
	Flowbird America Inc	Pay machine maintenance 1/1-1/31/26	\$ 605.00
		Flowbird Transactions - January 2026	755.30

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
052	Parking System Revenue Fund (continued)		
	Flowbird America Inc (continued)	Pay machine maintenance 2/1-2/28/26	605.00
		Flowbird Transactions - February 2026	773.85
		Flowbird Transactions - March 2026	852.25
		Pay machine maintenance 4/1-4/30/26	605.00
	Patriot Pavement Maintenance	Crack sealing services and pavement sealing 5/14/26	857.01
	Union Pacific Railroad	Metra Land Lease 181313 - January 2026	3,830.67
		Metra Land Lease 181313 - February 2026	3,773.75
		Metra Land Lease 181313 - March 2026	3,957.35
052	Parking System Revenue Fund Total		\$ 16,615.18
060	Vehicle Maintenance Fund		
	Aetna Truck Parts	Mud flaps for 4558	\$ 99.98
	Al Warren Oil Co Inc	Unleaded gas for May 2026	34,909.91
	Amazon Capital Services	Adhesive remover and truck plow lights	328.95
		Mini basketballs and drive shaft for 620	321.00
	Bristol Hose & Fitting Inc	Stock fittings	39.84
	Chicago Parts & Sound LLC	Credit to offset reward points	(1,349.52)
		Rewards credit	(75.10)
		Scrap battery core credit	(47.00)
		Air filter for stock	26.35
		Parts and supplies	1,349.52
		Brake pads	75.10
		Batteries for stock	277.09
		Batteries for stock	90.68
	Elliott Auto Supply Co, Inc.	607 Radiator	107.32
		607 Lower rad hose	59.88
	Garcia, Mario	Reimbursement EVT ASE Recertifications 5/12-5/13/26	141.00
	Genuine Parts Company Inc	640 CV Shaft and tie rod	221.49
		302 HVAC motor	21.01
		301 Fuel tank straps	37.09
		Fuel tank for 301	191.59
		2735 Ignition coil	164.52
		2713 Compressor and rear brakes	445.67
		2713 Belt tensioner	30.58
		Credit return	(30.58)
	ICMA Retirement Trust - 457	MissionSquare 5.21.26	2,848.30
	Illinois Department of Revenue	IL State Withholding 5.21.26	3,519.87
	Internal Revenue Service	Federal Withholding 5.21.26	27,157.01
	International Union of Operating Engineers	IUOE PW Membership Dues 5.21.26	758.26
	MacQueen Equipment LLC	514 Door cable kit	626.95
		512 def header	661.43
	Morton Grove Automotive Inc	526 Liquid spring pump motor	265.00
	Nationwide Mutual Insurance Company	Nationwide 5.21.26	22.50
	NCPERS Group Life Insurance	NCPERS Invoice June 2026	28.80
	Professional Finish Inc.	Wash bay supplies	136.56
	Reliance Standard Life Insurance Co.	Reliance Invoice May 2026	361.93
	Sanders Hardware Supply	Shop supplies	273.61
	Tennant Sales and Service Company	Vent for battery small floor scrubber	318.00
		Floor scrubber parts for battery float	5.30
		Hose squeegees for 4561	628.00
	Terrace Supply Company	Helium for open house	882.87
		Welding gas 5/11/26	99.63
	Valvoline Inc	Valvoline oil for stock	6,770.00
	Verizon Wireless Services LLC	Cell & Equipment Charges 4/20/26-5/19/26	244.26
	Village of Mount Prospect	Section 125 Flex Deductions 5.21.26	223.13
	W. W. Grainger, Inc.	Shop cleaning supplies	410.54
		Tire for 4561 M20 Scrubber	1,332.35
060	Vehicle Maintenance Fund Total		\$ 85,010.67

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
061 Vehicle Replacement Fund			
	Amazon Capital Services	Adhesive remover and truck plow lights	\$ 1,390.35
	Bedliners of Bartlett	Undercoating for new 4558 Grapple truck 5/5/26	1,000.00
	Lindco Equipment Sales, Inc.	Prewet pump for new 4527 Truck build	3,711.17
	MacQueen Equipment LLC	535 Spare front wheel	2,129.42
		535 Tool mounts new Tower	531.23
	Rush Truck Centers of Illinois, Inc.	HV 607 Intl cab/chassis Runnion Palfinger build Grapple	277,870.00
	Suburban Accents Inc	Decals new van	750.00
	UMB Card Services	Credit Card 4/1/26 - 4/30/26 (EFT 5/25/26)	212.84
	W.S. Darley & Co.	Appliance tool mounts for new 535 Tower	296.82
061 Vehicle Replacement Fund Total			\$ 287,891.83
063 Risk Management Fund			
	H & H Electric Co	4/21/26 Repair cross walk signal from 4/13/26 accident	\$ 7,148.37
	Intergovernmental Risk Management Agency	Deductible - April 2026	26,819.55
		Deductible - April 2026	(281.00)
	Lakeside Glass & Mirror Inc	Repair parking pay station shelter from accident 4/8/26	792.00
	Maxx Contractors Corp	Concrete median repair from 4/13/26 accident	2,950.00
	Petty Cash	Petty Cash Human Services Jan-May 2026	55.00
	Ricker, Jeffrey	PSEBA Reimbursement - May 2026	663.11
	UMB Card Services	Credit Card 4/1/26 - 4/30/26 (EFT 5/25/26)	35.90
063 Risk Management Fund Total			\$ 38,182.93
073 Escrow Deposit Fund			
	A Garden Guy Inc	Refund Escrow Permit #RB260123 (219 I Oka)	\$ 100.00
	ABC Plumbing Heating Cooling	Refund Escrow Permit #RB260418 (204 Wille)	100.00
	Abrams, Michael	Refund Escrow Permit #RB260675 (1422 Park)	100.00
	ARS of Illinois	Refund Escrow Permit #RB260467 (601 St Cecilla)	100.00
	Black Diamond Plumbing	Refund Escrow Permit #RB260782 (604 Busse)	100.00
	Blue Construction Corp	Refund Escrow Permit #RB260265 (613 Albert)	100.00
		Refund Escrow Permit #RB260748 (1818 Magnolia)	100.00
	De Loera Concrete Inc	Refund Escrow Permit #RB260197 (1904 Cholo)	100.00
	Deba Sushi Bar LLC	Refund Escrow Permit #CB260021 (133 Prospect)	300.00
	Dotsiak, Viktor	Refund Escrow Permit #RB260240 (532 Lois)	100.00
	EJM Custom Homes LLC	Refund Escrow Permit #RB260065 (1602 Willow)	250.00
	Gonzalez, Joanne	Refund Escrow Permit #RB260315 (504 Russel)	250.00
	IIA Developers LLC	Refund Escrow Permit #RB251713 (617 Busse)	250.00
	Integrity Energy Systems	Refund Escrow Permit #RB260190 (2120 White Oak)	100.00
	LaMantia, Gary	Refund Escrow Permit #RB250940 (740 Creekside)	250.00
	Mach 1 Inc	Refund Escrow Permit #RB250165 (16 George)	250.00
	Master Finish IL Inc	Refund Escrow Permit #RB241336 (918 Ironwood)	300.00
	National Energy Contractors Inc	Refund Escrow Permit #RB251988 (419 Ojibwa)	100.00
	Newline Kitchen and Bath	Refund Escrow Permit #RB260034 (1427 Bonita)	150.00
	Perma-Seal Basement Systems	Refund Escrow Permit #RB260533 (1002 Hemlock)	100.00
	Pikul, Dominik	Refund Escrow Permit #RB251984 (307 Fairview)	250.00
		Refund Escrow Permit #RB260420 (307 Fairview)	100.00
	Pro Home 1 Inc	Refund Escrow Permit #RB260303 (518 Emerson)	100.00
	Ricks Sewer & Drain	Refund Escrow Permit #RB251977 (512 Maple)	400.00
		Refund Escrow Permit #RB260145 (122 George)	400.00
		Refund Escrow Permit #RB260474 (104 S Louis)	100.00
		Refund Escrow Permit #RB260617 (816 Busse)	100.00
	Rolek, Adam	Refund Escrow Permit #RB251421 (1008 Ash)	250.00
	S&J Plumbing & Sewer	Refund Escrow Permit #RB260781 (1311 Ironwood)	100.00
	Silwczynska, Iwona	Refund Escrow Permit #RB260530 (1511 Park)	100.00
	Skor Construction Inc	Refund Escrow Permit #RB250322 (1704 Martha)	650.00
	Sunrun Installation Services	Refund Escrow Permit #RB260250 (1906 Wood)	100.00
		Refund Escrow Permit #RB260313 (508 Carol)	100.00
	Thompson, Maureen	Refund Escrow Permit #RB251498 (14 Maple)	250.00

VILLAGE OF MOUNT PROSPECT

List of Bills

May 13, 2026 - May 26, 2026

Fund	Vendor Name	Invoice Description	Amount
073 Escrow Deposit Fund (continued)			
	TimberBuilt Rooms	Refund Escrow Permit #RB251799 (1841 Boulder)	350.00
	Total Paving and Brick Services	Refund Escrow Permit #RB260459 (17 Maple)	100.00
073 Escrow Deposit Fund Total			<u>\$ 6,650.00</u>
Grand Total			<u><u>\$ 4,561,140.87</u></u>



Item Cover Page

Subject	Year-to-Date Financial Report – April 2026
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

Attached is the year-to-date financial report from January 2026 to April 2026.

Discussion

Alternatives

1. Accept the year-to-date financial report for April 2026.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the attached year-to-date financial report for April 2026.

Attachments

1. YTD Financial Report Jan to Apr 2026
2. 04 April Board Reports for Upload



VILLAGE OF MOUNT
PROSPECT
FINANCIAL REPORT
Year-to-Date April 30, 2026

Prepared By

Amit Thakkar, CPA
Director of Finance

TO: VILLAGE PRESIDENT, BOARD OF TRUSTEES, AND FINANCE COMMISSION
FROM: AMIT THAKKAR, DIRECTOR OF FINANCE
DATE: MAY 28, 2026
SUBJECT: YEAR TO DATE FINANCIAL REPORT – APRIL 2026

In an effort to provide the most transparent and relevant financial information in a timely manner, we are submitting this report herewith. The report contains relevant data and analytical information for the Village's financial affairs. The report is prepared based on the most recent available financial information (internal and external). The report is divided into five sections, including a) Cash and Investments, b) Revenues, c) Expenses, d) Fund Balance Analysis, and e) Other Items that may contain relevant new issues and items representing and impacting the Village's financial interest and well-being. Normally, this report is prepared for each month. Normally, this report is prepared monthly. However, due to delayed data from Cook County, the monthly reports were delayed, and this report summarizes activities from January 2026 to April 2026 (where possible).

a) Cash and Investments

The Village of Mount Prospect maintains a sufficient cash balance at various banking and investment institutions for the smooth operation of the Village's day-to-day activities. The remainder of the cash assets are invested in multiple interest-earning accounts and investment options in accordance with the Village's Investment Policy. As of January 1, 2026, the beginning cash and cash equivalents totaled \$101.5 million. During the first four months of the year, the Village collected cash receipts totaling \$55.3 million. The investment income for the month totaled \$1.7 million. The year-to-date payroll cost was \$8.2 million, and accounts payable were paid in the amount of \$32.7 million. The inter-fund activity increased the cash position by \$133,614, while other disbursements totaled \$94,825. As of April 30, 2026, the Village's Cash and Cash Equivalents totaled \$126.5 million.

GOVERNMENTAL AND ENTERPRISE FUNDS			
	Cash and Cash Equivalents	Investments	Total Cash and Investments
Balance at January 1, 2026	\$ 101,488,441	\$ 29,190,135	\$ 130,678,576
Cash receipts	55,274,162	-	55,274,162
Investment income	1,632,832	53,159	1,685,991
Transfers from investments to cash	13,755,789	(13,755,789)	-
Transfers to investments from cash	(4,827,100)	4,827,100	-
Interfund activity	133,614	-	133,614
Disbursements:			
Accounts payable	(32,694,505)	-	(32,694,505)
Payroll	(8,200,094)	-	(8,200,094)
Other	(94,825)	-	(94,825)
Balance at April 30, 2026	<u>\$ 126,468,314</u>	<u>\$ 20,314,605</u>	<u>\$ 146,782,919</u>

As of April 30, 2026, the Village had \$20.3 million invested in long-term investments, including U.S. Treasury, AAA+ rated money-market funds, and FDIC-insured CDs. The cash, cash equivalents, and

investments totaled \$146.8 million as of April 30, 2026.

The table below summarizes the cash, cash equivalents, and investments by fund type as of April 30, 2026.

Fund Details	Amount
General Fund	\$ 52,293,378
Special Revenue Funds	34,027,467
Debt Service Funds	1,968,956
Capital Projects Funds	21,209,241
Enterprise Funds	19,281,506
Internal Service Funds	18,002,371
Total Cash and Cash Equivalents	\$ 146,782,919

In addition to the funds summarized above, the Village of Mount Prospect has \$1,325,874 in escrow accounts under the umbrella of Other Trust and Agency Funds.

b) Revenues

The data below summarizes the revenue recognized by the Village through April 2026.

Revenue Category	Budget 2026	Actual YTD Apr 2026	% of Annual Budget	Actual YTD		
				Actual YTD Apr 2026 vs. Actual 2025	YTD 2025	% Change
Property Taxes	25,537,577	6,639,038	26.0%	13,027,494	(6,388,457)	-49.0%
Other Taxes	17,194,500	2,890,732	16.8%	2,440,017	450,716	18.5%
Intergovernmental Revenue	76,740,509	8,378,841	10.9%	7,985,550	393,292	4.9%
Licenses, Permits & Fees	2,059,752	1,031,466	50.1%	734,988	296,478	40.3%
Charges For Services	49,996,827	16,326,593	32.7%	14,925,962	1,400,631	9.4%
Fines & Forfeits	541,250	218,290	40.3%	185,340	32,950	17.8%
Investment Income	3,257,800	1,670,414	51.3%	1,729,884	(59,470)	-3.4%
Other Financing Sources	8,751,000	30,700	0.4%	52,502	(21,802)	-41.5%
Other Revenue	2,947,168	1,119,546	38.0%	931,494	188,052	20.2%
Reimbursements	730,800	183,349	25.1%	484,046	(300,697)	-62.1%
Total Revenues	187,757,183	38,488,970	20.5%	42,497,277	(4,008,307)	-9.4%

The above amounts do not represent all revenues to be recognized for the period under review. Certain state taxes, such as sales tax, home rule sales tax, and a few other taxes, will be received by the Village in May 2026 and later. Additionally, during April 2026, the Village received the following revenues from the State, which relate to a period prior to April 2026. These amounts are distributed after the State administrative fee deduction of \$11,255.

Revenues	Original Revenue Month	Revenue Recognition Month	Received by the Village	Amounts
State Sales Tax	Jan-26	Apr-26	Apr-26	3,754,106
Home Rule Sales Tax	Jan-26	Apr-26	Apr-26	677,982
Business District Tax	Jan-26	Apr-26	Apr-26	28,045
Auto Rental Tax	Jan-26	Apr-26	Apr-26	2,451
Telecom Tax	Jan-26	Apr-26	Apr-26	73,596
Total Revenues				\$4,536,181

The actual revenue recognized by the Village totaled \$38.5 million through April 2026, representing 20.5 percent of the annual budget. The overall recognized revenues are trending lower compared to the 2025 collection for the same period, due to timing issues with property taxes.

Property Taxes: The Village's total levy for the year is \$18,235,179. The total property tax budget, including TIF increments, is \$25.5 million. The Village collected \$6.6 million in property taxes through April 2026. Normally, the property taxes are due in two installments: one in March and one in August. Due to technological delays from Cook County, the first installment due date was pushed from March 1, 2026, to April 1, 2026. This delay has resulted in a lower recognition of the property tax revenues for the Village. The Village is hopeful of collecting its budgeted levy for the year.

Other Taxes: The category of Other Taxes includes all taxes enacted per local ordinances, including Home Rule Sales Tax, Hotel/Motel, Food and Beverage, Municipal Motor Fuel Tax, Utility Taxes, etc. As the State collects some of these taxes, there is a three-month lag between the actual sales and the tax remittance. In addition, all local economic activities for April 2026 are reported in May 2026 or later. The YTD tax collection under this category totals \$2.9 million and it represents 16.8 percent of the annual budget. The reported collection is higher by \$450,716, or 18.5 percent compared to the previous year's collection. The reported amount for 2026 mainly includes \$677,982 in home-rule sales tax, \$708,696 in utility taxes, \$1.5 million in use taxes, and \$32,166 in other misc. items. The use tax includes \$440,496 in food & beverage tax, \$611,553 in real estate transfer tax, \$181,898 in municipal motor-fuel tax, \$173,567 in grocery taxes, and \$64,372 in other local taxes. This is the first collection of the recently enacted grocery tax, which has surpassed our initial estimate by 125 percent. The home-rule sales tax reflects a 11.4 percent increase over the 2026 collection for the same period. Due to recent changes in the law, out-of-state businesses selling items in the State of Illinois are now required to pay destination-based sales tax and the same has resulted in a higher amount of home-rule sales tax collections.

Intergovernmental Revenue: This category includes all the State shared taxes, including State Sales Tax, Income Tax, Use Tax, Motor Fuel Tax, and Grants. The Village is vigilantly tracking all intergovernmental revenues. As most of these taxes are collected by the State, there is a three-month lag between the actual sales and the tax remittance. The Village recognized \$8.4 million in intergovernmental revenues through April 2026. This amount does not represent the total revenues to be recognized during the month, as significant revenues will be reported and collected after April 2026. The overall recognized revenues are trending higher by \$393,292, or 4.9 percent, compared to the amount recognized last year for the same period. The State income tax revenue is recognized on a cash basis in the month of receipt and represents 5.0 percent growth compared to the 2025 collections. The sales tax amount for 2026 represents a 13.6 percent growth. The data in the table below represents major intergovernmental revenue line items. Please note that the table reports only selected major items under the category of intergovernmental revenues.

Major State Taxes	Actual YTD	Actual YTD	Actual YTD	
	Apr 2026	Apr 2025	2026 vs. Actual	% Change
			YTD 2025	
002 - State Income Tax	3,600,667	3,429,361	171,306	5.0%
003 - State Motor Fuel Tax	626,929	619,027	7,902	1.3%
004 - State Sales Tax	3,580,539	3,152,469	428,070	13.6%
005 - State Use Tax	126,805	441,794	(314,989)	-71.3%
006 - Video Gaming Tax	92,318	91,125	1,193	1.3%
007 - Cannabis Education Fund	21,281	22,265	(984)	-4.4%
008 - Municipal Cannabis Tax	3,905	7,057	(3,152)	-44.7%
Total State Taxes	8,052,444	7,763,098	289,346	3.7%

Due to recent changes in the law, a few items previously reported under use tax are now being reported under sales tax and this shift is responsible for the lower use tax and higher sales tax amounts. This change has resulted in a reduction of \$314,989 in the use tax collections.

Licenses & Permits: The Village collected \$1,031,466 in license and permit fees through April 2026. This amount is trending higher by \$296,478, or 40.3 percent, compared to last year's collection. The overall collection represents 50.1 percent of the annual budget for the category.

Business Licenses & Permits	Actual YTD	Actual YTD	Actual YTD	
	Apr 2026	Apr 2025	2026 vs. Actual	% Change
			YTD 2025	
409 - Business Licenses & Permits	579,088	572,350	6,738	1.2%
410 - Nonbusiness Licenses & Permits	452,378	162,637	289,740	178.2%
Total Business Licenses & Permits	1,031,466	734,988	296,478	40.3%

Charges for Services: The Village collected \$16.3 million in charges for services through April 2026. The amount represents 32.7 percent of the annual budget for the category, and it is trending higher by \$1.4 million, or 9.4 percent, compared to last year's collection. An increase in the water, sewer and refuse rates, along with an increase in the ambulance billing fee has resulted in a higher collection compared to last year's .

Investment Income: The Village earned \$1.7 million in investment income through April 2026, which represents 51.3 percent of the category's annual budget. The recognized amount is lower by \$59,470 or 3.4 percent compared to last year's recognition.

Other Categories: All other revenue categories collectively generated \$1.6 million through April 2026. The amount mainly includes \$218,290 in fines and forfeitures, \$1.1 million in other revenues, \$30,700 in other financing sources, and \$183,349 in reimbursements.

c) **Expenditure**

The data below recaps the expenditures incurred through April 2026.

Departments	Budget 2026	Actual YTD		Actual YTD		
		Apr 2026	% of Annual Budget	Actual YTD Apr 2025	2026 vs. Actual YTD 2025	% Change
10 Public Representation	799,407	191,492	24.0%	119,297	72,196	60.5%
20 Village Administration	6,419,190	1,632,827	25.4%	1,735,950	(103,123)	-5.9%
30 Finance	3,351,906	986,985	29.4%	654,269	332,716	50.9%
40 Community Development	10,057,070	1,430,463	14.2%	1,467,564	(37,100)	-2.5%
50 Human Services	1,741,760	510,394	29.3%	547,837	(37,443)	-6.8%
60 Police	29,388,096	6,731,102	22.9%	9,037,380	(2,306,278)	-25.5%
70 Fire	28,252,534	7,750,961	27.4%	7,795,841	(44,880)	-0.6%
80 Public Works	96,651,267	15,476,466	16.0%	11,816,921	3,659,545	31.0%
00 ND	32,412,464	5,106,021	15.8%	4,666,906	439,115	9.4%
Total Expenditures	209,073,695	39,816,711	19.0%	37,841,964	1,974,747	5.2%

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

Departments	Budget 2026	Actual YTD Apr % of Annual		Actual YTD		
		2026	Budget	2025	YTD 2025 vs. Actual	% Change
Personnel	68,532,427	16,203,585	23.6%	20,021,021	(3,817,437)	-19.1%
Contractual Services	45,942,554	13,581,674	29.6%	13,219,975	361,700	2.7%
Commodities & Supplies	2,966,760	952,715	32.1%	766,530	186,185	24.3%
Capital Improvements	62,164,468	6,289,740	10.1%	3,381,209	2,908,531	86.0%
Debt Service	9,825,819	110,629	1.1%	111,688	(1,059)	-0.9%
Other Expenditures	10,890,667	2,678,368	24.6%	341,541	2,336,827	684.2%
Interfund Transfers	8,751,000	-	0.0%	-	-	++
Total Expenditures	209,073,695	39,816,711	19.0%	37,841,964	1,974,747	5.2%

Personnel Costs: The year-to-date expenditure on Personnel Costs, including benefits, is \$16.2 million, or 23.6 percent of the annual budget for the category. The amount is trailing lower by \$3.8 million, or 19.1 percent compared to last year’s amount, mainly due to lower pension contributions resulted from delayed pension levy (property taxes) collections. The overtime expense through April 2026 totaled \$875,792, an increase of \$41,724 compared to last year’s overtime expense of \$834,069.

Contractual Services: This category covers most contractual services, including some large line items, such as JAWA water purchases, budgeted and grant-funded engineering studies, and other contracts. The Village incurred \$13.6 million in contractual services, equating to 29.6 percent of the annual budgeted amount for the category. The expenditure amount is trending higher by \$361,700 or 2.7 percent, mainly due to inflationary and timing issues.

Supplies: Through April 2026, the Village spent \$952,715 on supplies, which totaled 32.1 percent of the annual budget. The commodities and supplies are trending higher by \$186,185 or 24.3 percent, mainly due to increased gas and salt prices.

Capital Improvements: The Village initially had \$51.1 million in approved capital improvement projects for 2026. In March 2026, the Village Board approved a budget amendment to carry over \$11.8 million in unfinished projects from 2025 to 2026. With a few other amendments, the total budget for the category is set at \$62.1 million for the year. The Village has spent \$6.3 million for capital improvement projects through April 2026. Many projects start in spring and are concluded over the summer and fall.

Debt Service: Per the established debt service schedules, the Village's bond payments are due on June 1 and December 1. The Village processes these debt service payments a few days before due dates and keeps sufficient funds to execute them. The Village has not incurred any major debt service payments through April 2026. The amount mentioned above represents an accrued interest on developer’s note.

Other Expenditure: This category includes a budget of \$10.9 million and includes various risk management items as well as the TIF incentive amounts to be shared per the redevelopment agreements. To date, the Village has spent \$2.7 million under this category, representing 24.6 percent of the annual budget.

Interfund Transfers: The amount represents various interfund transfers budgeted from the General Fund (\$7,701,000) and from the Elk Grove Rural Special Service Area Fund (\$1,050,000). These transfers are expected to be carried out during Q3-2026.

d) Fund Balance Analysis:

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

Items/Details	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	Total
Revenues - Unaudited	92,637,923	2,543,651	1,649,824	2,202,278	9,216,481	15,612,234
Expenses - Unaudited	(79,224,128)	(4,748,755)	(4,859,572)	(5,883,416)	(4,803,764)	(20,295,506)
Net Monthly Surplus/(Deficit)	13,413,795	(2,205,104)	(3,209,748)	(3,681,138)	4,412,717	(4,683,272)
Ending Unrestricted Reserves	54,762,593	52,557,489	49,347,741	45,666,603	50,079,321	50,079,321
As % of General Fund Budget	60.3%	57.9%	54.3%	50.3%	55.1%	55.1%
Unencumbered Cash Balance	33,572,719	42,766,908	46,582,517	45,666,603	50,079,321	50,079,321
As % of General Fund Budget	37.0%	47.1%	51.3%	50.3%	55.1%	55.1%

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

As of April 2026, the unrestricted fund balance is estimated at \$50.1 million, which equates to 55.1 percent of the annual budget. Not all revenues and expenditure for the fiscal period are recognized. The year-to-date financial activities have resulted in a net deficit of \$4,683,272. The unencumbered cash balance as of April 30, 2026, is \$50.1 million, and it represents 55.1 percent of the annual budget. The Village fund balance policy recommends maintaining a fund balance between 30 to 50 percent of the annual budget. The current fund balance is in compliance with the fund balance policy. The above deficit of \$4.7 million represents timing issues with the property tax payments. Should the Village have received the property tax payments on time from Cook County, the above deficit would not have happened, and the fund balance would have been higher then mentioned above.

Economic Emergency Fund

The Village Board authorized the creation of a new Economic Emergency Fund in May 2023 and approved a budget amendment funding \$6.5 million from the General Fund reserves as an initial funding amount. The initial transfer was executed in May 2023 and invested in June 2023 in a AAA-rated I-prime account. The table below summarizes the Economic Emergency Fund activities for the month. During July 2024, the Village funded the second installment of \$6.5 million. Also, the Economic Emergency Fund earned an interest income of \$195,337 between January 2026 and April 2026. As of April 30, 2026, the Economic Emergency Fund reported an ending fund balance of \$14,466,776, which comprises \$13.0 million in Village Contributions from the General Fund and \$1,466,776 in Investment Income.

Economic Emergency Fund	FY 2023	FY 2024	FY 2025	Q1-2026	Apr-26	Total
Village Contribution	6,500,000	6,500,000	-	-	-	13,000,000
Investment Income	195,690	495,944	579,805	166,807	28,530	1,466,776
Net Monthly Surplus/Deficit	6,695,690	6,995,944	579,805	166,807	28,530	14,466,776
Beginning Fund Balance	-	6,695,690	13,691,634	14,271,439	14,438,246	-
Ending Fund Balance	6,695,690	13,691,634	14,271,439	14,438,246	14,466,776	14,466,776

e) **Other Items:**

Month	2026					2025				
	Exempt Stamp	Non-exempt Stamp	Total Transactions	Tax Collected	Average Selling Price	Exempt Stamp	Non-exempt Stamp	Total Transactions	Tax Collected	Average Selling Price
January	43	38	81	\$ 283,329	\$ 2,485,268	48	39	87	\$ 53,532	\$ 457,422
February	43	40	83	\$ 198,678	\$ 1,655,605	40	44	84	\$ 55,158	\$ 417,826
March	50	39	89	\$ 54,747	\$ 467,900	47	53	100	\$ 62,217	\$ 391,225
April	55	58	113	\$ 72,966	\$ 419,264	51	64	115	\$ 255,270	\$ 1,329,457
Total				\$ 609,720	\$ 1,257,009				\$ 426,177	\$ 648,982

During April 2026, the Village issued 113 real estate transfer tax stamps, of which 55 were exempt and 58 were non-exempt. During the month under review, the Village collected \$72,966 in real estate transfer taxes. The average real estate selling price was \$419,264. At the same time last year (April 2025), the Village sold 115 transfer tax stamps, of which 51 were exempt and 64 were non-exempt. In the same month last year, the Village collected real estate transfer tax totaling \$255,270, and the average selling price was \$1.3 million. Some large value commercial and multi-family property transactions are impacting on the average sale price and the monthly collection amounts.

Respectfully Submitted,
 Amit Thakkar
 Director of Finance

VILLAGE OF MOUNT PROSPECT

**BUDGET REVENUE
&
EXPENDITURE SUMMARIES**

April 1 – April 30, 2026



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 001 - General Fund									
REVENUE									
Property Taxes	17,766,210.00	.00	17,766,210.00	2,371,373.85	.00	2,436,092.94	15,330,117.06	14	10,201,046.10
Other Taxes	14,372,000.00	.00	14,372,000.00	1,151,190.27	.00	2,361,667.57	12,010,332.43	16	2,088,324.46
Licenses, Permits & Fees	2,059,252.00	.00	2,059,252.00	195,227.83	.00	1,031,465.73	1,027,786.27	50	734,987.59
Intergovernmental Revenue	44,008,088.00	.00	44,008,088.00	4,392,195.38	.00	7,168,794.18	36,839,293.82	16	6,375,397.45
Charges For Services	4,145,200.00	.00	4,145,200.00	541,491.47	.00	1,178,059.63	2,967,140.37	28	646,855.27
Fines & Forfeits	337,500.00	.00	337,500.00	40,017.77	.00	145,310.48	192,189.52	43	101,722.01
Investment Income	1,748,800.00	.00	1,748,800.00	460,838.88	.00	954,623.10	794,176.90	55	756,768.33
Reimbursements	407,900.00	.00	407,900.00	27,374.04	.00	162,663.35	245,236.65	40	83,650.64
Other Revenue	477,000.00	.00	477,000.00	59,755.76	.00	196,540.76	280,459.24	41	158,141.03
Other Financing Sources	1,050,000.00	.00	1,050,000.00	.00	.00	.00	1,050,000.00	0	.00
REVENUE TOTALS	\$86,371,950.00	\$0.00	\$86,371,950.00	\$9,239,465.25	\$0.00	\$15,635,217.74	\$70,736,732.26	18%	\$21,146,892.88
Fund 001 - General Fund Totals	\$86,371,950.00	\$0.00	\$86,371,950.00	\$9,239,465.25	\$0.00	\$15,635,217.74	\$70,736,732.26		\$21,146,892.88



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 002 - Debt Service Fund									
REVENUE									
Property Taxes	221,367.00	.00	221,367.00	60,039.54	.00	60,039.54	161,327.46	27	148,167.13
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	1,219,300.00	.00	1,219,300.00	233,882.27	.00	292,318.33	926,981.67	24	291,125.38
Investment Income	21,800.00	.00	21,800.00	4,819.57	.00	14,066.54	7,733.46	65	16,216.50
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	3,101,000.00	.00	3,101,000.00	.00	.00	.00	3,101,000.00	0	.00
REVENUE TOTALS	\$4,563,467.00	\$0.00	\$4,563,467.00	\$298,741.38	\$0.00	\$366,424.41	\$4,197,042.59	8%	\$455,509.01
Fund 002 - Debt Service Fund Totals	\$4,563,467.00	\$0.00	\$4,563,467.00	\$298,741.38	\$0.00	\$366,424.41	\$4,197,042.59		\$455,509.01



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 020 - Capital Improvement Fund									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	11,214,621.00	.00	11,214,621.00	200,000.00	.00	200,000.00	11,014,621.00	2	320,000.00
Investment Income	173,900.00	.00	173,900.00	24,313.75	.00	74,011.22	99,888.78	43	77,352.37
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	1,750,000.00	.00	1,750,000.00	.00	.00	.00	1,750,000.00	0	.00
REVENUE TOTALS	\$13,138,521.00	\$0.00	\$13,138,521.00	\$224,313.75	\$0.00	\$274,011.22	\$12,864,509.78	2%	\$397,352.37
Fund 020 - Capital Improvement Fund Totals	\$13,138,521.00	\$0.00	\$13,138,521.00	\$224,313.75	\$0.00	\$274,011.22	\$12,864,509.78		\$397,352.37



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 023 - Street Improvement Construc Fund									
REVENUE									
Other Taxes	760,000.00	.00	760,000.00	63,282.08	.00	181,897.98	578,102.02	24	179,307.37
Licenses, Permits & Fees	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	16,512,000.00	.00	16,512,000.00	.00	.00	90,800.00	16,421,200.00	1	380,000.00
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	121,100.00	.00	121,100.00	22,803.20	.00	67,623.97	53,476.03	56	52,738.97
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	20,000.00	.00	20,000.00	18,201.81	.00	45,309.87	(25,309.87)	227	13,547.00
Other Financing Sources	750,000.00	.00	750,000.00	.00	.00	.00	750,000.00	0	.00
REVENUE TOTALS	\$18,163,100.00	\$0.00	\$18,163,100.00	\$104,287.09	\$0.00	\$385,631.82	\$17,777,468.18	2%	\$625,593.34
Fund 023 - Street Improvement Construc Fund Totals	\$18,163,100.00	\$0.00	\$18,163,100.00	\$104,287.09	\$0.00	\$385,631.82	\$17,777,468.18		\$625,593.34



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 024 - Flood Control Construction Fund									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	12,500.00	.00	12,500.00	581.00	.00	3,909.00	8,591.00	31	2,761.00
Investment Income	68,600.00	.00	68,600.00	9,261.78	.00	28,526.89	40,073.11	42	39,084.84
Reimbursements	5,100.00	.00	5,100.00	.00	.00	.00	5,100.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$86,200.00	\$0.00	\$86,200.00	\$9,842.78	\$0.00	\$32,435.89	\$53,764.11	38%	\$41,845.84
Fund 024 - Flood Control Construction Fund Totals	\$86,200.00	\$0.00	\$86,200.00	\$9,842.78	\$0.00	\$32,435.89	\$53,764.11		\$41,845.84



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 036 - Rural Special Service Area Fund									
REVENUE									
Property Taxes	1,050,000.00	.00	1,050,000.00	65,177.31	.00	140,846.38	909,153.62	13	.00
Investment Income	.00	.00	.00	378.00	.00	764.55	(764.55)	+++	.00
REVENUE TOTALS	\$1,050,000.00	\$0.00	\$1,050,000.00	\$65,555.31	\$0.00	\$141,610.93	\$908,389.07	13%	\$0.00
Fund 036 - Rural Special Service Area Fund Totals	\$1,050,000.00	\$0.00	\$1,050,000.00	\$65,555.31	\$0.00	\$141,610.93	\$908,389.07		\$0.00



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 037 - SMP TIF Fund									
REVENUE									
Property Taxes	1,100,000.00	.00	1,100,000.00	674,766.91	.00	893,159.43	206,840.57	81	438,774.81
Investment Income	.00	.00	.00	1,402.50	.00	6,147.39	(6,147.39)	+++	10,755.01
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$1,100,000.00	\$0.00	\$1,100,000.00	\$676,169.41	\$0.00	\$899,306.82	\$200,693.18	82%	\$449,529.82
Fund 037 - SMP TIF Fund Totals	\$1,100,000.00	\$0.00	\$1,100,000.00	\$676,169.41	\$0.00	\$899,306.82	\$200,693.18		\$449,529.82



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 038 - Economic Emergency Fund									
REVENUE									
Investment Income	301,200.00	.00	301,200.00	(28,529.99)	.00	166,806.70	134,393.30	55	194,051.77
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$301,200.00	\$0.00	\$301,200.00	(\$28,529.99)	\$0.00	\$166,806.70	\$134,393.30	55%	\$194,051.77
Fund 038 - Economic Emergency Fund Totals	\$301,200.00	\$0.00	\$301,200.00	(\$28,529.99)	\$0.00	\$166,806.70	\$134,393.30		\$194,051.77



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 039 - Pension Stabilization Fund									
REVENUE									
Other Taxes	925,000.00	.00	925,000.00	173,567.61	.00	173,567.61	751,432.39	19	.00
Investment Income	.00	.00	.00	383.40	.00	2,172.50	(2,172.50)	+++	2,752.07
Other Financing Sources	2,000,000.00	.00	2,000,000.00	.00	.00	.00	2,000,000.00	0	.00
REVENUE TOTALS	\$2,925,000.00	\$0.00	\$2,925,000.00	\$173,951.01	\$0.00	\$175,740.11	\$2,749,259.89	6%	\$2,752.07
Fund 039 - Pension Stabilization Fund Totals	\$2,925,000.00	\$0.00	\$2,925,000.00	\$173,951.01	\$0.00	\$175,740.11	\$2,749,259.89		\$2,752.07



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 040 - Refuse Disposal Fund									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	5,460,500.00	.00	5,460,500.00	384,482.88	.00	1,801,534.20	3,658,965.80	33	1,699,912.77
Fines & Forfeits	39,000.00	.00	39,000.00	5,741.72	.00	19,028.20	19,971.80	49	12,317.69
Investment Income	26,400.00	.00	26,400.00	3,324.46	.00	11,713.34	14,686.66	44	12,377.22
Reimbursements	151,500.00	.00	151,500.00	.00	.00	.00	151,500.00	0	.00
Other Revenue	140,500.00	.00	140,500.00	2,444.74	.00	35,241.42	105,258.58	25	29,387.27
REVENUE TOTALS	\$5,817,900.00	\$0.00	\$5,817,900.00	\$395,993.80	\$0.00	\$1,867,517.16	\$3,950,382.84	32%	\$1,753,994.95
Fund 040 - Refuse Disposal Fund Totals	\$5,817,900.00	\$0.00	\$5,817,900.00	\$395,993.80	\$0.00	\$1,867,517.16	\$3,950,382.84		\$1,753,994.95



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 041 - Motor Fuel Tax Fund									
REVENUE									
Intergovernmental Revenue	2,501,500.00	.00	2,501,500.00	186,173.16	.00	626,928.91	1,874,571.09	25	619,026.91
Investment Income	79,900.00	.00	79,900.00	11,962.36	.00	34,378.57	45,521.43	43	46,302.46
Reimbursements	9,700.00	.00	9,700.00	1,190.38	.00	3,013.75	6,686.25	31	2,660.21
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$2,591,100.00	\$0.00	\$2,591,100.00	\$199,325.90	\$0.00	\$664,321.23	\$1,926,778.77	26%	\$667,989.58
Fund 041 - Motor Fuel Tax Fund Totals	\$2,591,100.00	\$0.00	\$2,591,100.00	\$199,325.90	\$0.00	\$664,321.23	\$1,926,778.77		\$667,989.58



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 042 - CDBG									
REVENUE									
Intergovernmental Revenue	285,000.00	.00	285,000.00	.00	.00	.00	285,000.00	0	.00
Investment Income	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	204,568.00	.00	204,568.00	.00	.00	77,816.54	126,751.46	38	.00
REVENUE TOTALS	\$489,568.00	\$0.00	\$489,568.00	\$0.00	\$0.00	\$77,816.54	\$411,751.46	16%	\$0.00
Fund 042 - CDBG Totals	\$489,568.00	\$0.00	\$489,568.00	\$0.00	\$0.00	\$77,816.54	\$411,751.46		\$0.00



Revenue Budget by Account Classification Report

Through 04/30/26
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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 043 - Asset Seizure Fund									
REVENUE									
Fines & Forfeits	1,000.00	.00	1,000.00	.00	.00	810.30	189.70	81	437.13
Investment Income	1,500.00	.00	1,500.00	210.16	.00	767.00	733.00	51	864.48
REVENUE TOTALS	\$2,500.00	\$0.00	\$2,500.00	\$210.16	\$0.00	\$1,577.30	\$922.70	63%	\$1,301.61
Fund 043 - Asset Seizure Fund Totals	\$2,500.00	\$0.00	\$2,500.00	\$210.16	\$0.00	\$1,577.30	\$922.70		\$1,301.61



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 044 - Federal Equitable Share Funds									
REVENUE									
Fines & Forfeits	23,250.00	.00	23,250.00	.00	.00	.00	23,250.00	0	23,556.88
Investment Income	4,400.00	.00	4,400.00	307.60	.00	1,240.00	3,160.00	28	1,755.49
REVENUE TOTALS	\$27,650.00	\$0.00	\$27,650.00	\$307.60	\$0.00	\$1,240.00	\$26,410.00	4%	\$25,312.37
Fund 044 - Federal Equitable Share Funds Totals	\$27,650.00	\$0.00	\$27,650.00	\$307.60	\$0.00	\$1,240.00	\$26,410.00		\$25,312.37



Revenue Budget by Account Classification Report

Through 04/30/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 045 - DUI Fine Fund									
REVENUE									
Fines & Forfeits	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Investment Income	1,900.00	.00	1,900.00	61.20	.00	346.52	1,553.48	18	477.54
REVENUE TOTALS	\$2,400.00	\$0.00	\$2,400.00	\$61.20	\$0.00	\$346.52	\$2,053.48	14%	\$477.54
Fund 045 - DUI Fine Fund Totals	\$2,400.00	\$0.00	\$2,400.00	\$61.20	\$0.00	\$346.52	\$2,053.48		\$477.54



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 046 - Foreign Fire Tax Board Fund									
REVENUE									
Other Taxes	132,500.00	.00	132,500.00	2,547.05	.00	2,547.05	129,952.95	2	1,886.35
Investment Income	11,600.00	.00	11,600.00	1,158.07	.00	3,815.65	7,784.35	33	4,406.40
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$144,100.00	\$0.00	\$144,100.00	\$3,705.12	\$0.00	\$6,362.70	\$137,737.30	4%	\$6,292.75
Fund 046 - Foreign Fire Tax Board Fund Totals	\$144,100.00	\$0.00	\$144,100.00	\$3,705.12	\$0.00	\$6,362.70	\$137,737.30		\$6,292.75



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 048 - Business District Fund									
REVENUE									
Other Taxes	1,005,000.00	.00	1,005,000.00	80,483.59	.00	171,052.20	833,947.80	17	170,498.63
Intergovernmental Revenue	1,000,000.00	.00	1,000,000.00	.00	.00	.00	1,000,000.00	0	.00
Investment Income	24,900.00	.00	24,900.00	4,351.50	.00	9,995.64	14,904.36	40	10,030.58
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$2,029,900.00	\$0.00	\$2,029,900.00	\$84,835.09	\$0.00	\$181,047.84	\$1,848,852.16	9%	\$180,529.21
Fund 048 - Business District Fund Totals	\$2,029,900.00	\$0.00	\$2,029,900.00	\$84,835.09	\$0.00	\$181,047.84	\$1,848,852.16		\$180,529.21



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 049 - Prospect and Main TIF District									
REVENUE									
Property Taxes	5,400,000.00	.00	5,400,000.00	2,402,389.28	.00	3,108,899.52	2,291,100.48	58	2,239,508.17
Investment Income	24,900.00	.00	24,900.00	2,897.32	.00	11,016.01	13,883.99	44	17,290.86
Other Revenue	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$5,425,900.00	\$0.00	\$5,425,900.00	\$2,405,286.60	\$0.00	\$3,119,915.53	\$2,305,984.47	58%	\$2,256,799.03
Fund 049 - Prospect and Main TIF District Totals	\$5,425,900.00	\$0.00	\$5,425,900.00	\$2,405,286.60	\$0.00	\$3,119,915.53	\$2,305,984.47		\$2,256,799.03



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 050 - Water and Sewer Fund									
REVENUE									
Property Taxes	.00	.00	.00	.00	.00	.00	.00	+++	(1.81)
Licenses, Permits & Fees	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	23,369,330.00	.00	23,369,330.00	1,845,028.06	.00	7,469,635.99	15,899,694.01	32	7,130,460.91
Fines & Forfeits	140,000.00	.00	140,000.00	9,818.30	.00	53,140.87	86,859.13	38	47,306.64
Investment Income	351,900.00	.00	351,900.00	49,448.85	.00	196,322.35	155,577.65	56	265,596.10
Reimbursements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Revenue	85,000.00	.00	85,000.00	7,798.75	.00	35,072.50	49,927.50	41	70,790.31
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$23,946,730.00	\$0.00	\$23,946,730.00	\$1,912,093.96	\$0.00	\$7,754,171.71	\$16,192,558.29	32%	\$7,514,152.15
Fund 050 - Water and Sewer Fund Totals	\$23,946,730.00	\$0.00	\$23,946,730.00	\$1,912,093.96	\$0.00	\$7,754,171.71	\$16,192,558.29		\$7,514,152.15



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 051 - Village Parking System Fund									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	74,000.00	.00	74,000.00	30,091.98	.00	56,672.46	17,327.54	77	25,014.01
Investment Income	1,000.00	.00	1,000.00	284.78	.00	960.80	39.20	96	1,078.35
Other Revenue	1,500.00	.00	1,500.00	407.75	.00	1,490.30	9.70	99	844.20
Other Financing Sources	100,000.00	.00	100,000.00	.00	.00	.00	100,000.00	0	.00
REVENUE TOTALS	\$176,500.00	\$0.00	\$176,500.00	\$30,784.51	\$0.00	\$59,123.56	\$117,376.44	33%	\$26,936.56
Fund 051 - Village Parking System Fund Totals	\$176,500.00	\$0.00	\$176,500.00	\$30,784.51	\$0.00	\$59,123.56	\$117,376.44		\$26,936.56



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 052 - Parking System Revenue Fund									
REVENUE									
Other Taxes	.00	.00	.00	.00	.00	.00	.00	+++	.00
Intergovernmental Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Charges For Services	140,000.00	.00	140,000.00	12,601.00	.00	47,286.30	92,713.70	34	45,585.35
Investment Income	2,900.00	.00	2,900.00	555.71	.00	1,854.22	1,045.78	64	2,007.27
Other Revenue	7,500.00	.00	7,500.00	883.75	.00	3,265.15	4,234.85	44	2,895.20
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$150,400.00	\$0.00	\$150,400.00	\$14,040.46	\$0.00	\$52,405.67	\$97,994.33	35%	\$50,487.82
Fund 052 - Parking System Revenue Fund Totals	\$150,400.00	\$0.00	\$150,400.00	\$14,040.46	\$0.00	\$52,405.67	\$97,994.33		\$50,487.82



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 060 - Vehicle Maintenance Fund									
REVENUE									
Charges For Services	2,739,121.00	.00	2,739,121.00	228,260.10	.00	913,040.40	1,826,080.60	33	909,049.40
Investment Income	32,300.00	.00	32,300.00	3,588.36	.00	11,681.85	20,618.15	36	12,143.28
Other Revenue	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$2,771,421.00	\$0.00	\$2,771,421.00	\$231,848.46	\$0.00	\$924,722.25	\$1,846,698.75	33%	\$921,192.68
Fund 060 - Vehicle Maintenance Fund Totals	\$2,771,421.00	\$0.00	\$2,771,421.00	\$231,848.46	\$0.00	\$924,722.25	\$1,846,698.75		\$921,192.68



Revenue Budget by Account Classification Report

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 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 061 - Vehicle Replacement Fund									
REVENUE									
Charges For Services	1,841,420.00	.00	1,841,420.00	153,451.69	.00	613,806.76	1,227,613.24	33	674,343.40
Fines & Forfeits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Investment Income	248,400.00	.00	248,400.00	37,975.43	.00	122,915.77	125,484.23	49	195,661.76
Reimbursements	5,100.00	.00	5,100.00	.00	.00	.00	5,100.00	0	.00
Other Revenue	25,000.00	.00	25,000.00	.00	.00	.00	25,000.00	0	.00
Other Financing Sources	.00	.00	.00	.00	.00	30,700.00	(30,700.00)	+++	52,502.00
REVENUE TOTALS	\$2,119,920.00	\$0.00	\$2,119,920.00	\$191,427.12	\$0.00	\$767,422.53	\$1,352,497.47	36%	\$922,507.16
Fund 061 - Vehicle Replacement Fund Totals	\$2,119,920.00	\$0.00	\$2,119,920.00	\$191,427.12	\$0.00	\$767,422.53	\$1,352,497.47		\$922,507.16



Revenue Budget by Account Classification Report

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 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 062 - Computer Replacement Fund									
REVENUE									
Charges For Services	1,000,443.00	.00	1,000,443.00	83,370.28	.00	333,481.12	666,961.88	33	331,814.32
Investment Income	.00	.00	.00	1,982.70	.00	7,260.99	(7,260.99)	+++	4,865.29
Other Financing Sources	.00	.00	.00	.00	.00	.00	.00	+++	.00
REVENUE TOTALS	\$1,000,443.00	\$0.00	\$1,000,443.00	\$85,352.98	\$0.00	\$340,742.11	\$659,700.89	34%	\$336,679.61
Fund 062 - Computer Replacement Fund Totals	\$1,000,443.00	\$0.00	\$1,000,443.00	\$85,352.98	\$0.00	\$340,742.11	\$659,700.89		\$336,679.61



Revenue Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 063 - Risk Management Fund									
REVENUE									
Charges For Services	9,624,138.00	.00	9,624,138.00	843,465.21	.00	3,379,108.97	6,245,029.03	35	2,930,107.34
Investment Income	10,400.00	.00	10,400.00	760.65	.00	2,293.24	8,106.76	22	4,500.56
Reimbursements	151,500.00	.00	151,500.00	3,840.00	.00	17,671.65	133,828.35	12	397,735.19
Other Revenue	1,985,100.00	.00	1,985,100.00	192,488.02	.00	724,809.57	1,260,290.43	37	655,888.92
REVENUE TOTALS	\$11,771,138.00	\$0.00	\$11,771,138.00	\$1,040,553.88	\$0.00	\$4,123,883.43	\$7,647,254.57	35%	\$3,988,232.01
Fund 063 - Risk Management Fund Totals	\$11,771,138.00	\$0.00	\$11,771,138.00	\$1,040,553.88	\$0.00	\$4,123,883.43	\$7,647,254.57		\$3,988,232.01



Revenue Budget by Account Classification Report

Through 04/30/26
Prior Fiscal Year Activity Included
Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 064 - Building Improvement Fund									
REVENUE									
Charges For Services	1,590,175.00	.00	1,590,175.00	132,514.59	.00	530,058.36	1,060,116.64	33	530,058.36
Investment Income	.00	.00	.00	1,003.80	.00	4,831.15	(4,831.15)	+++	575.74
REVENUE TOTALS	\$1,590,175.00	\$0.00	\$1,590,175.00	\$133,518.39	\$0.00	\$534,889.51	\$1,055,285.49	34%	\$530,634.10
Fund 064 - Building Improvement Fund Totals	\$1,590,175.00	\$0.00	\$1,590,175.00	\$133,518.39	\$0.00	\$534,889.51	\$1,055,285.49		\$530,634.10



Revenue Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 073 - Escrow Deposit Fund									
REVENUE									
Investment Income	.00	.00	.00	253.18	.00	1,441.94	(1,441.94)	+++	230.80
REVENUE TOTALS	\$0.00	\$0.00	\$0.00	\$253.18	\$0.00	\$1,441.94	(\$1,441.94)	+++	\$230.80
Fund 073 - Escrow Deposit Fund Totals	\$0.00	\$0.00	\$0.00	\$253.18	\$0.00	\$1,441.94	(\$1,441.94)		\$230.80
Grand Totals	\$187,757,183.00	\$0.00	\$187,757,183.00	\$17,493,394.40	\$0.00	\$38,556,133.17	\$149,201,049.83		\$42,497,277.03



Expense Budget by Account Classification Report

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 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 001 - General Fund									
EXPENSE									
Personal Services, Salaries & Wages	38,865,235.00	.00	38,865,235.00	2,691,356.94	.00	10,682,540.67	28,182,694.33	27	10,462,698.91
Employee Benefits	19,676,101.00	.00	19,676,101.00	733,077.29	.00	3,533,577.33	16,142,523.67	18	7,615,353.31
Other Employee Costs	683,935.00	4,750.00	688,685.00	50,722.54	25,688.92	176,646.84	486,349.24	29	127,633.59
Pension Benefits	7,370.00	.00	7,370.00	614.24	.00	2,456.96	4,913.04	33	2,385.40
Contractual Services	14,412,121.00	60,000.00	14,472,121.00	1,026,431.89	1,258,815.18	3,966,137.97	9,247,167.85	36	4,056,112.97
Utilities	402,639.00	.00	402,639.00	26,866.74	.00	115,354.31	287,284.69	29	87,427.00
Insurance	1,055,292.00	.00	1,055,292.00	87,985.36	.00	351,995.17	703,296.83	33	218,981.30
Commodities & Supplies	1,530,144.00	32,000.00	1,562,144.00	58,116.36	96,978.00	593,569.34	871,596.66	44	400,923.66
Other Expenditures	517,095.00	1,450,000.00	1,967,095.00	47,953.83	.00	292,108.47	1,674,986.53	15	59,768.27
Building Improvements	32,500.00	.00	32,500.00	629.72	.00	23,779.72	8,720.28	73	450.07
Office Equipment	63,158.00	.00	63,158.00	1,031.40	3,105.45	12,100.26	47,952.29	24	6,177.71
Other Equipment	368,646.00	6,800.00	375,446.00	54,628.86	22,840.95	92,141.61	260,463.44	31	94,159.11
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	1,056,714.00	2,911,667.86	3,968,381.86	24,348.67	1,131,365.76	453,097.35	2,383,918.75	40	366,192.45
Interfund Transfers	7,701,000.00	.00	7,701,000.00	.00	.00	.00	7,701,000.00	0	.00
EXPENSE TOTALS	\$86,371,950.00	\$4,465,217.86	\$90,837,167.86	\$4,803,763.84	\$2,538,794.26	\$20,295,506.00	\$68,002,867.60	25%	\$23,498,263.75
Fund 001 - General Fund Totals	\$86,371,950.00	\$4,465,217.86	\$90,837,167.86	\$4,803,763.84	\$2,538,794.26	\$20,295,506.00	\$68,002,867.60		\$23,498,263.75



Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 002 - Debt Service Fund									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	2,660,000.00	.00	2,660,000.00	.00	.00	.00	2,660,000.00	0	.00
Interest Expense	1,863,150.00	.00	1,863,150.00	.00	.00	.00	1,863,150.00	0	.00
Bank & Fiscal Fees	1,900.00	.00	1,900.00	.00	.00	900.00	1,000.00	47	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Financing Uses	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$4,525,050.00	\$0.00	\$4,525,050.00	\$0.00	\$0.00	\$900.00	\$4,524,150.00	0%	\$900.00
Fund 002 - Debt Service Fund Totals	\$4,525,050.00	\$0.00	\$4,525,050.00	\$0.00	\$0.00	\$900.00	\$4,524,150.00		\$900.00



Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 020 - Capital Improvement Fund									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	200,000.00	913,571.79	1,113,571.79	8,511.16	189,466.60	8,511.16	915,594.03	18	31,772.35
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	570,825.00	407,635.00	978,460.00	173,724.39	273,157.95	225,487.24	479,814.81	51	15,841.11
Office Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	788,473.23
Infrastructure	14,507,637.00	1,175,039.18	15,682,676.18	10,701.93	733,187.37	138,578.58	14,810,910.23	6	355,715.92
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$15,278,462.00	\$2,496,245.97	\$17,774,707.97	\$192,937.48	\$1,195,811.92	\$372,576.98	\$16,206,319.07	9%	\$1,191,802.61
Fund 020 - Capital Improvement Fund Totals	\$15,278,462.00	\$2,496,245.97	\$17,774,707.97	\$192,937.48	\$1,195,811.92	\$372,576.98	\$16,206,319.07		\$1,191,802.61



Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 023 - Street Improvement Construc Fund									
EXPENSE									
Contractual Services	50,000.00	.00	50,000.00	3,094.00	48,310.00	4,953.00	(3,263.00)	107	2,446.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	19,234,829.00	1,733,225.18	20,968,054.18	249,841.50	176,419.45	260,094.20	20,531,540.53	2	26,443.76
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$19,284,829.00	\$1,733,225.18	\$21,018,054.18	\$252,935.50	\$224,729.45	\$265,047.20	\$20,528,277.53	2%	\$28,889.76
Fund 023 - Street Improvement Construc Fund Totals	\$19,284,829.00	\$1,733,225.18	\$21,018,054.18	\$252,935.50	\$224,729.45	\$265,047.20	\$20,528,277.53		\$28,889.76



Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 024 - Flood Control Construction Fund									
EXPENSE									
Contractual Services	118,193.00	147,583.25	265,776.25	.00	200,861.31	5,525.00	59,389.94	78	27,645.00
Utilities	8,292.00	.00	8,292.00	334.38	.00	1,082.80	7,209.20	13	2,248.98
Commodities & Supplies	5,882.00	.00	5,882.00	.00	4,628.00	99.71	1,154.29	80	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Distribution Systems	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	101,834.00	385,178.99	487,012.99	25,350.00	166,363.38	42,909.77	277,739.84	43	2,676.68
EXPENSE TOTALS	\$234,201.00	\$532,762.24	\$766,963.24	\$25,684.38	\$371,852.69	\$49,617.28	\$345,493.27	55%	\$32,570.66
Fund 024 - Flood Control Construction Fund Totals	\$234,201.00	\$532,762.24	\$766,963.24	\$25,684.38	\$371,852.69	\$49,617.28	\$345,493.27		\$32,570.66



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 036 - Rural Special Service Area Fund									
EXPENSE									
Interfund Transfers	1,050,000.00	.00	1,050,000.00	.00	.00	.00	1,050,000.00	0	.00
EXPENSE TOTALS	\$1,050,000.00	\$0.00	\$1,050,000.00	\$0.00	\$0.00	\$0.00	\$1,050,000.00	0%	\$0.00
Fund 036 - Rural Special Service Area Fund Totals	\$1,050,000.00	\$0.00	\$1,050,000.00	\$0.00	\$0.00	\$0.00	\$1,050,000.00		\$0.00



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 037 - SMP TIF Fund									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	70,000.00	.00	70,000.00	.00	.00	7,815.00	62,185.00	11	10,743.09
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	800,000.00	2,100,000.00	2,900,000.00	1,976,000.00	35,000.00	2,039,000.00	826,000.00	72	.00
Distribution Systems	.00	.00	.00	.00	.00	.06	(.06)	+++	.00
EXPENSE TOTALS	\$870,000.00	\$2,100,000.00	\$2,970,000.00	\$1,976,000.00	\$35,000.00	\$2,046,815.06	\$888,184.94	70%	\$10,743.09
Fund 037 - SMP TIF Fund Totals	\$870,000.00	\$2,100,000.00	\$2,970,000.00	\$1,976,000.00	\$35,000.00	\$2,046,815.06	\$888,184.94		\$10,743.09



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 039 - Pension Stabilization Fund									
EXPENSE									
Employee Benefits	2,925,000.00	.00	2,925,000.00	.00	.00	.00	2,925,000.00	0	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$2,925,000.00	\$0.00	\$2,925,000.00	\$0.00	\$0.00	\$0.00	\$2,925,000.00	0%	\$0.00
Fund 039 - Pension Stabilization Fund Totals	\$2,925,000.00	\$0.00	\$2,925,000.00	\$0.00	\$0.00	\$0.00	\$2,925,000.00		\$0.00



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 040 - Refuse Disposal Fund									
EXPENSE									
Personal Services, Salaries & Wages	416,084.00	.00	416,084.00	27,881.28	.00	112,558.44	303,525.56	27	109,025.54
Employee Benefits	144,201.00	.00	144,201.00	10,450.78	.00	52,798.42	91,402.58	37	43,325.42
Other Employee Costs	1,636.00	.00	1,636.00	.00	.00	.00	1,636.00	0	.00
Contractual Services	4,849,071.00	.00	4,849,071.00	403,405.64	110,250.00	1,250,130.71	3,488,690.29	28	1,215,854.82
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Insurance	29,876.00	.00	29,876.00	2,489.67	.00	9,958.68	19,917.32	33	5,460.00
Commodities & Supplies	29,637.00	.00	29,637.00	.00	.00	.00	29,637.00	0	140.21
EXPENSE TOTALS	\$5,470,505.00	\$0.00	\$5,470,505.00	\$444,227.37	\$110,250.00	\$1,425,446.25	\$3,934,808.75	28%	\$1,373,805.99
Fund 040 - Refuse Disposal Fund Totals	\$5,470,505.00	\$0.00	\$5,470,505.00	\$444,227.37	\$110,250.00	\$1,425,446.25	\$3,934,808.75		\$1,373,805.99



Expense Budget by Account Classification Report

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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 041 - Motor Fuel Tax Fund									
EXPENSE									
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Utilities	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	3,500,000.00	.00	3,500,000.00	.00	.00	.00	3,500,000.00	0	641,780.49
EXPENSE TOTALS	\$3,500,000.00	\$0.00	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$3,500,000.00	0%	\$641,780.49
Fund 041 - Motor Fuel Tax Fund Totals	\$3,500,000.00	\$0.00	\$3,500,000.00	\$0.00	\$0.00	\$0.00	\$3,500,000.00		\$641,780.49



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 042 - CDBG									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	489,568.00	.00	489,568.00	23,511.43	195,000.00	68,435.88	226,132.12	54	208,503.75
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Land Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$489,568.00	\$0.00	\$489,568.00	\$23,511.43	\$195,000.00	\$68,435.88	\$226,132.12	54%	\$208,503.75
Fund 042 - CDBG Totals	\$489,568.00	\$0.00	\$489,568.00	\$23,511.43	\$195,000.00	\$68,435.88	\$226,132.12		\$208,503.75



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 043 - Asset Seizure Fund									
EXPENSE									
Other Employee Costs	1,000.00	.00	1,000.00	.00	.00	.00	1,000.00	0	.00
Contractual Services	2,000.00	.00	2,000.00	.00	.00	.00	2,000.00	0	.00
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	15,302.90
EXPENSE TOTALS	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00	0%	\$15,302.90
Fund 043 - Asset Seizure Fund Totals	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00		\$15,302.90



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 044 - Federal Equitable Share Funds									
EXPENSE									
Contractual Services	500.00	.00	500.00	.00	.00	.00	500.00	0	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	1,000.00	.00	1,000.00	.00	.00	36,240.00	(35,240.00)	3624	5,279.91
EXPENSE TOTALS	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$36,240.00	(\$34,740.00)	2416%	\$5,279.91
Fund 044 - Federal Equitable Share Funds Totals	\$1,500.00	\$0.00	\$1,500.00	\$0.00	\$0.00	\$36,240.00	(\$34,740.00)		\$5,279.91



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 045 - DUI Fine Fund									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	8,550.00
Contractual Services	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	.00	.00	.00	.00	13,093.24	.00	(13,093.24)	+++	2,290.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$13,093.24	\$0.00	(\$13,093.24)	+++	\$10,840.00
Fund 045 - DUI Fine Fund Totals	\$0.00	\$0.00	\$0.00	\$0.00	\$13,093.24	\$0.00	(\$13,093.24)		\$10,840.00



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 046 - Foreign Fire Tax Board Fund									
EXPENSE									
Other Employee Costs	50,000.00	.00	50,000.00	.00	.00	.00	50,000.00	0	1,761.23
Contractual Services	111,800.00	.00	111,800.00	781.59	.00	11,947.55	99,852.45	11	4,308.65
Insurance	.00	.00	.00	.00	.00	.00	.00	+++	.00
Commodities & Supplies	90,000.00	.00	90,000.00	.00	.00	12,645.62	77,354.38	14	7,387.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Equipment	30,000.00	.00	30,000.00	.00	.00	8,197.25	21,802.75	27	596.93
EXPENSE TOTALS	\$281,800.00	\$0.00	\$281,800.00	\$781.59	\$0.00	\$32,790.42	\$249,009.58	12%	\$14,053.81
Fund 046 - Foreign Fire Tax Board Fund Totals	\$281,800.00	\$0.00	\$281,800.00	\$781.59	\$0.00	\$32,790.42	\$249,009.58		\$14,053.81



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 048 - Business District Fund									
EXPENSE									
Bond Principal	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interest Expense	2,029,900.00	.00	2,029,900.00	56,422.44	.00	110,628.70	1,919,271.30	5	111,687.77
EXPENSE TOTALS	\$2,029,900.00	\$0.00	\$2,029,900.00	\$56,422.44	\$0.00	\$110,628.70	\$1,919,271.30	5%	\$111,687.77
Fund 048 - Business District Fund Totals	\$2,029,900.00	\$0.00	\$2,029,900.00	\$56,422.44	\$0.00	\$110,628.70	\$1,919,271.30		\$111,687.77



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Fund 049 - Prospect and Main TIF District									
EXPENSE									
Other Employee Costs	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	100,000.00	.00	100,000.00	13,132.50	.00	31,644.62	68,355.38	32	44,919.60
Commodities & Supplies	.00	.00	.00	.00	.00	.00	.00	+++	.00
Other Expenditures	4,130,000.00	780,000.00	4,910,000.00	295,351.21	.00	338,748.21	4,571,251.79	7	250,000.00
Land Improvements	.00	199,799.43	199,799.43	145,818.60	45,101.78	151,670.74	3,026.91	98	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	200,000.00	.00	200,000.00	.00	200,000.00	.00	.00	100	.00
Bond Principal	820,000.00	.00	820,000.00	.00	.00	.00	820,000.00	0	.00
Interest Expense	571,838.00	.00	571,838.00	.00	.00	.00	571,838.00	0	.00
Bank & Fiscal Fees	900.00	.00	900.00	.00	.00	900.00	.00	100	900.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$5,822,738.00	\$979,799.43	\$6,802,537.43	\$454,302.31	\$245,101.78	\$522,963.57	\$6,034,472.08	11%	\$295,819.60
Fund 049 - Prospect and Main TIF District Totals	\$5,822,738.00	\$979,799.43	\$6,802,537.43	\$454,302.31	\$245,101.78	\$522,963.57	\$6,034,472.08		\$295,819.60



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Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 050 - Water and Sewer Fund									
EXPENSE									
Personal Services, Salaries & Wages	3,019,067.00	.00	3,019,067.00	202,804.86	.00	853,292.99	2,165,774.01	28	846,156.63
Employee Benefits	989,590.00	.00	989,590.00	70,117.31	.00	316,557.31	673,032.69	32	306,822.79
Other Employee Costs	50,785.00	.00	50,785.00	4,680.39	5,092.18	10,783.29	34,909.53	31	15,372.91
Contractual Services	10,854,093.00	.00	10,854,093.00	808,549.62	629,682.39	2,599,895.13	7,624,515.48	30	2,566,855.76
Utilities	135,086.00	.00	135,086.00	10,243.98	.00	30,450.74	104,635.26	23	39,162.35
Insurance	260,738.00	.00	260,738.00	21,728.17	.00	86,912.68	173,825.32	33	60,370.68
Commodities & Supplies	338,697.00	.00	338,697.00	30,202.56	49,699.84	90,761.54	198,235.62	41	113,320.54
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	1,272.00	.00	1,272.00	.00	.00	.00	1,272.00	0	.00
Other Equipment	301,479.00	50,000.00	351,479.00	27,210.30	12,380.87	93,886.96	245,211.17	30	50,314.65
Distribution Systems	9,172,721.00	1,314,907.66	10,487,628.66	1,417,329.05	6,904,004.85	1,795,752.79	1,787,871.02	83	600,492.27
Infrastructure	.00	.00	.00	.00	.00	.00	.00	+++	.00
Bond Principal	1,085,000.00	.00	1,085,000.00	.00	.00	.00	1,085,000.00	0	.00
Interest Expense	795,931.00	.00	795,931.00	.00	.00	.00	795,931.00	0	.00
Bank & Fiscal Fees	1,575.00	.00	1,575.00	.00	.00	1,350.00	225.00	86	1,350.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
Long Term Debt	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$27,006,034.00	\$1,364,907.66	\$28,370,941.66	\$2,592,866.24	\$7,600,860.13	\$5,879,643.43	\$14,890,438.10	48%	\$4,600,218.58
Fund 050 - Water and Sewer Fund Totals	\$27,006,034.00	\$1,364,907.66	\$28,370,941.66	\$2,592,866.24	\$7,600,860.13	\$5,879,643.43	\$14,890,438.10		\$4,600,218.58



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Fund 051 - Village Parking System Fund									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	62,438.00	.00	62,438.00	3,042.27	32,413.20	11,130.14	18,894.66	70	8,865.36
Utilities	11,308.00	.00	11,308.00	1,558.58	.00	3,188.23	8,119.77	28	4,239.74
Insurance	1,383.00	.00	1,383.00	115.25	.00	461.00	922.00	33	485.32
Commodities & Supplies	661.00	.00	661.00	.00	.00	659.96	1.04	100	577.30
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Infrastructure	132,000.00	.00	132,000.00	.00	109,000.00	22,933.01	66.99	100	2,623.34
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$207,790.00	\$0.00	\$207,790.00	\$4,716.10	\$141,413.20	\$38,372.34	\$28,004.46	87%	\$16,791.06
Fund 051 - Village Parking System Fund Totals	\$207,790.00	\$0.00	\$207,790.00	\$4,716.10	\$141,413.20	\$38,372.34	\$28,004.46		\$16,791.06



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Fund 052 - Parking System Revenue Fund									
EXPENSE									
Personal Services, Salaries & Wages	.00	.00	.00	.00	.00	.00	.00	+++	.00
Employee Benefits	.00	.00	.00	.00	.00	.00	.00	+++	.00
Contractual Services	126,258.00	.00	126,258.00	1,422.57	24,094.05	3,471.19	98,692.76	22	5,882.87
Utilities	7,008.00	.00	7,008.00	270.36	.00	689.30	6,318.70	10	743.37
Insurance	1,734.00	.00	1,734.00	144.50	.00	578.00	1,156.00	33	395.68
Commodities & Supplies	12,704.00	.00	12,704.00	.00	792.00	1,628.59	10,283.41	19	1,540.28
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Buildings	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$147,704.00	\$0.00	\$147,704.00	\$1,837.43	\$24,886.05	\$6,367.08	\$116,450.87	21%	\$8,562.20
Fund 052 - Parking System Revenue Fund Totals	\$147,704.00	\$0.00	\$147,704.00	\$1,837.43	\$24,886.05	\$6,367.08	\$116,450.87		\$8,562.20



Expense Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 060 - Vehicle Maintenance Fund									
EXPENSE									
Personal Services, Salaries & Wages	1,248,092.00	.00	1,248,092.00	78,895.39	.00	340,199.51	907,892.49	27	336,131.70
Employee Benefits	442,186.00	.00	442,186.00	28,808.19	.00	120,195.10	321,990.90	27	145,409.93
Other Employee Costs	7,395.00	.00	7,395.00	1,256.00	.00	1,978.00	5,417.00	27	394.00
Contractual Services	144,552.00	.00	144,552.00	4,477.20	35,661.77	14,012.42	94,877.81	34	87,014.80
Utilities	5,190.00	.00	5,190.00	244.20	.00	887.58	4,302.42	17	973.81
Insurance	36,247.00	.00	36,247.00	3,020.58	.00	12,082.32	24,164.68	33	7,501.00
Commodities & Supplies	819,715.00	.00	819,715.00	58,086.76	373,301.31	226,810.21	219,603.48	73	220,239.24
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	723.00	.00	723.00	.00	.00	.00	723.00	0	.00
Other Equipment	2,721.00	.00	2,721.00	219.40	.00	219.40	2,501.60	8	970.00
EXPENSE TOTALS	\$2,706,821.00	\$0.00	\$2,706,821.00	\$175,007.72	\$408,963.08	\$716,384.54	\$1,581,473.38	42%	\$798,634.48
Fund 060 - Vehicle Maintenance Fund Totals	\$2,706,821.00	\$0.00	\$2,706,821.00	\$175,007.72	\$408,963.08	\$716,384.54	\$1,581,473.38		\$798,634.48



Expense Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 061 - Vehicle Replacement Fund									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Motor Equipment	1,138,000.00	2,821,402.32	3,959,402.32	363,680.66	760,435.48	2,378,744.85	820,221.99	79	270,060.61
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$1,138,000.00	\$2,821,402.32	\$3,959,402.32	\$363,680.66	\$760,435.48	\$2,378,744.85	\$820,221.99	79%	\$270,060.61
Fund 061 - Vehicle Replacement Fund Totals	\$1,138,000.00	\$2,821,402.32	\$3,959,402.32	\$363,680.66	\$760,435.48	\$2,378,744.85	\$820,221.99		\$270,060.61



Expense Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 062 - Computer Replacement Fund									
EXPENSE									
Other Expenditures	.00	.00	.00	.00	.00	.00	.00	+++	.00
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	.00
Office Equipment	216,500.00	.00	216,500.00	40,371.92	.00	46,327.30	170,172.70	21	32,217.94
Other Equipment	526,253.00	.00	526,253.00	1,174.16	.00	507,579.16	18,673.84	96	.00
EXPENSE TOTALS	\$742,753.00	\$0.00	\$742,753.00	\$41,546.08	\$0.00	\$553,906.46	\$188,846.54	75%	\$32,217.94
Fund 062 - Computer Replacement Fund Totals	\$742,753.00	\$0.00	\$742,753.00	\$41,546.08	\$0.00	\$553,906.46	\$188,846.54		\$32,217.94



Expense Budget by Account Classification Report

Through 04/30/26
 Prior Fiscal Year Activity Included
 Summary Listing

Account Classification	Adopted Budget	Budget Amendments	Amended Budget	Current Month Transactions	YTD Encumbrances	YTD Transactions	Budget - YTD Transactions	% Used/ Rec'd	Prior Year YTD
Fund 063 - Risk Management Fund									
EXPENSE									
Contractual Services	21,309.00	.00	21,309.00	.00	.00	.00	21,309.00	0	5,227.50
Insurance	12,363,900.00	.00	12,363,900.00	934,906.06	.00	4,989,784.93	7,374,115.07	40	4,544,455.20
Commodities & Supplies	107,320.00	.00	107,320.00	24,551.36	.00	26,539.56	80,780.44	25	22,401.62
Building Improvements	.00	.00	.00	.00	.00	.00	.00	+++	103,150.34
Other Equipment	.00	.00	.00	.00	.00	.00	.00	+++	.00
Interfund Transfers	.00	.00	.00	.00	.00	.00	.00	+++	.00
EXPENSE TOTALS	\$12,492,529.00	\$0.00	\$12,492,529.00	\$959,457.42	\$0.00	\$5,016,324.49	\$7,476,204.51	40%	\$4,675,234.66
Fund 063 - Risk Management Fund Totals	\$12,492,529.00	\$0.00	\$12,492,529.00	\$959,457.42	\$0.00	\$5,016,324.49	\$7,476,204.51		\$4,675,234.66
Grand Totals	\$192,580,134.00	\$16,493,560.66	\$209,073,694.66	\$12,369,677.99	\$13,866,191.28	\$39,816,710.53	\$155,390,792.85		\$37,841,963.62

RESOLUTION NO.

A RESOLUTION AUTHORIZING EXECUTION OF A GRANT OF LICENSE
WITH THE MOUNT PROSPECT LIONS CLUB
TO CONDUCT WEEKLY CAR SHOWS

WHEREAS, the Village of Mount Prospect supports the summer "Blues Mobile Cruise Night" car shows held in the commuter parking lots; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have determined that the best interests of the Village would be served by entering into a Grant of License between the Village and the Mount Prospect Lions Club in order to conduct the annual Car Shows from May 16, 2025 through September 26, 2026.

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

SECTION ONE: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby authorize the execution of a Grant of License to the Mount Prospect Lions Club to conduct the Car Show on Union Pacific Railroad property, which property is leased by the Village and under the control of said Village, a copy of the Grant of License is attached hereto and hereby made a part of this Resolution as Exhibit "A".

SECTION TWO: The Village has granted a Grant of License to the Mount Prospect Lions Club to operate a car show subject to the terms, covenants and conditions of the Hold Harmless Agreement, attached hereto and hereby made a part of this Resolution as Exhibit "B".

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

AYES:

NAYS:

ABSTAIN:

PASSED and APPROVED this 2nd day of June 2026.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos, Village Clerk

Exhibit "A"

GRANT OF LICENSE

The Village of Mount Prospect hereby grants a license to the MOUNT PROSPECT LIONS CLUB (licensee) for the purpose of operating a Car Show on the parking lots located at the Union Pacific Railroad property located east of Main Street/Elmhurst Road, which property is currently leased by the Village of Mount Prospect from the Union Pacific Railroad Company. This License is subject to the following conditions:

1. The term of the License shall be from May 16, 2026 through September 26, 2026.
2. This License shall be revocable at any time by the corporate authorities of the Village of Mount Prospect if the licensee or any vendor is in violation of state or local laws or this Grant of License.
3. The licensee shall possess a Certificate of Insurance for public liability insurance in an amount of not less than \$1,000,000 per occurrence naming both the Village of Mount Prospect and the Union Pacific Railroad Company as additional insured.
4. The licensee/grantee shall not discriminate against any employee, applicant, volunteer, authorized vendor or event participant because of race, color, religion, sex, sexual orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status or an unfavorable discharge from military service.
5. The Lions Club and Village Manager shall meet to discuss alternate locations for the Car Show in 2027.

This Grant of License is personal to the MOUNT PROSPECT LIONS CLUB and may not be transferred to any other person or entity.

Dated this 2nd day of June, 2026.

VILLAGE OF MOUNT PROSPECT

By: _____
Michael J. Cassady
Village Manager

APPROVED/ACCEPTED:

for the Mount Prospect
Lions Club

EXHIBIT "B"

HOLDHARMLESS

WHEREAS, MOUNT PROSPECT LIONS CLUB ("GRANTEE") has requested permission of the corporate authorities of the Village of Mount Prospect, ("GRANTOR") to operate a Car Show within the parking lots located on the Union Pacific Railroad property, located both east and west of Main Street/Elmhurst Road; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect did adopt Resolution No. _____ on June 2nd 2026, entitled "A Resolution Authorizing Execution of a License to the Mount Prospect Lions Club to Conduct the Annual Car Show in the Village".

NOW, THEREFORE, upon the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, the GRANTOR has granted a Grant of License to GRANTEE to operate a Car Show within the east commuter lot located on the Union Pacific Railroad property, located at the southeast corner of Northwest Highway and Emerson Street, which license is conveyed, however, subject to the following terms, covenants and conditions:

1. The GRANTOR may at any future time after the date hereof revoke the License referenced herein and without notice to the GRANTEE and without cost to either the GRANTOR or his/her successors or assigns.
2. Upon such revocation of said License by the GRANTOR, and with written notice of said revocation to the GRANTEE, the GRANTEE shall cease operation of said Car Show.
3. GRANTEE shall at all times, and under all circumstances, indemnify, protect, and save harmless the GRANTOR, its grantees, licensees, agents, lessees and invitees, from and against any and all damages, losses, claims, demands, actions, and causes of action whatsoever (including any reasonable costs, expenses, and attorneys' fees which may be incurred in connection therewith) whether or not the claim, demand or other action asserted by meritorious, and which results from or is alleged to arise as a result of the activity being the subject of this Agreement.
4. GRANTOR shall not be liable to GRANTEE, her grantees, licensees, agents, lessees, or invitees for any damages or injuries (including death) to any person thereof except to the extent that injuries or damages are caused by the negligent, willful, or malicious misconduct of GRANTOR.
5. Any notice herein provided to be given shall be deemed properly given if in writing and delivered personally or mailed to the GRANTOR at:

50 South Emerson Street
Mount Prospect, Illinois 60056

Car Show Hold Harmless

or to the GRANTEE at:

P. O. Box 332
Mount Prospect, Illinois 60056

or to such other person or address as the parties hereto may from time to time designate upon written notice.

6. This Agreement shall insure to the benefit of and be binding upon the parties hereto and their respective successors in interest.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed by their proper officers, thereunto duly authorized and their respective seals to be affixed this 2nd day of June, 2026

MOUNT PROSPECT LIONS CLUB

By: _____

VILLAGE OF MOUNT PROSPECT,
a municipal corporation

By: _____

Michael J. Cassady
Village Manager

ATTEST:

Karen M. Agoranos
Village Clerk
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Item Cover Page

Subject **A RESOLUTION AUTHORIZING EXECUTION OF GRANT OF LICENSE WITH THE MOUNT PROSPECT LIONS CLUB TO CONDUCT THE FARMERS MARKET**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category CONSENT AGENDA

Type Action Item

Information

This resolution provides for the continuation of the Farmers Market sponsored by the Mount Prospect Lions Club in the West Commuter Lot. The Farmers market will be held every Sunday, regardless of weather, from June 7 through October 25, 2026 from 8:00 am to 1:00 pm.

Discussion

N/A

Alternatives

1. Approve a resolution authorizing execution of a grant of license with the Mount Prospect Lions Club to conduct the Farmers Market.
2. Action at the discretion of the Village Board.

Staff Recommendation

Approve a resolution authorizing execution of a grant of license with the Mount Prospect Lions Club to conduct the Farmers Market.

Attachments

1. FarmersMarket,2026

RESOLUTION NO. 15-25

A RESOLUTION AUTHORIZING EXECUTION OF A GRANT OF LICENSE
WITH THE MOUNT PROSPECT LIONS CLUB
TO CONDUCT A FARMERS' MARKET

WHEREAS, the Village of Mount Prospect supports the annual Farmers' Market held in the commuter parking lots; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect have determined that the best interests of the Village would be served by entering into a Grant of License between the Village and the Mount Prospect Lions Club in order to conduct the annual Farmers' Market from June 7 through October 25, 2026.

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

SECTION ONE: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby authorize the execution of a Grant of License to the Mount Prospect Lions Club to conduct the Farmers' Market on Union Pacific Railroad property, which property is leased by the Village and under the control of said Village, a copy of the Grant of License is attached hereto and hereby made a part of as Exhibit "A".

SECTION TWO: The Village has granted a Grant of License to the Mount Prospect Lions Club to operate a farmers' market subject to the terms, covenants and conditions of the Hold Harmless Agreement, attached hereto and hereby made a part of this Resolution as Exhibit "B".

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

AYES:

NAYS:

ABSTAIN:

PASSED and APPROVED this 2nd day of June 2026.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk

Exhibit "A"

GRANT OF LICENSE

The Village of Mount Prospect hereby grants a license to the MOUNT PROSPECT LIONS CLUB (licensee) for the purpose of operating a Farmers' Market on the parking lots located at the Union Pacific Railroad property located both east and west of Main Street/Elmhurst Road, which property is currently leased by the Village of Mount Prospect from the Union Pacific Railroad Company. This License is subject to the following conditions:

1. The term of the License shall be from June 7 through October 25, 2026.
2. Each vendor operating at the Farmers' Market shall possess a Certificate of Public Liability Insurance in an amount not less than \$100,000 per occurrence and shall execute a Hold Harmless Agreement, a copy of which is attached hereto and hereby made a part of as Exhibit "B".
3. This License shall be revocable at any time by the corporate authorities of the Village of Mount Prospect if the licensee or any vendor is in violation of state or local laws or this Grant of License.
4. The licensee must issue written rules applicable to all vendors and must certify each vendor as qualified prior to the vendor's participation in the Market. The licensee shall ensure all applicable Village food code regulations (Chapter 12 of the Mount Prospect Village Code) are followed and enforced. The licensee shall cooperate fully with duly authorized Village employees for enforcement of Village codes including but not limited to prequalification, spot inspections, etc.
5. Within ten (10) days of the execution of this Grant of License, the licensee shall submit to the Village Manager a pro forma revenue and expense statement setting forth certification fees and estimated revenues, expenses, management fees, if any, and the proposed disposition of potential net revenues.
6. Prior to November 30, 2026, the licensee shall issue a written report to the Village Manager outlining the financial aspects of running the Market, problems encountered in the year 2026
7. season, along with proposed solutions, proposals for improving the Market and the outlook for the future of the Market.
8. The licensee shall possess a Certificate of Insurance for public liability insurance in an amount of not less than \$1,000,000 per occurrence naming both the Village of Mount Prospect and the Union Pacific Railroad Company as additional insured.
9. The licensee/grantee shall not discriminate against any employee, applicant, volunteer, authorized vendor or event participant because of race, color, religion, sex, sexual

Farmers Market License 2026

orientation, marital status, national origin or ancestry, citizenship status, age, physical or mental handicap unrelated to ability, military status or an unfavorable discharge from military service.

This Grant of License is personal to the MOUNT PROSPECT LIONS CLUB and may not be transferred to any other person or entity.

Dated this 2nd day of June 2026.

VILLAGE OF MOUNT PROSPECT

By: _____
Michael J. Cassady
Village Manager

APPROVED/ACCEPTED:

for the Mount Prospect Lions Club

Exhibit "B"

HOLD HARMLESS

WHEREAS, MOUNT PROSPECT LIONS CLUB ("GRANTEE") has requested permission of the corporate authorities of the Village of Mount Prospect, ("GRANTOR") to operate a Farmer's Market within the parking lots located on the Union Pacific Railroad property, located both east and west of Main Street/Elmhurst Road; and

WHEREAS, the President and Board of Trustees of the Village of Mount Prospect did adopt Resolution No. _____ on June 2, 2026, entitled "A Resolution Authorizing Execution of a License to the Mount Prospect Lions Club to Conduct the Annual Farmers' Market in the Village".

NOW, THEREFORE, upon the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt of sufficiency of which are hereby acknowledged, the GRANTOR has granted a Grant of License to GRANTEE to operate a Farmers' Market within the west commuter lot located on the Union Pacific Railroad property, at the southeast corner of Northwest Highway and Emerson Street, which license is conveyed, however, subject to the following terms, covenants and conditions:

1. The GRANTOR may at any future time after the date hereof revoke the License referenced herein and without notice to the GRANTEE and without cost to either the GRANTOR or his/her successors or assigns.
2. Upon such revocation of said License by the GRANTOR, and with written notice of said revocation to the GRANTEE, the GRANTEE shall cease operation of said Farmers' Market.
3. GRANTEE shall at all times, and under all circumstances, indemnify, protect, and save harmless the GRANTOR, its grantees, licensees, agents, lessees and invitees, from and against any and all damages, losses, claims, demands, actions, and causes of action whatsoever (including any reasonable costs, expenses, and attorneys' fees which may be incurred in connection therewith) whether or not the claim, demand or other action asserted by meritorious, and which results from or is alleged to arise as a result of the activity being the subject of this Agreement.
4. GRANTOR shall not be liable to GRANTEE, her grantees, licensees, agents, lessees, or invitees for any damages or injuries (including death) to any person thereof except to the extent that injuries or damages are caused by the negligent, willful, or malicious misconduct of GRANTOR.

5. Any notice herein provided to be given shall be deemed properly given if in writing and delivered personally or mailed to the GRANTOR at:

50 South Emerson Street
Mount Prospect, Illinois 60056

or to the GRANTEE at:

P. O. Box 332
Mount Prospect, Illinois 60056

or to such other person or address as the parties hereto may from time to time designate upon written notice.

6. This Agreement shall insure to the benefit of and be binding upon the parties hereto and their respective successors in interest.

IN WITNESS WHEREOF, the parties hereto have caused this License Agreement to be executed by their proper officers, thereunto duly authorized and their respective seals to be affixed this 2nd day of June, 2026.

MOUNT PROSPECT LIONS CLUB

By: _____

VILLAGE OF MOUNT PROSPECT,
a municipal corporation

By: _____

Michael J. Cassady
Village Manager

ATTEST:

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE AMENDING CHAPTER 9, "PUBLIC UTILITIES, PAVEMENT AND TREE REGULATIONS" OF THE VILLAGE CODE OF MOUNT PROSPECT
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	Not applicable.
Budget Source	Not applicable.
Category	CONSENT AGENDA
Type	Action Item

Information

The Village has installed Automated Meter Reading (AMR) technology throughout its water distribution system to enhance efficiency and accuracy in water billing. This technology includes a radio frequency (RF) transmitter, referred to as an endpoint, which wirelessly transmits consumption data. Consequently, self-reported meter readings are no longer necessary, and certain Village Code provisions require revision. This system is fully deployed and highly reliable.

A portion of the Village Code still references the former procedure utilized to collect consumer water meter reads. That system required water customers to provide regular water meter reads to the Village with their water bill payments. That system is no longer utilized or necessary.

The proposed code changes delete references to the legacy water meter reading methods and replaces the text with references to current technology and procedures.

Proposed Amendments:

1. Village Code Section 9.409 A.2

Revised to state:

If Public Works does not provide a water meter reading to the Village's Finance Department at least five (5) days before the mailing date of a water bill, the Director of Finance shall establish an estimated meter reading for billing purposes based on a similar period from the previous year or another method determined by the Director.

2. Village Code Section 9.409 B

Revised to state:

Automated Meter Reading and Opt Out Policy: Mount Prospect has completed the installation of Automated Meter Reading (AMR) technology throughout the village service area to modernize its water billing services. This system includes a radio frequency (RF) transmitter, referred to as an endpoint, installed in all residential properties. AMR wirelessly delivers information to the village's water billing system, thereby eliminating the need for personnel to go to a residence to obtain a water meter reading.

Discussion

Alternatives

1. Pass an ordinance amending Chapter 9 of the Village Code.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board pass an ordinance amending Chapter 9 of the Village Code to accurately reflect current water meter reading technology and practices.

Attachments

1. Section 9.402 Updated Version
2. Section 9.402 Correction Needed
3. Amend Chapters 9

9.409: WATER METERS:

A. Reading Meters:

1. The director of public works shall read or cause to be read every water meter used in the village at such times as are necessary that bills may be sent out at the proper time.
2. If Public Works does not provide a water meter reading to the village's finance department at least five (5) days before the mailing date of a water bill, the director of finance shall establish an estimated meter reading for billing purposes based on a similar period from the previous year or another method determined by the director.
3. Where a water meter is so located that it is not readily accessible to reading by village officials, or in the event any given user's water meter cannot be read, the director of public works is hereby authorized to request in writing that the property owner, at the property owner's expense, remove any obstruction within a time limit set by the director of public works.
4. The reading of the inside meter is the meter of record and prevails over all other readings.

B. Automated Meter Reading and Opt Out Policy: Mount Prospect has completed the installation of Automated Meter Reading (AMR) technology throughout the village service area to modernize its water billing services. This system includes a radio frequency (RF) transmitter, referred to as an endpoint, installed in all residential properties. AMR wirelessly delivers information to the village's water billing system, thereby eliminating the need for personnel to go to a residence to obtain a water meter reading.

The village recognizes that some customers may want to opt out of having AMR technology installed inside their homes. The village shall offer customers desiring to opt out of the AMR system two (2) options:

1. **AMR Endpoint Installed Outside Of The Residence:** AMR endpoint installed on the outside (external wall) of the premises rather than inside on a basement ceiling joist directly above the water meter. Customers choosing this option shall pay a onetime charge to have the endpoint installed on an external wall (outside) of the home or business as set forth in appendix A, division II of this code.

2. **No AMR Endpoint Installed At The Property:** A remote reading register will be installed on the outside of the premises. The remote reading register is connected to the water meter by wires and does not employ radio frequency technology. The remote reading register will be read monthly with no appointment needed.

Customers choosing this option shall pay a onetime charge for installation of the outside remote reading register and they will be billed a monthly charge to pay for the readings of the outside register and one annual reading of the inside water meter register, both fees as set forth in appendix A, division II of this code. The reading on the inside water meter register shall be the reading of record.

C. Meter Inspections:

1. Inspectors, meter readers or other employees of the department of public works, whose duty it may be to enter upon private premises to make examinations of water meters, pipes, fixtures or appurtenances, in connection with the village water supply, or to read meters, shall be provided with proper credentials for identification purposes.

2. Any such person is herein authorized to have free access at any and all reasonable hours to any premises supplied with village water for the purpose of reading meters or for making any inspection required of the entire water supply distribution system on the premises. Such person shall present his badge and credentials to the owner of the premises when seeking admittance thereto.

3. If any owner or consumer refuses admittance to any premises where admittance has been requested by an authorized representative of the department of public works for any purposes provided in this article, then access to the premises shall not be obtained until a proper warrant has been issued. In the event that admittance to any premises has been refused, the public works director may discontinue water service at such location.

4. No person who is not an authorized agent or employee of the department of public works shall possess, wear or exhibit any badge or credentials of the department of public works. It shall be the duty of any employee possessing any such badge or credentials to surrender such badge or credentials to the director of public works upon leaving the services of the department of public works.

D. Meter Repairs And Replacement:

1. The department of public works is herein authorized to enter, at any and all reasonable hours, any premises supplied with village water for the purpose of repair or replacement of any meter.

2. All turbine compound or line meters of two inches (2") in orifice size or larger shall be maintained and repaired by the department of public works at the expense of the consumer. All other installed meters shall be maintained and repaired or replaced by the department of public works at no cost to the consumer when rendered unserviceable by reason of normal use and shall be subject to replacement pursuant to a meter replacement program to be established from time to time by the department; provided, however, that where replacements, repairs or adjustments of any meters are rendered necessary by the act, neglect, or carelessness of the consumer or occupant of any premises, or where meters are damaged by freezing, hot water, exposure or other improper use any expense caused the department of public works thereby shall be charged against and be collected from the consumer.

3. In the case of breakage, stoppage or any other irregularity in the meter, the owner or consumer shall notify the department of public works immediately, and any necessary repairs will be made by the department, as provided in this section.

4. If any owner or consumer refuses admittance to any premises where admittance has been requested by an authorized representative of the department of public works for any purposes provided in this article, then access to the premises shall not be obtained until a proper warrant

has been issued. In the event that admittance to any premises has been refused, the director of public works may discontinue water service at such location.

5. In no case shall any person interfere with or use the B-box except by specific permission from the department of public works. No person, other than an authorized employee of the department of public works, shall turn on the village water supply to any premises from which the said supply has been cut off on account of repairs or for any other cause whatsoever.

6. No person shall turn on the water supply at any premises or use the same, unless proper application for meter has been made and the water supply turned on by the department of public works.

E. Testing Meters:

1. Where the accuracy or record of a water meter is questioned, it shall be removed at the consumer's or owner's request, and if so desired, shall be tested in the consumer's presence in the shops of the department of public works by means of the apparatus there provided and a report thereof duly made. Both parties to the test must accept the findings so made. If the test discloses an error against the consumer of more than three percent (3%) in the meter's registry, the excess of the consumption on the bill shall be adjusted and the entire expense of the test will be borne by the village, and the deposit required as hereinafter prescribed shall be returned. Where no such error is found, the person who has requested the test shall pay the actual expense of the test whether performed by an independent testing service or the village.

2. Before making a test of any meter, the person requesting such test shall at the time of making application for a test make a deposit in the amount set forth in appendix A, division II of this code at the office of the finance department subject to the conditions of this section.

3. No meter shall be removed or in any way disturbed, nor the seal broken, except in the presence of or under the direction of the director of the department of public works. (Ord. 5253, 5-21-2002; amd. Ord. 6033, 10-2-2012; Ord. 6240, 4-5-2016)

9.410: WATER RATES:

A. Water rates shall be set forth in appendix A, division II of this code.

B. Water furnished by the truckload shall be billed at the rate of twice the amount charged in appendix A, division II of this code, together with payment of a hookup charge as set forth in appendix A, division II of this code, and such water must be picked up at the public works building.

C. If any meter at any time fails to register the quantity of water consumed, the same shall be determined and charges made, based upon a like period during the preceding year, or in such manner as the finance director may direct.

D. It shall be the duty of the consumer to give notice to the village of intention to vacate premises or discontinue water service. Such notice shall so far as possible specify the date when such service is to be discontinued to the end that the department of public works may remove the meter from the premises, or take a final meter reading and issue a final bill.

E. A consumer shall be responsible for all water used through the meter or otherwise at the premises described in his application until notice to discontinue such service has been given to the village, and water service has thereafter been discontinued by the consumer.

F. Nothing in this chapter shall prohibit the president and board of trustees of the village from entering into an intergovernmental agreement to sell water to another governmental entity. The rate for water to be sold by the village to a governmental entity shall be as specified in the intergovernmental agreement. (Ord. 5253, 5-21-2002)

9.409: WATER METERS:

A. Reading Meters:

1. The director of public works shall read or cause to be read every water meter used in the village at such times as are necessary that bills may be sent out at the proper time.

2. ~~Water bills shall include a notice that a monthly water meter reading is required. In the event that a water meter reading is not received by the village's finance department at least five (5) days prior to the mailing date of a water bill, the director of finance shall establish an estimated meter reading to be used for billing purposes based upon a like period during the preceding year or in such manner as the director may determine. In the event that a meter reading is estimated for six (6) consecutive billing periods, the consumer shall be given at least ten (10) days' written notice of intent to shut off the water service, the reason for the shutoff, and an opportunity to provide a water meter reading or request a hearing within the ten (10) day period with respect to such meter reading before the village manager or finance director. If the village manager or finance director confirms the shutoff, the consumer shall be allowed a reasonable period of time, not less than five (5) days, to provide the water meter reading prior to the shutoff of service. Prior to shutting off the service, a red tag notice shall be posted at the premises warning that the service will be shut off. An administrative fee, as set forth in appendix A, division II of this code, will be assessed upon the sending of the ten (10) day notice to compensate the village for its administrative expenses, whether or not the service is actually shut off. Water service, which has been shut off, shall not be resumed until the water meter reading is received.~~

Commented [KJ1]: If Public Works does not provide a water meter reading to the village's finance department at least five (5) days before the mailing date of a water bill, the director of finance shall establish an estimated meter reading for billing purposes based on a similar period from the previous year or another method determined by the director.

3. Where a water meter is so located that it is not readily accessible to reading by village officials, or in the event any given user's water meter cannot be read, the director of public works is hereby authorized to request in writing that the property owner, at the property owner's expense, remove any obstruction within a time limit set by the director of public works.

4. The reading of the inside meter is the meter of record and prevails over all other readings.

B. Automated Meter Reading And Opt Out Policy: Mount Prospect is installing automated meter reading (AMR) technology throughout the village service area in order to modernize its water billing services by installing a radio frequency (RF transmitter), referred to as an endpoint, in all residential properties. AMR wirelessly delivers information to the village's water billing system, thereby eliminating the need for personnel to go to a residence to make a water meter reading.

Commented [KJ2]: Automated Meter Reading And Opt Out Policy: Mount Prospect has completed the installation of Automated Meter Reading (AMR) technology throughout the village service area to modernize its water billing services. This system includes a radio frequency (RF) transmitter, referred to as an endpoint, installed in all residential properties. AMR wirelessly delivers information to the village's water billing system, thereby eliminating the need for personnel to go to a residence to obtain a water meter reading.

The village recognizes that some customers may want to opt out of having AMR technology installed inside their homes. The village shall offer customers desiring to opt out of the AMR system two (2) options:

1. **AMR Endpoint Installed Outside Of The Residence:** AMR endpoint installed on the outside (external wall) of the premises rather than inside on a basement ceiling joist directly above the water meter. Customers choosing this option shall pay a onetime charge to have the endpoint installed on an external wall (outside) of the home or business as set forth in appendix A, division II of this code.

2. No AMR Endpoint Installed At The Property: A remote reading register will be installed on the outside of the premises. The remote reading register is connected to the water meter by wires and does not employ radio frequency technology. The remote reading register will be read monthly with no appointment needed.

Customers choosing this option shall pay a onetime charge for installation of the outside remote reading register and they will be billed a monthly charge to pay for the readings of the outside register and one annual reading of the inside water meter register, both fees as set forth in appendix A, division II of this code. The reading on the inside water meter register shall be the reading of record.

C. Meter Inspections:

1. Inspectors, meter readers or other employees of the department of public works, whose duty it may be to enter upon private premises to make examinations of water meters, pipes, fixtures or appurtenances, in connection with the village water supply, or to read meters, shall be provided with proper credentials for identification purposes.

2. Any such person is herein authorized to have free access at any and all reasonable hours to any premises supplied with village water for the purpose of reading meters or for making any inspection required of the entire water supply distribution system on the premises. Such person shall present his badge and credentials to the owner of the premises when seeking admittance thereto.

3. If any owner or consumer refuses admittance to any premises where admittance has been requested by an authorized representative of the department of public works for any purposes provided in this article, then access to the premises shall not be obtained until a proper warrant has been issued. In the event that admittance to any premises has been refused, the public works director may discontinue water service at such location.

4. No person who is not an authorized agent or employee of the department of public works shall possess, wear or exhibit any badge or credentials of the department of public works. It shall be the duty of any employee possessing any such badge or credentials to surrender such badge or credentials to the director of public works upon leaving the services of the department of public works.

D. Meter Repairs And Replacement:

1. The department of public works is herein authorized to enter, at any and all reasonable hours, any premises supplied with village water for the purpose of repair or replacement of any meter.

2. All turbine compound or line meters of two inches (2") in orifice size or larger shall be maintained and repaired by the department of public works at the expense of the consumer. All other installed meters shall be maintained and repaired or replaced by the department of public works at no cost to the consumer when rendered unserviceable by reason of normal use and shall be subject to replacement pursuant to a meter replacement program to be established from time to time by the department; provided, however, that where replacements, repairs or adjustments of

any meters are rendered necessary by the act, neglect, or carelessness of the consumer or occupant of any premises, or where meters are damaged by freezing, hot water, exposure or other improper use any expense caused the department of public works thereby shall be charged against and be collected from the consumer.

3. In the case of breakage, stoppage or any other irregularity in the meter, the owner or consumer shall notify the department of public works immediately, and any necessary repairs will be made by the department, as provided in this section.

4. If any owner or consumer refuses admittance to any premises where admittance has been requested by an authorized representative of the department of public works for any purposes provided in this article, then access to the premises shall not be obtained until a proper warrant has been issued. In the event that admittance to any premises has been refused, the director of public works may discontinue water service at such location.

5. In no case shall any person interfere with or use the B-box except by specific permission from the department of public works. No person, other than an authorized employee of the department of public works, shall turn on the village water supply to any premises from which the said supply has been cut off on account of repairs or for any other cause whatsoever.

6. No person shall turn on the water supply at any premises or use the same, unless proper application for meter has been made and the water supply turned on by the department of public works.

E. Testing Meters:

1. Where the accuracy or record of a water meter is questioned, it shall be removed at the consumer's or owner's request, and if so desired, shall be tested in the consumer's presence in the shops of the department of public works by means of the apparatus there provided and a report thereof duly made. Both parties to the test must accept the findings so made. If the test discloses an error against the consumer of more than three percent (3%) in the meter's registry, the excess of the consumption on the bill shall be adjusted and the entire expense of the test will be borne by the village, and the deposit required as hereinafter prescribed shall be returned. Where no such error is found, the person who has requested the test shall pay the actual expense of the test whether performed by an independent testing service or the village.

2. Before making a test of any meter, the person requesting such test shall at the time of making application for a test make a deposit in the amount set forth in appendix A, division II of this code at the office of the finance department subject to the conditions of this section.

3. No meter shall be removed or in any way disturbed, nor the seal broken, except in the presence of or under the direction of the director of the department of public works. (Ord. 5253, 5-21-2002; amd. Ord. 6033, 10-2-2012; Ord. 6240, 4-5-2016)

9.410: WATER RATES:

A. Water rates shall be set forth in appendix A, division II of this code.

B. Water furnished by the truckload shall be billed at the rate of twice the amount charged in appendix A, division II of this code, together with payment of a hookup charge as set forth in appendix A, division II of this code, and such water must be picked up at the public works building.

C. If any meter at any time fails to register the quantity of water consumed, the same shall be determined and charges made, based upon a like period during the preceding year, or in such manner as the finance director may direct.

D. It shall be the duty of the consumer to give notice to the village of intention to vacate premises or discontinue water service. Such notice shall so far as possible specify the date when such service is to be discontinued to the end that the department of public works may remove the meter from the premises, or take a final meter reading and issue a final bill.

E. A consumer shall be responsible for all water used through the meter or otherwise at the premises described in his application until notice to discontinue such service has been given to the village, and water service has thereafter been discontinued by the consumer.

F. Nothing in this chapter shall prohibit the president and board of trustees of the village from entering into an intergovernmental agreement to sell water to another governmental entity. The rate for water to be sold by the village to a governmental entity shall be as specified in the intergovernmental agreement. (Ord. 5253, 5-21-2002)

ORDINANCE NO.

AN ORDINANCE AMENDING CHAPTERS 9, "PUBLIC UTILITIES, PAVEMENT AND TREE REGULATIONS" OF THE VILLAGE CODE OF MOUNT PROSPECT

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

SECTION ONE: Subsection A(2) of Section 9.409, "Water Meters", of Article IV, "Water Supply System", of Chapter 9 of the Code of Ordinances of the Village of Mount Prospect, Illinois, as amended, shall be deleted in its entirety and a new Subsection A(2) inserted, to be and read as follows:

2. If Public Works does not provide a water meter reading to the Village's Finance Department at least five (5) days before the mailing date of a water bill, the Director of Finance shall establish an estimated meter reading for billing purposes based on a similar period from the previous year or another method determined by the Director.

SECTION TWO: Subsection B of Section 9.409, "Water Meters", of Article IV, "Water Supply System", of Chapter 9 of the Code of Ordinances of the Village of Mount Prospect, Illinois, as amended, shall be deleted in its entirety and a new Subsection B inserted to be and read as follows:

B. Automated Meter Reading and Opt Out Policy: Mount Prospect has completed the installation of Automated Meter Reading (AMR) technology throughout the village service area to modernize its water billing services. This system includes a radio frequency (RF) transmitter, referred to as an endpoint, installed in all residential properties. AMR wirelessly delivers information to the village's water billing system, thereby eliminating the need for personnel to go to a residence to obtain a water meter reading.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of June, 2026.

Paul Wm. Hoefert
Mayor

ATTEST:

Karen M. Agoranos
Village Clerk



Item Cover Page

Subject	Motion to waive the rule requiring two readings of an ordinance and adopt AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT THE PROPERTY 1052 CENTER DRIVE, MOUNT PROSPECT, ILLINOIS (PZ-02-26)
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

The Petitioner (KAAM Spa #11 LLC, Michael and Kathy Hendershott) is proposing a change of ownership for an existing massage therapy establishment at 1052 Center Drive (the Subject Property). Massage therapy businesses require a new conditional use approval when there is a change of location or ownership. The Subject Property is zoned B-3* Community Shopping PUD. The proposed business meets the standards for a conditional use and, Staff is therefore supportive of the request.

Discussion

Background: The Subject Property is a 3,613 square foot tenant space in Randhurst Village, a 1.2 million square foot lifestyle shopping center. Massage Envy occupied the space from 2013 to 2023, and then relocated to Mt Prospect Plaza. After a period of vacancy in 2024, the Randhurst storefront was re-opened under the "Hand & Stone" franchise.

Proposal: The Petitioner, Michael and Kathy Hendershott of KAAM Spa #11 LLC, proposes to take over operations of the existing 3,613 square foot Hand & Stone massage establishment at the Subject Property. The Petitioner stated in the application that they are long-term multi-unit franchise owners. They currently operate 13 Hand & Stone locations in the Chicago suburbs and Naples, Florida. The Petitioner describes the business as an upscale day spa specializing in massage, facial, hair removal, and body slimming services. They will employ approximately 25 professional massage therapists and estheticians at the Mount Prospect location, which has 14 treatment rooms. The Petitioner noted that their service providers are educated, licensed and regulated by the State of Illinois. According to the website, the hours of operation are Monday – Friday 9AM to 9PM, Saturday 8AM to 8PM, and Sunday 9AM to 6PM.

Parking: The Subject Property is zoned B-3* Community Shopping Planned Unit Development (PUD). Sufficient parking is provided for this business use per the approved PUD. The

Petitioner proposes to use the existing floor plan and signage with no interior or exterior renovations requiring a building permit.

Massage Addendum: The Petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 39 for Massage Establishments.

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

Public Hearing: At the public hearing held on May 14, 2026, the Planning and Zoning Commission unanimously recommended approval of the conditional use request by a vote of 6-0. No members of the public were present to voice support or opposition.

Standards and Findings: Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. The Police Department confirmed that the petitioner has met the standards to obtain a massage establishment business license. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The space has operated as a Hand & Stone location since 2024 without incident, and no substantial changes are proposed.

The petitioner is requesting a waiver of the second reading.

Alternatives

A. Approval of the following motion: "A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:

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

B. Action at the discretion of the Village Board.

Staff Recommendation

Approval of a conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to conditions listed in the ordinance.

Attachments

1. PZ-02-26 Staff Report
2. PZ-02-26 Administrative Content_Redacted
3. PZ-02-26 Plans
4. PZ-02-26 (1052 Center Dr) Minutes
5. Ord. XXXX CU for Massage Therapy (1052 Center Dr)
6. PZ-02-26 Request to Waive 2nd Reading_Redacted

Jason C Shallcross, AICP, CECD
 Director of Community Development

Antonia Lalagos
 Development Planner



DATE: May 7, 2026

CASE NUMBER

PZ-02-26

APPLICANT/PROPERTY OWNER

KAAM Spa #11 LLC /
 RREF III-P Randhurst Village LLC

PUBLIC HEARING DATE

May 14, 2026

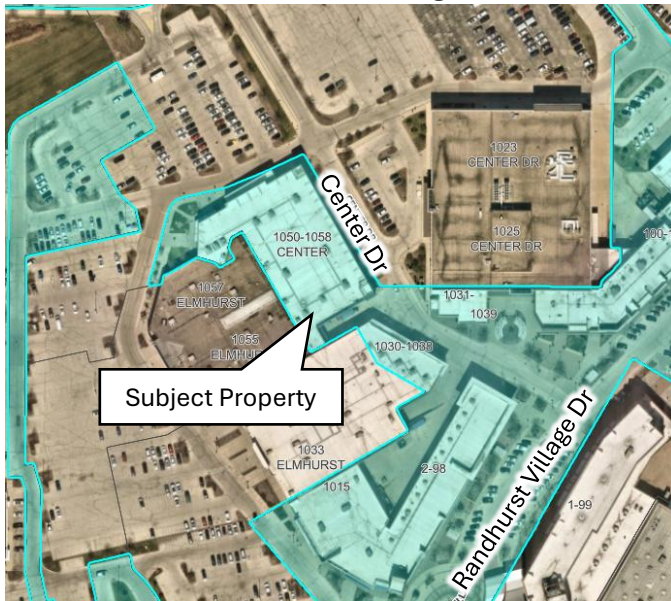
PROPERTY ADDRESS/LOCATION

1052 Center Dr

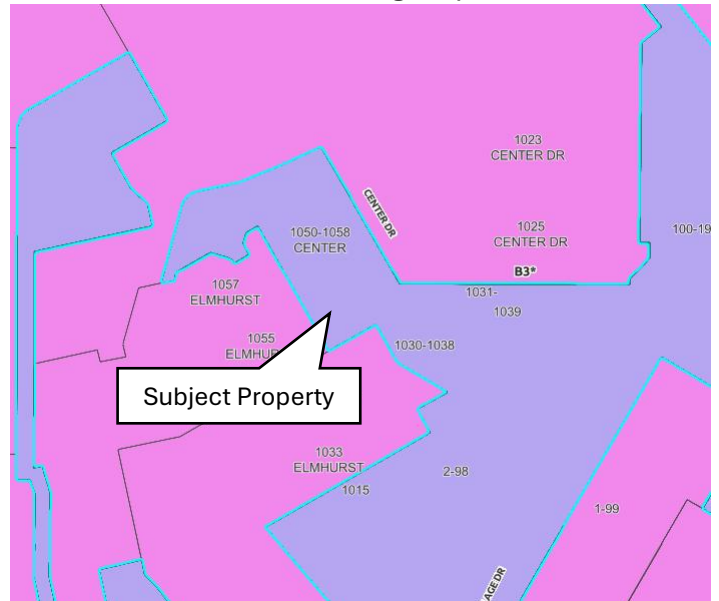
BRIEF SUMMARY OF REQUEST

The Petitioner (KAAM Spa #11 LLC, Michael and Kathy Hendershott) is proposing a change of ownership for an existing massage therapy establishment at 1052 Center Drive (the Subject Property). Massage therapy businesses require a new conditional use approval when there is a change of location or a change of ownership. The Subject Property is zoned B-3* Community Shopping PUD. The proposed business meets the standards for a conditional use and therefore Staff is supportive of the request.

2024 Aerial Image



2025 Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping PUD	Shopping Center	North: B-3* Community Shopping PUD East: B-3* Community Shopping PUD South: B-3* Community Shopping PUD West: B-3* Community Shopping PUD	3613 SF (Tenant)

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property is a 3,613 square foot tenant space in Randhurst Village, a 1.2 million square foot lifestyle shopping center. Massage Envy occupied the space from 2013 to 2023, and then relocated to Mt Prospect Plaza. After a period of vacancy in 2024, the Randhurst storefront was re-opened under the “Hand & Stone” franchise.

PROPOSAL

The Petitioner, Michael and Kathy Hendershott of KAAM Spa #11 LLC, proposes to take over operations of the existing 3,613 square foot Hand & Stone massage establishment at the Subject Property. The Petitioner stated in the application that they are long-term multi-unit franchise owners. They currently operate 13 Hand & Stone locations in the Chicago suburbs and Naples, Florida. The Petitioner describes the business as an upscale day spa specializing in massage, facial, hair removal, and body slimming services. They will employ approximately 25 professional massage therapists and estheticians at the Mount Prospect location, which has 14 treatment rooms. The Petitioner noted that their service providers are educated, licensed and regulated by the State of Illinois. According to the website, the hours of operation are Monday – Friday 9AM to 9PM, Saturday 8AM to 8PM, and Sunday 9AM to 6PM.

The Subject Property is zoned B-3* Community Shopping Planned Unit Development (PUD). Sufficient parking is provided for this business use per the approved PUD. The Petitioner proposes to use the existing floor plan and signage with no interior or exterior renovations requiring a building permit.

The Petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 39 for Massage Establishments.

STANDARDS AND FINDINGS

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

STAFF RECOMMENDATION

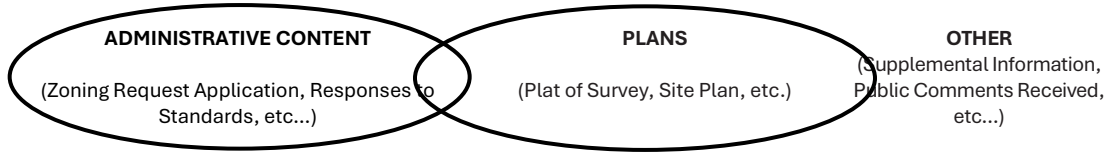
Staff finds that the proposed conditional use meets the standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt Staff’s findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following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

1. “A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:
 - a. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - b. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - c. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;

- ii. A change in legal entity; or
- iii. A change in location.”

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

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS

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

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

Petitioner's Findings: The Petitioner states in their application that Hand & Stone is a national franchise and that all massage therapists and estheticians employed at this location are licensed and regulated by the State of Illinois. The Petitioner notes that the Subject Property is an existing Hand & Stone location that has recently been renovated, and that no additional renovations or construction are planned. The Petitioner asserts that the business is in an existing commercial center and there will be no impact on utilities, access roads, drainage, or ingress / egress. The petitioner affirms that the business will abide by all state and village regulations at time of implementation or at renewals.

Staff's Findings: Staff has reviewed the petitioner's request for a conditional use to operate a massage establishment and finds that the standards have been met. The Police Department confirmed that the petitioner has met the standards to obtain a massage establishment business license. Staff finds that the proposal will not endanger public health, safety, morals, comfort, or general welfare. The space has operated as a Hand & Stone location since 2024 without incident, and no substantial changes are proposed. No physical changes are proposed that would impede improvement of the surrounding properties, impact public utilities or drainage, or cause traffic congestion in the public streets. Randhurst Village is designated "Corridor Commercial" in the future land use plan and the proposed personal services use is complimentary to the retail, restaurant, and entertainment uses in a lifestyle center.



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

Property Owner	
<input type="checkbox"/> Check if Same as Applicant	
Name: _____	Corporation: _____
Address: _____	
City, State, ZIP Code: _____	
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: Michael JJJ Date: 12/30/25
 (Signature)

MICHAEL HEN DERB HOTTS
 (Print or Type Name)

If applicant is not property owner:

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

Property Owner: _____ Date: _____
 (Signature)

 (Print or Type Name)



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

Property Owner	
<input type="checkbox"/> Check if Same as Applicant	
Name: RREF III - P Randhurst Village, LLC	Corporation: DLC Management Corp
Address: 565 Taxter Road	
City, State, ZIP Code: Elmsford, NY 10523	
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: _____
 (Signature)

 (Print or Type Name)

If applicant is not property owner:

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

Property Owner: *K.M.* Date: 1/26/2026
 (Signature)
 Kevin Manganello

 (Print or Type Name)

AFFIDAVIT

THIS AFFIANT, RREF III-P Randhurst Village, LLC, a Delaware limited liability company, being duly cautioned and sworn, deposes and says that:

1. Affiant is the record owner of the premises more fully described on Exhibit A attached hereto (the "Property").
2. Affiant has no knowledge of any unrecorded easement, or claim of easement, affecting the Property.
3. No person other than Affiant is in possession or has a right to possession of the Property other than tenants under those leases set forth on Exhibit B and Exhibit C attached hereto (each, a "Lease" and collectively, the "Leases"). Each Lease is subordinate to the mortgage being insured by the Lender's Policy Title Commitment No. CCHI2402202LI of Chicago Title Insurance Company (the "Commitment") by its terms or pursuant to a Subordination, Non-Disturbance and Attornment Agreement other than Home Depot, Old Navy, Bath & Body Works, PetSmart LLC, Michaels Stores, Inc. and DSW Shoe Warehouse, Inc. None of the tenants under the Leases has any right to purchase all or any portion of the Property other than Costco Wholesale Corporation, a Washington corporation, which has a right of first refusal with respect to its leased premises.
4. The Affiant is the landlord under the lease described on Exhibit C ("Tenant Lease"). There has been no default by RREF III-P Randhurst Village, LLC ("Village Tenant"), as tenant, under the Tenant Lease.
5. Any repair or improvement of the Property by Affiant within the last 180 days was completed and paid for, or will be paid for, in the ordinary course of business.
6. To Affiant's knowledge, there are no unpaid real estate taxes or assessments affecting the Property except those currently due and payable.
7. Affiant has not executed and delivered an unrecorded mortgage or other lien affecting the Property.
8. Other than the Leases, Affiant has not executed and delivered any unrecorded option to purchase, right of first refusal, contract of sale, agreement, covenant, trust or other document creating any unrecorded right, title, interest in, or encumbrance on, the Property.
9. No proceedings in bankruptcy or receivership have been instituted by or against the Affiant (or any of its constituent entities involved in the authorization of the loan from UBS AG, Stamford Branch to Affiant, RREF III-P Randhurst Village Tenant, LLC and RREF III-P Randhurst Village Finance, LLC (the "Loan")) which are now pending, nor has the Affiant (or any of its constituent entities involved in the authorization of the Loan) made any assignment for the benefit of creditors which is in effect as to the Property.
10. To Affiant's knowledge, Affiant has not received any written notice of violation of and is not aware of any violation(s) of any Covenants, Conditions, Restrictions, Grants or Easements, recorded or unrecorded, which affects the Property, in all cases which has not been resolved.

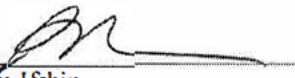
11. To Affiant's knowledge, any assessments, fees or private charges due and payable pursuant to any instrument referred to in Schedule B of the Commitment are paid in full as of the date hereof.

That in consideration of Chicago Title Insurance Company's willingness to insure the "Gap" (that period of time between the last search of the public records and the recording of the insured instruments) the undersigned agrees to indemnify and hold harmless said company against all loss or expense due to any lien or other encumbrance affecting title to the Property and caused by Affiant which first appears in the public records after the date and time of funding, the date of which is agreed to be August 6, 2024 (the "Funding") and the earlier to occur of (A) the date and time the documents creating the interest being insured have been filed for recording or (B) fifteen (15) days from the Funding.

THIS AFFIDAVIT is made for the purpose of inducing Chicago Title Insurance Company to issue a title insurance policy or policies, title policy endorsement or other title evidence, and if acting as escrow or closing agent, then to disburse any funds held as escrow or closing agent. Affiant hereby indemnifies and agrees to save harmless Chicago Title Insurance Company against any damages or expense, including reasonable attorney's fees, sustained as a result of any of the foregoing matters not being true and accurate in all material respects.

IN WITNESS WHEREOF, Affiant has executed and delivered this Affidavit as of the 6th day of August, 2024.

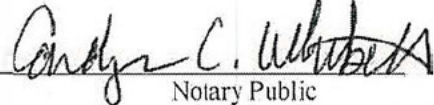
RREF III-PRANDHURST VILLAGE, LLC,
a Delaware limited liability company

By: 
Adam Ifshin
President

STATE OF NEW YORK)
)
COUNTY OF WESTCHESTER)

The foregoing instrument was acknowledged before me on the 3 day of July, 2024 by Adam Ifshin, who being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing his name.

WITNESS my hand and official seal this 3 day of July, 2024.

My Commission Expires: 8.8.26 
Notary Public

CAROLYN C. WHITSETT
Notary Public - State of New York
No. 01WH6437904
Qualified in Westchester County
My Commission Expires 08/08/2026



2000240019D

Doc# 2000240019 Fee \$77.00

This document prepared by
and after recording return to:

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2020 04:06 PM PG: 1 OF 14

Arent Fox LLP
1717 K Street, NW
Washington, DC 20006-5344
Attn: Thomas R. Castiello

CCHI 1905587LD 30F7

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 30 of December, 2019 by REDUS EL, LLC, a Delaware limited liability company, having an address of c/o Wells Fargo Bank, N.A., 1 Independent Drive, 8th Floor, Suite 810, Jacksonville, FL 32202, MAC Z3094-083 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does CONVEY and QUIT CLAIM to RREF III-P RANDHURST VILLAGE, LLC, a Delaware limited liability company, having an address of c/o DLC Management Corp., 565 Taxter Road, Suite 400, Elmsford, NY 10523 ("Grantee"), forever, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Street Address: 999 N. Elmhurst Road, Mount Prospect, Illinois 60056

Property Index Numbers: See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in and to all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

[SIGNATURE ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX

02-Jan-2020



COUNTY: 29,500.00
ILLINOIS: 59,000.00
TOTAL: 88,500.00

03-27-401-040-0000 | 20191201676135 | 2-135-792-992



S N
P 14
S -
M -
SC Y
E -
INT JA

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

} s.s.

On Dec 16, 2019 before me, Dawn Marie Beck, Notary Public,
Name of Notary Public, Title

personally appeared Donna Cummings
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

Dawn Marie Beck
Signature of Notary Public

Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit Claim
 deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer Signer(s) Thumbprints(s)

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property: **\$395,545**

Property Value: **\$3,485,556**

Total Debt % Attributed to Your Property Value: **11.3%**

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

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

[See Details Here](#)

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-27-401-280-0000** [BEGIN A NEW SEARCH](#)



[Incorrect Image? Click Here.](#)

Property Location:
 1033 N ELMHURST RD
 MOUNT PROSPECT, IL 60056-0000

Volume: 233

Scroll down for more information.

Mailing Information:
 DLC MANAGEMENT CORP
 565 TAXTER RD
 ELMSFORD, NY 10523-2300

[Update Your Information](#)

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$261,601.77

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$138,048.59	Original Billed Amount:	\$123,553.18
Due Date:	03/01/2024	Due Date:	08/01/2024
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**

Tax Year 2024 (billed in 2025) Total Amount Billed: \$270,297.91

1st INSTALLMENT - Tax Year 2024		2nd INSTALLMENT - Tax Year 2024	
Original Billed Amount:	\$143,880.97	Original Billed Amount:	\$126,416.94
Due Date:	03/04/2025	Due Date:	12/15/2025
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: \$0.00

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

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

 [Tax Year 2023 Second Installment Due Thursday, August 1, 2024](#)

 [Tax Year 2024 Second Installment Due Monday, December 15, 2025](#)

Stop receiving your tax bill by mail.

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

Are There Any Overpayments on Your PIN?

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

Have You Received Your Exemptions in These Tax Years?

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

[Apply for a missing exemption](#)

20-Year Property Tax Bill History

GUARANTY

FOR VALUE RECEIVED, and in consideration of the execution of that certain Assignment and Assumption of Lease Agreement of even date herewith (the "Assignment") covering certain premises in Randhurst Village, Mt. Prospect, Illinois, amending that certain Lease dated September 5, 2024, between Landlord and Tenant's predecessor-in-interest (the "Lease"), the creation of the tenancy under said Lease and the extension of credit by RREF III-P Randhurst Village, LLC ("Landlord") to KAAM SPA #11, LLC ("Tenant"), and for the purpose of inducing Landlord to execute the Assignment, the undersigned (individually and collectively, "Guarantor"), jointly and severally, do hereby absolutely and unconditionally guarantee to Landlord, its successors and assigns, the full and prompt payment when due, of all rents, charges and additional sums coming due under the Lease together with the performance of all covenants and agreements of the Tenant therein contained and together with the full and prompt payment of all damages that may arise or be incurred by Landlord in consequence of Tenant's failure to perform such covenants and agreements (all such obligations hereinafter collectively referred to as "Liabilities"), and the undersigned further agree to pay all expenses, including attorneys' fees and legal expenses, paid or incurred by Landlord in endeavoring to collect or enforce the Liabilities or any part thereof and in enforcing this Guaranty, such payment and performance to be made or performed by the undersigned forthwith upon a default by Tenant.

In the event of the death, incompetency, dissolution, bankruptcy or insolvency of Tenant, or the inability of Tenant to pay debts as they mature, or an assignment by Tenant for the benefit of creditors, or the institution of any bankruptcy or other proceedings by or against Tenant alleging that Tenant is insolvent or unable to pay debts as they mature, or Tenant's default under the Lease, and if such event shall occur at a time when any of the Liabilities may not then be due and payable, the undersigned agree to pay to Landlord upon demand, the full amount which would be payable hereunder by the undersigned if all Liabilities were then due and payable.

This Guaranty shall be an absolute, and unconditional guaranty of payment and not of collection and shall remain in full force and effect as to the undersigned during the Lease Term of said Lease, and any renewal or extension thereof, and thereafter so long as any Liabilities remain due and payable even though the Lease Term or any renewal or extension thereof shall have expired. An assignment of said Lease or any subletting thereunder shall not release or relieve the undersigned from their liability hereunder.

Landlord may, from time to time, without notice to the undersigned: (a) retain or obtain a security interest in any property to secure any of the Liabilities or any obligation hereunder, (b) retain or obtain the primary or secondary liability of any party or parties, in addition to the undersigned, with respect to any of the Liabilities, (c) extend or renew for any period (whether or not longer than the original period), alter or exchange said Lease or any of the Liabilities, (d) release, waive or compromise any liability of any of the undersigned hereunder or any liability of any other party or parties primarily or secondarily liable on any of the Liabilities, (e) release or impair any security interest or lien, if any, in all or any property securing any of the Liabilities or any obligation hereunder and permit any substitution or exchange for any such property, and (f) resort to the undersigned for payment of any of the Liabilities, whether or not Landlord shall have resorted to any property securing any of the Liabilities or any obligation hereunder or shall have proceeded against any other of the undersigned or against Tenant or any other party primarily or secondarily liable on any of the Liabilities. No such action or failure to act by Landlord shall affect the undersigned's liability hereunder in any manner whatsoever. Any amount received by Landlord from whatsoever source and applied by it toward the payment of the Liabilities shall be applied in such order of application as Landlord may from time to time elect.

To the extent allowed by applicable law, the undersigned hereby expressly waive: (a) notice of the acceptance of this Guaranty, (b) notice of the existence, creation, amount, modification, amendment, alteration or extension of the Lease or all or any of the Liabilities, whether or not such notice is required to

be given to Tenant under the terms of the Lease, (c) presentment, demand, notice of dishonor, protest, and all other notices whatsoever, (d) any benefit of valuation, appraisal, homestead or other exemption law, now or hereafter in effect in any jurisdiction in which enforcement of this Guaranty is sought, and (e) all diligence in collection, perfection or protection of or realization upon the Liabilities or any thereof, any obligation hereunder, or any security for any of the foregoing.

No delay on the part of Landlord in the exercise of any right or remedy shall operate as a waiver thereof, and no final or partial exercise by Landlord of any right or remedy shall preclude other or further exercises thereof or the exercises of any other right or remedy.

The validity of this Guaranty and the obligations of the undersigned hereunder shall not be terminated, affected or impaired by reason of any action which Landlord may take or fail to take against Tenant or by reason of any failure to enforce, any of the rights or remedies reserved to Landlord in said Lease, or otherwise, or by reason of the bankruptcy or insolvency of Tenant and whether or not the term of said Lease shall terminate by reason of said bankruptcy or insolvency.

This Guaranty shall be binding upon the undersigned, and upon the heirs, legal representatives, successors and assigns of the undersigned and shall be governed by the substantive laws of the State of Illinois without regard to principles of conflict of laws. Guarantor waives any right to trial by jury in any action, suit or proceeding arising out of this Guaranty or the Lease.

If this Guaranty is executed by a corporation, association, partnership (general or limited), joint venture, syndicate, trust or any other type of organization other than individuals, the individual signatories hereto represent and warrant that they, and each of them, are duly authorized to execute this Guaranty for and on behalf of such organization and that such organization is the sole owner of all ownership interest in the Tenant.

No waiver by Landlord or Guarantor of any breach of any term, covenant or condition hereof shall be deemed a waiver of the same or any subsequent breach of the same or any other term, covenant or condition. No covenant, term or condition of this Guaranty shall be deemed waived by Landlord or Guarantor unless waived in writing.

There are no representations, covenants, warranties, promises, agreements, conditions or undertakings, oral or written, between Landlord and Guarantor other than herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Guaranty shall be binding upon Landlord or Guarantor unless in writing and signed by them.

All notices from Guarantor to Landlord required or permitted by any provision of this Guaranty shall be directed to Landlord as follows:

RREF III-P Randhurst Village, LLC
c/o DLC Management Corporation
565 Taxter Road
Elmsford, New York 10523
Attn: General Counsel

All notices from Landlord to Guarantor required or permitted hereunder shall be directed as follows, namely:

Michael L. Hendershott
0S163 Willis Circle
Geneva, Illinois 60134

Kathy E. Hendershott
0S163 Willis Circle
Geneva, Illinois 60134

All notices to be given hereunder by either party shall be written and sent by registered or certified mail, return receipt requested, postage pre-paid or by an overnight mail delivery service, addressed to the party intended to be notified at the address set forth above. Either party may, at any time, or from time to time, notify the other in writing of a substitute address for that above set forth, and thereafter notices shall be directed to such substitute address. Notice given as aforesaid shall be sufficient service thereof and shall be deemed given as of the date received, as evidenced by the return receipt of the registered or certified mail or the express delivery receipt, as the case may be.

If any provision of this Guaranty or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this Guaranty, or the application of such provision to persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby and each provision of this Guaranty shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the undersigned have executed this instrument, or caused this instrument to be executed by its officers, duly authorized in the premises, deemed to be as of the date of the Assignment.

GUARANTOR

Michael Hendershott
Michael Hendershott (Nov 26, 2025 08:57:26 CST)
MICHAEL L. HENDERSHOTT

0S163 Willis Circle
Residence Address

Geneva, Illinois 60134
City, State, Zip

[REDACTED]
[REDACTED]

Kathy Hendershott
Kathy Hendershott (Nov 26, 2025 09:03:39 CST)
KATHY E. HENDERSHOTT

0S163 Willis Circle
Residence Address

Geneva, Illinois 60134
City, State, Zip

[REDACTED]
[REDACTED]

ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT (hereinafter referred to as this "Assignment") is entered into as of November 26, 2025 by and among RREF III-P Randhurst Village, LLC, a Delaware limited liability company ("Landlord"), having an office c/o DLC Management Corporation, 565 Taxter Road, Elmsford, New York 10523, and AMC II INVESTMENTS - RM, LLC, an Illinois limited liability company, d/b/a Hand & Stone ("Assignor"), having an address at 12 Falling Canyon Court, Henderson, Nevada 89011, and KAAM SPA #11, LLC, an Illinois limited liability company ("Assignee"), having an address at 0S163 Willis Circle, Geneva, Illinois 60134, and William Christy, an individual ("Guarantor"), having an address at 864 N Bennett Street, Geneva, Illinois, 60134.

WITNESSETH:

WHEREAS, Landlord and Assignor are parties to that certain lease dated September 5, 2024 (the "Lease"), for that certain premises presently known as space #T101, which is deemed to contain 3,613 square feet (the "Premises") located at Randhurst Village, Mt. Prospect, Illinois (the "Shopping Center");

WHEREAS, Guarantor guaranteed Assignor's obligations under the Lease pursuant to that certain guaranty dated September 5, 2024 (the "Guaranty");

WHEREAS, Assignor desires to assign its interest in the Lease to Assignee and Assignee desires to assume all of the terms and conditions of Assignor under the Lease; and

WHEREAS, Landlord, Assignor and Assignee wish to modify certain terms of the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises herein contained and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound, do hereby agree as follows:

1. All capitalized terms contained in this Assignment and not otherwise defined herein shall, for the purposes hereof, have the same meaning as ascribed to them in the Lease.

2. The recitals set forth herein above are true and correct and are hereby incorporated herein by this reference.

3. This Assignment is to become effective on the date first above written (the "Effective Date"). Assignor hereby delivers possession of the Premises to Assignee on the Effective Date.

4. As of the Effective Date, Assignor does hereby assign and transfer unto Assignee all of its right, title and interest in the Lease. Assignee hereby assumes all of the terms, covenants and conditions of the Lease, and covenants and agrees to fully and faithfully perform all of the obligations of Assignor under the Lease, whether arising or accruing before, or after the Effective Date. Assignee covenants and agrees that it is responsible for any reconciliation shortfalls in payments of operating costs, insurance and/or real estate taxes, whether such shortfalls relate to the period before or after the Effective Date. Assignee's assumption contained herein shall inure to the benefit of Landlord, and Assignor's continued liability under the Lease shall inure to the benefit of Landlord.

5. This Assignment shall in no way serve to release or diminish the obligations of Assignor

or Guarantor to Landlord under the Lease and Assignor and Guarantor shall continue to remain fully liable for all obligations under the Lease and Assignor's and Guarantor's continued liability under the Lease shall inure to the benefit of Landlord. If Landlord and Assignee should agree to any modification of the Lease, or if Landlord should give any consent under the Lease, such actions shall not in any way operate to release Assignor or Guarantor from any liability or obligations under the Lease.

6. Commencing on the Effective Date, Assignee hereby covenants and agrees to pay to Landlord all rent as set forth in the Lease, without any prior demand therefor and without any offset or deduction whatsoever, in equal monthly installments on or before the first day of each month during the term of the Lease. Notwithstanding anything herein or elsewhere to the contrary, Assignee accepts and assumes responsibility for all rental obligations accruing during the term of the Lease, both before and after the effective date of this Assignment including common area maintenance and real estate tax reconciliations.

7. Assignor agrees that its Security Deposit, in the amount of Eight Thousand Three Hundred Twenty-Five and 05/100 Dollars (\$8,325.05) currently being held by Landlord, shall be transferred to the benefit of Assignee and shall be retained by Landlord in accordance with Section 28 of the Original Lease. Assignee agrees to indemnify and hold harmless Landlord from and against any and all actions, claims, suits, demands or liability relating to Assignor's assignment of the Security Deposit to Assignee.

8. As an inducement for Landlord to enter into this Assignment, this Assignment is conditioned upon Michael L. Hendershott, an individual, and Kathy E. Hendershott, an individual, delivering to Landlord, simultaneously with Assignee's execution of this Assignment, an executed guaranty, guaranteeing Assignee's performance and obligations under the Lease, in a form acceptable to Landlord, in Landlord's sole discretion.

9. Simultaneously with Assignee's execution of this Assignment, Assignee shall complete and submit to Landlord the authorization form attached hereto as Exhibit A, which shall provide the necessary information and shall authorize Landlord to establish the monthly, automatic, electronic payment of the monthly Minimum Annual Rental and Additional Rent through Landlord's VersaPay program. Upon the Effective Date, Landlord shall initiate Assignee's VersaPay account; Assignee agrees to promptly respond to any electronic correspondence received from VersaPay in order to complete the initiation and setup of Assignee's VersaPay account. Assignee further agrees to maintain sufficient funds in Assignee's account on the first of each month for the withdrawal and payment of Minimum Annual Rental and Additional Rent. Landlord retains the right, in its sole discretion, to discontinue the acceptance of payment(s) by any particular electronic method. Additionally, in the event Assignee (a) defaults in the payment of Rent, and (b) does not at that time have an active VersaPay account, Assignee agrees that Landlord shall be entitled to set up a VersaPay account on Assignee's behalf in accordance with the foregoing process.

10. Notwithstanding anything to the contrary in the Lease, all notices desired or required to be given pursuant to the Lease and/or this Assignment shall be given at the following address:

If to Landlord:

For Payment: RREF III-P Randhurst Village, LLC
c/o DLC Management Corporation
P.O. Box 830739
Philadelphia, Pennsylvania 19182-0739

For Notices: RREF III-P Randhurst Village, LLC
c/o DLC Management Corporation

565 Taxter Road
Elmsford, New York 10523
Attn: General Counsel

If to Assignee: KAAM SPA #11, LLC
0S163 Willis Circle
Geneva, Illinois 60134

11. Assignee acknowledges that it has inspected the Premises and hereby agrees to accept possession and occupancy of the Premises on the Effective Date in its AS IS/WHERE IS condition with no work to be performed by Landlord.

12. Except as expressly provided herein, nothing in this Assignment shall be deemed to waive or modify any of the provisions of the Lease, or any amendment or addendum thereto.

13. The terms and conditions contained in this Assignment shall be considered confidential, proprietary information and Assignor and Assignee shall not discuss the contents with anyone other than their respective officers and/or partners. Breach of this confidentiality covenant shall be deemed a default under the Lease and Landlord may pursue its default rights and remedies against Assignor and/or Assignee.

14. Landlord hereby consents to the Assignment without waiving its rights to restrict any subsequent assignment of the Lease or subletting of the Premises in accordance with the terms and conditions set forth in the Lease.

15. Assignor and Assignee each certify that (i) it is not acting, directly or indirectly, for or on behalf of any person, group, entity, or nation named by any Executive Order of the United States Treasury Department as a terrorist, "Specially Designated National or Blocked Person," or other banned or blocked person, entity, nation, or transaction pursuant to any law, order, rule, or regulation that is enforced or administered by the Office of Foreign Assets Control; and (ii) it is not engaged in this transaction, directly or indirectly on behalf of, or instigating or facilitating this transaction, directly or indirectly on behalf of, any such person, group, entity, or nation. Assignor and Assignee each hereby agree to defend, indemnify, and hold harmless Landlord from and against any and all loss, cost, damage, expense and liability (including without limitation court costs and reasonable attorneys' fees) arising from or related to any breach of the foregoing certification.

16. Assignor and Assignee each hereby covenant to Landlord that at any time and from time to time after the date hereof, upon written request from Landlord, it will promptly do, execute, acknowledge and deliver, or will cause to be done, executed, acknowledged and delivered, all such further documents, acts and assurances as Landlord may reasonably request in order to facilitate the performance of and/or effectuate the intent of this Assignment and to carry out the terms hereof.

17. Assignor and Assignee each hereby represent and warrant that they each have the power and authority to enter into this Assignment and modify the Lease as set forth herein and Assignor and Assignee do not need to obtain the consent of any third party with respect to the foregoing.

18. Assignor and Assignee each covenant, warrant, and represent that they have had no conversations or other communications with any broker, finder or consultant in connection with this Assignment, and has not otherwise retained any person or entity as a broker, finder or consultant, whether on an exclusive or non-exclusive basis, in connection herewith, and that there were no brokers, finders or consultants instrumental in consummating this Assignment. Assignor and Assignee shall each save, defend and hold the Landlord harmless from and against any and all claims, liabilities, costs and expenses arising

as a result of a breach of the foregoing representation and warranty.

19. By the execution hereof, Assignor and Assignee acknowledge the full and faithful performance by Landlord of the obligations to be performed by Landlord under the Lease to the date hereof. Landlord is not in default under the terms and conditions of the Lease, and no conditions exist which, with the passage of time or the giving of notice, would constitute a default by Landlord under the terms and conditions of the Lease. Assignor has no present right to set off and no present defense or counterclaim against enforcement of Assignor's obligations under the Lease. Assignor and Assignee hereby generally release and discharge Landlord and all of its officers, directors, shareholders, agents, representatives, employees and attorneys, both present and past, of and from any and all claims, debts, liabilities, obligations, and causes of action of any kind or nature, whether known or unknown, based on, arising out of, or connected with, either directly or indirectly, any term, provision, matter, fact, event or occurrence related to or contained in the Lease, or to any landlord/ Assignor relationship between Assignor and Landlord from the beginning of time through the date hereof. This general release shall be governed by the laws of the State of Illinois. It is understood by the undersigned Assignor and Assignee that the facts with respect to which this general release is given may hereafter turn out to be other than or different from the facts in that connection now known to it or believed by it to be true, and it therefore expressly assumes the risk of the facts turning out to be so different and agrees that the foregoing general release shall be in all respects effective and not subject to termination or rescission by any such difference in facts. This general release shall bind any and all persons or entities claiming any rights by, under or through Assignor and/or Assignee.

20. Except as modified by this Assignment, the Lease and all covenants, amendments, terms and conditions thereof shall remain in full force and effect and are hereby in all respects ratified and confirmed.

21. The covenants, amendments, terms and conditions contained in this Assignment shall bind and inure to the benefit of the parties hereto and their respective successors and, except as otherwise provided in the Lease as hereby amended, their respective assigns.


22. This Assignment may not be changed or terminated orally but only by an amendment in writing signed by the party against whom enforcement of any waiver, change, termination, modification or discharge is sought.

23. This Assignment shall not be binding upon Landlord unless and until it is signed by Landlord and a fully executed counterpart thereof is delivered to both Assignor and Assignee. This Assignment may be executed in more than one counterpart, including by PDF or through authenticated electronic signature technology, each of which shall be deemed an original, and all of which counterparts taken together shall constitute one and the same agreement. The intentional action in electronically signing this Assignment shall be evidence of consent to be legally bound by this Assignment. The parties further consent and agree that the electronic signatures appearing on this Assignment shall be treated, for purpose of validity, enforceability and admissibility, the same as hand-written signatures.



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IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the day and year first above written.


LANDLORD:
RREF III-P Randhurst Village, LLC,
a Delaware limited liability company

By: 
Adam Ifshin (Nov 26, 2025 10:23:21 EST)
Name: Adam Ifshin
Title: President

WITNESSES:


Print Name: Mary McDermott

Print Name: Sydney Dooley

ASSIGNOR:
AMC II INVESTMENTS - RM, LLC,
an Illinois limited liability company

By: 
William Christy (Nov 25, 2025 12:40:55 PST)
Name: William Christy
Title: President

WITNESSES:

Print Name:

Print Name:

ASSIGNEE:
KAAM SPA #11, LLC,
an Illinois limited liability company

By: 
Michael Hendershott (Nov 26, 2025 08:57:26 CST)
Name: Michael Hendershott
Title: Manager

WITNESSES:

Print Name:


Print Name:

Signatures continue on the following page.

Reaffirmation of Guarantor

The undersigned, as Guarantor of the aforesaid Lease, pursuant to that certain Guaranty, hereby (1) consents to this Assignment; (2) acknowledges that consenting to this Assignment or any amendment of the Lease is not required pursuant to the terms of the Guaranty and does not constitute the establishment of a practice requiring the consent of Guarantor to any further amendment of the Lease in order to continue the validity and effectiveness of the Guaranty; (3) ratifies and confirms that the Guaranty remains in full force and effect with respect to the Lease, as amended herein.

GUARANTOR:


William Christy (Nov 25, 2025 12:40:55 PST)

William Christy

WITNESSES:

Print Name:

Print Name:



To the Village of Mount Prospect,

Below are the responses to the best of our knowledge to the conditional use standards required for our zoning application:

Mount Prospect Conditional Use Standards

Please write a response to each conditional use standard. Describe HOW your proposal will meet each standard. You can copy this list onto letterhead and then type answers.

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;

Hand and Stone Massage and Facial Spa is a national spa franchise of over 600 locations nationwide that provides massage, facial, hair removal, body toning, retail skin products and gift cards toning services to our membership and guests. All of our massage therapists and estheticians are licensed and regulated by the State of Illinois. We (the applicants) recently purchased this existing Hand and Stone at this location and address. We are multi-unit owners with 12 locations in both Illinois and Florida.

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;

This is an existing location that has recently been renovated and updated. It was previously a Massage Envy location before. We believe that we are an "upscale" brand for massage and facial services that have a high demand from clients who seek these services for their therapeutic and health benefits.

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;



This is an existing location in the Randhurst Village Shopping Center. There are no renovations or additional construction planned for this location.

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

This is an existing commercial center. There will be no impact or planned changes by our business use.

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;

This is an existing commercial center. There will be no impact or planned changes by our business use.

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

This is an existing commercial center. There will be no impact or planned changes by our business use.

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

Our business use is licensed by the Village of Mount Prospect and by the State of Illinois. We abide by all state and village regulations at time of implementation or at renewals.

I trust this information meets the requirements and answers all questions to the best of our knowledge or as applicable to our usage.

Please advise if there are any further questions or clarifications required.

Thank you,

Michael Hendershott

KAAM Spa 11 dba Hand and Stone Massage and Facial Spa



PRESS CTRL +
CLICK HERE TO
REQUEST
A QUOTE

ALTA/NSPS Land Title Survey

RANDHURST VILLAGE
1 RANDHURST VILLAGE DRIVE
Mount Prospect, IL 60056
County of Cook

Surveyor Certification:
To: USS AG, Stamford Branch, its successors and assigns, as their interest may appear; Chicago Title Insurance Company; Alpine Income Property OP, LP, a Delaware limited partnership; REF II-P RANDHURST VILLAGE, LLC, a Delaware limited liability company; REF II-P RANDHURST VILLAGE FINANCE, LLC, a Delaware limited liability company; REF II-P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company; PRIME FINANCE SHORT DURATION HOLDING COMPANY, LLC, a Delaware limited liability company; its successors and/or assigns, and American National, 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 Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20 of table A hereof. The fieldwork was completed on June 21, 2024.

Chris J. Fischer
Brian J. Fischer

Land Survey Number 035-030383
in state of Illinois
License Expiration date: NOVEMBER 30, 2024
Illinois Design Firm No. IL-184-007826
Date of First or Last: JUNE 24, 2024
Date of Last Revision: AUGUST 5, 2024
Network Reference 820241147-001
Survey Prepared by:
TND Design Group, Inc.
148 Chesterfield Industrial Parkway Suite E
Chesterfield, MO 63005
Survey Updates: surveys@amnational.net



Legal Description

LAND DESCRIPTION:
(SEE SHEETS 3 & 4 FOR RECORD LEGAL DESCRIPTION PER TITLE COMMITMENT)

1. THE PROPERTY HAS DIRECT ACCESS TO AND FROM EAST KENNINGTON ROAD, NORTH ELMHURST ROAD (L. 83), & EUCLED AVENUE, THREE (3) DEGRADED AND ACCEPTED PUBLIC RIGHT-OF-WAYS, AT THE LOCATIONS LABELED HEREON. THE PROPERTY HAS DIRECT ACCESS TO ACCESS FOR INGRESS/EGRESS AND RECREATIONAL ENJOYMENT.
2. BASIS OF BEARINGS: BEARINGS BASED ON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD83, EAST ZONE, AS DETERMINED THROUGH GPS OBSERVATION USING THE VRS NOW VIRTUAL REFERENCE NETWORK.
3. THERE ARE 6,479 PARKING SPOTS ON THE SUBJECT PROPERTY, 123 OF WHICH ARE HANDICAPPED AS DENOTED BY H.C.
4. THIS SURVEY IS INTENDED FOR USE FOR REAL ESTATE TRANSACTION, AND IS NOT INTENDED FOR CONSTRUCTION OR IMPROVEMENT DESIGN PURPOSES.
5. BUILDING FOOTPRINT AREA AND DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION OR SLAB EDGE.
6. EXTERIOR BUILDING HEIGHT MEASURED FROM FINISHED FLOOR OF BUILDING TO TOP OF BUILDING ROOF AT LOCATION AS SPECIFIED ON PLAN.
7. EXTERIOR BUILDING TIES ARE SHOWN PERPENDICULAR TO THE PROPERTY LINES TO WHICH THEY ARE TIED.
8. THIS PROFESSIONAL SERVICE MEETS THE REQUIREMENTS FOR A BOUNDARY SURVEY BASED ON ILLINOIS STANDARDS OF PRACTICE AS DEFINED BY THE ADMINISTRATIVE CODE.



9. SEE TABLE FOR AREA OF TRACTS.
10. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE DOES NOT APPEAR TO BE RECENT CONSTRUCTION OF STREETS, PAVEMENT OR SIDEWALKS EVIDENCED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NO PARTY WALLS LOCATED ON THE PREMISES, OR WALLS WHICH CROSS FROM BUILDING TO ANOTHER THROUGH A PROPERTY LINE, AS SHOWN ON THIS SURVEY.
13. THE PROPERTY'S NORTHWEST CORNER IS LOCATED AT THE INTERSECTION OF EUCLED AVENUE AND NORTH ELMHURST ROAD (L. 83).
14. THERE WAS NO EVIDENCE OF ANY CEMETRIES, GRAVESITES, AND/OR BURIAL GROUNDS OBSERVED OR NOTED IN RECORDED DOCUMENTS OBSERVED OR PROVIDED BY CLIENT.
15. (R)-RECORD BEARING OR DISTANCE (S)-SURVEYED BEARING OR DISTANCE.
16. THERE ARE NO GAPS OR GORES ON THE SURVEYED PROPERTY IN RELATION TO ITS ADJACENTS.
17. UTILITIES ARE SHOWN AS PER ABOVE GROUND OBSERVATION ONLY.
18. THERE WAS NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT TRACT AT THE TIME OF THE SURVEY.
19. SET BACK, SIDE YARD AND REAR YARD LINES AS PER THE PROVIDED ZONING REPORT REFERENCING ZONING ORDINANCE(S) ARE AS SHOWN ON THE SURVEY.
20. THE SURVEY CORRECTLY SHOWS BUILDINGS, STRUCTURES AND IMPROVEMENTS AS OF THE DATE OF THE FIELD SURVEY.
21. THE SURVEY SHOWS ABOVE GROUND UTILITY LINES AND APPURTENANCES, AS PER INFORMATION AS SHOWN ON THE SURVEY.
22. THE EXTERIOR BOUNDARY OF THE AS-SURVEYED LAND DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.
23. PER THE ARCHITECTURAL PLANS PROVIDED FOR IN DOCUMENT NO. 150941064, AND PER SAID DOCUMENT AND EXTERIOR INVESTIGATION BY SURVEYOR, A PARTY WALL BETWEEN PROPERTIES WAS NOT DETECTED OR LISTED IN SAID DOCUMENT.

Legend of Symbols & Abbreviations

X FOUND CROSS	⊠ ELECTRIC BOX	⊠ CABLE TV BOX
○ FOUND IRON PIPE	⊠ ELECTRIC METER	⊠ LIGHT STANDARD
● SET IRON ROD	⊠ POWER POLE	⊠ CLEAN OUT
⊕ BENCHMARK	⊠ GUY WIRE	⊠ SANITARY MANHOLE (EXISTING)
⊠ TRAFFIC SIGNAL BOX	⊠ GAS METER	⊠ STORM SEWER MANHOLE (EXISTING)
⊠ PHONE BOX	⊠ GAS VALVE	⊠ STORM SEWER DRAIN (EXISTING)
⊠ UTILITY MANHOLE	⊠ WATER METER	⊠ GRATE INLET (EXISTING)
⊠ BOLLARD	⊠ WATER VALVE	⊠ AREA INLET (EXISTING)
⊠ MAILBOX	⊠ HYDRANT	⊠ GENERAL SURFACE DRAINAGE
⊠ SIGN	⊠ WATER SHUT OFF	⊠ EXISTING CONTOUR
⊠ POST	⊠ SPRINKLER HEAD	⊠ TREE LINE
⊠ EXISTING SHRUB	⊠ IRRIGATION VALVE BOX	⊠ SAN. SEWER (EXISTING)
⊠ EXISTING DECIDUOUS TREE	⊠ WELL	⊠ STORM DRAIN (EXISTING)
⊠ EXISTING EVERGREEN TREE	⊠ TEST HOLE	

General Survey Notes

1. SITE ADDRESS FOR TAX INFORMATION AND POSTED IS AS FOLLOWS FOR THE PROPERTY:
999 NORTH ELMHURST ROAD, MOUNT PROSPECT, ILLINOIS PARCELS, FOR THE SUBJECT PROPERTY IS 03-27-401-040-0000, 304 KENNINGTON ROAD, MT. PROSPECT, IL 03-27-401-085-0000, 300 EAST KENNINGTON ROAD, MT. PROSPECT, IL 03-27-401-287-0000, 300 EAST KENNINGTON ROAD, MT. PROSPECT, IL 03-27-401-575-0000, 308 NORTH ELMHURST ROAD, MT. PROSPECT, IL 03-27-401-277-0000, 333 EAST EUCLED AVENUE, MT. PROSPECT, IL 03-27-401-088-0000, 368 NORTH ELMHURST ROAD, MT. PROSPECT, IL 03-27-401-281-0000, 1027 NORTH ELMHURST ROAD, MT. PROSPECT, IL 03-27-401-305-0000, 1 RANDHURST VILLAGE DRIVE, MT. PROSPECT, IL 03-27-409-001-0000, 940 EAST KENNINGTON ROAD, MT. PROSPECT, IL 03-27-409-003-0000, 940 EAST KENNINGTON ROAD, MT. PROSPECT, IL 03-27-409-004-0000, 940 EAST KENNINGTON ROAD, MT. PROSPECT, IL 03-27-409-014-0000, 201 EAST EUCLED AVENUE, MT. PROSPECT, IL IN VILLAGE OF MOUNT PROSPECT, ILLINOIS AS FOR THE COOK COUNTY, ILLINOIS ASSESSOR.
2. THE CURRENT PROPERTY OWNER REF II-P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PER DEED RECORDED IN DOCUMENT NO. 00240019 OF THE VILLAGE OF MOUNT PROSPECT, IN COOK COUNTY, ILLINOIS RECORDS.
3. THE PROPERTY HAS DIRECT ACCESS TO AND FROM EAST KENNINGTON ROAD, NORTH ELMHURST ROAD (L. 83), & EUCLED AVENUE, THREE (3) DEGRADED AND ACCEPTED PUBLIC RIGHT-OF-WAYS, AT THE LOCATIONS LABELED HEREON. THE PROPERTY HAS DIRECT ACCESS TO ACCESS FOR INGRESS/EGRESS AND RECREATIONAL ENJOYMENT.
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5. THERE ARE 6,479 PARKING SPOTS ON THE SUBJECT PROPERTY, 123 OF WHICH ARE HANDICAPPED AS DENOTED BY H.C.
6. THIS SURVEY IS INTENDED FOR USE FOR REAL ESTATE TRANSACTION, AND IS NOT INTENDED FOR CONSTRUCTION OR IMPROVEMENT DESIGN PURPOSES.
7. BUILDING FOOTPRINT AREA AND DIMENSIONS TAKEN TO OUTSIDE FACE OF FOUNDATION OR SLAB EDGE.
8. EXTERIOR BUILDING HEIGHT MEASURED FROM FINISHED FLOOR OF BUILDING TO TOP OF BUILDING ROOF AT LOCATION AS SPECIFIED ON PLAN.
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10. THIS PROFESSIONAL SERVICE MEETS THE REQUIREMENTS FOR A BOUNDARY SURVEY BASED ON ILLINOIS STANDARDS OF PRACTICE AS DEFINED BY THE ADMINISTRATIVE CODE.
11. SEE TABLE FOR AREA OF TRACTS.
12. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
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17. (R)-RECORD BEARING OR DISTANCE (S)-SURVEYED BEARING OR DISTANCE.
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20. THERE WAS NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT TRACT AT THE TIME OF THE SURVEY.
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24. THE EXTERIOR BOUNDARY OF THE AS-SURVEYED LAND DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE.
25. PER THE ARCHITECTURAL PLANS PROVIDED FOR IN DOCUMENT NO. 150941064, AND PER SAID DOCUMENT AND EXTERIOR INVESTIGATION BY SURVEYOR, A PARTY WALL BETWEEN PROPERTIES WAS NOT DETECTED OR LISTED IN SAID DOCUMENT.

Notes Corresponding to Schedule B

13. Assignment of Lease and Rents from REF II - P RANDHURST VILLAGE, LLC, REF II - P RANDHURST VILLAGE FINANCE, LLC, and REF II - P RANDHURST VILLAGE TENANT, LLC, each a Delaware limited liability company, Assignor, to PRIME FINANCE SHORT DURATION HOLDING COMPANY, LLC, a Delaware limited liability company, Assignee, as of July 8, 2022, as Document No. 2220647024 in the real estate land records of Cook County, Illinois.
Assignment of Assignment of Lease and Rents to PFP as per Sub R 116, a Delaware limited liability company recorded October 3, 2022 as Document No. 2227613094.
Assignment of Assignment of Lease and Rents, to PFP 2022-9, LLC, an exempted company incorporated with limited liability under the laws of Bermuda, recorded February 8, 2023 as Document No. 2303090604.
(Affects Land and other property)
(NOT OF A PLOTTABLE NATURE)
17. Rights of tenant as tenant only, under lease made by Rouse-Randhurst Shopping Center, Inc., as lessor, and Home Depot U.S.A., Inc., as Lessee, dated August 25, 1994, which lease was disclosed by a Memorandum of Lease recorded on March 21, 2000 as Document 00097324, which lease denotes the land for a term of years beginning July 1, 1995 and ending fifteen years thereafter. And all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee, as amended by First Amendment to Memorandum of Lease recorded November 26, 2003 as Document 0333032144, and which lease contains no right of first refusal or option to purchase.
(NOT OF A PLOTTABLE NATURE)
18. Lease made by Rouse-Randhurst Shopping Center, Inc., a Maryland corporation to Steak 'N Shake, Inc., an Indiana corporation dated March 8, 1998, a short term lease of which was recorded on 17, 1998 as Document No.'s 08473354 and 09473357 denoting the land as depicted on Exhibit "B" for a term of fifteen (15) years beginning on the date identified as set forth in Section 3.1 of the lease, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Note: Option to extend the term for four (4) additional successive terms of five (5) years. Lease contains no right of first refusal or option to purchase.
(Affects Shopping Center)
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647033.
(NOT OF A PLOTTABLE NATURE)
19. Right of first refusal contained in the unrecorded lease evidenced by a Memorandum of Ground Lease made by Rouse-Randhurst Shopping Center, LLC, a Maryland limited liability company to Costco Wholesale Corporation, a Washington corporation dated October 31, 2003 and recorded November 26, 2003 as Document Number 0333032144, amended by First Amendment to Memorandum of Ground Lease recorded October 30, 2008 as Document 0830400202, denoting the land for a term of years commencing on the date thereof and expiring 20 years later.
(NOT OF A PLOTTABLE NATURE)
20. Rights of tenant as tenant only, under lease made by Rouse-Randhurst Shopping Center, a Maryland Corporation to General Cinema Theatres of Illinois, Inc., a Illinois corporation dated August 29, 1998 a Memorandum of which was recorded November 21, 1998 as Document 06889811, denoting the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
(Affects the Shopping Center)
First Amendment to Memorandum of Lease recorded October 28, 2009 as Document 0930140059. Lease contains no right of first refusal or option to purchase.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 22, 2022, as Document No. 2220647029.
(NOT OF A PLOTTABLE NATURE)
21. Rights of tenant as tenant only, under memorandum of Ground Lease made by Rouse-Randhurst Shopping Center, LLC, a Maryland limited liability company to Costco Wholesale Corporation, a Washington corporation dated October 31, 2003 and recorded November 26, 2003 as Document Number 0333032144, amended by First Amendment to Memorandum of Ground Lease recorded October 30, 2008 as Document 0830400202, denoting the land for a term of years commencing on the date thereof and expiring 20 years later, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Note: Said Lease contains a right of first refusal with respect to offers to purchase the leased premises. Said right of first refusal is not applicable to this transaction.
Terms, provisions and conditions of the consent, Lease Recognition, Attornment and Guaranty Agreement made by and between Costco Wholesale Corporation, a Washington corporation and Rouse-Randhurst Shopping Center, LLC, a Maryland limited liability company and other recorded November 26, 2003 as Document 0333032144.
(Affects part of Lot 1)
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647028.
(NOT OF A PLOTTABLE NATURE)
22. Rights of Jewel Food Stores Inc., under lease dated April 19, 1995, a Memorandum of which was recorded April 25, 1995 as Document 95270450, and all parties claiming by, through, or under said lessee, which lease contains no right of first refusal or option to purchase.
(Affects Shopping Center)
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220203.
(NOT OF A PLOTTABLE NATURE)
23. Lease made by Randhurst Shopping Center LLC to RVCD, LLC dated April 4, 2012, a Memorandum of which was recorded May 29, 2012 as Document Number 121486072, denoting the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220204.
(NOT OF A PLOTTABLE NATURE)
24. Lease made by Randhurst Shopping Center LLC to Pelemat Inc dated January 27, 2010, a Memorandum of which was recorded March 8, 2010 as Document Number 100871043, denoting the land for 15 (15) years and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220205.
(NOT OF A PLOTTABLE NATURE)

Notes Corresponding to Schedule B, Cont;

25. Lease made by Randhurst Shopping Center LLC to T.J. Max of IL, LLC dated August 27, 2011, a Memorandum of which was recorded November 16, 2011 as Document Number 1120250206, denoting the land for a term of years, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647034.
(NOT OF A PLOTTABLE NATURE)
26. Lease made by Randhurst Shopping Center LLC to Panera, LLC, a Memorandum of which was recorded July 11, 2012 as Document Number 1418720216, denoting the land for a term of years and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220202.
(NOT OF A PLOTTABLE NATURE)
27. Lease made by Randhurst Shopping Center, LLC to Outback Steakhouse of Florida, LLC, successors-in-interest to Corralco's Italian Grills, LLC dated May 13, 2014 and recorded June 16, 2014 as Document Number 1418720216, denoting the land for a term of years and all rights thereunder of, and all acts done or suffered thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
Note: Lease provides for three successive renewal terms of five years each.
First Amendment to Memorandum of Lease dated July 26, 2015 and recorded February 18, 2015 as Document Number 1504891030.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647035.
(NOT OF A PLOTTABLE NATURE)
28. Lease made by Randhurst Improvements, LLC to Michaels Stores, Inc. dated April 28, 2017 and recorded September 22, 2017 as Document Number 1726515113, denoting the land for a term of years beginning on the "completion date" of the lease (as such term is defined in the lease) and ending on the last day of February, 2028, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
The lease grants to tenant successive options to extend the lease term from the date upon which the lease term would otherwise expire for three additional periods of five years each.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220209.
(NOT OF A PLOTTABLE NATURE)
29. Existing unrecorded lease in favor of DSW Shoe Warehouse, Inc., a Missouri corporation, dated July 20, 2018 and all rights thereunder of the lessors and of any parties or party claiming by, through, or under the lessees, disclosed by Subordination, Non-disturbance and Attornment Agreement dated July 19, 2018 and recorded July 11, 2019 as Document No. 1919213020.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647030.
(NOT OF A PLOTTABLE NATURE)
30. Memorandum of Lease made by REF II-P Randhurst Village Tenant, LLC and HomeGoods, recorded July 30, 2021 as Document No. 2121160306.
Subordination, Non-disturbance and Attornment Agreement made by Tubor RDT Sub LLC, REF II-P Randhurst Village, LLC and REF II-P Randhurst Village Tenant, LLC and HomeGoods, Inc., recorded July 30, 2021 as Document No. 2121160332.
Non-disturbance, Recognition and Attornment Agreement from Fee Owner/Parent Landlord made by REF II-P Randhurst Village Tenant, LLC and HomeGoods, recorded July 30, 2021, as Document No. 2121160306.
(Affects underlying Land)
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded July 25, 2022, as Document No. 2220647031.
(NOT OF A PLOTTABLE NATURE)
31. Existing unrecorded lease to RH Coles of Mount Prospect LLC and all rights thereunder of the lessors and of any person or party claiming by, through, or under the lessees.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220201.
(NOT OF A PLOTTABLE NATURE)
32. Lease made by Randhurst Shopping Center LLC to Cost Plus, Inc. dated August 8, 2011, a Memorandum of which was recorded March 29, 2012 as Document Number 120897003, denoting the land for a term of years and all rights thereunder of, and all acts done or suffered thereunder by, add lessee or by any party claiming by, through, or under said lessee.
(NOT OF A PLOTTABLE NATURE)
33. Lease made by Randhurst Shopping Center, Realty Holding Company and Rand Office Realty Holding Company to Best, Bath & Beyond Inc., a Memorandum of which was recorded July 1, 2005 as Document Number 0316212165, the restrictions, conditions and provisions therein, and all rights thereunder of, and all acts done or suffered thereunder by, add lessee by any party claiming by, through, or under said lessee, and which lease contains no right of first refusal or option to purchase.
Subordination, Non-disturbance and Attornment Agreement dated July 8, 2022, recorded November 22, 2022, as Document No. 2228220208.
(NOT OF A PLOTTABLE NATURE)

CONTINUED ON PAGE 2 OF 19.



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TO REQUEST
A QUOTE!

Notes Corresponding to Schedule B, Cont;

34. Rights of tenant as tenant only, under unrecorded lease made by Randhurst Corporation, a corporation of Delaware to Walcott Stone, Inc., a corporation of Illinois (now assigned to P.A. Berger and Company of Illinois) dated May 26, 1981, amending part of the land for a term of thirty-nine (39) years disclosed by a Short Form Amendment to Lease, a Memorandum of which was dated June 25, 1981 and recorded June 30, 1981 as Document No. 25922289, and filed June 30, 1981 as Document No. LR3227722, which short form amendment extends the term of the lease to June 30, 2001 and grants and option to renew up to twenty (20) additional years and all rights thereunder, and all acts done or suffered thereafter by said lessee or by any party claiming by, through, or under said lessee, and which lease contains no right of first refusal or option to purchase.
- Note: The lessor's interest in the above lease was assigned by Randhurst Corporation, a corporation of Delaware to LaSalle National Bank, a national banking association as Trustee under Trust Agreement dated May 5, 1981 and known as Trust Number 103910 by an Assignment of Leases dated May 12, 1981 and recorded June 30, 1981 as Document No. 25922289.
- The following conveyance deeds have been recorded:
- Document No. 25874609 Quit Claim Deed made by Randhurst Corporation to LaSalle National Bank Trust No. 103910.
- Document No. 25922289 Trustee's Deed made by LaSalle National Bank as Trustee under trust agreement dated May 5, 1981 trust no. 103910 to Genevieve R. Cermak, (nominee deed)
- Document No. 25922900 deed made by Genevieve R. Cermak to Morgan Guaranty Trust Company under trust dated Dec. 9, 1960 for the Commingled Pension Trust Fund.
- Document No. 0515819028 Special Warranty Deed made by Commingled Pension Trust Fund (Strategic Property) of Allargon Chase Bank, N. A. dated December 9, 1960 to Randhurst Shopping Center Realty Holding Company.
- Document No. 0729003211 Quit Claim Deed made by Randhurst Shopping Center Realty Holding Company to CLP/SPP Randhurst LLC.
- Document No. 0827926036 Quit Claim Deed made by CLP/SPP Randhurst LLC to Randhurst Shopping Center, LLC.
- Document No. 1517345041 Special Warranty Deed made by Randhurst Shopping Center LLC to Randhurst Improvements, LLC.
- Assigned to P.A. Berger and Company of Illinois, a short form memorandum of Lease recorded January 5, 1988 as Document No. 89003146.
- and
- Existing unrecorded lease in favor of Department Store Box, LLC and all rights thereunder of the lessee or of any person or party claiming by, through or under the lessee.
- Assignment and Assumption of Lease Agreement dated September 3, 2019 made by and between Department Store Box, LLC (Assignor) to Redus One, LLC (Assignee).
- Assignment and Assumption of Lease Agreement dated December 30, 2019 made by and between Redus One, LLC (Assignor) and RRE7 III - P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company (Assignee), recorded January 2, 2020 as Document No. 2000940003.
- As affected by Unrecorded Amended and Restated Lease evidenced by Short Form Memorandum of Lease by and between RRE7 III - P RANDHURST VILLAGE, LLC, a Delaware limited liability company, as Lessor and RRE7 III - P RANDHURST VILLAGE TENANT, LLC, a Delaware limited liability company, as Tenant dated July 8, 2022, recorded July 25, 2022, as Document No. 220027021.
- (NOT OF A PLOTTABLE NATURE)
44. Perpetual easement created by grant from Randhurst Corporation, a Corporation of Delaware to the Village of Mount Prospect, an Illinois Municipal Corporation, dated September 5, 1972 and recorded September 21, 1972 as Document No. 22058009 and filed July 30, 1974 as LR2765826 to construct and to maintain underground sanitary sewers and underground water mains, with manholes, valve vaults, fire hydrants, and other appurtenances thereto, and with the right to construct and maintain underground water service pipes connecting therewith in and over the area of lots 10 feet in width. Locations of which were further amended by Easement Abrogation Plat recorded July 27, 2015. See document for exact location easements. (AS SHOWN ON SURVEY).
45. Right of Way for:
(A) A 42-inch storm sewer located 20 feet east of the east line of Elmhurst road;
(B) For a 48-inch storm sewer approximately 20 feet south of and parallel to the south line of Euclid Road.
Shown on the Plat of Re-subdivision filed July 24, 1987 as Document No. LR3637429 and recorded July 24, 1987 as Document No. 87408081 and amended by Easement Abrogation Plat recorded July 27, 2015.
(See Plat for exact locations and particulars)
(AS SHOWN ON SURVEY).
46. Terms of the Redevelopment Agreement by and between the Village of Mt. Prospect and Randhurst Shopping Center, LLC, dated December 8, 2006, recorded May 3, 2010 as Document Number 101323900A.
(NOT OF A PLOTTABLE NATURE)
47. Terms, conditions, restrictions and easements as contained in the Declaration of Covenants, Conditions and Restrictions for 1 Randhurst Village Drive, Mount Prospect, Illinois dated March 31, 2010 and Recorded April 1, 2010 as Document Number 1509147054, together with rights of adjoining owner or owners to the concurrent use of said easement.
(AS SHOWN ON SURVEY).
48. Easement in favor of Commonwealth Edison Company, AT&T Illinois A.K.A. Illinois Bell Telephone Company, Northern Gas Company doing business as Nicor Gas Company, and Comcast Corporation and/or 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 June 22, 2015 as Document Number 151731600A, affecting the land depicted on the Plat as easement, utility easement or public utility easement.
(See document for particulars)
(AS SHOWN ON SURVEY)
49. Terms, covenants, conditions and restrictions contained in the Method of Waterland Management Permit Requirements and Obligations of Perpetual Maintenance & Operation for Mini-stores and retail buildings recorded June 12, 2018 as Document Number 1818317202.
(NOT OF A PLOTTABLE NATURE)
51. Traffic Signal Equipment and Loop Detector Easement as granted to the Illinois Department of Transportation (I.D.O.T.) by Plat of Easement recorded October 4, 2019 as Document Number 1927713083, and the terms and provisions contained therein.
(For further particulars see plat) (Affects underlying Lot 1)
(AS SHOWN ON SURVEY)

Notes Corresponding to Schedule B, Cont;

52. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot, for purpose Public Utility Easement, affects the Land as Document No. 2211619042.
(Affects underlying Land, see document for particulars)
(AS SHOWN ON SURVEY)
53. Terms, covenants, conditions and restrictions contained in the Village of Mount Prospect Ordinance No. 6589 Approving a Final Plat of Re-subdivision for the Randhurst Re-subdivision No. 2 recorded April 28, 2022 as Document No. 221187001.
(PLAT AS REFERENCED ON SURVEY)
54. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, marital status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document recorded on May 2, 2022 as Document No. 2212220033.
(AS SHOWN ON SURVEY)
55. Traffic Signal Equipment and Loop Detector Easement as granted to the Illinois Department of Transportation (I.D.O.T.) by Plat of Easement recorded October 4, 2019 as Document No. 1927713083, and the terms and provisions contained therein.
(For further particulars see plat, Affects Parcel A1)
(AS SHOWN ON SURVEY)
56. Vehicular Access Notes on the plat Randhurst Center Re-subdivision No. 2 recorded April 28, 2022 as Document 221187002:
- There shall be no vehicular access from Lots 1, 10, 12, 13, 14 & 15 to IL 83 (Elmhurst Road).
 - There shall be no vehicular access from Lots 8 or 9 to Kensington Road.
 - All vehicular access shall be via Internet circulation.
- (NO PLOTTABLE INFORMATION, NOT PLOTTED)

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Encroachment Statement

NONE ARE NOTED.

Land Areas:

OVERALL TRACT AREA (EXTERIOR) = 4,356,852 SQ. FT./ 100.01 ACRES
EXCEPTION PARCELS, 2022 SUBDIVISION = 606,745 SQ. FT./ 13.93 ACRES
EXCEPTION PARCEL, 1 RANDHURST (PARCEL 29***) = 68,273 SQ. FT./ 1.56 ACRES
TOTAL NET ACERAGE = 3,681,834 SQ. FT./ 84.52 ACRES

PROPERTY JURISDICTION: VILLAGE OF MT. PROSPECT, ILLINOIS
PROPERTY ZONING: "B" COMMUNITY SHOPPING DISTRICT PLANNED UNIT DEVELOPMENT
ZONING REPORT AS PREPARED BY: GLOBAL ZONING
GLOBAL ZONING JOB NO. 27 28130
REPORT DATE: JULY 23, 2024

Zoning Information				
STATUS	ITEM	REQUIRED	OBSERVED	STATUS
PERMITTED USE	SHOPPING CENTER	SHOPPING CENTER		Contact Info:
MIN. LOT AREA	N/A	4,220,092 S.F.A		
MIN. FRONTAGE	N/A	1,451.6 FEET #		
MAX. BLDG. COVERAGE	75% COVERAGE	19.7% COVERAGE		
MIN. SETBACKS FRONT	30 FEET (SEC. 14.1704)	329 FEET N. ELMHURST 20 FEET S.E. FEET JEWEL, OSOQ (OHD 5705)	14.6 FEET JEWEL, OSOQ 59 FEET EXCLUD	
MIN. SETBACKS SIDE (FRONT)	30 FEET (SEC. 14.1704)	19.71 FEET #		NOTICE: OFF OF MOUNT PROSPECT, ILLINOIS UNDER C. HULLIGAN'S COMMISSION DEVELOPMENT ON BEHALF OF MT. PROSPECT & HAN-BELL-USA
MIN. SETBACKS SIDE (REAR)	30 FEET (SEC. 14.1704)	EAST HENNINGTON	63 FEET #	
MIN. SETBACKS REAR	20 FEET (SEC. 14.1704)	N/A (CORNER LOT)		
MAX. BUILDING HEIGHT	3 STOREYS, 35 FEET (SEC. 14.1704)	62.63 FEET # (LEGAL CONFORMING)		
PARKING SETBACK	10 FEET	GREATER THAN 10 FEET		
PARKING REGULAR	3,599#	3,611 PARKING SPACES*		
PARKING HANDICAP	N/A			
PARKING TOTAL	3,599#	3,611 PARKING SPACES*		

= SHOPPING CENTER OVER 150,000 SQUARE FEET; * PARKING SPACES PER 1,000 SQUARE FEET GROSS FLOOR AREA (SECTION 14.2207) 1894,792 SQUARE FEET / 1,000 SQUARE FEET = 899.792 & 4 SPACES = 3,599 PARKING SPACES
* - THERE ARE 3,611 SPACES WITHIN FEE SIMPLE BOUNDARY LOCATION, WITH 4,679 PARKING SPACES WITHIN THE DEVELOPMENT (REGULATORY PARKING)

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) 1X100/200/500 of the Flood Insurance Rate Map, Community Panel No. 871972008 and is not in a Special Flood Hazard Area.



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EXCEPTION DIMENSIONS

LOT 5, RANDHURST SUBDIVISION NO. 2 (PARCEL 5 PER TITLE)
AREA=53,342 SQ. FT., 1.225 AC.

"F"-N00° 02' 42"W 224.37'(S)
N00° 03' 45"W 224.07'(R)

"G"-R=139.91'(R/S)
L=197.96'(R) 197.66'(S)
CB=S44°57'54"E(R), S44°59'13"E(S)
LC=242.76'(R/S)

"H"-N89° 55' 44"W 18.39'(S)
N89° 56' 47"W 18.28'(R)

"I"-S00° 02' 52"E 364.11'(S)
S00° 03' 55"E 364.11'(R)

"J"-S89° 58' 08"E 158.00'(S)
S89° 59' 11"E 158.00'(R)

"K"-S0° 02' 53"E 106.57'(S)

EXCEPTION DIMENSIONS

LOT 6, RANDHURST SUBDIVISION NO. 2 (PARCEL 6 PER TITLE)
AREA=50,382 SQ. FT., 1.157 AC.

"L"-S89° 49' 10"W 59.00'(S)
S89° 48' 53"W 59.00'(R)

"M"-S89° 48' 53"W 241.68'(S)
S89° 49' 10"W 241.69'(R)

"N"-R=20.00'(R/S)
L=10.53'(R/S)
CB=N75°06'00"W(R), N75°06'17"W(S)
LC=10.41'(R/S)

"O"-N60° 01' 27"W 43.77'(S)
N60° 01' 10"W 43.77'(R)

"P"-N29° 58' 33"E 203.96'(S)
N29° 58' 50"E 203.96'(R)

"Q"-R=20.00'(R/S)
L=20.89'(R/S)
CB=N59°54'00"E(R), N59°53'43"E(S)
LC=19.95'(R/S)

"R"-S89° 48' 53"E 149.81'(S)
N89° 49' 10"E 149.81'(R)

"S"-R=20.00'(R/S)
L=31.42'(R/S)
CB=S45°10'50"E(R), S45°11'07"E(S)
LC=28.28'(R/S)

"T"-S89° 11' 07"E 191.00'(S)
S00° 10' 50"E 191.00'(R)

EXCEPTION DIMENSIONS

LOT 7, RANDHURST SUBDIVISION NO. 2 (PARCEL 6 PER TITLE)
AREA=50,382 SQ. FT., 1.157 AC.

"L"-S89° 49' 10"W 59.00'(S)
S89° 48' 53"W 59.00'(R)

"M"-S89° 48' 53"W 241.68'(S)
S89° 49' 10"W 241.69'(R)

"N"-R=20.00'(R/S)
L=10.53'(R/S)
CB=N75°06'00"W(R), N75°06'17"W(S)
LC=10.41'(R/S)

"O"-N60° 01' 27"W 43.77'(S)
N60° 01' 10"W 43.77'(R)

"Z"-S00° 10' 05"E 220.50'(R)
S00° 11' 07"E 220.00'(S)

"AA"-R=7.50'(R/S)
L=11.78'(R/S)
CB=S44°49'10"W(R), S44°48'53"W(S)
LC=10.61'(R/S)

"BB"-S89° 48' 53"W 358.95'(S)
S89° 49' 10"W 358.95'(R)

"CC"-R=20.00'(R/S)
L=10.46'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

"DD"-N60° 12' 43"W 29.40'(S)
N60° 12' 26"W 29.65'(R)

"EE"-R=15.00'(R/S)
L=23.56'(R/S)
CB=N15°12'26"W(R), N15°12'43"W(S)
LC=21.21'(R/S)

"FF"-N29° 47' 17"E 94.21'(S)
N29° 47' 34"E 94.63'(R)

"GG"-N23° 17' 16"E 47.31'(S)
N23° 17' 33"E 47.31'(R)

"HH"-N29° 58' 33"E 103.34'(S)
N29° 58' 50"E 103.34'(R)

EXCEPTION DIMENSIONS

LOT 8, RANDHURST SUBDIVISION NO. 2 (PARCEL 8 PER TITLE)
AREA=48,029 SQ. FT., 1.103 AC.

"U"-N00° 01' 45"W 291.36'(S)
N00° 02' 15"E 291.15'(R)

"V"-S89° 56' 18"E 135.52'(S)
S89° 57' 45"E 135.50'(R)

"W"-R=30.00'(R/S)
L=47.12'(R), 47.11'(S)
CB=S44°59'25"E(R), S45°02'33"E(S)
LC=42.42'(R/S)

"X"-S00° 03' 22"E 261.18'(S)
S00° 00' 38"W 261.17'(R)

"Y"-N89° 58' 10"W 165.64'(S)
N89° 57' 27"W 165.64'(R)

EXCEPTION DIMENSIONS

LOT 9, RANDHURST SUBDIVISION NO. 2 (PARCEL 9 PER TITLE)
AREA=65,542 SQ. FT., 1.500 AC.

"U"-N00° 01' 45"W 291.36'(S)
N00° 02' 15"E 291.15'(R)

EXCEPTION DIMENSIONS

LOT 10, RANDHURST SUBDIVISION NO. 2 (PARCEL 10 PER TITLE)
AREA=82,553 SQ. FT., 1.895 AC.

"D"-S05° 19' 59"E 160.96'(S)
S05° 15' 59"E 160.96'(R)

"E"-S43° 03' 59"E 17.95'(S)
S42° 59' 59"E 17.95'(R)

EXCEPTION DIMENSIONS

LOT 11, RANDHURST SUBDIVISION NO. 2 (PARCEL 11 PER TITLE)
AREA=32,330 SQ. FT., 0.742 AC.

"A"-S74° 44' 21"W 220.06'(S)
N74° 48' 21"E 220.06'(R)

"B"-R=282.20'(R/S)
L=250.94'(R/S)
CB=N23°20'42"E(R), S23°17'13"W(S)
LC=242.76'(R/S)

"C"-S84° 40' 01"W 89.50'(S)
S84° 44' 01"W 89.50'(R)

"D"-S05° 19' 59"E 160.96'(S)
S05° 15' 59"E 160.96'(R)

"E"-S43° 03' 59"E 17.95'(S)
S42° 59' 59"E 17.95'(R)

EXCEPTION DIMENSIONS

LOT 12, RANDHURST SUBDIVISION NO. 2 (PARCEL 12 PER TITLE)
AREA=41,405 SQ. FT., 0.951 AC.

"QQ"-N89° 53' 32"E 20.51'(S)
N89° 52' 44"E 20.51'(R)

"RR"-S16° 06' 45"E 23.06'(S)
S16° 07' 33"E 23.06'(R)

"SS"-S00° 06' 28"E 122.51'(S)
S00° 07' 16"E 122.51'(R)

"TT"-S12° 24' 16"E 111.25'(S)
S12° 25' 04"E 111.25'(R)

PARCEL A

"II"-R=25.00'(R/S)
L=10.46'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

"KK"-R=225.00'(R/S)
L=207.25'(R/S)
CB=N85°47'01"E(R), N85°48'31"E(S)
LC=200.00'(R/S)

"JJ"-R=20.00'(R/S)
L=39.20'(R/S)
CB=S56°01'32"W(R), S56°02'47"W(S)
LC=33.22'(R/S)

"LL"-R=162.00'(R/S)
L=57.27'(R/S)
CB=S69°31'21"W(R), S69°32'23"W(S)
LC=56.97'(R/S)

"MM"-R=45.00'(R/S)
L=23.58'(R/S)
CB=N75°11'38"W(R), N75°11'55"W(S)
LC=10.34'(R/S)

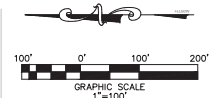
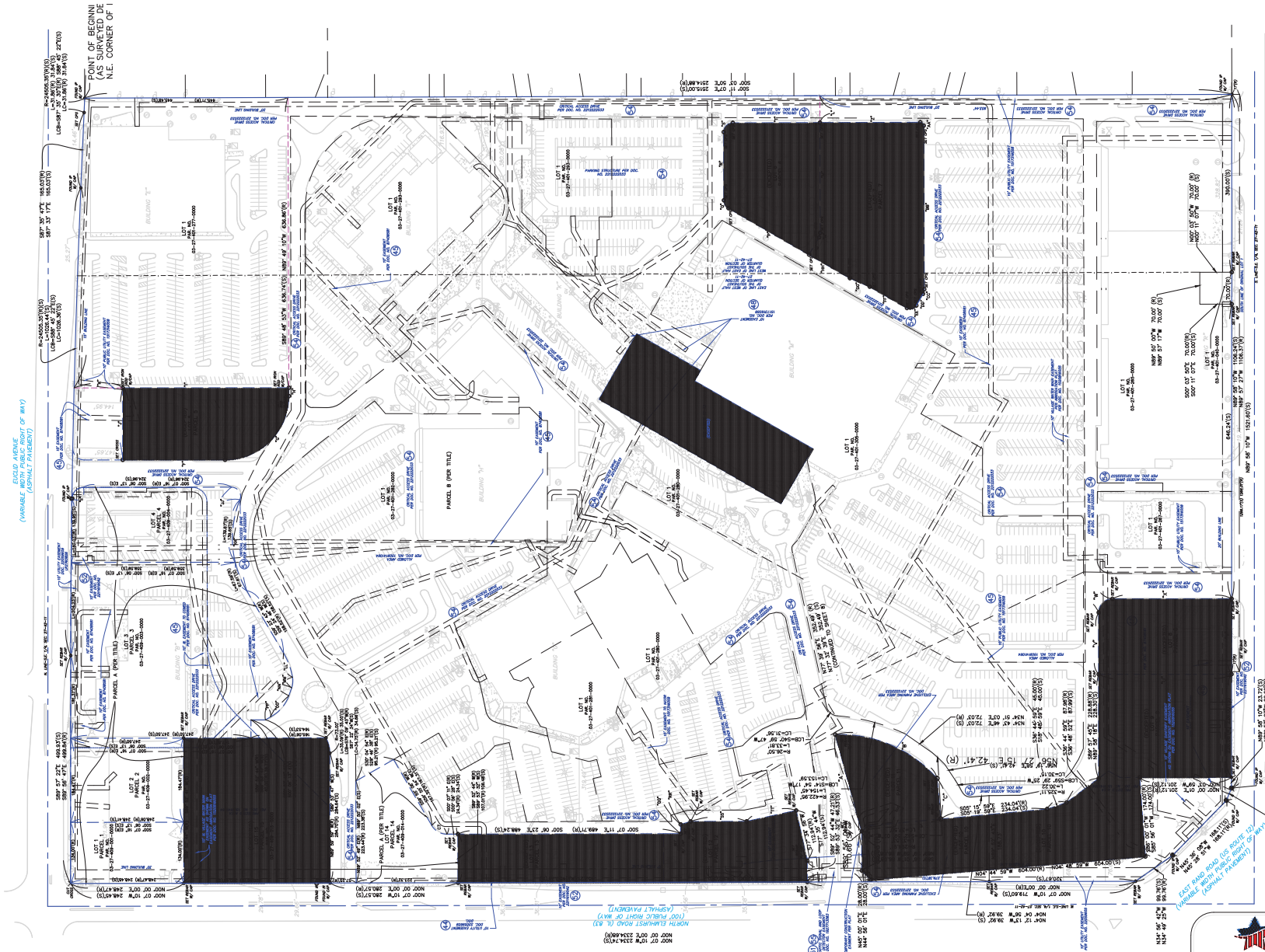
"NN"-N70° 18' 55"W 18.41'(S)
N70° 19' 58"W 18.41'(R)

"OO"-R=85.00'(R/S)
L=62.88'(R/S)
CB=N49°08'20"W(R), N49°07'18"W(S)
LC=61.46'(R/S)

"PP"-N29° 35' 21"W 12.43'(S)
N27° 56' 23"W 13.16'(R)



Andrew J. Miskala



B. Sub-Exp
 A circular professional seal for a surveyor, with the text "Surveyor" and "State of Ohio" visible.

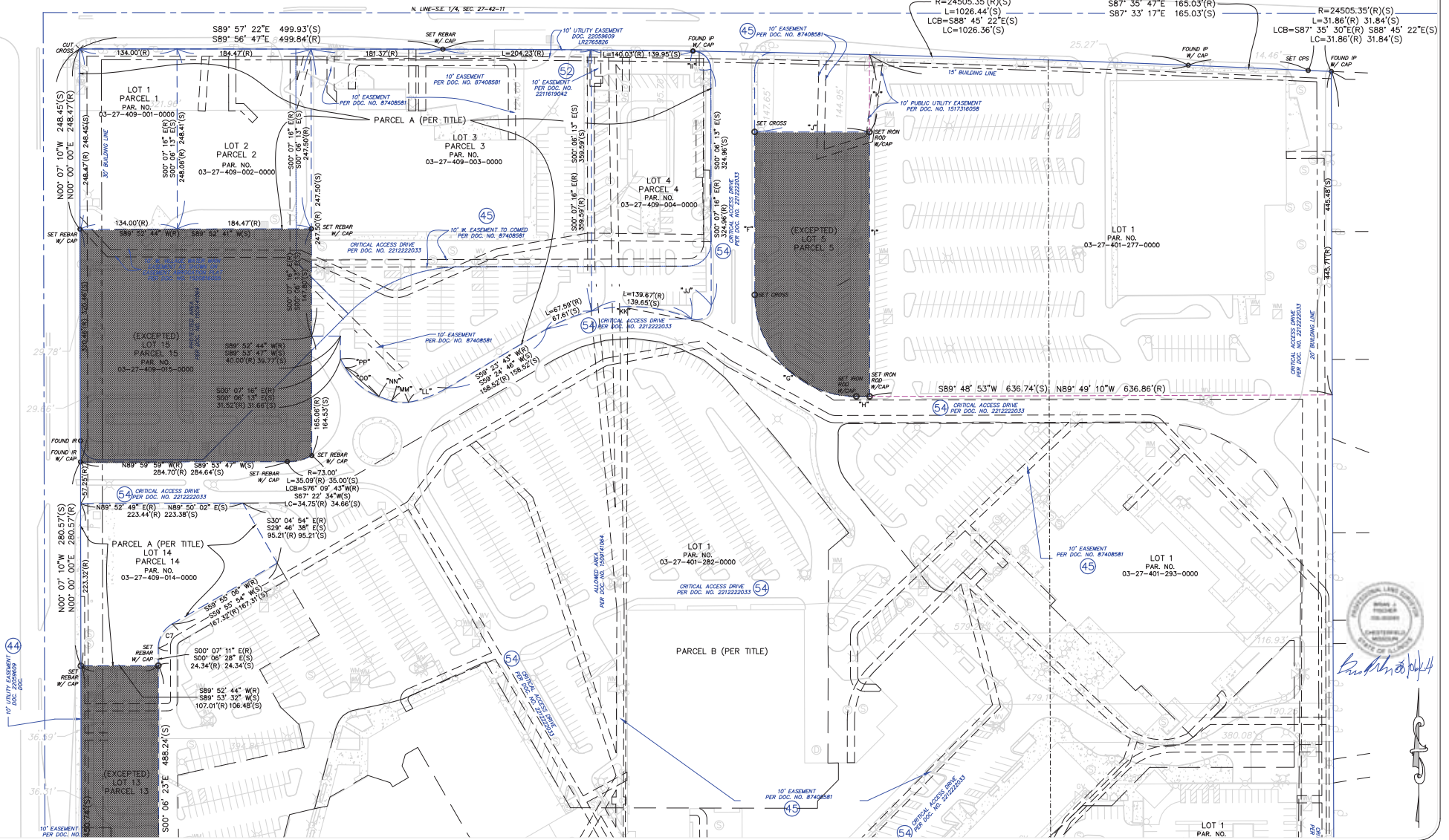

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SCALE : 1"=60'
0 30 60 120

EUCLID AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(ASPHALT PAVEMENT)



Michael J. Williams



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SCALE: 1"=60'
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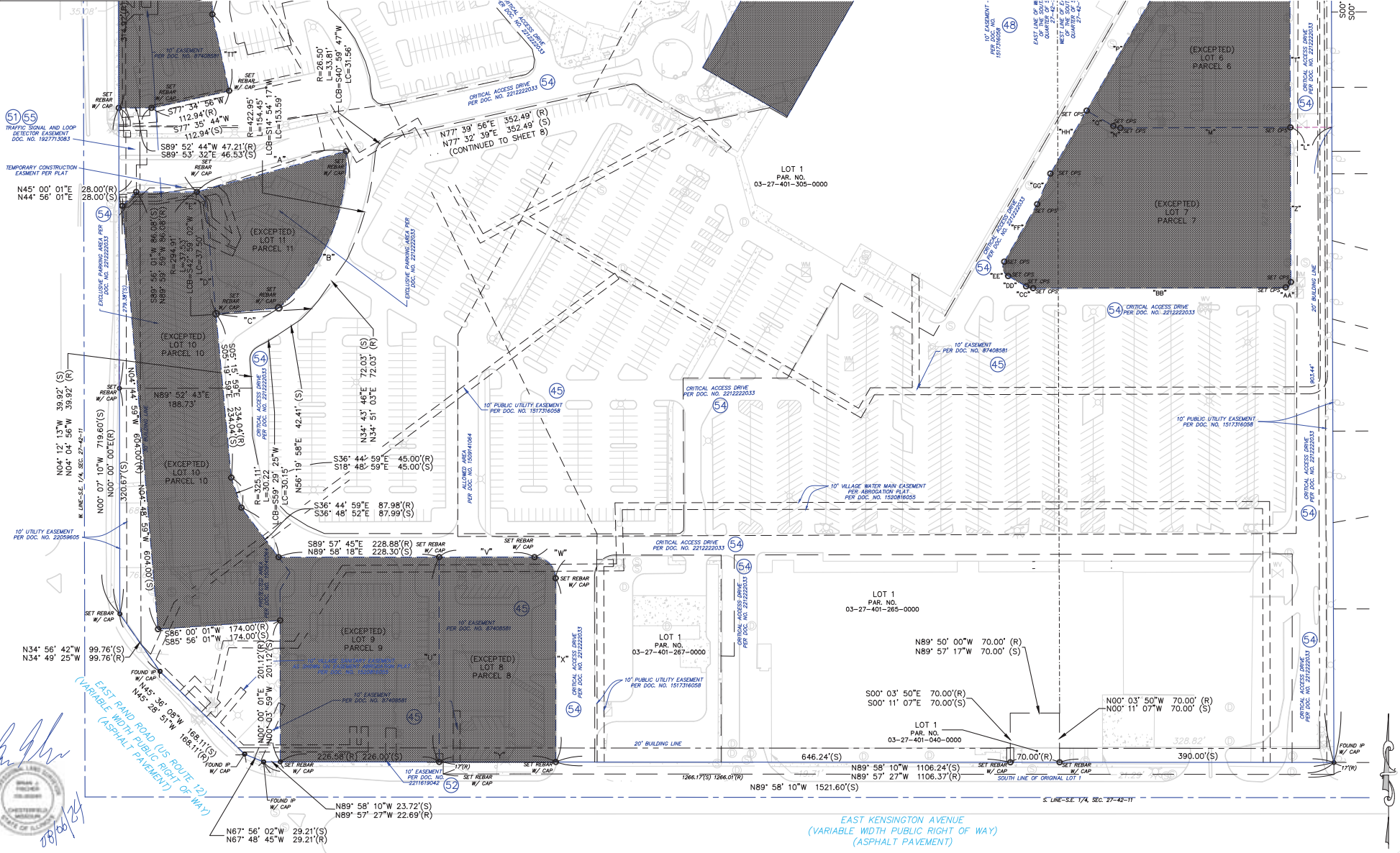


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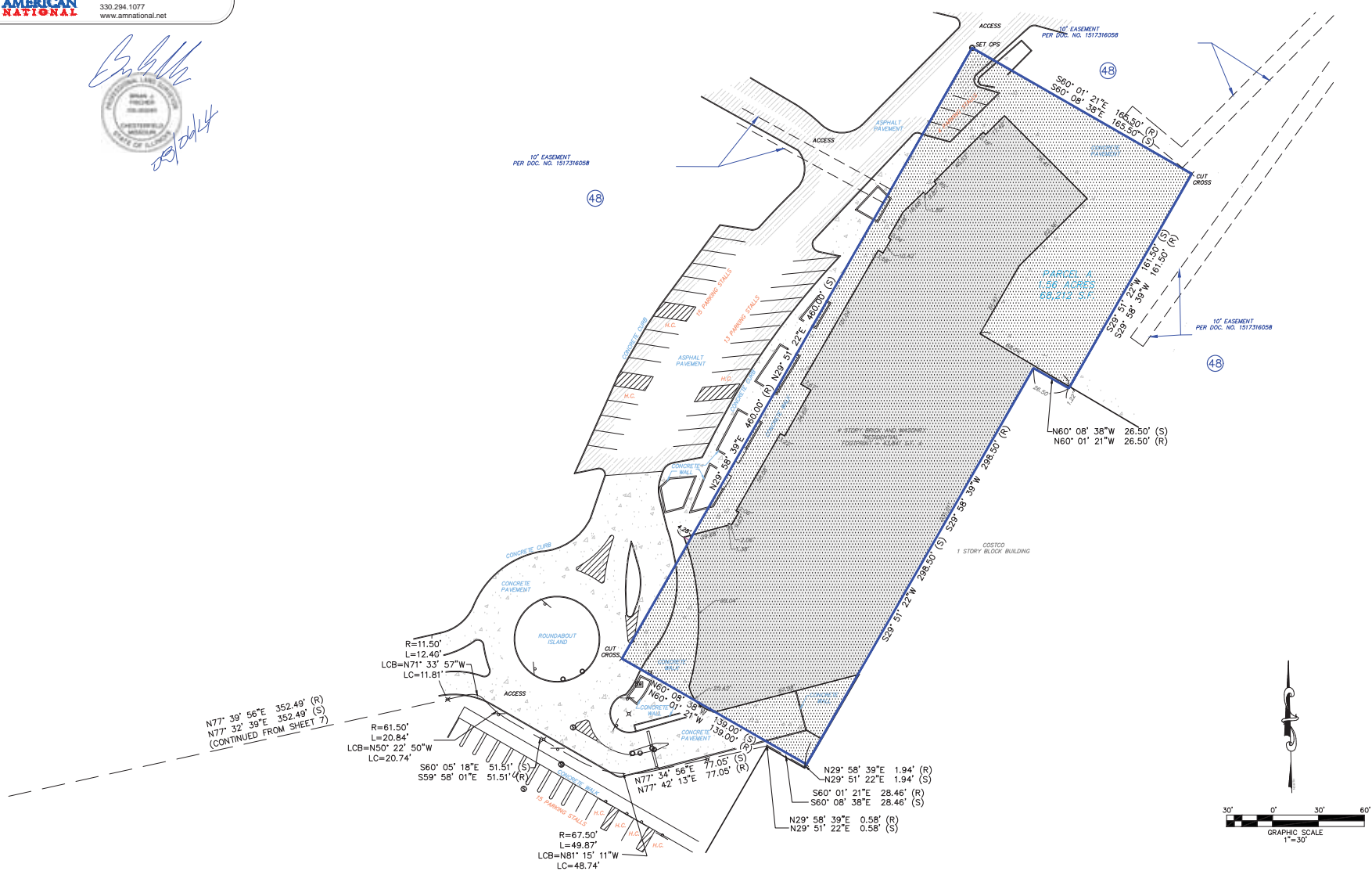


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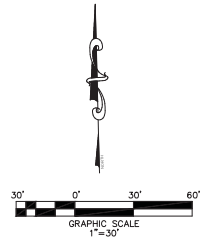


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E. B. B.
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PARCEL 29 (BASEMENT)

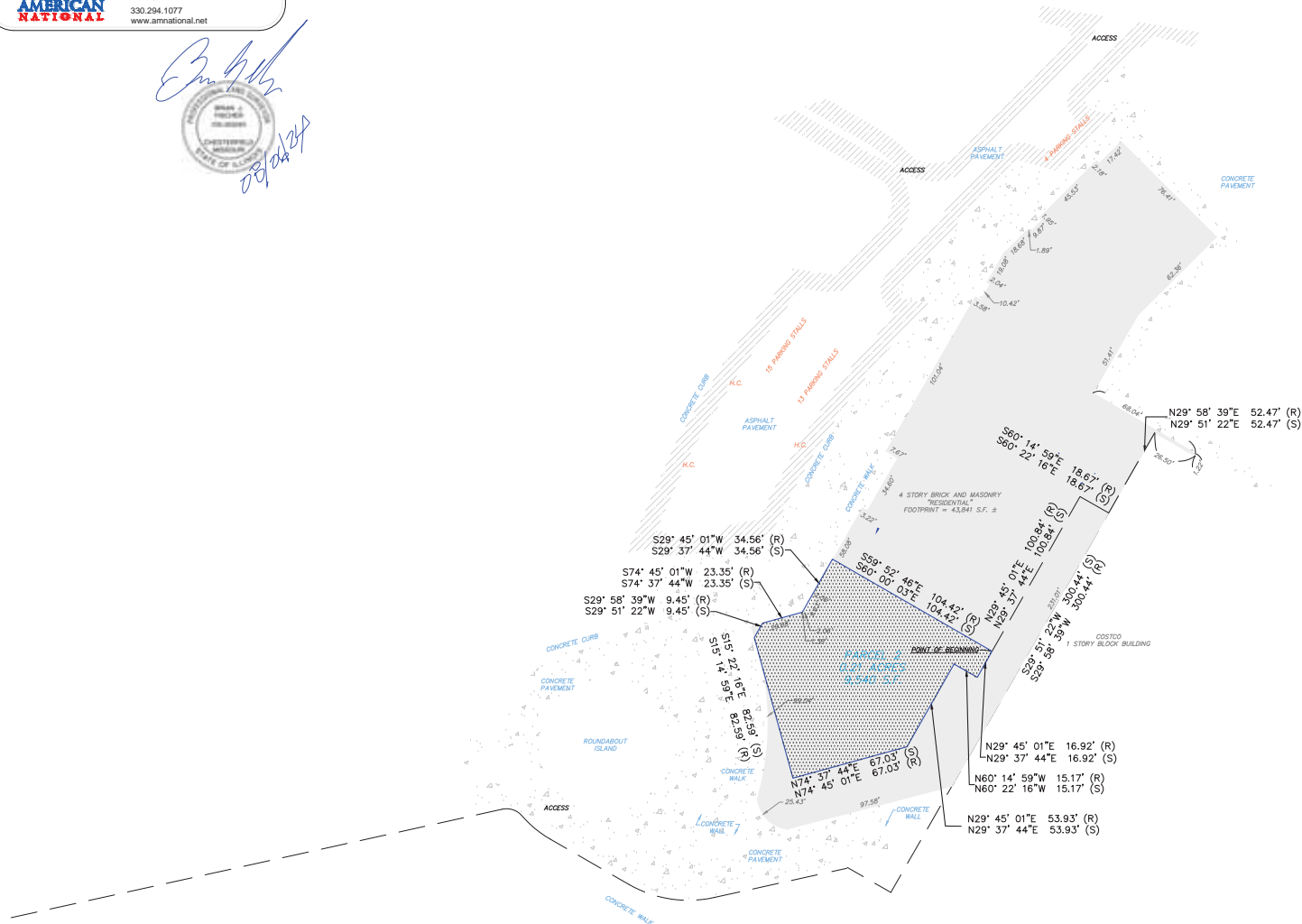




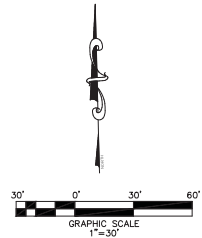
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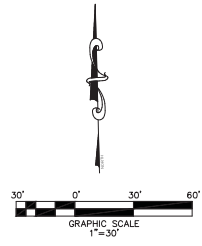
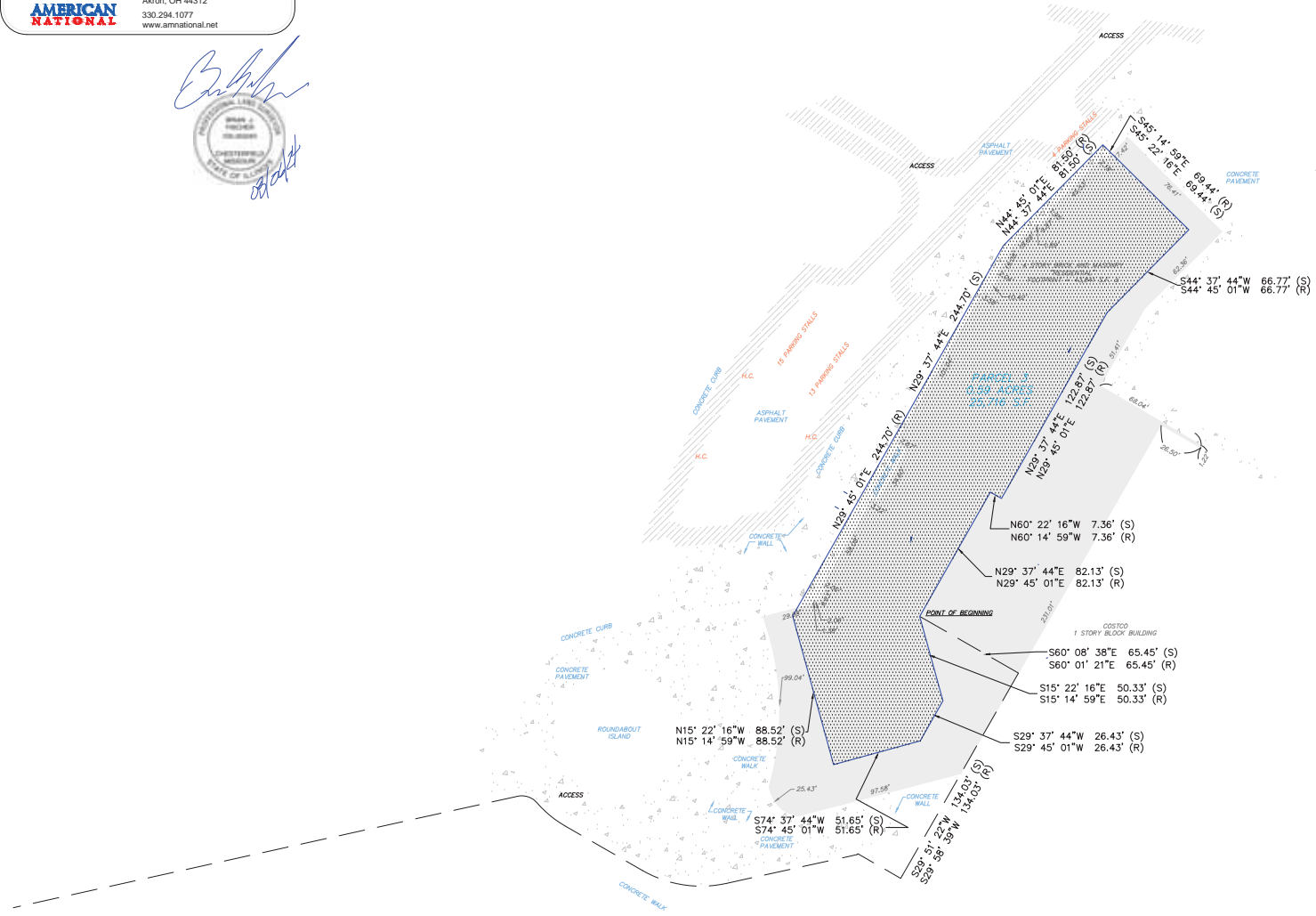
PARCEL 30 (LEVEL 1)





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Edwin
ad

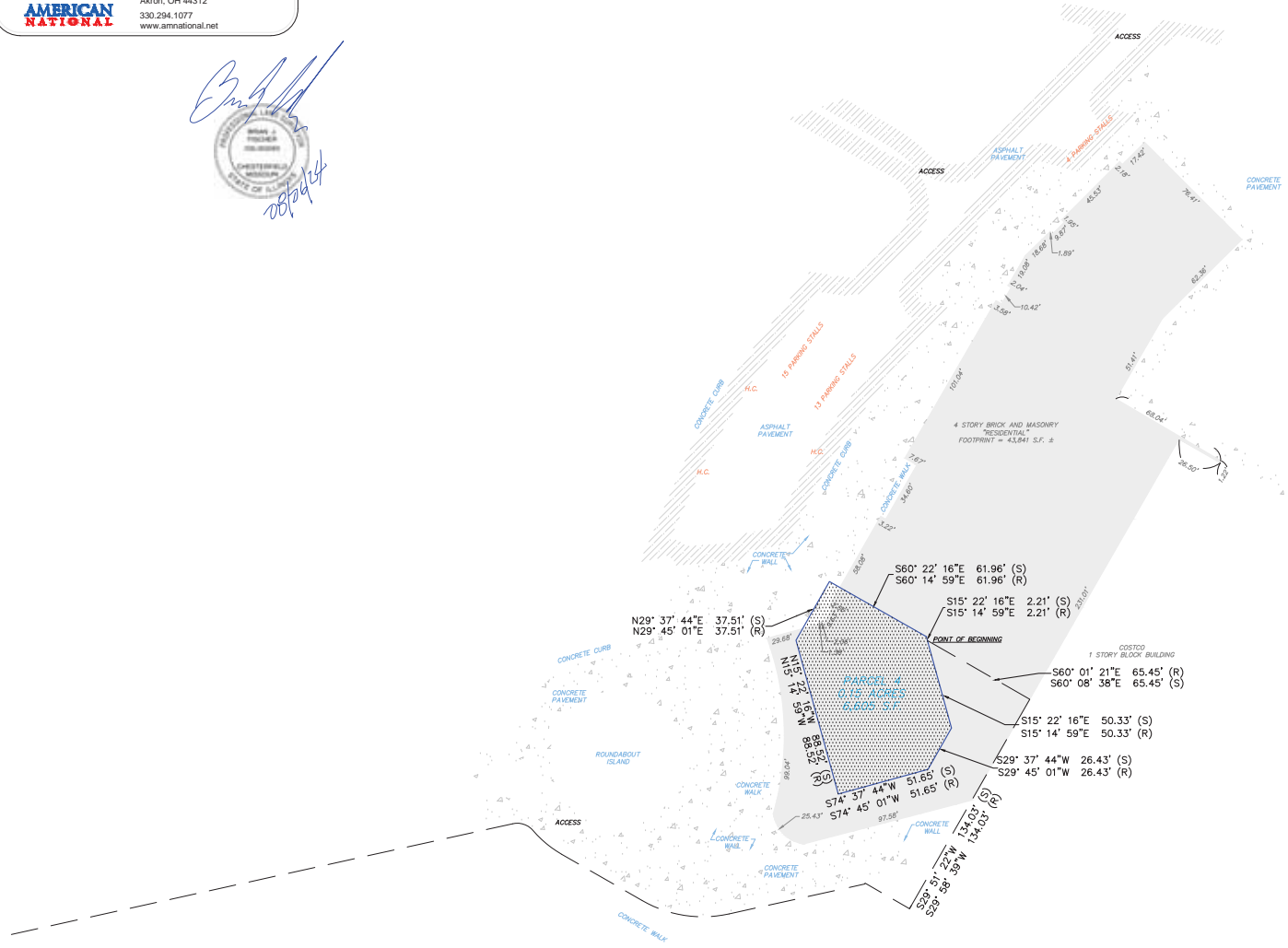


PARCEL 31 (LEVELS 2-4)

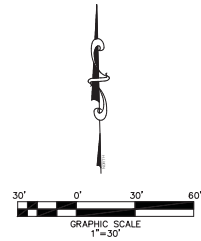


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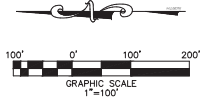


PARCEL 32 (LEVEL 5)



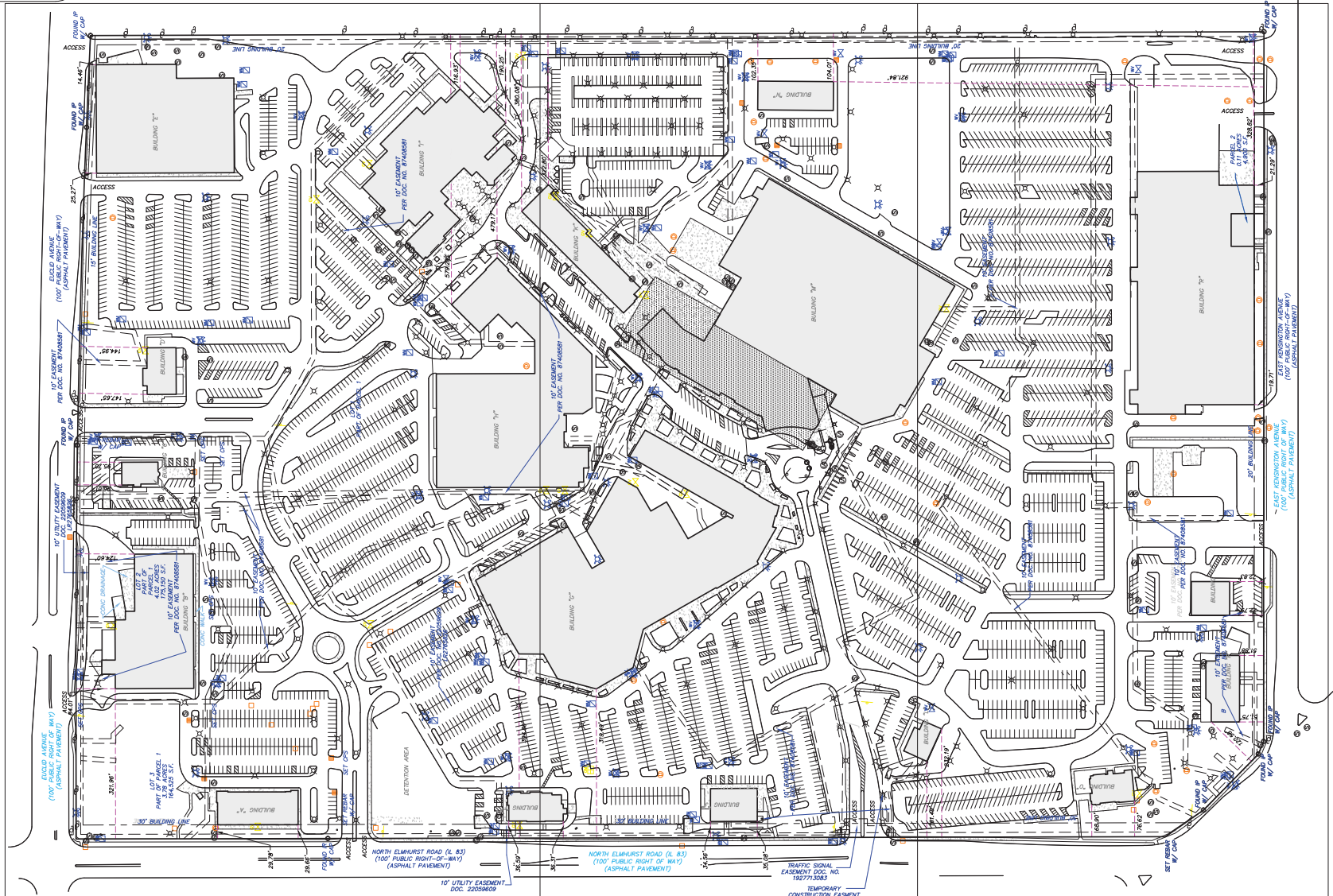


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08/04/24

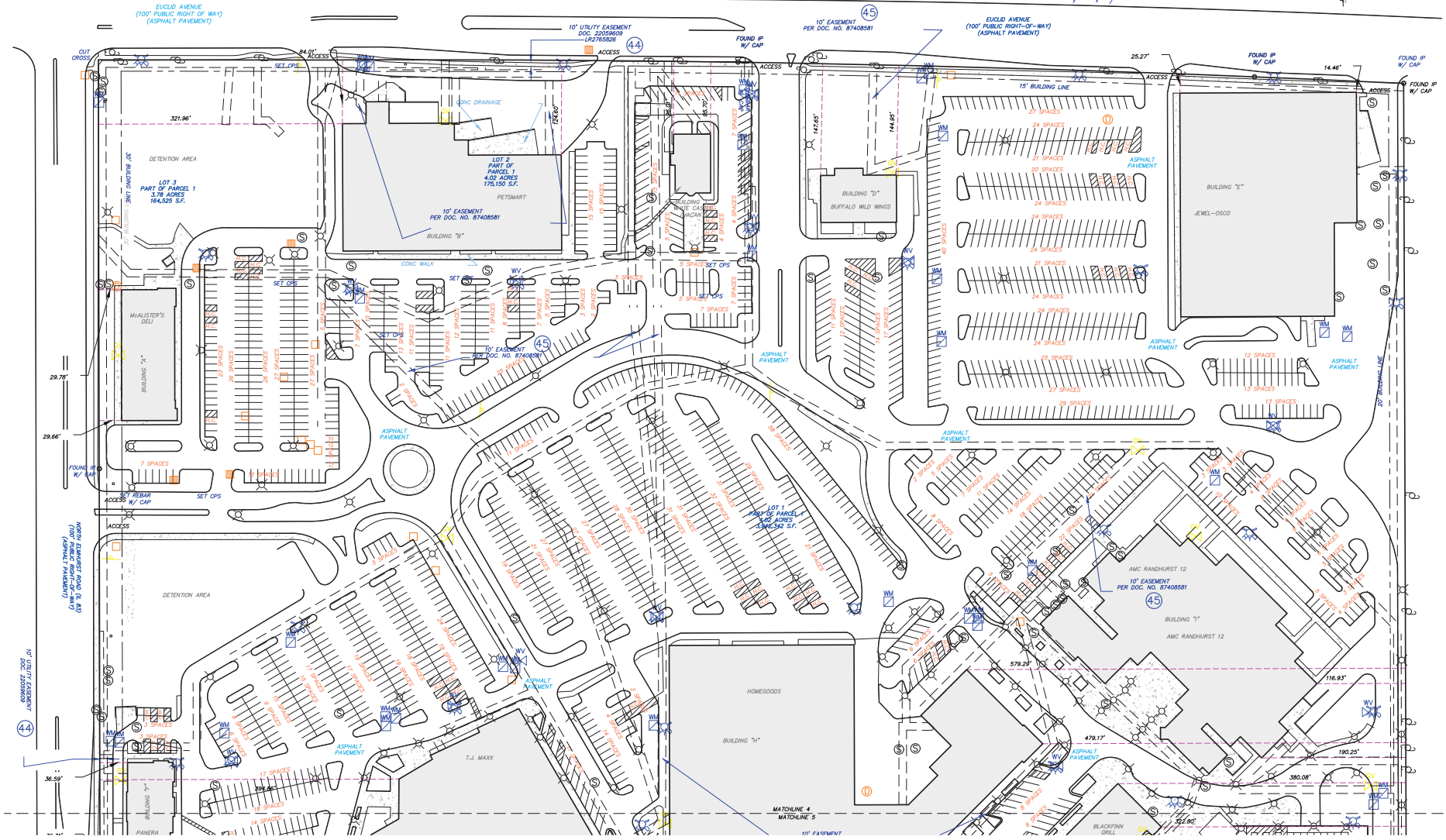
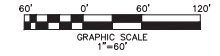




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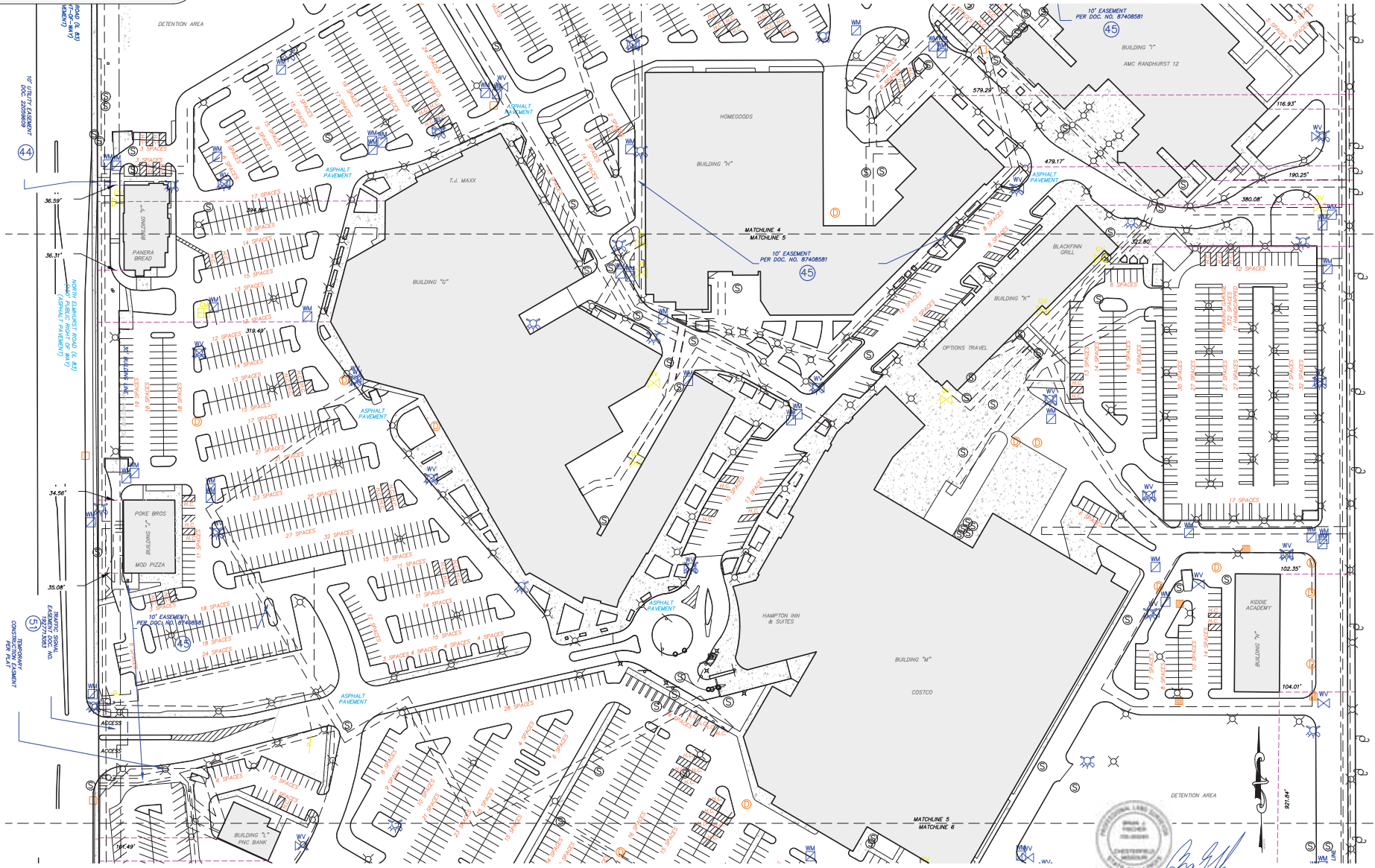
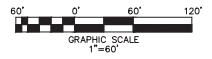


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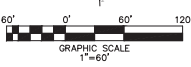
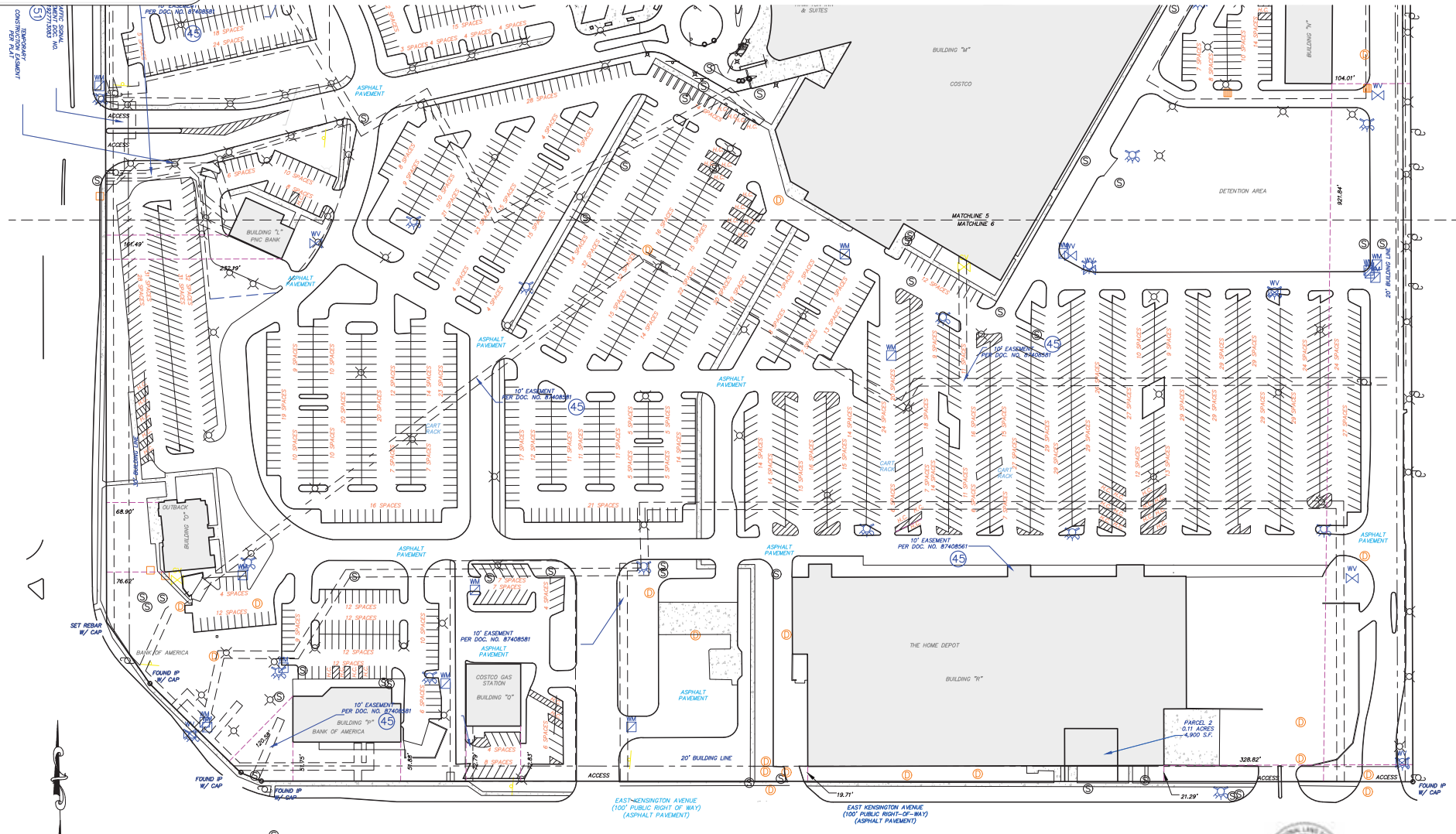
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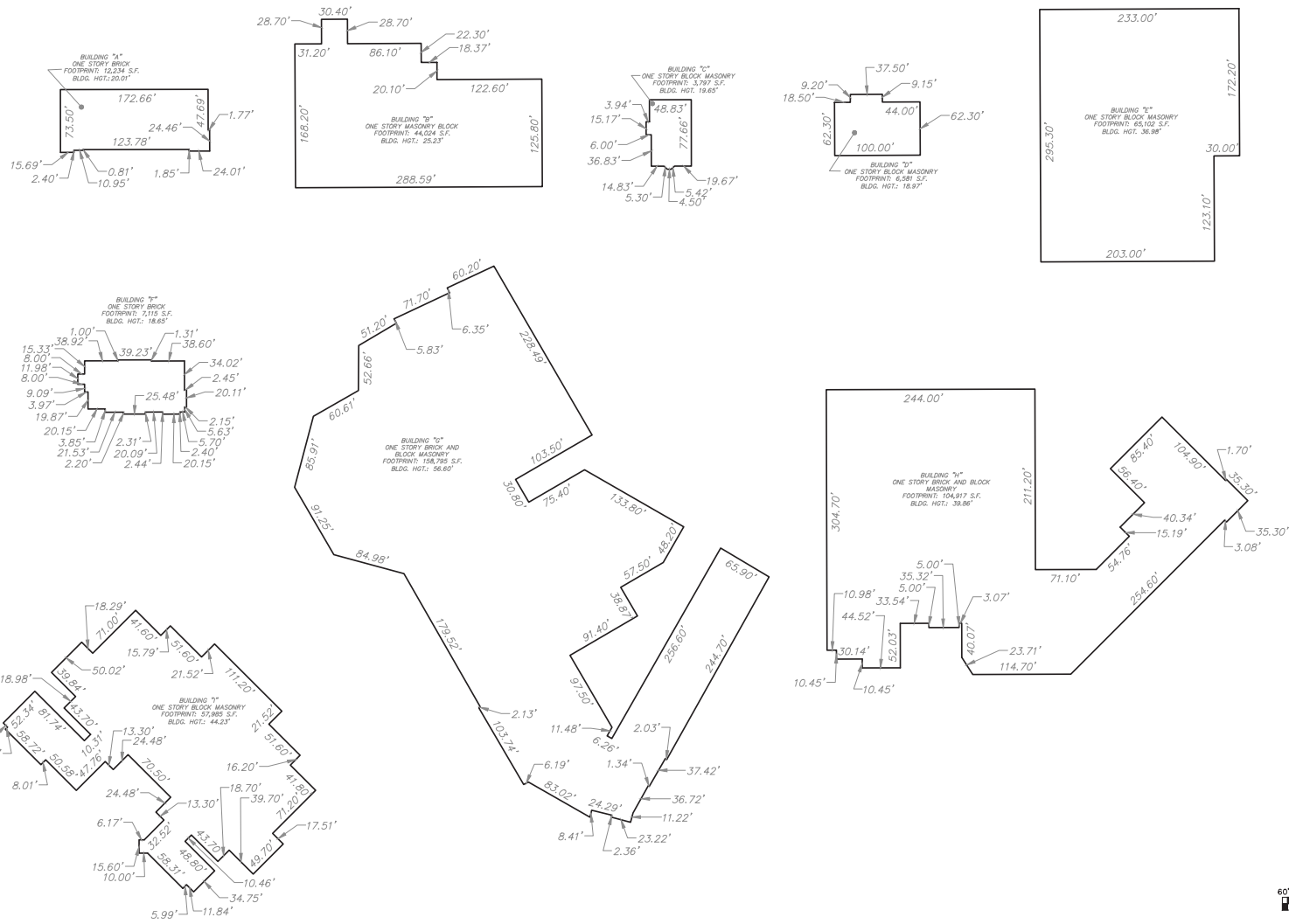
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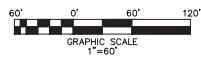
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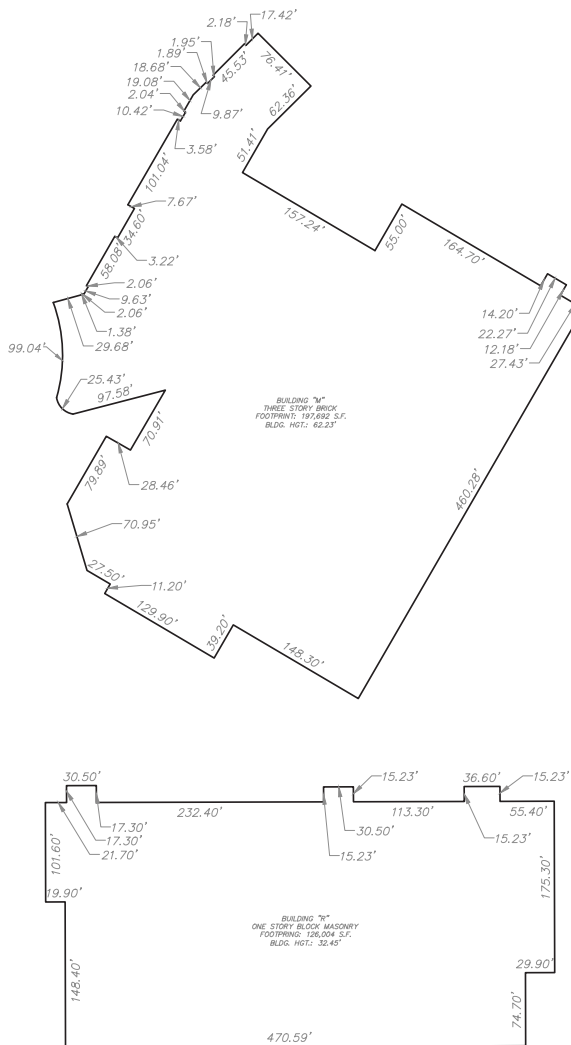
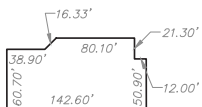
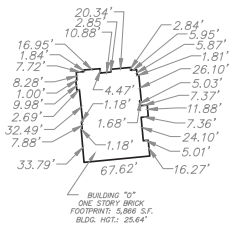
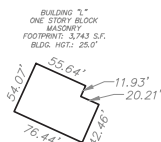
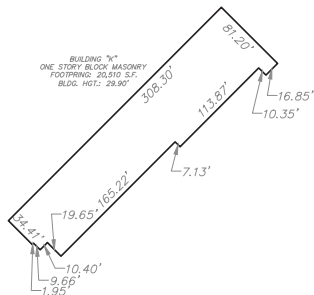


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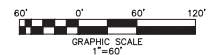




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Randhurst Village



A101 Old Navy	12,500 SF	C200 AVAILABLE	6,967 SF
A102a America's Best Contacts & Eyeglasses	4,159 SF	C222 Weiss & Thompson, PC	2,359 SF
A102b,103 Milano Nail Salon	6,102 SF	C234 State Farm Insurance	980 SF
A107 Miniso	5,000 SF	C246 DLC Management Office	531 SF
A118 AVAILABLE	6,262 SF	D101 AVAILABLE	2,888 SF
A125 La Novia Bridal	3,503 SF	D103 Altea Vietnamese Coffee	1,607 SF
B101 AVAILABLE	3,436 SF	D104 Surf's Up	1,200 SF
C101A AVAILABLE	868 SF	E101A Orange Theory Fitness	3,200 SF
C101B Organic Nails	1,712 SF	E101B AVAILABLE	1,881 SF
C103 Time Mission	8,115 SF	E101C DSW	16,614 SF
C104 AVAILABLE	2,651 SF	E101D Michaels	23,944 SF
C119 Mr. Kimchi BBQ	6,558 SF	EO100 Tide Dry Cleaners	2,826 SF
C120 Grade A Cafe	4,577 SF	EO200 Waxing The City	1,710 SF
C124 AVAILABLE	3,400 SF	EO201 Aligned Modern Health	2,250 SF

Randhurst Village



EO202 Club Pilates	1,540 SF	Nat.Store Macy's	43,000 SF
EO300 McAlister's Deli	3,500 SF	P100 PetSmart	25,083 SF
F101 Meat Moot	3,134 SF	PAD 2 AVAILABLE	5,998 SF
Fitness Planet Fitness	18,328 SF	PAD 4 AVAILABLE	3,748 SF
G101 HongDae Korean Bar & Grill	6,316 SF	T100 Skechers	15,073 SF
G107 AVAILABLE	1,193 SF	T100B AVAILABLE	22,557 SF
G109 AVAILABLE	1,497 SF	T101 Hand & Stone	3,613 SF
G117 Blackfinn Randhurst Grill	8,632 SF	T102 T.J.Maxx	26,129 SF
G200 Playroom Cafe	1,646 SF	T106,107 Bath & Body Works	4,159 SF
G201 Options Travel	6,440 SF	U101 Chipotle	2,457 SF
G202 Playroom Cafe	4,977 SF	U200 Jersey Mike's Subs	1,248 SF
H101 AVAILABLE	6,939 SF	U300 Sport Clips	1,020 SF
H102 Golf Factory	9,000 SF	U400 T-Mobile	2,003 SF
H103 AVAILABLE	4,500 SF	U500 Five Guys Burgers & Fries	2,532 SF
H105 Phenix Salon Suites	5,400 SF	100-A HomeGoods	24,000 SF
L1 MOD Pizza	3,025 SF	100-LL AVAILABLE	68,743 SF
L2 Hangry Joes Hot Chicken	2,373 SF	100-UL AVAILABLE	66,425 SF
L3 Poke Bros	1,479 SF	200 Costco	151,479 SF
M1 Panera Bread	4,000 SF	300 The Home Depot	122,750 SF
M2 GNC	1,100 SF	400 Jewel-Osco	65,230 SF
M3 Nothing Bundt Cakes	1,709 SF	500 AMC Theatres	47,991 SF





relax
restor

HAND & STONE

MASSAGE AND FACIAL SPA



Hand & Stone promotional items including a chalkboard with 'Welcome to Daniel Tahara', a 'Treat for You' card, and a sign that says 'Live music every day and be happy'.



HAND & STONE
MASSAGE AND FACIAL SPA

gift cards

1139

HAND & STONE

MASSAGE AND FACIAL SPA



TO WHOLE PARKING ONLY

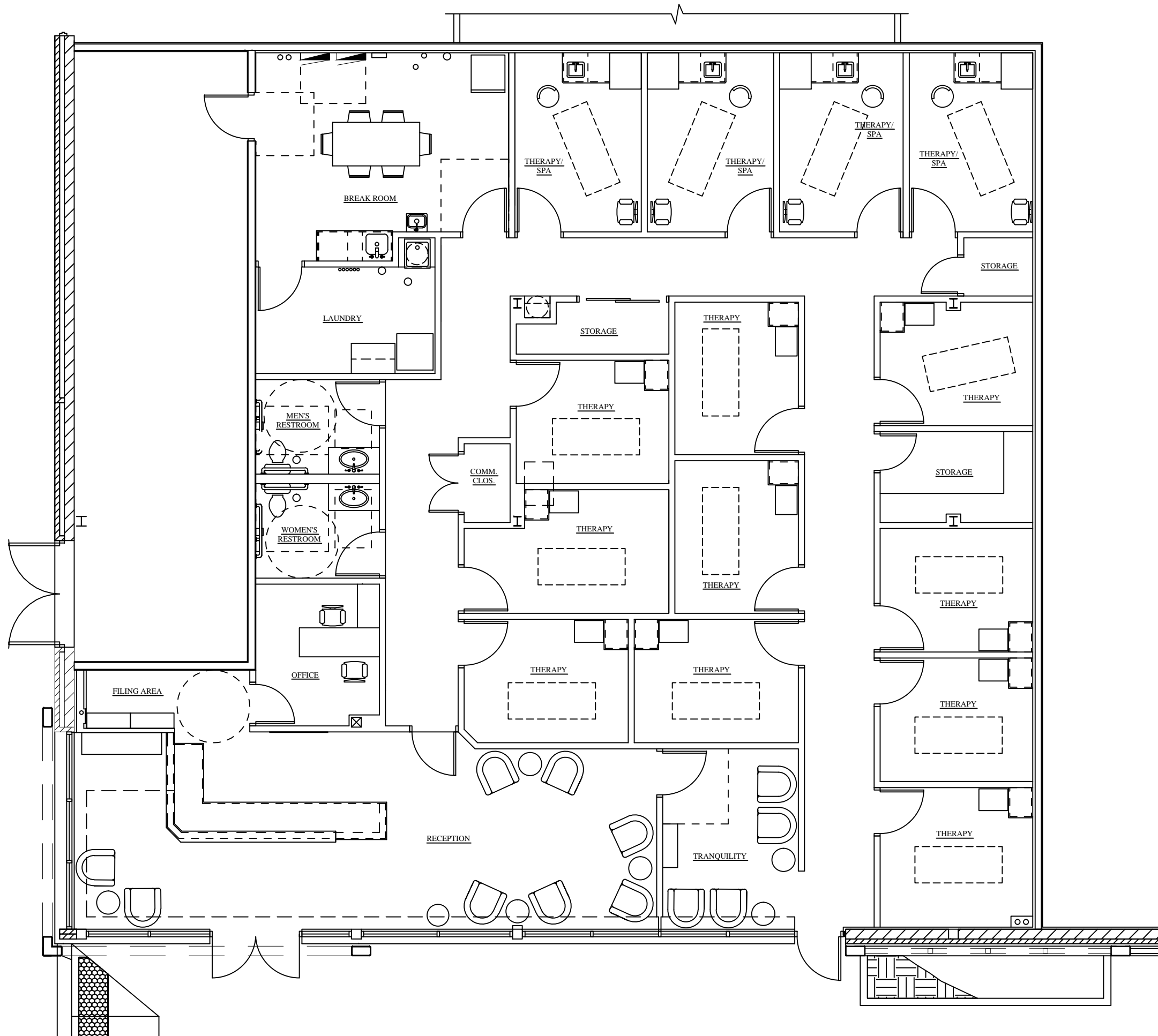
TO WHOLE PARKING ONLY

facial

waxing

massage





Business Overview

KAAM Spa 11 LLC dba Hand and Stone Massage and Facial Spa

KAAM 11 LLC – dba Hand and Stone Massage and Facial Spa is an upscale day spa specializing in massage, facial, hair removal and body slimming services. We are located in the Randhurst Village shopping center, Mount Prospect IL. The location was previously owned by another franchise owner who recently relocated out of state and retired from the industry. The location is one of a group of 13 spas owned by Michael and Kathy Hendershott. The new owners are long-term multi-unit franchise owners of Hand and Stone Massage and Facial.

Massage and facial services are a growing industry and part of a healthy lifestyle. Our mission is to provide quality spa services at affordable rates. Hand and Stone has over 20 years of spa development with over 600 locations nationwide. Along with massage and facial services, we sell retail skin products and gift cards. Our target market is middle income women and men between 35 and 65 years of age.

From the Hand and Stone prospective:

Massage, skincare & spa industry by the numbers

The facial, massage, and spa industry has experienced significant growth across North America, and it's not slowing down anytime soon.

Americans between 16-24 spend over \$200 on health and wellness per month (U.S. Bureau of Labor Statistics)

The massage therapy industry is expected to reach \$21.6 billion in revenue in 2024.

The U.S. spa industry is expected to grow at a CAGR of 11.3% through 2030.

The skincare treatment market is valued at nearly \$21 billion as of 2024. With estimated growth projected at 5.4% YOY, it is expected to reach over \$35 billion in 10 years.

Nearly half of all massage consumers in 2023 got their last massage for health reasons. (American Massage Therapy Association)

22% of those massages occur at massage franchises.

The owners of this location have a combined 50 years of professional business experience prior to becoming franchise owners. Michael was a Managing Director at JP Morgan and Kathy was a Restaurant Manufacturing Project Manager for Restaurant Services Inc. Both owners are active in the business along with their adult children.

We employ approximately 25 professional massage therapists and estheticians at the Mount Prospect location. All our service providers are educated, licensed and regulated by the State of

Illinois licensing professional standards. Our combined locations have over 300 employees, 13,000 members and provide over 130k services annually with a combined revenue of \$17M.

Our long-term plan for this location is to continue to grow our membership base, increase the number of services provided and ultimately increase our staff of professionals. We believe this location has an untapped potential for continued growth and is an asset to the shopping center and community in which we operate. We look forward to the continued success of this location and becoming the premium spa service provider in the Village of Mount Prospect.

KAAM Spa #1, LLC
Hand and Stone
82 Danada Square West
Wheaton, IL 60189

KAAM Spa #2, LLC
Hand and Stone
1416 S Randall Rd, Ste 120
Geneva, IL 60134

KAAM Spa #3, LLC
Hand and Stone
2531 75th St, Ste 110
Naperville, IL 60540

KAAM Spa #4, LLC
Hand and Stone
14225 95th Ave, Ste 416
Orland Park, IL 60462

KAAM Spa #5, LLC
Hand and Stone
2411 95th St, Ste 120
Naperville, IL 60564

KAAM Spa #6, LLC
Hand and Stone
4868 Davis Blvd
Naples, FL 64104

KAAM Spa #7, LLC
Hand and Stone
8850 Founders Sq Dr,#205
Naples, FL 34120

KAAM Spa #8, LLC
Hand and Stone
903 NE 15th Place, Ste 120
Cape Coral, FL 33909

KAAM Spa #10, LLC
Hand and Stone
792 W Army Trail Rd
Carol Stream, IL 60188

KAAM Spa #11, LLC
Hand and Stone
1052 Center Dr
Mount Prospect, IL 60056

KAAM Spa #12, LLC
Hand and Stone
398 Randall Rd
South Elgin, IL 60177

KAAM Spa #13, LLC
Hand and Stone
2510 New Sutton Rd
Hoffman Estates, IL 60192

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

CASE NO. PZ-02-26 Hearing Date: May 14, 2026

PROPERTY ADDRESS: 1052 Center Drive

PETITIONER: KAAM SPA #11 LLC
Michael Hendershott
0S163 Willis Circle
Geneva IL 60134

PUBLICATION DATE: June 25, 2025

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

MEMBERS PRESENT: Joseph Donnelly
William Beattie
Ewa Weir
Walter Szymczak
Donald Olsen
Richard Rogers

MEMBERS ABSENT: Michael Fricano
Fay Costa

STAFF MEMBERS PRESENT: Antonia Lalagos – Development Planner
Ann Choi – Development Planner
Jason Shallcross – Director of Community Development

INTERESTED PARTIES: Kathy Hendershott

Chairman Donnelly called the meeting to order at 7:02 PM.

Chairman Donnelly moved on to Item Two, Approval of Minutes. Commissioner Beattie made a motion seconded by Commissioner Szymczak to approve the minutes of the Planning and Zoning Commission meeting on April 23, 2026. The minutes were approved 6-0.

After introducing one item of new business, Chairman Donnelly introduced case number PZ-02-26, 1052 Center Drive, a request for a conditional use to operate a massage therapy establishment at the subject property.

Ms. Lalagos stated the petitioner is requesting a conditional use to change ownership of an existing massage therapy establishment at the subject property. Ms. Lalagos explained the subject property is a 3,613 square foot tenant space in Randhurst Village. Ms. Lalagos stated that Massage Envy occupied the

space from 2013 to 2023, and, after a period of vacancy in 2024, the Randhurst storefront was re-opened under the “Hand & Stone” franchise. Ms. Lalagos stated that the Petitioner proposes to take over operations of the existing Hand & Stone massage establishment at the Subject Property. She further explained that the Petitioner currently operates 13 Hand & Stone locations in the Chicago suburbs and Naples, Florida.

Ms. Lalagos described the business as an upscale day spa specializing in massage, facial, hair removal, and body slimming services. The Petitioner will employ approximately 25 professional massage therapists and estheticians at the Mount Prospect location, which has 14 treatment rooms. The Petitioner noted that their service providers are licensed by the State of Illinois. Ms. Lalagos stated according to the website, the hours of operation are Monday – Friday 9AM to 9PM, Saturday 8AM to 8PM, and Sunday 9AM to 6PM.

Ms. Lalagos explained that the Petitioner proposes to use the existing floor plan and signage with no interior or exterior renovations requiring a building permit. The Petitioner submitted a business license application and a massage therapy addendum according to the requirements of Village Code Chapter 11, Article 7 for Massage Establishments.

Ms. Lalagos stated staff has not received public comments pertaining to this request.

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

1. “A conditional use to operate a massage therapy establishment at 1052 Center Drive, subject to the following conditions:
 - a. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
 - b. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and
 - c. A new conditional use approval shall be required for:
 - i. A change of ownership involving 50% or more of the officers or partners;
 - ii. A change in legal entity; or
 - iii. A change in location.”

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

Seeing no questions from the Commissioners, Chairman Donnelly invited the petitioner to the stand. Chairman Donnelly swore in the petitioner, Michael Hendershott of 0S1630 Willis Circle, Geneva, Illinois.

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

Mr. Hendershott stated that he purchased the existing location and his family has been long-term Hand & Stone franchisees for 13 plus years. He stated it is a national massage company with 600 locations nationwide. It is a family business for him and his wife, along with their children. He and his wife have over 300 employees across their locations in Florida and Illinois. Mount Prospect will be their 12th

location, and Lombard will be their 13th location. He wished to transfer this location to their ownership and continue operating as it has been.

Commissioner Beattie asked to clarify that the petitioner is looking to take over the business as is.

Mr. Hendershott affirmed that he is taking it over from a friend and plans to keep it as it is. They acquired four locations from this friend on the same day. The previous owner had done the tenant improvements prior to moving in. Mr. Hendershott confirmed he will use everything that is already in the location.

Commissioner Weir asked to confirm whether or not the Petitioner owns the business or the structure.

Mr. Hendershott responded that he owns the business and are leasing the space from Randhurst.

Chairman Donnelly asked if the Petitioner agreed with all the conditions listed in the staff report.

Mr. Hendershott agreed.

There were no public comments.

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

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

The Planning and Zoning Commission gave a positive recommendation (6-0) to the Village Board for the June 2, 2026 meeting.

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

Hearing no further discussion, Commissioner Weir made a motion seconded by Commissioner Beattie and the meeting was adjourned at 10:08 PM.



Antonia Lalagos, Development Planner

ORDINANCE NO.
AN ORDINANCE GRANTING A CONDITIONAL
USE TO OPERATE A MASSAGE THERAPY ESTABLISHMENT AT
THE PROPERTY 1052 CENTER DRIVE
MOUNT PROSPECT, ILLINOIS

WHEREAS, KAAM SPA #11 LLC ("Petitioner"), is seeking a conditional use to operate a massage therapy establishment for property located at 1052 Center Drive and legally described as:

See attached EXHIBIT A

PIN: 03-27-401-305-0000

WHEREAS, the "Petitioner" seeks a Conditional Use to allow a massage therapy establishment; and

WHEREAS, a Public Hearing was held on the request for a Conditional Use being the subject of PZ-02-26 before the Planning and Zoning Commission of the Village of Mount Prospect on the 14th day of May 2026 pursuant to proper legal notice having been published in the Daily Herald Newspaper on the 15th day of April 2026; and

WHEREAS, the Mayor and Board of Trustees of the Village of Mount Prospect have given consideration to the request herein and have determined that the request meets the standards of the Village and that the granting of the Conditional Use to allow a massage therapy establishment would be in the best interest of the Village.

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

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

SECTION TWO: The Mayor and Board of Trustees of the Village of Mount Prospect do hereby grant a Conditional Use to operate a massage therapy establishment for property located at 1052 Center Drive, Mount Prospect subject to the following conditions:

1. Any massage therapist employed at the business establishment shall hold a valid massage therapist license with the State of Illinois;
2. Compliance with all applicable development, fire, building, and other Village Codes and regulations; and

3. A new conditional use approval shall be required for:
 - a. A change of ownership involving 50% or more of the officers or partners;
 - b. A change in legal entity; or
 - c. A change in location.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of June, 2026

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk

EXHIBIT "A"
Legal Description

PARCEL A:

A TRACT OF LAND BEING PART OF LOT 1 IN RANDHURST CENTER SUBDIVISION-NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581, AND LOTS 1, 2, 3, 4 AND 14, IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001, AND THE EXTERIOR BOUNDARY OF SAID TRACT AND LISTED EXCEPTIONS THERETO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON PIPE WITH CAP AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE, (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS PRESENTLY ESTABLISHED, WITH THE EASTERLY LINE OF SAID LOT ONE IN SAID RANDHURST CENTER;

THENCE SOUTH 00 DEGREES 11 MINUTES 07 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT ONE, A DISTANCE OF 2515.00 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENSINGTON AVENUE (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED;

THENCE LEAVING SAID EASTERLY LINE, NORTH 89 DEGREES 58 MINUTES 10 SECONDS WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF EAST KENSINGTON AVENUE, A DISTANCE OF 1521.60 FEET TO A FOUND IRON PIPE WITH CAP ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RAND ROAD (US ROUTE 12)(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED;

THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EAST RAND ROAD, THE FOLLOWING COURSES AND DISTANCES:

NORTH 67 DEGREES 56 MINUTES 02 SECONDS WEST, A DISTANCE OF 29.21 FEET TO A FOUND IRON PIPE WITH CAP;

NORTH 45 DEGREES 36 MINUTES 08 SECONDS WEST, A DISTANCE OF 168.11 FEET TO A FOUND IRON PIPE WITH CAP;

THENCE NORTH 34 DEGREES 56 MINUTES 42 SECONDS WEST, A DISTANCE OF 99.76 FEET TO A SET REBAR WITH CAP ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH ELMHURST ROAD (ILLINOIS ROUTE 83)(100 FOOT WIDE PUBLIC RIGHT-OF-WAY), AS PRESENTLY ESTABLISHED);

THENCE NORTH 00 DEGREES 07 MINUTES 10 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID NORTH ELMHURST ROAD, A DISTANCE OF 2334.74 FEET TO A CUT CROSS ON THE FOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF EUCLID AVENUE;

THENCE ALONG THE SOUTHERLY LINE OF EUCLID AVENUE, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 57 MINUTES 22 SECONDS EAST, A DISTANCE OF 499.93 FEET TO A SET REBAR WITH CAP;

ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 1026.36 FEET, AN ARC LENGTH OF 1026.44 FEET TO A FOUND IRON PIPE WITH CAP;

SOUTH 87 DEGREES 35 MINUTES 47 SECONDS EAST, A DISTANCE OF 165.03 FEET TO A SET COTTON PICKER SPINDLE;

THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 24505.35 FEET, THE CHORD OF WHICH BEARS SOUTH 88 DEGREES 45 MINUTES 22 SECONDS EAST FOR A DISTANCE OF 31.84 FEET, AN ARC LENGTH OF 31.84 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS COVERING THE RESULTING SUBJECT TRACT.

(BEARINGS BASED ON GRID NORTH, ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD'83, EAST ZONE).

EXCEPTING THE FOLLOWING FROM THE ABOVE-DESCRIBED PARCELS:

LOT 5 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 6 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 7 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 8 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 9 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 10 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 11 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 12 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 13 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

LOT 15 IN IN RANDHURST CENTER RESUBDIVISION NO. 2, BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 IN RANDHURST CENTER NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 28, 2022 IN COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2211857001.

AND ALSO EXCEPTING THE FOLLOWING:

PARCEL 29(**):

THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION-NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY,

37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING,

PARCEL 30(**):

THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION - NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION-NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17

SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 59 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 104.42 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 34.56 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 23.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 29 AS DEPICTED ON THIS TAX DIVISION PLAT; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 29, A DISTANCE OF 9.45 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.92 FEET TO THE POINT OF BEGINNING,

PARCEL 31(**):

THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A

DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15

DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 244.70 FEET; THENCE NORTH 44 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.50 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.13 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.590 ACRES, MORE OR LESS.

PARCEL 32(**):

THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 726.55 AND BELOW AN ELEVATION OF 744.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES

06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING.

PARCEL A1:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND VEHICULAR

PARKING UPON, OVER AND ACROSS THAT PORTION OF THE COMMON AREA AS IS CONSTRUCTED AND DEDICATED FOR SUCH PURPOSE, FROM TIME-TO-TIME, EXCEPT FOR THOSE AREAS DEVOTED TO SERVICE FACILITIES OR DRIVE-UP OR DRIVE-THROUGH CUSTOMER SERVICE FACILITIES AND EXCEPT FOR THOSE EXCLUSIVE PARKING AREAS SHOWN ON EXHIBIT D; AND FOR UTILITY EASEMENTS UNDER, THROUGH AND ACROSS THE COMMON AREA, AS MORE FULLY SET FORTH AND DESCRIBED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND RECIPROCAL EASEMENTS MADE BY RREF III-P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED APRIL 28, 2022 AND RECORDED MAY 2, 2022 AS DOCUMENT NO. 2212222033

PARCEL A2:

A NONEXCLUSIVE STAIR #3 EASEMENT, ELEVATORS EASEMENT, GROUND FLOOR EXIT PASSAGEWAY EASEMENT, SECOND FLOOR PASSAGEWAY EASEMENT, HOTEL LOBBY EASEMENT, BASEMENT GARAGE EASEMENT, UTILITY CHASES EASEMENT, FIRE PUMP EASEMENT, STRUCTURAL SUPPORT AND MAINTENANCE EASEMENT, UTILITIES EASEMENT, EASEMENT FOR REPAIR OF ADJOINING STRUCTURES, EASEMENT FOR ENCROACHMENTS AND EMERGENCY ACCESS EASEMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1 RANDHURST VILLAGE DRIVE, MOUNT PROSPECT, IL DATED MARCH 31, 2015 AND RECORDED APRIL 1, 2015 AS DOCUMENT NUMBER 1509141054 FOR THE PURPOSES SET FORTH IN SAID DOCUMENT.

PARCEL B:

THE LEASEHOLD ESTATE, OVER THE LAND DESCRIBED IN PARCEL A, CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY RREF III – P RANDHURST VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSOR, AND RREF III – P RANDHURST VILLAGE TENANT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LESSEE, DATED JULY 8, 2022 WHICH MEMORANDUM OF LEASE WAS RECORDED JULY 25, 2022 AS DOCUMENT NO. 2220647021 WHICH DEMISES THE DESCRIBED LAND FOR A TERM OF YEARS BEGINNING FEBRUARY 20, 2009 AND ENDING JANUARY 30, 2027 WITH FIVE (5) FIVE YEAR EXTENSION OPTIONS.

May 22, 2026

Jason C Shallcross, AICP, CEcD
Director of Community Development
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056
Via email: [REDACTED]

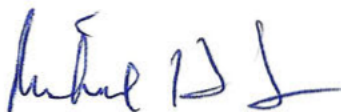
Dear Mr. Shallcross,

The Planning & Zoning Commission recommended approval of our Special Use – Massage License by a 6-0 vote. Our request is scheduled to go before Village Board for the ordinance's first reading June 2, 2026.

We request that the Village Board waive the second reading, tentatively scheduled for June 16, 2026, and take final action at the June 2, 2026, meeting because we purchased an existing massage spa that has been previously approved for this license and we would like to complete this acquisition process as soon as possible.

I appreciate your assistance in facilitating this request. Should you have any questions, feel free to contact me at [REDACTED] or at [REDACTED]

Sincerely,



Michael Hendeshott
KAAM Spa #11 LLC
1052 Center Drive
Mount Prospect, IL 60056



Item Cover Page

Subject	A RESOLUTION IN SUPPORT OF O'HARE IL INDUSTRIAL, LLC'S APPLICATION FOR A RENEWAL OF A COOK COUNTY CLASS 6B TAX INCENTIVE FOR THE PROPERTY LOCATED AT 501 W. ALGONQUIN ROAD
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	CONSENT AGENDA
Type	Action Item

Information

O'Hare IL Industrial, LLC (Applicant) is seeking support for a renewal of their Cook County Class 6B Incentive for the property located at 501 W Algonquin Road. The incentive would be for 12 years and would enable the applicant to retain their two tenants, Condor Trans, Inc. and Lapmaster International, LLC.

Discussion

The Village has granted several Cook County Class 6B tax incentives to attract and retain businesses. The 6B incentive reduces the assessment level for qualified manufacturing and warehouse/distribution facilities from 25% to 10% for the first 10 years, then increases from 10% to 15% for year 11, and increases from 15% to 20% in year 12. The benefiting property returns to the full 25% assessment value after year 12. The 6B incentive can be renewed for additional 12-year terms if supported by the Village.

The Subject Property contains an almost 63,000 square foot building on an almost 3-acre site. The property is 100% leased to Condor Trans, Inc, a distribution company that occupies more than 21,000 square feet with 2-8 employees on site and 50 drivers in the field, and Lapmaster International, LLC, who occupies the remaining 42,000 square feet specializing in precision surfacing and honing. Lapmaster employs 82 people, of which 42 work at the Mount Prospect facility. The initial approval of the 6B classification supported wall configuration, HVAC improvements, parking lot renovations, and other operational improvements. Ownership has invested more than \$400,000 into the property since 2023 and has another \$125,000 programmed for 2026 for planned warehouse lighting improvements.

The applicant is requesting the 6B incentive to maintain their property tax rate at around \$1.50 per square foot. The applicant estimates that their tax bill would rise to \$3.50 per square foot if the extension is not granted. Similar properties in Lake and DuPage counties range from \$1 to \$1.50 per square foot. Staff reviewed the submitted application and is

supportive of the request.

Alternatives

1. Approve the resolution supporting O'Hare IL Industrial, LLC's application for a renewal of a Cook County Class 6B Incentive for the property located at 501 W. Algonquin Road.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends the Village Board approve the resolution supporting O'Hare IL Industrial, LLC's application for the renewal of their Cook County Class 6B incentive for the property located at 501 W. Algonquin Road.

Attachments

1. 501 W. Algonquin (O'Hare IL Industrial, LLC) 5.4.2026
2. Class 6b Resolution (O'Hare IL Industrial, LLC - 501 W. Algonquin)

LAW OFFICES
AMARI & LOCALLO

LEONARD F. AMARI
JOSEPH F. LOCALLO, JR.
JOHN G. LOCALLO
ANTHONY M. FARACE
FRANCO A. COLADIPIETRO
KATHERINE A. O'DELL
JOSEPH F. LOCALLO, III

VESNA MARUSIC
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VINCENT A. OPPEDISANO

734 NORTH WELLS STREET
CHICAGO, ILLINOIS 60654
TELEPHONE (312) 255-8550
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236 WEST LAKE STREET, SUITE 100
BLOOMINGDALE, ILLINOIS 60108
TELEPHONE (630) 307-3700
FACSIMILE (630) 307-3737

OF COUNSEL
RICHARD J. CALDARAZZO
MICHAEL V. FAVIA
BRYAN P. LYNCH
BRUNO J. TASSONE

May 4, 2026

Mr. Jason C. Shallcross, AICP, CEcD
Director of Community & Economic Development
Village of Mount Prospect, IL 60056

RE: Request for a 6B Real Estate Tax Incentive Renewal
501 W. Algonquin, Mount Prospect, IL
08-23-401-030-0000

Dear Mr. Shallcross,

We are writing to formally request the renewal of the Class 6B real estate tax incentive for the industrial property located at 501 W. Algonquin Road in Mount Prospect.

The property consists of two units totaling 62,494 square feet and has remained actively utilized for industrial purposes. The property is currently occupied by two tenants. Condor Trans, Inc is a distribution company that occupies 21,262 square feet. We estimate that 2-8 employees work on site and they also have approximately 50 drivers. The other tenant is Lapmaster International, LLC who occupies the remaining 42,232 square feet. Lapmaster International, LLC is a company that specializes in precision surfacing and honing. They have a total of 82 employees, of which 42 work at the Mount Prospect facility. More information about both tenants can be found in the enclosures.

Since the initial approval of the 6B classification, the incentive has played an important role in supporting ongoing investment in the facility, maintaining occupancy, and preserving local employment opportunities. Ownership has continued to reinvest in the property through building upgrades, maintenance, and operational enhancements to ensure it remains a productive and competitive industrial asset within the Village. In late 2024 / early 2025 ownership spent over \$113,000 to divide the building into 2 units to accommodate space Condor Trans, Inc. The renovation included reconfiguring walls, a new HVAC unit and parking pavement. Ownership is currently in phase 3 of 5 for parking lot renovation. They have spent over \$400,000 since 2023 and have another \$125,000 budgeted for 2026. The next major upgrade will be converting the warehouse lighting to LED.

As the current incentive term approaches expiration, renewal of the 6B classification is essential to sustain these efforts. The continuation of this incentive will help maintain existing tenants, support stable occupancy, encourage further capital improvements, and promote long-term economic stability at the site.

Without renewal, the increased tax burden may hinder our ability to continue reinvestment at the same level and could impact tenant retention.

We remain committed to the Village of Mount Prospect and to maintaining the property as a high-quality industrial facility that contributes positively to the local tax base and business community.

We respectfully request the Village's support in approving the renewal of the Class 6B designation for this property. Enclosed please find the Cook County Renewal Application for your review. Kindly review and let us know if any additional information is required.

Respectfully,

A handwritten signature in blue ink, appearing to read "Joe Locallo", is written over the word "Respectfully,". To the right of the signature is a large, stylized blue circular flourish or mark.

Joseph F. Locallo, III
Amari & Locallo

PREVIOUS RESOLUTION

MAYOR
Arlene A. Juracek

TRUSTEES
Paul Wm. Hoefert
John J. Matuszak
Steven S. Polit
Richard F. Rogers
Colleen E. Saccotelli
Michael A. Zadel



VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
M. Lisa Angell

Phone: 847/392-6000
Fax: 847/392-6022
TDD: 847/392-6064
www.mountprospect.org

Village of Mount Prospect

50 South Emerson Street, Mount Prospect, Illinois 60056

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, M. Lisa Angell, do hereby certify that I am the duly appointed Village Clerk of the Village of Mount Prospect and as such, am keeper of the records and files of said Village.

I do further certify that attached hereto is a true and correct copy of Resolution No. 08-16, "A RESOLUTION IN SUPPORT OF LAPMASTER, LLC, 501 WEST ALGONQUIN MAKING APPLICATION FOR COOK COUNTY CLASS 6B PROPERTY TAX INCENTIVE passed at the regular meeting of the Mayor and Village Board of Trustees held March 1, 2016, as it appears in the official records and files of the Village of Mount Prospect.

Dated this 16th day of March, 2016.

M. Lisa Angell
Village Clerk
Village of Mount Prospect
Cook County, Illinois

(Seal)

RESOLUTION NO. 08-16

A RESOLUTION IN SUPPORT OF LAPMASTER LLC,
501 WEST ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS,
MAKING APPLICATION FOR AN
EXTENSION OF COOK COUNTY CLASS 6B TAX ABATEMENT

WHEREAS, the Village of Mount Prospect encourages community development to provide for economic growth and career opportunities; and

WHEREAS, through property tax incentives offered by Cook County, various opportunities exist for industrial properties in the Village of Mount Prospect, Cook County; and

WHEREAS, without the Cook County property tax incentives, the Village of Mount Prospect is at a competitive disadvantage with the neighboring counties of Lake and DuPage in attracting industrial development; and

WHEREAS, LAPMASTER LLC, has requested the Village of Mount Prospect support its application for Extension of the Class 6B Real Property Classification at 501 West Algonquin Road, Mount Prospect, Cook County (Property); and

WHEREAS, the corporate authorities of the Village of Mount Prospect believe that their request is in the best interest of the economic development in the Village of Mount Prospect.

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

SECTION ONE: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby support and consent to the application for the Class 6B Renewal from Cook County for the Property located at 501 West Algonquin Road and legally described as:

LOT ONE , IN KEOLYN PLASTICS, INC. SUBDIVISION OF THE NORTH 683.46 FEET OF THAT PART OF THE NORTH EAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 20 ACRES OF SAID NORTH EAST QUARTER OF THE SOUTH EAST QUARTER, IN COOK COUNTY, ILLINOIS.

PIN: 08-23-401-030-0000

SECTION TWO: That the Village of Mount Prospect supports industrial growth, increased employment and economic development and the "property" is in furtherance of this goal.


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


AYES: Hoefert, Matuszak, Polit, Rogers, Saccotelli, Zadel

NAYS: None

ABSENT: Juracek

PASSED and APPROVED this 1st day of March, 2016.


Richard F. Rogers
Mayor Pro Tem


M. Lisa Angell
Village Clerk

H:\CLKOWIN\MEMOS\RESOLUTION\Class 6 tax abatement420kingstoncourtlechner.doc

6B RENEWAL APPLICATION



**CLASS 6B/7/8
RENEWAL APPLICATION**

Control Number

A certified copy of the resolution or ordinance obtained from the municipality in which the real estate is located, or from the Cook County Board of Commissioners if located in an unincorporated area, must accompany this Renewal Application. This application, resolution and a filing fee of \$1000.00 must be filed. For assistance in preparing this Renewal Application, please contact the Cook County Assessor's Office Development Incentives Department at (312) 603-7529.

I. Identification of Applicant

Name: O'Hare IL Industrial, LLC Telephone: () _____
Address: _____
City, State: _____ Zip Code: _____
Email Address: _____

Agent/Representative (if any)

Name: Joseph Locallo, III Telephone: (312) 255-8550
Address: c/o Amari & Locallo, 734 N. Wells
City, State: Chicago, IL Zip Code: 60625
Email Address: jfliii@amari-locallo.com

II. Description of Subject Property

Street address: 501 W. Algonquin Road
City, State: Mount Prospect IL Zip Code: 60056
Permanent Real Estate Index Number (s): 08-23-401-030-0000

Township: Elk Grove

III. Identification of Persons or Entities Having an Interest

Attach a current and complete list of all owners, developers, occupants and other interested parties (including all beneficial owners of a land trust) identified by names and addresses, and the nature and extent of their interest.

Attach legal description, site dimensions and square footage, and building dimensions and square footage.

IV. Property Use See attached

Attach a current and detailed description of the precise nature and extent of the use of the subject property, specifying in the case of multiple uses the relative percentages of each use.

If there have been any changes from the original application, include current copies of materials which explain each occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

V. Nature of Development

Indicate the nature of the original development receiving the Class 6B/7/8 designation

New Construction

Substantial Rehabilitation

Occupation of Abandoned Property - No Special Circumstance

Occupation of Abandoned Property - With Special Circumstance

VI. Employment

How many permanent full-time and part-time employees do you now employ?

On-Site: Full-time: ~ 52 Part-time: _____

In Cook County: Full-time: 82 Part-time: _____

VII. Local Approval

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) must accompany this renewal. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B/7/8 Renewal and has determined that the industrial use of the property is necessary and beneficial to the local economy.

I, Geoffrey S. Schnipper, CCIM the undersigned, certify that I have read this *Renewal Application* and that the statements set forth in this *Renewal Application* and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters the undersigned certifies that he/she believes the same to be true.

Geoffrey Schnipper

Signature

4/21/2026

Date

Geoffrey S. Schnipper, CCIM

Print Name

Vice President - Porfolio Management Company, Glen Una Management

Title

02/10/2020

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INVESTMENT

COST OF BUILDING UPGRADES AND PARKING LOT REPAIRS

Property = 125
Account Detail
 Period = Jan 2025
 Book = Cash ; Tree = ops_cf

Property	Account	Loan ID	Date	Period	Person	Control	Reference	Amount	Remarks
125	7850-0000 Shell Space		1/2/2025	01-2025	JBS Management, LLC	K-77661	1234	\$ 64,747.05	Condor-Lapmaster Demise
125	7850-0000 Shell Spa		01/02/2024	01/2024	JBS Management, LLC	K-66569	1094	\$ 7,500.00	Auto CAD plan of existing conditions of building
125	7850-0000 Shell Spa		04/29/2024	04/2024	JBS Management, LLC	K-70471	1156	\$ 11,825.00	Lapmaster of America suite 501A/501B Demising Wall Sub-Meter Modules
125	7850-0000 Shell Spa		09/19/2024	09/2024	JDK Mechanical and	K-74717	1204	\$ 9,465.00	New HVAC unit
125	6240-0000 Parking L		10/24/2024	10/2024	EnRoads Paving LLC	K-75774	1216	20300	Condor Lot Repave
Total Split								\$ 113,837.05	

Parking Lot Replacement Project

O'Hare Business Center (125)

Budget Account Summary

Period = Jan 2022-Dec 2022
 Book = Cash ; Tree = ops_cf

Property	Book	Account	Loan ID	Period	Amount
O'Hare Business Cen	Cash	1710-2000 Building Improvements - Parking Lot		01/2022	97,072.50
O'Hare Business Cen	Cash	1710-2000 Building Improvements - Parking Lot		08/2022	5,750.00
O'Hare Business Cen	Cash	1710-2000 Building Improvements - Parking Lot		11/2022	13,040.00
Total					\$ 115,862.50

Phase I Parking Lot

Property = 125

Account Detail

Period = Dec 2023
 Book = Cash ; Tree = ops_cf

Property	Account	Loan ID	Date	Period	Person	Control	Reference	Amount	Remarks
125			12/29/2023	12/2023	Rabine Paving LLC	K-66435	1087	42,749.75	Asphalt Pavement Repairs
Total								\$ 42,749.75	

Property = 125

Account Detail

Period = Oct 2024
 Book = Cash ; Tree = ops_cf

Property	Account	Loan ID	Date	Period	Person	Control	Reference	Amount	Remarks
125			10/24/2024	10/2024	EnRoads Paving LLC	K-75774	1216	135,872.15	Phase II Parking Lot Replacement
Total								\$ 135,872.15	

Property = 125

Account Detail

Period = Sep 2025
 Book = Cash ; Tree = ops_cf

Property	Account	Loan ID	Date	Period	Person	Control	Reference	Amount	Remarks
125	1710-2000 Building I		09/09/2025	09/2025	Pavement Consultan	K-86380	1287	5,328.03	Parking Lot QC/QA
125	1710-2000 Building I		09/29/2025	09/2025	EnRoads Paving LLC	K-86987	1291	108,560.37	Phase III - Parking lot repairs and striping
Total								\$ 113,888.40	

Parking Lot Total 408,372.80

6B REAL ESTATE TAX ANALYSIS

**Real Estate Tax Projection for
501 W Algonquin Rd
Mount Prospect, IL 60056**

With Class 6B -

<u>Year</u>	<u>Market Value</u>	<u>LOA</u>	<u>Assessment</u>	<u>Multiplier</u>	<u>Tax Rate</u>	<u>Real Estate Tax</u>
2026	\$4,774,160	10%	477,416	3.0659	8.924%	\$130,619
2027	\$4,774,160	10%	477,416	3.0690	8.933%	\$130,881
2028	\$5,251,576	10%	525,158	3.0720	8.942%	\$144,257
2029	\$5,251,576	10%	525,158	3.0751	8.951%	\$144,546
2030	\$5,251,576	10%	525,158	3.0782	8.960%	\$144,835
2031	\$5,776,734	10%	577,673	3.0813	8.969%	\$159,637
2032	\$5,776,734	10%	577,673	3.0843	8.978%	\$159,957
2033	\$5,776,734	10%	577,673	3.0874	8.987%	\$160,277
2034	\$6,354,407	10%	635,441	3.0905	8.996%	\$176,657
2035	\$6,354,407	10%	635,441	3.0936	9.004%	\$177,011
2036	\$6,354,407	15%	953,161	3.0967	9.014%	\$266,047
2037	\$6,989,848	20%	1,397,970	3.0998	9.023%	\$390,983
TOTAL RE TAX:						\$2,185,706

Without Class 6B -

<u>Year</u>	<u>Market Value</u>	<u>LOA</u>	<u>Assessment</u>	<u>Multiplier</u>	<u>Tax Rate</u>	<u>Real Estate Tax</u>
2026	\$4,774,160	25%	1,193,540	3.0659	8.924%	\$326,552
2027	\$4,774,160	25%	1,193,540	3.0690	8.933%	\$327,205
2028	\$5,251,576	25%	1,312,894	3.0721	8.942%	\$360,646
2029	\$5,251,576	25%	1,312,894	3.0751	8.951%	\$361,368
2030	\$5,251,576	25%	1,312,894	3.0782	8.960%	\$362,091
2031	\$5,776,734	25%	1,444,183	3.0813	8.969%	\$399,097
2032	\$5,776,734	25%	1,444,183	3.0844	8.978%	\$399,895
2033	\$5,776,734	25%	1,444,183	3.0875	8.987%	\$400,696
2034	\$6,354,407	25%	1,588,602	3.0905	8.996%	\$441,647
2035	\$6,354,407	25%	1,588,602	3.0936	9.004%	\$442,531
2036	\$6,354,407	25%	1,588,602	3.0967	9.014%	\$443,416
2037	\$6,989,848	25%	1,747,462	3.0998	9.023%	\$488,734
TOTAL RE TAX:						\$4,753,878

The following estimates are based on the current 2025 market value for the subject property for 2026 and 2027. The property will be reassessed in 2028 / 2031 / 2034 / 2037. The reassessment market values have not been established by the Assessor's Office.

We have estimated a 10% increase in the market value of the building in each reassessment year. The tax rates and multipliers are all estimates based on the 2024 rates, adjusting each year at a slight increase to account for any changes.

**Without Class 6B -
VACANT**

<u>Year</u>	<u>Market Value</u>	<u>LOA</u>	<u>Assessment</u>	<u>Multiplier</u>	<u>Tax Rate</u>	<u>Real Estate Tax</u>
2026	\$4,774,160	25%	396,500	3.0659	8.924%	\$108,482
2027	\$4,774,160	25%	396,500	3.0690	8.933%	\$108,699
2028	\$5,251,576	25%	420,370	3.0721	8.942%	\$115,474
2029	\$5,251,576	25%	420,370	3.0751	8.951%	\$115,705
2030	\$5,251,576	25%	420,370	3.0782	8.960%	\$115,936
2031	\$5,776,734	25%	446,628	3.0813	8.969%	\$123,425
2032	\$5,776,734	25%	446,628	3.0844	8.978%	\$123,672
2033	\$5,776,734	25%	446,628	3.0875	8.987%	\$123,919
2034	\$6,354,407	25%	475,512	3.0905	8.996%	\$132,197
2035	\$6,354,407	25%	475,512	3.0936	9.004%	\$132,462
2036	\$6,354,407	25%	475,512	3.0967	9.014%	\$132,727
2037	\$6,989,848	25%	507,285	3.0998	9.023%	\$141,879
TOTAL RE TAX:						\$1,474,576

The following estimates are based on the current 2025 market value for the subject property for 2026 and 2027. We started with the current market value and applied a 25% LOA to determine the total assessment. We utilized the land assessment of 197,240. In determining the improvement assessment, we subtracted the land assessment of 197,240 from the total assessment. We then applied a 20% occupancy factor to the improvement assessment to reflect as if the property were 100% vacant. We have estimated a 10% increase in the market value of the building in each reassessment year (2028 / 2031 / 2034 / 2037). The tax rates and multipliers are all estimates based on the 2024 tax rates, adjusting each year at a slight increase to account for any changes.

OWNERSHIP INFORMATION

UNOFFICIAL COPY

Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL
WARRANT AND FOREVER DEFEND

[SIGNATURE(S) ON FOLLOWING PAGE]

Property of Cook County Clerk's Office

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on and as of the date first above written.

GRANTOR:

CHP ALGONQUIN, LLC,
an Illinois limited liability company

By: SFP Management, LLC,
an Illinois limited liability company
Its: Manager

By: DAS Company, LLC,
an Illinois limited liability company

By: 
Name: Dominic A. Sergi
Its: Manager and Sole Member

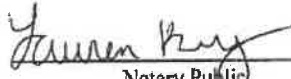
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Dominic A. Sergi, Authorized Signatory of CHP ALGONQUIN, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes set forth.

Given under my hand and official seal this 13 day of December 2017.

SEAL




Notary Public

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 1 IN KEOLYN PLASTICS, INC. SUBDIVISION OF THE NORTH 683.46 FEET OF THE EAST 200 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 20 ACRES OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH APPURTENANT NON-EXCLUSIVE, RECIPROCAL INGRESS AND EGRESS EASEMENT AS CREATED AND SET FORTH IN THE DECLARATION OF NON-EXCLUSIVE EASEMENTS AND ABROGATION OF EXISTING DECLARATION AND GRANT OF EASEMENTS, RECORDED DECEMBER 1, 2016 IN DOCUMENT 1633616076.

Parcel Number: 08-23-401-030-0000

Address of Property: 501 West Argonquin Road
Mount Prospect, Illinois 60056

Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. Existing Tenant Leases with respect to the Premises.
2. General Real Estate taxes for the year 2017 and subsequent years not yet due and payable.
3. All laws, ordinances, rules and regulations of the United States, the state in which the Property is located or any agency, department, commission, bureau or instrumentality of any of the foregoing having jurisdiction over the Premises, as the same may now exist or may be hereafter modified, supplemented or promulgated.
4. Rights, if any, of public and quasi-public utilities in the land as disclosed by various gas mains, storm sewers, inlets, water mains, man holes, fire hydrants, sanitary sewers, catch basins, overhead wires, transformers, gas meters, as shown on survey made by Bock & Clark dated October 23, 2017, last revised December 6, 2017, as project no. 201703515, 001.
5. 20 foot easements public utilities and drainage, an provisions relating thereto contained in the Plat recorded as document no. 90190140 and as shown on survey made by Bock & Clark dated October 23, 2017, last revised December 6, 2017, as project no. 201703515, 001.

OTHER PROPERTIES OWNED IN THE
VILLAGE

401 E. ALGONQUIN RD –
08-23-401-045, 046 & 047 (NO 6B
INCENTIVE)

1900-2000 CARBOY ROAD –
08-23-401-039 & 040 (NO 6B INCENTIVE)

TENANT INFORMATION

CONDOR TRANS, INC

OCCUPIES 21,262 SQ. FT.

Condor Trans Inc

 Unclaimed

 Interstate

 (2 reviews) 4.8 out of 5

503 W Algonquin Rd

Mt Prospect, IL US 60056

USDOT **1588474**

Docket **MC588023**



CONDOR TRANS
— INC. —
US DOT 1588474
MC 588023
IL-ICC 144683
KYU 243516
VIN MSL5938

avotive



Overview

Condor Trans Inc is an active interstate freight carrier based out of Mount Prospect, Illinois. Condor Trans Inc has been authorized to operate under MC588023 and USDOT 1588474.

Fleet Details

	Tractors	Trailers	Trucks
Owned	36	39	0
Leased	15	11	0

Freight

- General Freight
- Refrigerated Food
- Paper Products

Truck Types

- Dry Van
- Reefer

Shipment Types

- Full Truckload

MCS-150 Mileage: 6,825,169 (2024)

Electronic Tracking: 0% of reviewers say the carrier uses electronic tracking

• USDOT Number • MC/MX Number • Name
Enter Value: 1588474
Search

Company Snapshot

CONDOR TRANS INC
USDOT Number: 1588474

ID/Operations | [Inspections/Crashes In US](#) | [Inspections/Crashes In Canada](#) | [Safety Rating](#)

Carriers: If you would like to update the following ID/Operations information, please complete and submit form [MCS-150](#) which can be obtained [online](#) or from your State FMCSA office. If you would like to challenge the accuracy of your company's safety data, you can do so using FMCSA's [DataQs](#) system.

USDOT Status

- **ACTIVE:** The entity's US DOT number is active.
- **INACTIVE:** Inactive per 49 CFR 390.19(b)(4); biennial update of MCS-150 data not completed.
- **OUT-OF-SERVICE:** Carrier is under any type of out-of-service order and is not authorized to operate.

Operating Authority Status

- **AUTHORIZED FOR { Passenger, Property, HHG }:** This will list the specific operating authorities the carrier (or broker) is allowed to operate.
- **NOT AUTHORIZED:** The entity does not have any operating authority and/or is not authorized to engage in interstate, for-hire operations.
***Please Note:** NOT AUTHORIZED does not apply to Private or Intrastate operations.
- **OUT-OF-SERVICE:** Carrier is under any type of out-of-service order and is not authorized to operate.

Out of Service Date

Indicates the date the company was ordered Out of Service. If there are multiple Out of Service orders, the earliest date will be displayed.

Please note: if there are multiple Out-of-Service orders, the earliest date will be displayed.

For help on the explanation of individual data fields, click on any field name or for help of a general nature go to [SAFER General Help](#).

The information below reflects the content of the FMCSA management information systems as of 04/20/2026.

To find out if this entity has a pending insurance cancellation, please [click here](#).

Other Information for this Carrier

- ▼ [SMS Results](#)
- ▼ [Licensing & Insurance](#)

USDOT INFORMATION			
Entity Type:	CARRIER		
USDOT Status:	ACTIVE	Out of Service Date:	None
USDOT Number:	1588474	State Carrier ID Number:	
MCS-150 Form Date:	04/22/2025	MCS-150 Mileage (Year):	6,825,169 (2024)
OPERATING AUTHORITY INFORMATION			
Operating Authority Status:	AUTHORIZED FOR Property		
	For Licensing and Insurance details click here.		
MCM/UFF Number(s):	MC-580672		
COMPANY INFORMATION			
Legal Name:	CONDOR TRANS INC		
DBA Name:			
Physical Address:	503 W ALGONQUIN RD MT PROSPECT, IL 60056		
Phone:	(847) 997-6829		
Mailing Address:	1000 GROVE DRIVE APT 1B MT PROSPECT, IL 60056		
DUNS Number:	-		
Power Units:	51	Non-CMV Units:	
		Drivers:	53
Operation Classification:	<input checked="" type="checkbox"/> Auth. For Hire <input type="checkbox"/> Priv. Pass.(Non-business) <input type="checkbox"/> State Gov't <input type="checkbox"/> Exempt For Hire <input type="checkbox"/> Migrant <input type="checkbox"/> Local Gov't <input type="checkbox"/> Private(Property) <input type="checkbox"/> U.S. Mail <input type="checkbox"/> Indian Nation <input type="checkbox"/> Priv. Pass. (Business) <input type="checkbox"/> Fed. Gov't		
Carrier Operations:	<input checked="" type="checkbox"/> Interstate <input type="checkbox"/> Intrastate Only (HM) <input type="checkbox"/> Intrastate Only (Non-HM)		
Carros Carried:			

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In today's technologically advanced world, there are a growing number of applications where conventional machining techniques just aren't accurate enough to meet precision surfacing requirements. Precision surfacing with abrasive media, a technology developed and refined by LAPMASTER WOLTERS over the past 200 years, can often be the answer.


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MODEL 15

PRECISION OPEN FACE FLAT LAPPING MACHINE



PLATE-DIAMETER 15" (381 MM)
VERSIONS: 3 RINGS
TYPE: SINGLE SIDED

MEETING TODAY'S PRECISION SURFACING REQUIREMENTS

- ✓ Rigid cast aluminium base
- ✓ Wrap-around worktable facilitates parts handling
- ✓ Three conditioning rings with roller yoke and bearing assemblies to facilitate in-process plate flatness control
- ✓ Abrasive feed system designed for water or oil based lapping slurries
- ✓ Automatic digital cycle timer
- ✓ Electrical system wired for various voltages 50/60 Hz, 1 phase (Ph)
- ✓ High torque drive unit with ½ hp / 0.25 kW motor and gear reducer

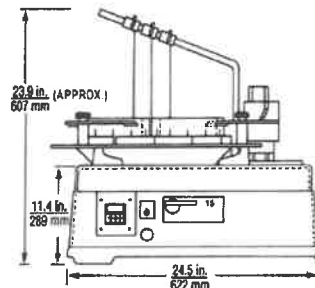
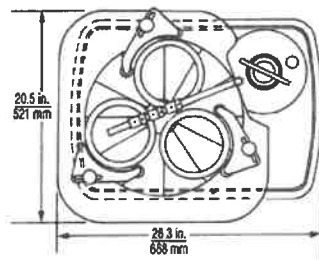
ACHIEVING HIGH STANDARDS OF FLATNESS AND SURFACE FINISH



15 with Diamond Dispensing Unit, VSD



15 with Peristaltic Pump & VSD


HIGHLIGHTS MODEL 15
OPTIONAL FEATURES

- ✔ Soft-start (to cushion start-up)
- ✔ Electronic variable speed drive, 0-70 rpm
- ✔ Diamond slurry dispensing systems
- ✔ Various lapping / polishing plates
- ✔ Non-standard voltages
- ✔ Custom machines and tooling

STANDARD SPECIFICATIONS

- High density, cast iron radially serrated lap plate 381 mm O.D. × 88.9 mm I.D. / 15" O.D. × 3½" I.D.
- Three high density cast iron serrated conditioning rings 178 mm O.D. × 140 mm I.D. / 7" O.D. × 5½" I.D.
- Three high density cast iron pressure plates with lifting eye-bolts 5⅞" dia. × ¼" thick / 138 mm dia. × 32 mm thick
- 15" / 381 mm hardened steel straight edge
- Three micarta workholder blank discs 5⅞" dia. × ⅛" thick / 138 mm dia. × 3.2 mm thick
- Three pressure pads 5⅞" dia. × ½" thick / 138 mm dia. × 13 mm thick
- Starter sample Lapmaster abrasive
- Starter sample Lapmaster vehicle
- Allen wrench
- Vinyl machine cover

APPROXIMATE WEIGHT

- 135 lbs / 61 kg

APPROXIMATE DIMENSIONS

- 26.3" × 20.5" × 23.9"
668 mm × 521 mm × 607 mm

**GET IN TOUCH WITH US TODAY
TOGETHER WE WILL FIND A SOLUTION
FOR YOUR REQUIREMENTS**

LAPMASTER WOLTERS

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sales@lapmaster-wolters.com
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MODEL 36

PRECISION OPEN FACE / PNEUMATIC LIFT FLAT LAPPING MACHINE



PLATE-DIAMETER 36" (914.4 MM)
VERSIONS: 3 OR 4 RINGS
TYPE: SINGLE SIDED

Open face version (left), pneumatic lift version

MEETING TODAY'S PRECISION SURFACING REQUIREMENTS

- ✓ Available in an open face or a pneumatic lift version, each optionally with 3 or 4 rings
- ✓ Can be used to process a wide variety of materials including semiconductors, electro-optics, ceramics, metals and other specialty products
- ✓ Heavy duty, tubular steel frame with integrally mounted drive motor and gear reducer
- ✓ Heavy duty work table, vertically adjustable
- ✓ Conditioning rings with adjustable roller bearing yoke assemblies to maintain lap plate flatness

ACHIEVING HIGH STANDARDS OF FLATNESS AND SURFACE FINISH



HIGHLIGHTS MODEL 36 (OPEN FACE / PNEUMATIC LIFT)

- ✔ Individual two hand anti-tie down pneumatic cylinder controls. Variable down pressure from 66 lbs / 30 kg to 440 lbs / 200 kg when connected to 60 psi minimum air supply
- ✔ Abrasive slurry distribution system complete with pump, agitator, storage tank, waste container and multiple point feed tubes
- ✔ Electrical system wired for 230 / 460V. 60 Hz, 3 phase with operator controls at 110V. NEMA Type 12 enclosure complies to JIC standards
- ✔ High torque drive unit consisting of 5.3 hp / 4 kW motor and heavy duty gear reducer. Electronic soft start included for smooth lap plate acceleration. Lap plate speed 58 rpm

OPTIONAL FEATURES

- ✔ Water cooled lap plates
- ✔ Non-standard voltages
- ✔ Custom machines and tooling
- ✔ Enlarged, moveable work table to improve multiple parts handling

STANDARD SPECIFICATIONS

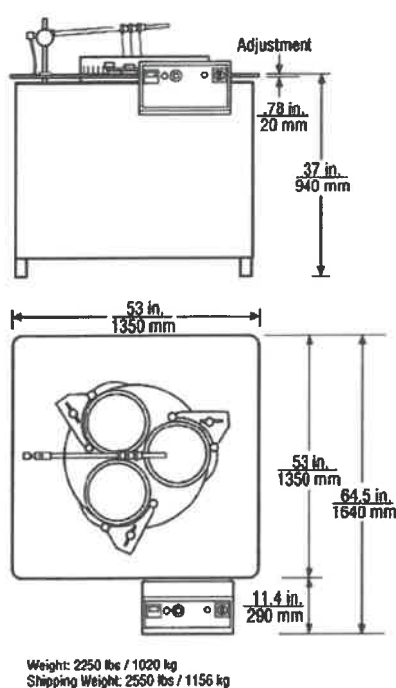
- High density, cast iron serrated lapping plate 914 mm O.D. × 172 mm I.D. / 36" O.D. × 6.75" I.D.
- Three high density cast iron serrated conditioning rings 419 mm O.D. × 368 mm I.D. / 16.5" O.D. × 14.5" I.D. Wear life 70 mm / 2.8"
- Three work holder blanks
- Three sponge rubber pads (open lift)
- Three felt pads (pneumatic lift)
- Starter sample of Lapmaster abrasive
- Starter sample of Lapmaster vehicle
- Lap plate lifting tool
- Set of Allen Keys
- Operation and maintenance manual

APPROXIMATE WEIGHT

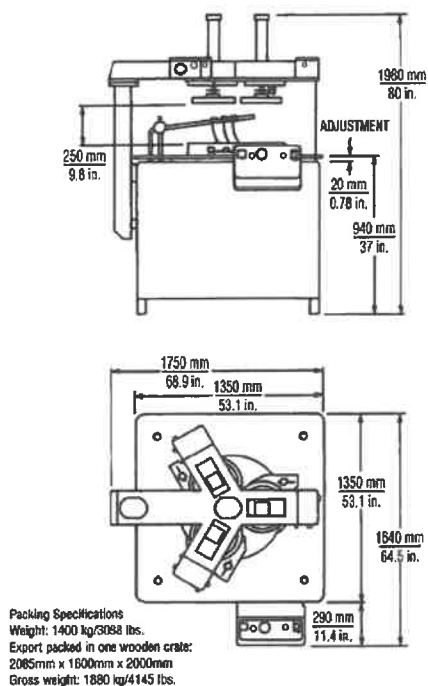
- Open face: 2250 lbs / 1020 kg
- Pneumatic lift: 3088 lbs / 1400 kg

APPROXIMATE DIMENSIONS

- Open face: 43" × 52.8" × 36"
- Pneumatic lift: 68.9" × 64.5" × 80"



Open face version



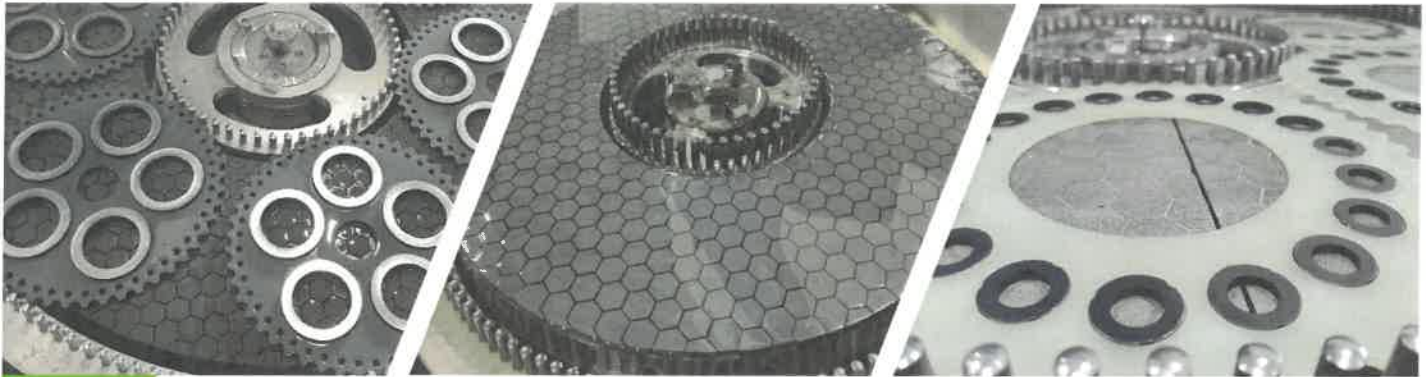
Pneumatic lift version

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Single Side and Double-Sided Fine Grind Wheels for LAPMASTER, PETER WOLTERS, and other Machine Brands

Optimize with PSS Fine Grind Wheels

-  Broad range of high-quality fine grind wheels ensuring reliable results in fine grinding applications
-  Available in diamond & cubic boron nitride (cBN) with vitrified, hybrid bonds, and are designed to provide superior removal rate, life, finish, flatness, and more
-  Features precise segments/tiles spacing & layouts with unique edge segment designs to increase segment retention & improve overall edge and wheel performance
-  Designed to consistently achieve target removal rates, life, and surface finish, contributing to less downstream finishing
-  **Re-Cycle and Re-Mount existing PSS and Competitive Fine Grind Wheels with supplied cores**

Superabrasive: Fine Grind Wheels

Single and Double-Sided Fine Grinding Wheels

WHEELS Types

- Non-grooved
- Radially grooved
- Waffle grooved
- Spirally grooved
- Hex and Rounded

SUBSTRATES

- Ferrous and Non-Ferrous Materials
- Ceramics
- Glass
- Metals
- Plastics
- Diamond



ADVANTAGES

Long interval between sharpening → produce more parts between dresses	High material removal rate
More cutting power with low grinding pressure → less wheel wear	Custom segment/tile designs
Short cycle time for higher output → less cost per part	Custom fit segments/tiles
	Available in hexagonal, round & pie available diameter up to 1500mm
	Very competitive pricing

Applications



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10-2021 WE RESERVE THE RIGHT FOR TECHNICAL CHANGES!

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RESOLUTION NO. _____

**A RESOLUTION IN SUPPORT OF O'HARE IL INDUSTRIAL, LLC'S APPLICATION FOR
A CLASS 6B INCENTIVE FOR THEIR PROPERTY LOCATED AT
501 W. ALGONQUIN ROAD, MOUNT PROSPECT, ILLINOIS**

WHEREAS, the Village of Mount Prospect encourages community development to provide for economic growth and career opportunities; and

WHEREAS, through property tax incentives offered by Cook County, various opportunities exist for industrial properties in the Village of Mount Prospect, Cook County; and

WHEREAS, without the Cook County property tax incentives, the Village of Mount Prospect is at a competitive disadvantage with neighboring counties Lake and DuPage in attracting industrial development; and

WHEREAS, O'Hare Il Industrial has requested the Village of Mount Prospect support its application for renewal of a Class 6B Real Property Classification at 501 W. Algonquin Road, Mount Prospect, Illinois, Cook County; and

WHEREAS, the corporate authorities of the Village of Mount Prospect believe that their request is in the best interest of economic development in the Village of Mount Prospect.

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

SECTION ONE: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby support and consent to the application for the Class 6B property tax reduction from 25% to 10% for years 1 through 10, 15% in year 11, and 20% in year 12 from Cook County for the Property located at 501 W. Algonquin Road and legally described as:

LOT 1 IN KEOLYN PLASTICS, INC. SUBDIVISION OF THE NORTH 683.46 FEET OF THE EAST 200 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 20 ACRES OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH APPURTENANT NON-EXCLUSIVE, RECIPROCAL INGRESS AND EGRESS EASEMENT AS CREATED AND SET FORTH IN THE DECLARATION OF NON-EXCLUSIVE EASEMENTS AND ABROGATION OF EXISTING DELCARATION AND GRANT OF EASEMENTS, RECORDED DECEMBER 1, 2016 IN DOCUMENT 1633616076.

Property Index Number: 08-23-401-030-0000

SECTION TWO: That the Village of Mount Prospect supports industrial growth, increased employment, and economic development and the subject property is in furtherance of this goal.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of June, 2026

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk



Item Cover Page

Subject **WITHDRAWN FROM FURTHER CONSIDERATION PZ-03-25 / 1040 W Northwest Highway / CU: Daycare Center / Village Board Final (PURSUANT TO REMAND FROM THE VILLAGE OF MOUNT PROSPECT, BOARD OF TRUSTEES) - No action will be taken by the Village Board.**

Meeting June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category OLD BUSINESS

Type Action Item

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None



Item Cover Page

Subject	AN ORDINANCE AMENDING CHAPTER 11, "MERCHANTS, BUSINESSES AND OCCUPATIONS" OF THE VILLAGE CODE OF MOUNT PROSPECT, ILLINOIS
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

Zastava Arms, LLC and Redstar Ordnance, LLC (the "Petitioner") are requesting amendments to Chapter 11 of the Mount Prospect Village Code to establish local regulations regarding the retail sale of firearms within the Village. Specifically, the proposed amendment would prohibit the retail sale of firearms within one-fourth (0.25) mile of a school and its campus or a public park, clarify that the Cook County Deadly Weapons Dealer Control Ordinance does not apply within Village limits, and establish penalties for violations.

The requested text amendments were initiated in connection with the property located at 105 Weiler Road. More than four years ago, Zastava Arms first approached the Village regarding the potential purchase and occupancy of the property for wholesale/import, manufacturing, and distribution operations rather than a traditional public-facing retail firearm dealer use. At the time, the business was operating out of Des Plaines and represented that it intended to relocate its operations to Mount Prospect following acquisition and renovation of the Weiler Road property.

Following review, staff determined the proposed operations to be permissible within the I-1 Limited Industrial District. The business subsequently proceeded with the purchase of the property, completed renovations and tenant improvements, and obtained the necessary permits and a general business license from the Village. The Petitioner has continued operating out of its Des Plaines location during the renovation and transition process. However, with the Des Plaines lease set to expire in July, the Petitioner is now attempting to complete its relocation to Mount Prospect but has been unable to obtain final approval for licensure due to the conflict between Cook County's firearms ordinance and the Village's current code structure.

The Village Code is currently silent regarding firearm-specific licensing classifications and operational regulations, including distinctions between retail firearm dealers and manufacturing, importing, or wholesale firearm-related businesses. As a result, Cook County

has interpreted and applied its own firearms licensing ordinance and associated one (1) mile separation requirements to the property. If imposed, County requirements would prohibit operation of Zastava Arms and Redstar Ordnance at the subject property.

Staff has communicated directly with the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and the Illinois State Police regarding the nature of the operations. Staff's understanding is that Zastava Arms USA holds both a Type 07 Federal Firearms License ("FFL") (Manufacturer of Firearms Other Than Destructive Devices) and a Type 08 FFL (Importer of Firearms Other Than Destructive Devices), while Redstar Ordnance holds a Type 11 FFL (Importer of Destructive Devices, Ammunition for Destructive Devices, or Armor Piercing Ammunition). Staff further understands that neither business operates as a traditional retail firearm dealer open to the public or facilitates civilian firearm transfers on-site.

Based on discussions with the ATF and Illinois State Police, staff understands that state firearm retail buffer requirements generally associated with public-facing retail firearm sales locations do not apply to the businesses as currently structured. However, Cook County has maintained that its ordinance and associated one-mile separation requirements apply to the operations and that the subject property does not satisfy the County's location standards.

The Petitioner currently operates in Des Plaines, which has adopted local firearm-related regulations generally consistent with state requirements and has superseded the applicability of Cook County's ordinance within its municipal boundaries. As property owners within Mount Prospect, the Petitioners are entitled to request amendments to the Village Code, which the Village is required to process and consider through the standard public review process.

The proposed amendment would establish a local regulatory framework more closely aligned with state law, provide greater clarity regarding the distinction between retail firearm sales and industrial firearm-related operations, and supersede the applicability of the Cook County ordinance within Village limits.

Discussion

The proposed amendments are intended to establish a local regulatory framework for firearms-related businesses that more clearly distinguishes between public-facing retail firearm dealers and industrial, manufacturing, importing, wholesaling, and distribution-related firearm operations.

Currently, the Village Code does not contain regulations specific to firearm-related businesses or distinctions between the various federal firearms license classifications. As a result, businesses operating within Mount Prospect are presently subject to broader County interpretations and regulations due to the absence of local standards.

The proposed ordinance would establish a local framework that mirrors the State's emphasis on regulating retail firearm sales locations that are open to the public while allowing the Village to more clearly define how non-retail firearm-related industrial uses are treated under the Code. The amendments are also intended to provide greater regulatory clarity for businesses, property owners, residents, and enforcement agencies regarding permitted operations and applicable location restrictions.

The proposed text amendment does not authorize public-facing retail firearm sales at the Weiler Road property. Based on staff's understanding and representations from the businesses, the operations remain limited to manufacturing, importing, wholesale, and distribution activities and do not involve on-site civilian retail firearm transactions.

Alternatives

1. Approve the proposed text amendments as presented.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends approval of the proposed text amendments. Staff believes the amendments establish a clearer and more tailored local regulatory framework regarding firearm-related businesses while preserving restrictions on retail firearm sales near sensitive land uses such as schools and parks.

Staff further believes the amendments provide greater clarity regarding the distinction between public-facing retail firearm dealers and industrial firearm-related operations involving manufacturing, importing, wholesaling, and distribution activities.

Attachments

1. Ordinance
2. Firearm Sales Buffer Map

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 11, “MERCHANTS, BUSINESSES AND OCCUPATIONS” OF THE VILLAGE CODE OF MOUNT PROSPECT, ILLINOIS

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF MOUNT PROSPECT, ILLINOIS:

Section 1: Chapter 11, “Licenses and Permits” of the Mount Prospect Village Code shall be amended by adding Article XIII, “Firearms Dealers,” as follows:

11.101: Prohibition on the Retail Sale of Firearms

- A. The retail sale of firearms within one-fourth (0.25) mile of a school and its campus or a public park is prohibited. Each retail sale of firearms in violation of this subsection shall constitute a separate and distinct violation.
- B. The provisions of the Cook County Deadly Weapons Dealer Control ordinance do not apply within the corporate limits of the Village.

11.102: Penalties

- A. Failure to comply with the provisions of this article shall result in a daily fine in the amount of not less than five hundred dollars (\$500.00) and not more than one thousand dollars (\$1,000.00) per day. Each day of operation in violation of subsection 11.101 of this article shall constitute a separate and distinct violation.
- B. The sale of firearms at a prohibited location is punishable by a fine as provided in subsection A of this section. Each sale in violation of this article shall constitute a separate and distinct violation.

ADOPTED this ___ day of _____, 2026, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

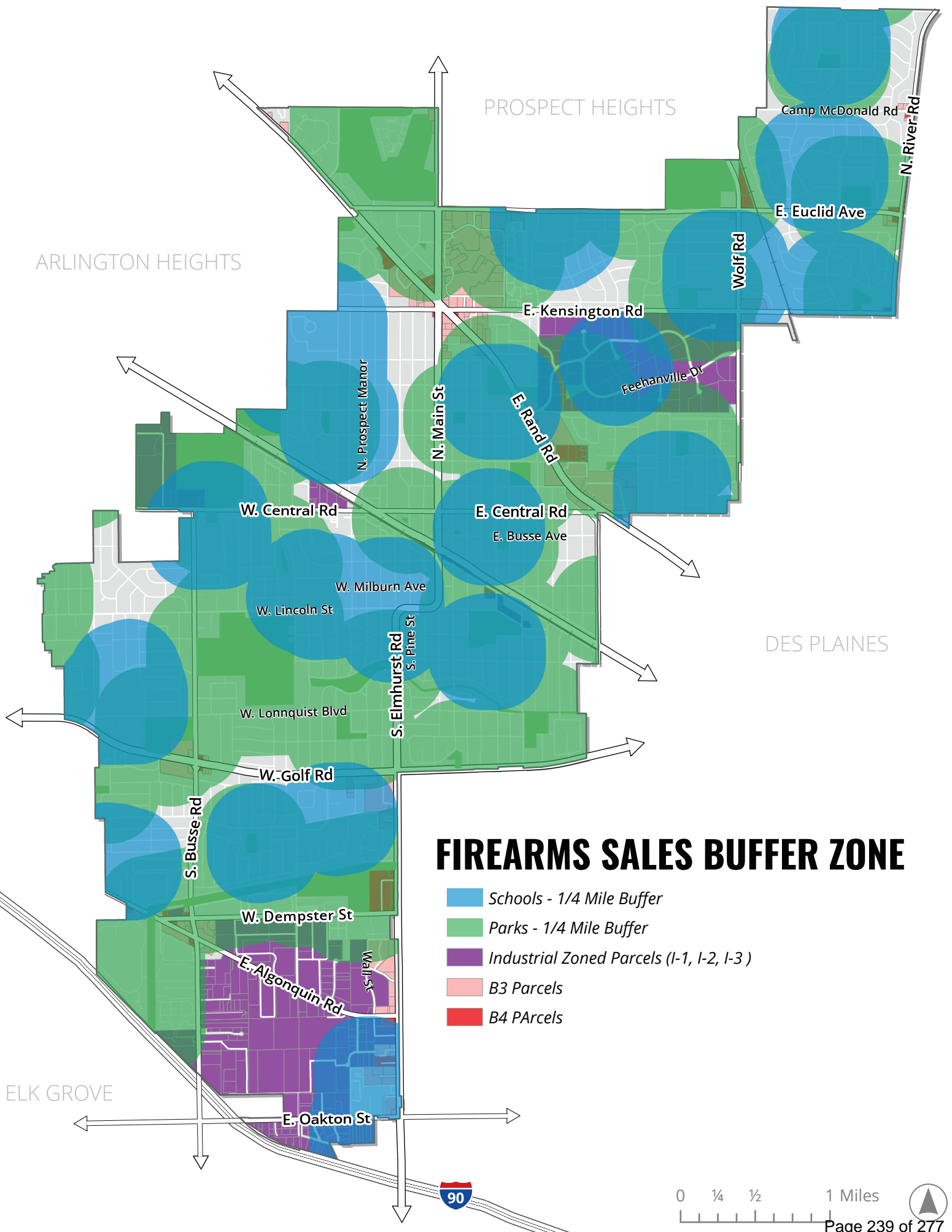
ABSENT: _____

APPROVED by me this ____ day of _____, 2026, and attested to by the Village Clerk this same day.

Mayor Paul Wm. Hoefert

ATTEST:

Karen Agoranos, Village Clerk



PROSPECT HEIGHTS

ARLINGTON HEIGHTS

DES PLAINES

ELK GROVE

FIREARMS SALES BUFFER ZONE

- Schools - 1/4 Mile Buffer
- Parks - 1/4 Mile Buffer
- Industrial Zoned Parcels (I-1, I-2, I-3)
- B3 Parcels
- B4 Parcels



Item Cover Page

Subject	A RESOLUTION IN SUPPORT OF ARTPIX HOLDINGS, LLC'S APPLICATION FOR A COOK COUNTY CLASS 6B TAX INCENTIVE FOR THE PROPERTY LOCATED AT 851 FEEHANVILLE ROAD
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

ArtPix Holdings, LLC, (Applicant) is seeking support for a Cook County Class 6b Incentive for the property located at 851 Feehanville Drive. The incentive would be for 12 years and would enable the applicant to locate their business at the facility.

Discussion

The Village has granted several Cook County Class 6b tax incentives to attract and retain businesses. The 6b incentive reduces the assessment level for qualified manufacturing and warehouse/distribution facilities from 25% to 10% for the first 10 years, then increases from 10% to 15% for year 11, and increases from 15% to 20% in year 12. The benefiting property returns to the full 25% assessment value after year 12. The 6b incentive can be renewed for additional 12-year terms if supported by the Village.

The Subject Property contains an approximately 35,000 square-foot industrial building situated on nearly three acres. The property is currently vacant, with the proposed acquisition contingent upon the receipt and approval of a Class 6b Property Tax Incentive.

If the incentive is approved and the property is acquired, ArtPix proposes to relocate and expand its customized gift manufacturing and e-commerce operations to the Subject Property. The company anticipates investing approximately \$200,000 in tenant improvements and buildout costs and employing approximately 25 full-time employees at the site.

The applicant is requesting the 6b incentive to achieve a property tax rate of around \$1.50 per square foot. The applicant estimates their tax bill would rise to \$3.50 per square foot if the extension is not granted. Similar properties in nearby Lake and DuPage County range from \$1 to \$1.50 per square foot.

Staff reviewed the submitted application and is supportive of the request.

Alternatives

1. Approve the resolution supporting ArtPix Holdings, LLC's application for a Cook County Class 6b Incentive for the property located at 851 Feehanville Road.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends that the Village Board approve the resolution supporting ArtPix Holdings, LLC's application for a Cook County Class 6b incentive for the property located at 851 Feehanville Road.

Attachments

1. 851 Feehanville (ArtPix Holdings, LLC) 5.15.2026
2. Class 6b Resolution (ArtPix Holdings LLC - 851 Feehanville)

LAW OFFICES
Rock Fusco & Connelly, LLC

JOHN J. ROCK

333 W. WACKER STREET
19TH FLOOR
CHICAGO, ILLINOIS 60606
(312) 494-1000
FAX (312) 494-1001
WWW.RFCLAW.COM

JROCK@RFCLAW.COM

May 15, 2026

Via Email and FedEx

Mayor Paul Hoefert
Village of Mount Prospect
50 S. Emerson Street
Mount Prospect, IL 60056

RE: Class 6b Tax Incentive Application
ArtPix Holdings, LLC
851 Feehanville Drive
Mount Prospect, Illinois
PIN: 03-35-102-024-0000

Dear Mayor Hoefert,

ArtPix Holdings, LLC, or its nominee (collectively, the “Applicant”), is currently under contract to purchase land at the above-referenced address located in Mount Prospect, Illinois and identified by PIN 03-35-102-024-0000 (the “Subject Property”) and is requesting a Resolution from the Village of Mount Prospect supporting and consenting to a Class 6b Tax Incentive based on new construction.

The Subject Property contains approximately 125,389 square feet of land which currently has a 34,875 square development that has been vacant since January of 2025. If Applicant is able to secure a 6b incentive on the property, the Applicant intends to use the Subject Property for light manufacturing of custom personalized gifts and office. The intended use is projected to produce 25 full-time jobs and 5 part-time jobs.

Due to the exorbitant real estate taxes imposed on industrial properties in Cook County, as compared to neighboring collar counties, in order to ensure that the investment is economically feasible the Applicant has conditioned the purchase of the Subject Property on receipt and approval of a Class 6b Tax Incentive from the Village of Mount Prospect. As can be seen in the tax analysis enclosed herewith, the real estate taxes would be double without the Class 6b Tax Incentive. Therefore, but for the Class 6b Tax Incentive, it would not be economically feasible for the Applicant to pursue the Subject Property.

In the event the Applicant is successful in receiving a Class 6b Tax Incentive, the Applicant anticipates employing approximately 25 full-time employees as well as spending at least \$200,000 on improving the Subject Property. In addition, the approximately 25 full-time employees will help to stimulate the economy of Mount Prospect as its employees will frequent local businesses, restaurants, and hotels, ultimately creating significant sales tax revenues for the Village.

Mayor Paul Hoefert
Village of Mount Prospect
May 15, 2026
Page 2

The Applicant is requesting a Class 6b Tax Incentive Class 6b Tax and is eager to work with the Village of Mount Prospect in order to bring more jobs, tax revenues, and commerce to the community through occupying the currently vacant building. Please review this letter and the attached materials and, if possible, place the Applicant on the agenda for the next available Village Board meeting to approve the Class 6b Tax Incentive for the Subject Property.

Should you have any questions or need any additional information, please do not hesitate to contact me at (312) 494-1000.

Very Truly Yours,

ROCK FUSCO & CONNELLY, LLC

John J. Rock

John J. Rock



CLASS 6B
ELIGIBILITY APPLICATION

Carefully review the Class 6B Eligibility Bulletin before completing this Application. For assistance, please contact the Assessor's Office, Development Incentives Department (312) 603-7529. This application, *a filing fee of \$1000.00*, and supporting documentation (*except drawings and surveys*) must be filed as follows:

This application must be filed **PRIOR TO** the commencement of New Construction or **PRIOR TO** the commencement of Substantial Rehabilitation Activities or **PRIOR TO** the commencement of Reoccupation of Abandoned Property.

Applicant Information

Name: ARTPIX Holdings, LLC Telephone: (855) 227-5861
Company: ArtPix 3D
Address: 2250 Arthur Ave
City: Elk Grove Village State: IL Zip Code: 60007
Email: info@artpix3d.com

Contact Person (if different than the Applicant)

Name: Roman Sherhelashvili Telephone: (312) 347-9814
Company: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: roman@artpix3d.com

Property Description (per PIN)

If you are applying for more than three different PINs, please submit the additional PIN information in an attachment.

Street Address: (1) 851 Feehanville Drive
Permanent Real Estate Index Number: 03-35-102-024-0000
(2) _____
Permanent Real Estate Index Number: _____
(3) _____
Permanent Real Estate Index Number: _____
City: Mount Prospect State: IL Zip Code: 60056
Township: Wheeling Existing Class: 5-93

Attach legal description, site dimensions and square footage and building dimensions and square footage.

Identification of Person Having an Interest in the Property

Attach a complete list of all owners, developers, occupants and other interested parties (*including all beneficial owners of a land trust*) identified by names and addresses, and the nature and extent of their interest.

Industrial Use

Attach a detail description of the precise nature and extent of the intended use of the subject property, specifying in the case of the multiple uses the relative percentages of each use.

Include copies of materials, which explain the occupant's business, including corporate letterhead, brochures, advertising material, leases, photographs, etc.

Employment Opportunities

How many construction jobs will be created as a result of this development? _____

How many new permanent full-time and part-time employees do you now employ in Cook County?

Full-time: 25 Part-time: 65

How many new permanent full-time jobs will be created by this proposed development? 25

How many new permanent full-time jobs will be created by this proposed development? 5

Nature of Development

Indicate nature of proposed development by checking the appropriate space:

- New Construction (**Read and Complete Section A**)
- Substantial Rehabilitation (**Read and Complete Section A**)
Incentive only applied to the market value attributable to the rehabilitation
- Occupation of Abandoned Property - No Special Circumstance
(Read and Complete Section B)
- Occupation of Abandoned Property - With Special Circumstance
(Read and Complete Section C)
- Occupation of Abandoned Property - (**CEERM Supplemental Application**)
(Read and Complete Section C)

SECTION A (NEW CONSTRUCTION/SUBSTANTIAL REHABILITATION)

If the proposed development consists of *New Construction* or *Substantial Rehabilitation*, provide the following information:

Estimated date of construction commencement (*excluding demolition, if any*): _____

Estimated date of construction completion: _____

Attach copies of the following:

1. Specific description of the proposed *New Construction* or *Substantial Rehabilitation*
2. Current Plat of Survey for subject property
3. 1st floor plan or schematic drawings
4. Building permits, wrecking permits and occupancy permits (*including date of issuance*)
5. Complete description of the cost and extent of the *Substantial Rehabilitation* or *New Construction* (*including such items as contracts, itemized statements of all direct and indirect costs, contractor's affidavits, etc*)

SECTION B (ABANDONED PROPERTY WITH NO SPECIAL CIRCUMSTANCE)

If the proposed development consists of the reoccupation of abandoned property, purchased for value, complete (1) and (2) below:

1. Was the subject property vacant and unused for at least 12 continuous months prior to the purchase for value?

YES [] NO

When and by whom was the subject property last occupied prior to the purchase for value?

Cummins-Allison Corp.

Attach copies of the following documents:

- (a) Sworn statements from person having personal knowledge attesting to the fact and the duration of vacancy and abandonment
 - (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of such vacancy
2. Application must be made to the Assessor prior to occupation:

Estimated date of reoccupation:	<u>approx. December 2026/January 2027</u>
Date of Purchase:	_____
Name of purchaser:	<u>ARTPIX Holdings, LLC</u>
Name of seller:	<u>Cummins-Allison Corp.</u>
Relationship of purchaser to seller:	<u>None</u>

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

SECTION C (SPECIAL CIRCUMSTANCES)

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was a **purchase for value**, but the period of **abandonment prior to purchase was less than 12 months**, complete section (1).

If the applicant is seeking special circumstances to establish that the property was abandoned for purposes of the Incentive where there was **no purchase for value**, but the period of **abandonment prior to the application 12 continuous months or greater**, complete section (2).

1. How long was the period of abandonment prior to the purchase for value? _____

When and by whom was the subject property last occupied prior to the purchase for value?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. *Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for less than 12-month abandonment period.*

Application must be made to the Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of Reoccupation: _____
Date of purchase: _____
Name of purchaser: _____
Name of seller: _____
Relationship of purchaser to seller: _____

Attach copies of the following documents:

- (a) Sale Contract
- (b) Closing Statement
- (c) Recorded Deed
- (d) Assignment of Beneficial Interest
- (e) Real Estate Transfer Declaration

2. How long has the subject property been unused?

- 12 or greater continuous months (*Eligible for Special Circumstance*)
- 3 continuous months and maintain/create 250 Employees (*Eligible for Special Circumstance under CEERM*) - **Complete CEERM Supplemental Application**
- Not Eligible for Special Circumstance if No purchase and less than 12 continuous months vacant, or not a CEERM**

When and by whom was the subject property last occupied prior to the filing of this application?

Attach copies of the following documents:

- (a) Sworn statements from persons having personal knowledge attesting to the fact and the duration of the vacancy and abandonment
- (b) Information (*such as statements of utility companies*) which demonstrate that the property was vacant and unused and indicate duration of vacancy
- (c) Include the finding of special circumstances supporting "abandonment" as determined by the municipality, or the County Board, if located in an unincorporated area. Also include the ordinance or resolution from the Board of Commissioners of Cook County stating its approval for lack of a purchase for value.

Application must be made to Assessor prior to the commencement of reoccupation of the abandoned property.

Estimated date of reoccupation: _____

CEERM SUPPLEMENTAL APPLICATION
(This form will ONLY be utilized for applicants who specifically elect for CEERM)

This supplemental eligibility application is for properties that have been abandoned (due to special circumstances) where there has been no purchase for value and the buildings and other structures have been vacant and unused for at least three continuous months and applicant has provided sufficient documentation to establish that such applicant will create or maintain at least 250 jobs for employees at the subject location.

The CEERM Program shall be limited to the party who is the initial applicant of the Class 6B Incentive under the CEERM Program and the subject of the municipal Resolution or Ordinance.

Under the CEERM Program, qualifying industrial real estate would be eligible for the Class 6B level of assessment from the date of substantial re-occupancy of the abandoned property. Properties receiving Class 6B will be assessed at 10% of market value for the first 10 years, 15% in the 11th year and 20% in the 12th year. The terms of this program are Not Renewable.

I _____ applicant/representative hereby specifically elect to submit this **Supplemental Application** for the CEERM program.

Further affiant sayeth not.

Agent's Signature

Agent's Name & Title

Agent's Mailing Address

Agent's Telephone Number

Applicant's Name

Applicant's Mailing Address

Applicant's e-mail address

Subscribed and sworn before me this _____ day of _____, 20 _____

Signature of Notary Public

LOCAL APPROVAL

A certified copy of a resolution or ordinance from the municipality in which the real estate is located (or the County Board, if the real estate is located in an unincorporated area) should accompany this Application. The ordinance or resolution must expressly state that the municipality supports and consents to this Class 6B Application and that it finds Class 6B necessary for development to occur on the subject property. If a resolution is unavailable at the time the application is filed, a letter from the municipality or the County Board, as the case may be, stating that a resolution or ordinance supporting the incentive has been requested may be filed with this application instead. If the applicant is seeking to apply based on the reoccupation of abandoned property and will be seeking a finding of "special circumstances" from the municipality, in addition to obtaining a letter from the municipality confirming that a resolution or ordinance supporting the incentive has been requested, the applicant must file a letter from the County Board confirming that a resolution validating a municipal finding of special circumstances has been requested. If, at a later date, the municipality or the County Board denies the applicant's request for a resolution or ordinance, the applicant will be deemed ineligible for the Class 6B incentive, whether or not construction has begun. In all circumstances, the resolution must be submitted by the time the applicant files an "Incentive Appeal".

FINALIZING THE INCENTIVE PROCESS

In order to finalize the class change you will need to file an **Incentive Appeal** with supporting documentation (including **Proof of Occupancy**) in the year that the property has been substantially occupied. It is advised that you access our website (www.cookcountyassessor.com) to determine the allowable filing dates for such action.

When filing an appeal requesting an Incentive Class Change, a \$100.00 filing fee (made out to the Cook County Assessor) must be included. The property cannot receive Class 6B designation until you file an Incentive Appeal Form, AND this office grants reclassification for the parcel(s).

I, the undersigned, certify that I have read this Application and that the statements set forth in this Application and in the attachments hereto are true and correct, except as those matters stated to be on information and belief and as to such matters, the undersigned certifies that he/she believes the same to be true.



Signature

Roman Sherbelashvili

Print Name

May 8, 2026

Date

Managing Member

Title

4/1/2022



INCENTIVES CLASS LIVING WAGE ORDINANCE AFFIDAVIT

Roman Sherhelashvili as agent for the applicant set forth below, who is seeking a classification incentive as referenced below, I do hereby state under oath as follows:

1. As the agent for the applicant set forth below, I have personal knowledge as to the facts stated herein.
2. The property identified by PIN(s) with commonly known address(es), listed in Exhibit A attached and herein incorporated, are/is the subject of a pending application/renewal (circle as appropriate) for one of the following development incentives provided by the Code of Ordinances of Cook County, Chapter 74, Article II, Division 2, The Cook County Real Property Assessment Classification Ordinance, Sec.74-60 et seq., as amended:

Class 6b Class 8 (industrial property) Class 9

3. The Cook County Assessor's Office has issued the following control number regarding this application/renewal (circle as appropriate), TBD.

4. I have reviewed the Code of Ordinances of Cook County, Cook County Living Wage Ordinance, as amended (the "Ordinance"), and certify that the applicant is in compliance with the above referenced Cook County Living Wage Ordinance, due to one of the following options (check as appropriate):

Applicant is currently paying a living wage to its employees, as defined in the Ordinance.

OR

Applicant is not required to pay a living wage, pursuant to the Ordinance.

Further affiant sayeth not.

Agent's Signature

Roman Sherhelashvili
Agent's Name & Title

2250 Arthur Avenue, Elk Grove Village, IL 60007
Agent's Mailing Address

(855) 227-5861
Agent's Telephone Number

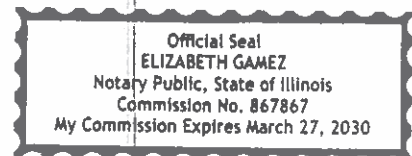
ARTPIX Holdings, LLC
Applicant's Name

25442 W. River Trail, Barrington, IL 60010
Applicant's Mailing Address

roman@artpix3d.com
Applicant's e-mail address

Subscribed and sworn before me this 14th day of May, 2020

Signature of Notary Public



1/30/15

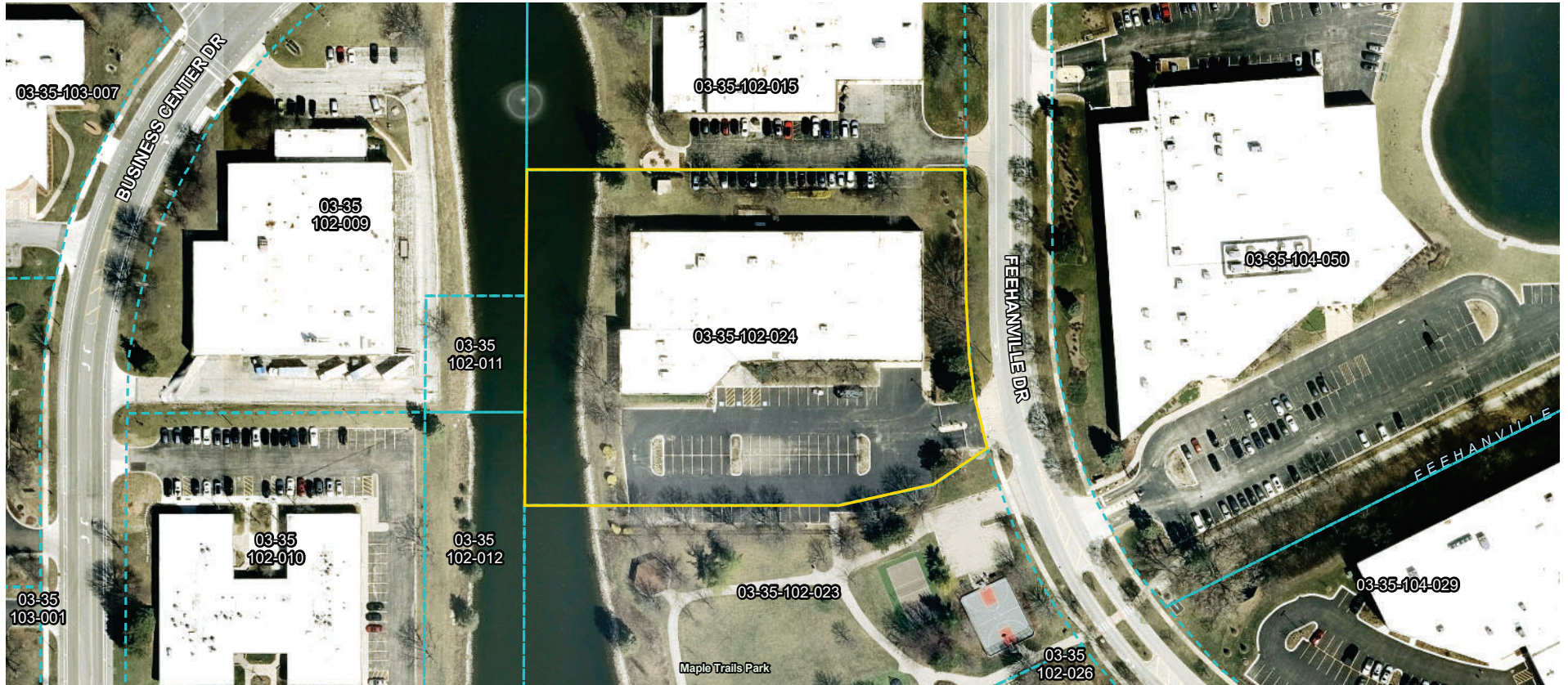
BASIC SITE INFORMATION

ARTPIX Holdings, LLC, or its nominee (collectively, the “Applicant”) is currently under contract to purchase the property located at 851 Feehanville Drive, Mount Prospect, Illinois (PIN: 03-35-102-024-0000) (the “Subject Property”).

The Subject Property is a single-story industrial warehouse built in 1989 with a total building area of approximately 34,875 square feet that is currently 100% vacant. The subject site is a rectangular-shaped, interior land parcel containing approximately 125,389 square feet (2.87 acres). If the Applicant receives a resolution in support of a Class 6b Tax Incentive from the Village of Mount Prospect, the Applicant intends to use the Subject Property for light manufacturing of custom personalized gifts and office.

Attached hereto please find:

- An aerial photo of the Subject Property as it currently exists
- The legal description of the Subject Property
- The Current ALTA Land Survey

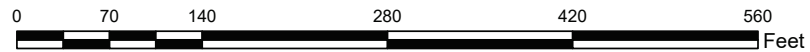


Legend

Selected Parcels

Source Parcel

Parcels Current



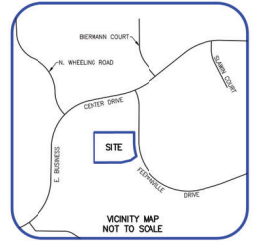
Map generated from CookViewer, Cook County's Parcel Viewer application maintained by the Bureau of Technology's GIS Division. For parcel and property identification number (PIN) questions, contact the Cook County Clerk's Office. For property detail and assessment questions, contact the Cook County Assessor's Office. For property tax bill questions, contact the Cook County Treasurer.

LEGAL DESCRIPTION

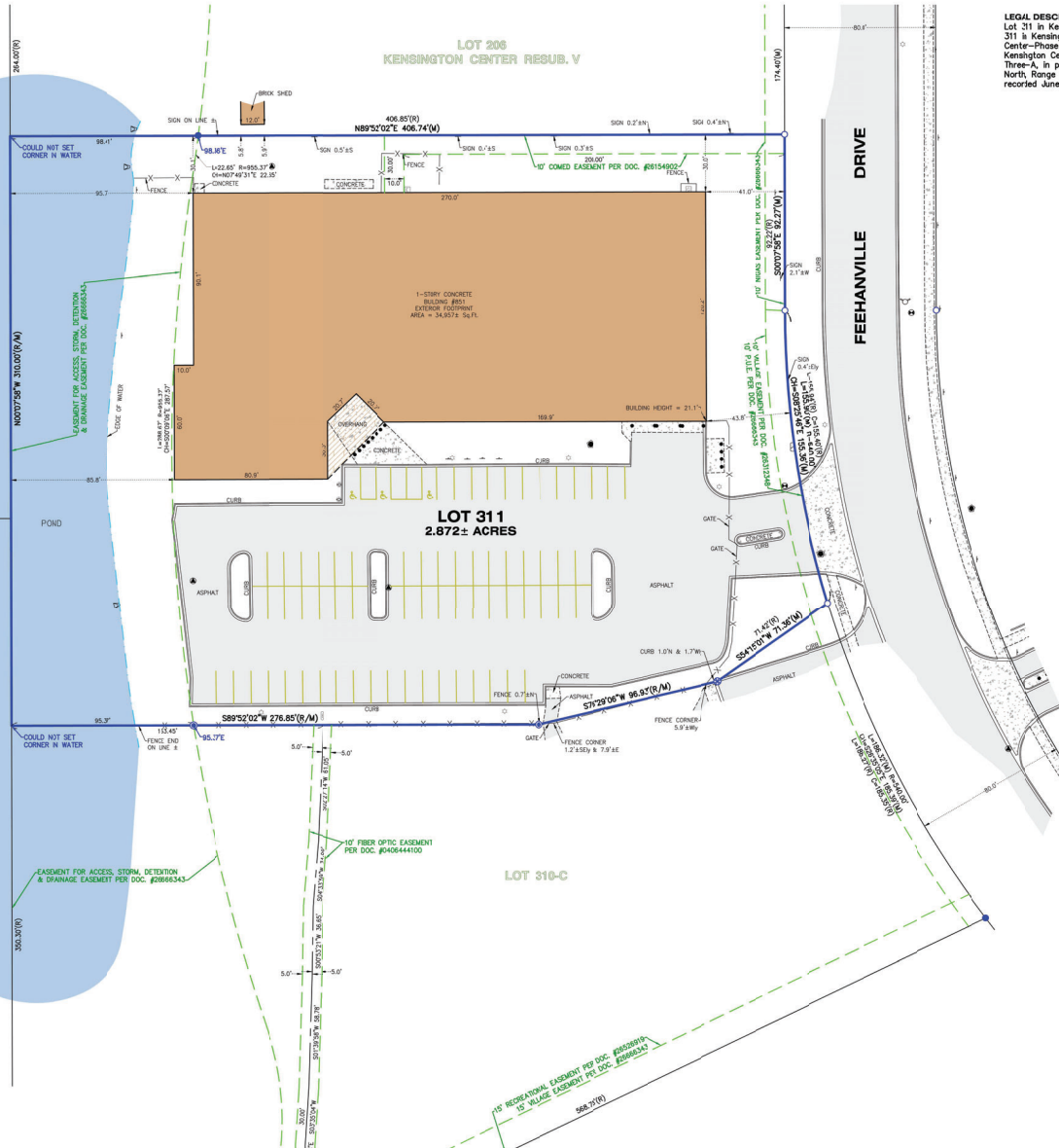
LEGAL DESCRIPTION:

Lot 311 in Kensington Center— Resubdivision X, being a Resubdivision of Lot 311 in Kensington Center—Resubdivision V of Lots 206 and 311 in Kensington Center—Phase Three—A; also being a Resubdivision of Lot 310—C in Kensington Center—Resubdivision VII of Lot 310 in Kensington Center—Phase Three—A, in part of the Northwest Quarter of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, as per Plat thereof recorded June 29, 1983 as Document No. 26666343, in Cook County, Illinois.

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION:
 Lot 311 in Kensington Center-Resubdivision X, being a Resubdivision of Lot 311 in Kensington Center-Resubdivision V of Lots 206 and 311 in Kensington Center-Phase Three-A, also being a Resubdivision of Lot 310-C in Kensington Center-Resubdivision VII of Lot 310 in Kensington Center-Phase Three-A, in part of the Northwest Quarter of Section 35, Township 42 North, Range 11 East of the Third Principal Meridian, as per Plat thereof recorded June 29, 1983 as Document No. 26666343, in Cook County, Illinois.



SURVEYOR'S NOTES:

- The legal description and utility easements shown hereon have been provided by Chicago Title Insurance Company, Commitment policy #L251894 dated October 22, 2023 at 12:00pm. 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.
 - Based on Flood Insurance Rate Map, Panel No. 17031(C)2084, dated August 19, 2008, the subject property lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. (Pertains to Table A, Item 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.
 - Compare this plot, legal description and all survey monuments before building, and immediately report any discrepancies to the surveyor.
 - The location of the property lines shown on the face of this plot 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.
 - 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 plot. Lawn sprinkler systems, if any, are not shown on this survey.
 - Manholes, inlets and other utility rims or grates shown hereon are from field location 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.
 - 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.
 - This survey may not reflect all utilities or improvements, if such items are hidden by landscaping, or are covered by such items as awnings or trailers or when the site was covered with snow. At the time of survey, the site was not covered by snow.
 - 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 JULIE at 1-800-892-0123.
 - 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 plot or in the title commitment have been shown.
 - Site address: 851 Feehanville, Mount Prospect, IL. 60056. (Pertains to Table A, Item 2)
 - There is a total of 72 stamped parking spaces for cars, including 3 of which are marked handicapped and none of which are for motorcycles. (Pertains to Table A, Item 9)
 - 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:**
- Exceptions 1, 2, 5, 6, 7, 15 are not survey related.
 - Exceptions 3, 4, 17, 18, 19 are blanket in nature.
 - Exceptions 8, 9, 10, 11, 12, 13, 14, 20 are plotted hereon.
 - Exception 16: Zoning Variance described in Doc. 115131079. See Document for particulars.

LEGEND

•	BUILDING
⊙	CATCH BASIN
⊕	ELECTRIC HANDHOE
⊖	ELECTRIC METER
⊕	FIRE CONNECTION
⊕	FIRE HYDRANT
⊕	FLAG POLE
⊕	FLARED END SECTION
⊕	FOUND CROSS
⊕	FOUND IRON BAR
⊕	FOUND IRON PIPE
⊕	GAS METER
⊕	HANDHOLE UNKNOWN
⊕	HANDICAP
⊕	LIGHT
⊕	SANITARY MANHOLE
⊕	SET CROSS
⊕	SET IRON BAR
⊕	SIGN
⊕	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



CLIENT CRANE PAYMENT INNOVATIONS
 DRAWN BY: SES CHECKED BY: TVA
 SCALE: 1"=30' SBC: 35, 1, 42, R, 11 B
 BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
 P.L.N.: 03-35-102-024
 JOB NO.: 261085-A I.D. A.L.T.
 FIELDWORK COMP.: 2/20/26 BK PG.
 ALL SERVICES SHOWN BY FIELD AND RECORDING PARTS THEREOF CORRECTED TO 68° F.

STATE OF ILLINOIS)
) S.S.
 COUNTY OF McHENRY)
 Certified to: 1) Chicago Title Insurance Company
 2) 1951 Touhy Ave. LLC
 3) Cummins-Alison Corp., an Indiana corporation
 4) Near North Title Group LLC

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 11a, 16 & 18 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. 184-002782

Terry Van Aalst (seal)
 Terry Van Aalst 035-053051
 PROFESSIONAL LAND SURVEYOR



VACANCY INFORMATION

ARTPIX Holdings, LLC, or its nominee (collectively, the “Applicant”) is currently under contract to purchase the property located at 851 Feehanville Drive, Mount Prospect, Illinois (PIN: 03-35-102-024-0000) (the “Subject Property”).

The Subject Property is currently 100% vacant and has been 100% vacant since January of 2025.

Attached hereto please find:

- Vacancy Affidavit signed by current owner.

DESCRIPTION OF PROPOSED INDUSTRIAL USE

ARTPIX Holdings, LLC, or its nominee (collectively, the “Applicant”) is currently under contract to purchase the property located at 851 Feehanville Drive, Mount Prospect, Illinois (PIN: 03-35-102-024-0000) (the “Subject Property”).

If the Applicant receives a resolution in support of a Class 6b Tax Incentive from the Village of Mount Prospect, the Applicant intends to use the Subject Property for light manufacturing of custom personalized gifts and office. The intended use is projected to produce 25 full-time jobs and 5 part-time jobs.

Attached hereto please find:

- Letter of Intent



NON-BINDING LETTER OF INTENT TO PURCHASE

Al Caruana
Executive Managing Director
Cushman & Wakefield
al.caruana@cushwake.com

Britt Casey
Executive Vice Chairman
Cushman & Wakefield
britt.casey@cushwake.com

Michael Labek
Senior Associate
Cushman & Wakefield
michael.labek@cushcake.com

Seller Response – March 20, 2026

Re: 851 Feehanville Drive, Mount Prospect, IL (Kensington Business Center)

This letter of intent (“**LOI**”) states the basic terms and conditions for the negotiation of a mutually acceptable Purchase and Sale Contract (“**Agreement**”) for the Property.

Seller: CUMMINS ALLISON CORP (Please Define Exact Ownership Entity)

Purchaser: ARTPIX LLC. and/or assigns. (www.ArtPix3d.com)

Property: An approximately 34,875 SF Building located at 851 Feehanville Dr, Mount Prospect, IL

The Property will include the land, buildings, fixtures, and improvements, service and other contracts affecting the Property which Purchaser elects to assume, personal property owned by Seller located on and exclusively used in connection with the operation of the Property and all intangibles (including names, permits, warranties, licenses, and entitlements related to the Property).

Purchase Price: \$3,650,000

Purchase Type: Conventional Mortgage Mortgage

Purchaser intends to use Bank of America as lender. Purchaser already has completed their lender Pre-qualification through BOA. Lender point of contact is Mary Barrios, Vice President Business Banking at Bank of America.

Earnest Money: Within seven (7) business days following the effective date of the Agreement, Purchaser will deposit the amount of \$100,000 with a title company of the seller’s choosing. The Earnest Money will be non-interest-bearing, refundable prior to the



Letter of Intent
January 20th, 2026

expiration of the Contingency Period and as otherwise provided in the Agreement, and applicable to the Purchase Price at Closing.

Title Insurance: Seller shall reasonably cooperate with Purchaser's efforts to secure, at its expense, the current ALTA Form Owner's Policy of Title Insurance.

Survey & EPA: Seller will have prepared a current ALTA survey of the Property, and a copy of the EPA Phase I report.

Due Diligence Documents: Seller will deliver copies of all documents pertaining to the occupancy, development, ownership, or operation of the Property, including site plans, surveys, ALTA, EPA Reports, drawings, title, tax, zoning, operating expense, and environmental documents, if available

Contingency Period for Physical Due Dilligence: Purchaser will have a Forty-Five (45) day period commencing on the effective date of the Agreement (the "**Contingency Period**") to inspect all aspects of the Physical Property and to determine in Purchaser's sole discretion whether the Property is suitable. At any time prior to the expiration of the Contingency Period, Purchaser may, in its sole discretion, terminate the Agreement for any reason and receive back the Earnest Money. The Agreement will automatically terminate unless Purchaser delivers written notice to Seller that Purchaser has satisfied or waived the contingency on or prior to expiration of the Contingency Period, in which event the Earnest Money, together with interest thereon, will be refunded to Purchaser.

Real Estate Tax Incentive Contingency: Purchaser shall have 90 Days from the effective date (running concurrent with Contingency Period & Financing Contingency, to obtain a resolution from Mt. Prospect for obtaining a 6B real estate tax incentive.

Financing Contingency: Purchaser will have 90 days commencing on the effective date of the Agreement (the "**Financing Contingency**"). ****Note:** Contingency Period for physical due diligence and for the Financing Contingency shall both start and run concurrently from the day that the PSA is fully executed.

Early Access: Purchaser will have the right to access the Property prior to the Contingency Period under an Early Access Agreement provide by Seller for purposes of environmental diligence, Phase 1 and Phase 2 testing, planning and measuring, and any other activities to facilitate Purchaser's intended use(s) of and operations at the Property. Purchaser, its vendors, or any representative of purchaser conducting such diligence shall provide Seller with COI naming Seller as certificate holder and additional insured for that period of time or other assurance accepted by Seller in its reasonable discretion (for example an Early Access Agreement).

Contingency Period Extension(s): Purchaser may extend the Real Estate Tax and Financing Contingency Periods for up to one (1) additional thirty (30) day period, by delivering written notice to Seller and depositing with the Title Company an extension fee of \$100,00.0. If Purchaser invokes said extension, 1% of the total Purchase Price shall become



Letter of Intent
January 20th, 2026

non-refundable.

- Closing: The Closing will take place within fifteen (15) days following the expiration of the Contingency Period (as the same may be extended). The Seller will deliver to Purchaser at Closing a Statutory Warranty Deed conveying to Purchaser fee simple title to the Property free and clear of all matters affecting title except for the permitted exceptions approved by Purchaser pursuant to the Agreement.
- Costs: Closing costs will be apportioned between Purchaser and Seller in a manner consistent with market convention, to be described in the Agreement. Each party will pay its own attorneys' fees.
- Brokerage Commission: Seller will pay to KBC Advisors Inc, ("**Broker**") at Closing a brokerage commission pursuant to a separate agreement between Seller and Broker.
- Exclusivity: For a period of thirty (30) days following the date of this LOI and during the term of the Agreement (if executed), Seller will not negotiate, or enter into, any agreement pertaining to the sale, exchange, lease or transfer of all or any portion of the Property to any person or entity other than Purchaser, and will not enter into or extend any service or other agreements relating to the Property that cannot be terminated at Closing.
- Authority: Seller has all requisite power and authority to enter into this LOI and perform its obligations pursuant to the Agreement (if executed). No consent, approval, order or authorization of any third party on the part of Seller is required in connection with this LOI.
- Agreement Form: Purchaser shall prepare an Agreement consistent with the terms of this LOI using Purchaser's standard form for review by Seller
- Limiting Conditions: This LOI is intended to support negotiation of a mutually satisfactory Agreement. Except for Seller's obligations for Exclusivity and Confidentiality stated above, this LOI is **not** legally binding upon the parties, and no liability or obligation of any kind is intended to be created in this LOI. The Agreement (or any other agreements between the parties) will not be binding and in effect unless duly executed and delivered by both Purchaser and Seller (in their respective sole discretion). Neither Purchaser nor Broker will have any liability for any expenses Seller incurs in anticipation of the Agreement or in replying to this LOI.



Letter of Intent
January 20th, 2026

If this LOI meets with your approval, please indicate Seller's acceptance of the same by signing below, and return one executed copy to us.

If you have any questions, please feel free to contact me. Thank you for your consideration.

Michael Conway
+1 815 529 7100

Michael.conway@kbcadvisors.com

Barrett Stephan
+1 847 471 7373

Michael.conway@kbcadvisors.com

AGREED AND ACCEPTED:

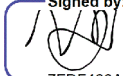
Seller: _____

By: _____

Name: _____

Title: _____

Date: _____

Signed by:

7FDF460AF1054C7...
Roman Sherhelashvili

ArtPix LLC

Managing Member

3/20/2026



Letter of Intent
January 20th, 2026

Exhibit A:
Insert site plan

ECONOMIC DISCLOSURE STATEMENT

I, Roman Sherhelashvili, if called to testify would attest to the following facts:

1. That I am a representative of ARTPIX Holdings, LLC (the "Applicant").
2. The Applicant does not own any other properties within Cook County.
3. The ownership of the Applicant is as follows:
Roman Sherhelashvili 100% Ownership
4. The Applicant is not delinquent in the payment of any property taxes administered by Cook County or by a local municipality.



Further Affiant Sayeth Not



Roman Sherhelashvili

Subscribed and Sworn to
before me this 7th day of
May, 2026.


Notary Public

My Commission Expires:
March 27, 2030

NECESSITY OF 6B

ARTPIX Holdings, LLC, or its nominee (collectively, the “Applicant”) is currently under contract to purchase the property located at 851 Feehanville Drive, Mount Prospect, Illinois (PIN: 03-35-102-024-0000) (the “Subject Property”).

Due to the exorbitant real estate taxes imposed on industrial properties in Cook County, as compared to neighboring collar counties, in order to ensure that the investment is economically feasible the Applicant has conditioned the purchase of the Subject Property on receipt and approval of a Class 6b Tax Incentive form the Village of Mount Prospect. Therefore, but for the Class 6b Tax Incentive it would not be financially feasible for the Applicant to pursue the Subject Property.

As can be seen on the attached tax analysis, assuming the entirety of the proposed \$200,000 property improvements are applied to the Subject Property’s assessment, and relying on the most recent tax rate and Cook County Multiplier, the estimated yearly real estate taxes for the Subject Property will be approximately \$3,570,162 without the Class 6b Tax Incentive and approximately \$1,808,612 with the Class 6b Tax Incentive. The Applicant has determined that without the Class 6b Tax Incentive, moving to the Subject Property is not economically feasible to maintain a profitable business.

Attached hereto please find:

- Tax Analysis
- Prior Five Years of Tax History

12 Year Tax Estimates

851 Feehanville Drive
Mount Prospect, Illinois 60056
(PIN: 03-35-102-024-0000)

Estimated Taxes Based on:

Estimated Market Value Based on Hard Costs of Proposed Project Totaling \$200,000 Plus \$3,650,000 Acquisition Cost (totaling \$3,850,000), WITH a Class 6b Tax Incentive
Compared to

Estimated Market Value Based on Hard Costs of Proposed Project Totaling \$200,000 Plus \$3,650,000 Acquisition Cost (totaling \$3,850,000), WITHOUT a Class

Tax Year**	2024 Tax Rate	2024 Multiplier	Estimated Effective Tax Rate*	Estimated Taxes with a Class 6b Tax Incentive, Full Occupancy, and \$5,717,500 in Total Costs				Estimated Taxes without a Class 6b Tax Incentive, Full Occupancy, and \$5,717,500 in Total Costs			
				Estimated Market Value Based on Hard Costs of Proposed Project Totaling \$200,000 Plus \$3,650,000 Acquisition Cost (totaling \$3,850,000)	Assessment Level With a Class 6b	Estimated Assessed Value With a Class 6b	Estimated Tax With a Class 6b	Estimated Market Value Based on Hard Costs of Proposed Project Totaling \$200,000 Plus \$3,650,000 Acquisition Cost (totaling \$3,850,000)	Assessment Level Without a Class 6b	Estimated Assessed Value Without a Class 6b	Estimated Taxes Without a Class 6b
2027	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2028	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2029	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2030	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2031	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2032	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2033	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2034	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2035	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2036	10.183%	3.0355	30.910%	\$3,850,000	10%	\$385,000	\$119,005	\$3,850,000	25%	\$962,500	\$297,514
2037	10.183%	3.0355	30.910%	\$3,850,000	15%	\$857,625	\$265,096	\$3,850,000	25%	\$962,500	\$297,514
2038	10.183%	3.0355	30.910%	\$3,850,000	20%	\$1,143,500	\$353,462	\$3,850,000	25%	\$962,500	\$297,514
Total Estimated Taxes (2027 to 2038)							\$1,808,612	Total Estimated Taxes (2027 to 2038)			\$3,570,162

Notes:

* The 2024 Effective Tax Rate (the 2024 tax rate x the 2024 multiplier) was used. It does not take into account any increases or decreases in the Effective Tax Rate between 2027 and 2038.

**The above is based on the assumption that the Class 6b Tax Incentive for the Subject Property will be activated in 2027.

The above estimates are speculative, and should be treated as such.

RESOLUTION NO. _____

A RESOLUTION IN SUPPORT OF ARTPIX HOLDINGS, LLC'S APPLICATION FOR A CLASS 6B INCENTIVE FOR THEIR PROPERTY LOCATED AT 851 FEEHANVILLE ROAD, MOUNT PROSPECT, ILLINOIS

WHEREAS, the Village of Mount Prospect encourages community development to provide for economic growth and career opportunities; and

WHEREAS, through property tax incentives offered by Cook County, various opportunities exist for industrial properties in the Village of Mount Prospect, Cook County; and

WHEREAS, without the Cook County property tax incentives, the Village of Mount Prospect is at a competitive disadvantage with neighboring counties Lake and DuPage in attracting industrial development; and

WHEREAS, ArtPix Holdings has requested the Village of Mount Prospect support its application for a Class 6B Real Property Classification at 851 Feehanville Road, Mount Prospect, Illinois, Cook County; and

WHEREAS, the corporate authorities of the Village of Mount Prospect believe that their request is in the best interest of economic development in the Village of Mount Prospect.

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

SECTION ONE: That the Mayor and Board of Trustees of the Village of Mount Prospect do hereby support and consent to the application for the Class 6B property tax reduction from 25% to 10% for years 1 through 10, 15% in year 11, and 20% in year 12 from Cook County for the Property located at 851 Feehanville Road and legally described as:

LOT 311 IN KENSINGTON CENTER – RESUBDIVISION X, BEING A RESUBDIVISION OF LOT 311 IN KENSINGTON CENTER RESUBDIVISION V OF LOTS 206 AND 311 IN KENSINGTON CENTER – PHASE THREE – A; ALSO BEING A RESUBDIVISION OF LOT 310-C IN KENSINGTON CENTER – RESUBDIVISION VII OF LOT 310 IN KENSINGTON CENTER – PHASE THREE – A, IN PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED JUNE 29, 1983 AS DOCUMENT 26666343, IN COOK COUNTY, ILLINOIS

Property Index Number: 03-35-102-024-0000

SECTION TWO: That the Village of Mount Prospect supports industrial growth, increased employment, and economic development and the subject property is in furtherance of this goal.

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

AYES:

NAYS:

ABSENT:

PASSED and APPROVED this 2nd day of June, 2026

Paul Wm. Hoefert, Mayor

ATTEST:

Karen M. Agoranos, Village Clerk
Village Clerk



Item Cover Page

Subject	Motion to accept the proposal from Charles Equipment of Des Plaines, Illinois for the purchase and installation of one new replacement Cummins diesel-powered, emergency stand-by generator for Fire Station 13 for an amount not to exceed \$192,390.
Meeting	June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT VILLAGE BOARD
Fiscal Impact (Y/N)	Y
Dollar Amount	\$192,390.00 to be paid by insurance. \$50,000 deductible paid by the Village.
Budget Source	Risk Management Fund
Category	VILLAGE MANAGER'S REPORT
Type	Action Item

Information

Fire Station 13 at 111 East Rand Road was placed into service in April 2020. As part of the facility's repurposing, an emergency generator was installed to provide continuous 24/7 electrical service to the station. The generator installed was a new Cummins 450 kilowatt (kW) unit powered by a 14.9 Liter diesel industrial engine with proprietary control and transfer equipment capable of fully powering the entire fire station if line power is lost.

The generator set underwent annual preventative maintenance, including fluid inspections and analysis, as well as load bank testing, to ensure reliable operation during emergency conditions. Maintenance records indicate that the generator was in good operational condition. The generator came with a 200-hour / 2-year warranty.

On April 7, 2026, scheduled preventative maintenance was being performed on the generator, including a load bank test, when the engine experienced a catastrophic mechanical failure for unknown reasons. The failure resulted in irreparable damage to the unit, including a large breach in the engine block, rendering the generator inoperable. Staff immediately coordinated the delivery and connection of a temporary generator to the facility to maintain continuous emergency backup power coverage.

At the time of engine failure, the unit had only 257 hours on the engine and had only been operated during annual load bank testing and during weekly automated no-load, 30-minute exercise start-ups.

Staff consulted with multiple industry experts regarding the incident and evaluated options to either repair or replace the damaged generator engine. Although such failures are uncommon,

experts, including technical representatives from Cummins and from Christopher B. Burke Engineering, Limited, indicated they had encountered failures of similar magnitude in the past.

Following these consultations, all parties agreed that complete replacement of the generator unit was the most appropriate course of action due to the potential for unknown or latent damage to other critical components, including the power generation system, electrical wiring, fuel system, and coolant system components.

In addition, staff recommends procuring a Cummins replacement to leverage re-use of the existing power transfer equipment already installed at Fire Station 13. Installing a different manufacturer would likely require replacement of the power transfer equipment, resulting in an additional estimated \$50,000 - \$60,000 cost.

Despite this anomalous, catastrophic failure, staff is comfortable with Cummins generators and have utilized them extensively and successfully for a long period of time. Most notably, the stand-by generator at the Public Works Facility and the stand-by generator at Fire Station 14 have been in use for more than 16 years without incident.

Cummins generators are available through Sourcewell, a nationally recognized cooperative purchasing program that satisfies the Village’s competitive purchasing and procurement requirements. Utilizing the Sourcewell cooperative purchasing contract allows the Village to streamline the procurement process while ensuring competitive pricing and compliance with applicable purchasing policies. The proposed purchase will be made through Sourcewell Contract #092222-CCM.

Proposal Results

Staff solicited proposals from Cummins-certified dealers for the removal and replacement of the failed generator unit. The requested scope of work included the disconnection and removal of the existing damaged generator, installation of a new replacement unit, reconnection of all associated electrical and mechanical systems, system startup, testing, and commissioning to ensure the facility’s emergency backup power capabilities are fully restored.

A total of two proposals were received and evaluated. The results are as follows:

Bidder	Remove and Replace Generator	10% Condition contingency	Total
Charles Equipment	\$174,900.00	\$17,490.00	\$192,390.00
Midwest Power	\$175,975.00	\$17,597.50	\$193,572.50

Discussion

Charles Equipment and Midwest Power both supplied the Sourcewell Joint Purchasing Agreement Contract Price for the generator (\$135,425.00). The cost difference between the two vendors is attributable to labor, equipment, and materials required for installation of the

generator.

Staff reviewed the submitted proposals for completeness, accuracy, and overall value and determined that Charles Equipment is the most qualified firm based on its competitive pricing, relevant experience, and demonstrated performance. Charles Equipment, of Des Plaines, Illinois, has previously performed generator-related work for the Village and has consistently met project expectations with respect to quality, responsiveness, and professionalism.

In addition, reference checks conducted by staff indicate that Charles Equipment has successfully completed projects of similar size and complexity in a satisfactory manner. Based on this review, staff recommends awarding the project to Charles Equipment.

Staff is also requesting authorization for a 10% contingency to address any unforeseen conditions or additional work that may be identified during the removal of the existing generator and installation of the replacement unit. The proposed contingency amount is \$17,490, which would increase the total project authorization to \$192,390.

The Village's insurance carrier, the Illinois Risk Management Association (IRMA), will pay for most of this expense except for the Village's standard \$50,000 deductible.

Alternatives

1. Accept the proposal from Charles Equipment of Des Plaines, Illinois, for the replacement of the emergency backup generator for Fire Station 13.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff recommends accepting the proposal from Charles Equipment of Des Plaines, Illinois, for the replacement of the emergency backup generator for Fire Station 13 for an amount not to exceed \$192,390. Excluding a \$50,000 deductible, this expense will be paid by the Village's insurance carrier.

Attachments

1. Charles Equipment Proposal
2. Midwest Proposal

CHARLES EQUIPMENT ENERGY SYSTEMS

"Engine Power Specialist since 1960"

530 Santa Rosa, Des Plaines IL. 60018

Office; (630) 834-6000 Fax: (630) 543-4174

"Take advantage of our full line of rental generators, light towers, ac units, heaters and power distribution equipment"

QUOTATION NO. 4 6 2 3 **REV 2**

DATE: May 11th, 2026

TO: Mt. Prospect Fire Department HQ
111 E. Rand Road
Mt. Prospect, IL. 60056

REF: Outdoor Emergency
Generator

Charles Equipment Energy Systems is pleased to have the opportunity to quote the following project.

1. Capture the existing fuel from the damaged unit sub-base tank.
2. Drain the coolant and engine lube oil from the damaged unit and dispose as per EPA guidelines.
3. Disconnect the electrical connections (power source cables, battery charger, block heater and remote annunciator).
4. Remove damaged unit, take ownership for scrap credit allowance.
5. Pressure wash existing concrete pad.
6. Customer to remove fence, CEES to add 40" of concrete pad extension north of existing to accommodate new unit.
7. Install new unit (see options), anchor to pad as needed.
8. Reconnection the electrical connections in reverse order as mentioned in item 3.
9. Fabricate exhaust coupling from new to existing tail pipe.
10. Transfer the captured fuel into the new unit, prime system.
11. Perform new engine start-up to include two (2) hour full name plate load bank test (customer to supply fuel). Perform one (1) hour scheduled operator training.
12. Pricing for a Cummins DEFJ is per Sourcewell contract 09222-CCM valid through November 22, 2026.

Price Complete

One (1) New Cummins DFEJ powered by a QSX15-G9. Level 2 Sound attenuated enclosure with a 56-hour fuel base tank. **\$ 174,900.00** plus tax and permits if necessary. **In-stock** (spec sheets available upon request). Price includes shipping to jobsite, install material and necessary travel and labor.

TERMS & CONDITIONS: 50% down with order, balance due net 10 Days upon completion of start-up.

Charles Equipment Energy Systems standard terms and conditions of sale, whether attached hereto or not, a copy of which is on file at the Charles Equipment Energy Systems Corporate office. Charles Equipment Energy Systems hereby objects to any additional or different terms set forth in Purchaser's request for quotation, specification, purchase order, or any other document of purchaser. Acceptance of additional or different terms must be specifically agreed to in writing by Charles Equipment Energy Systems.

FOB: Jobsite

QUOTATION EXPIRES: Dec 31st, 2026

DELIVERY: Per Option

Accepted: _____
(Company)

Respectfully submitted,
CHARLES EQUIPMENT ENERGY SYSTEMS

Signed: _____

Glen Matthews
CEES Service Sales Representative

Title: _____ Date: _____

Mount Prospect

Qty	Description	Unit Price	Extended Price	Line total
	G-20 Fire Station			
1	Cummins DFEJ 450kw Generator. Please see submittal attached	\$135,425.00		\$135,425.00
	Labor and material to remove and install Cummins Generator set. All equipment needed is included in this cost. Startup with a 2 hr load bank will be completed by Cummins after install complete.	\$40,550.00		\$40,550.00
	NOTE: INCOMING FREIGHT IS NOT INCLUDED. FREIGHT CHARGE WILL BE PRE-PAID BY M.W.P.I. AND BILLED WITH FINAL INVOICE			
			Subtotal	\$175,975.00
			Sales Tax	N/A
			Total	

Midwest Power Industry, LLC

4833 Prime Pkwy McHenry, IL 60050 | midwestpowerindustry.com
 p.(815) 790-0974 | mwpi@midwestpowerindustry.com



Item Cover Page

Subject

Meeting

As submitted

June 2, 2026 - REGULAR MEETING OF THE MOUNT PROSPECT
VILLAGE BOARD

Fiscal Impact (Y/N)

Dollar Amount

Budget Source

Category

VILLAGE MANAGER'S REPORT

Type

Presentation

Information

Discussion

Alternatives

Staff Recommendation

Attachments

None