



City of Prospect Heights  
**CITY COUNCIL REGULAR MEETING**

Monday, May 11, 2026 at 6:30 PM

Prospect Heights City Hall  
8 North Elmhurst Road

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**IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF ILLINOIS AND ORDINANCES OF THE CITY OF PROSPECT HEIGHTS, NOTICE IS HEREBY GIVEN THAT:**

**The City Council Meeting of the Mayor and City Council of the City of Prospect Heights will be held on MONDAY, MAY 11, 2026 AT 6:30 PM.**

**In Person in the Council Chambers, Prospect Heights City Hall, 8 North Elmhurst Road, Prospect Heights, Illinois, Mayor Patrick Ludvigsen presiding.**

**This meeting will be broadcast live on cable channels: COMCAST CHANNEL 17, ASTOUND CHANNEL 1176 and AT&T U-VERSE CHANNEL 99. It will also be recorded and rebroadcast on COMCAST CHANNEL 17, ASTOUND CHANNEL 1176 and AT&T U-VERSE CHANNEL 99.**

**Attendees who wish to speak on Agenda or non-agenda items will be provided an opportunity during the meeting. There is a FIVE-MINUTE TIME LIMIT for speakers.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
  - A. April 27, 2026 City Council Regular Meeting Minutes  
Action Requested: (Motion, Second, Roll Call Vote)**
  - B. April 27, 2026 City Council Budget Hearing Meeting Minutes  
Action Requested: (Motion, Second, Roll Call Vote)**
- 4. PRESENTATIONS**
- 5. APPOINTMENTS, CONFIRMATIONS, AND PROCLAMATIONS**
  - A. City of Prospect Heights Proclamation Honoring Public Works Week May 18-24, 2026**
- 6. PUBLIC COMMENTS ON AGENDA MATTERS (FIVE MINUTES TIME LIMIT)**

(Citizens are asked to identify the agenda item they would like to address and will be provided the opportunity to speak to the issue after its presentation and before City Council action)

This meeting will be recorded and made available on your local Cable Channel, Prospect Heights Television, and our PHTV YouTube Channel via a link on the City website.

## 7. **CONSENT AGENDA**

(All items listed on the Consent Agenda are considered routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the general order of business and considered as a separate Agenda item.)

**Action Requested: (Motion, Second, Voice Vote)**

## 8. **OLD BUSINESS**

**A. O-26-04** Staff Memo and Ordinance Reestablishing a Special Use and Planned Unit Development for Neder Capital Services, LLC at 1001 and 999 Oak Avenue  
**(2nd Reading)**

**Action Requested: (Motion, Second, Roll Call Vote)**

**B. O-26-08** Staff Memo and Resolution Approving an Agreement with SB Friedman to Provide Tax Increment Financing (TIF) Consulting Services Related to a Proposed TIF District **(2nd Reading)**

**Action Requested: (Motion, Second, Roll Call Vote)**

## 9. **NEW BUSINESS**

**A. O-26-09** Staff Memo and Ordinance Amending City Code, Title 1, Chapter 6, Section 1-6-7 of the City Code Regarding the Powers and Duties of the City Administrator and Title 1, Chapter 11A, Section 1-11A-1 of the City Code Regarding the Budget Officer **(1st Reading)**

**Action Requested: (Discussion/Informational)**

**B. R-26-12** Staff Memo and Resolution Approving the Purchase of a Police DEA Unmarked Vehicle at a Cost Not to Exceed \$43,584.63 with Outfitting Costs Not to Exceed \$20,000 to be Expensed Through the DEA Budget

**Action Requested: (Motion, Second, Roll Call Vote)**

**C. R-26-13** Staff Memo and Resolution Approving the Purchase of a Building/Zoning Vehicle (2026 Dodge Durango) from Sunnyside Co. – (CDJR) Chrysler Dodge Jeep Ram Through the McHenry County Purchasing Bid 25-8571 Agreement Program for a Cost Not to Exceed \$41,500

**Action Requested: (Motion, Second, Roll Call Vote)**

**D. R-26-14** Staff Memo and Resolution Approving the Purchase of Police Station Office Furniture at a Cost Not to Exceed \$90,000 to be Expensed Through the DEA Budget

**Action Requested: (Motion, Second, Roll Call Vote)**

**E. R-26-15** Staff Memo and Resolution Approving the Purchase of a Police Replacement Patrol Vehicle for Squad 607 at a Cost Not to exceed \$45,000 with Outfitting Costs Not to Exceed \$20,000 to be Expensed Through the DEA Budget

**Action Requested: (Motion, Second, Roll Call Vote)**

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- F. R-26-16** Staff Memo and Resolution Authorizing a Civil Engineering Service Agreement with Gewalt Hamilton Associates, INC., for Design Engineering Services for the Burning Bush Sidewalk Project for an Estimated Cost of \$19,000, with Review by Legal Counsel  
**Action Requested: (Motion, Second, Roll Call Vote)**
- G. R-26-17** Staff Memo and Resolution Authorizing a Civil Engineering Service Agreement with Gewalt Hamilton Associates, INC., for Design Engineering Services for the Illinois Route 83 (Andover to Bike Path) Sidewalk Project for an Estimated Cost of \$24,800, with Review by Legal Counsel  
**Action Requested: (Motion, Second, Roll Call Vote)**

**10. STAFF, ELECTED OFFICIALS, AND COMMISSION REPORTS**

**11. APPROVAL OF WARRANTS**

**A. Approval of Expenditures**

General Fund	\$195,915.02
Motor Fuel Tax Fund	\$0.00
Tourism District	\$2,913.42
Solid Waste Fund	\$0.00
Drug Enforcement Agenda Fund	\$3,000.00
Special Service Area #1	\$0.00
Special Service Area #2	\$0.00
Special Service Area #3	\$0.00
Special Service Area #4	\$0.00
Special Service Area #5	\$4,210.00
Special Service Area - Constr #6 (Water Main)	\$0.00
Special Service Area - #8 Levee Wall #37	\$198.91

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Capital Improvements	\$0.00
Special Service Area - Debt #6	\$600.00
Road Construction Debt	\$0.00
Water Fund	\$33,414.11
Parking Fund	\$1,956.84
Sanitary Sewer Fund	\$12,381.48
Road/Building Bond Escrow	\$0.00
<b>TOTAL</b>	<b>\$254,589.78</b>
<b>Wire Payments</b>	
<b>05.01.26 Payroll</b>	<b>\$188,795.84</b>
<b>TOTAL WARRANT</b>	<b>\$443,385.62</b>

12. **PUBLIC COMMENT ON NON-AGENDA MATTERS (FIVE MINUTE TIME LIMIT)**
13. **EXECUTIVE SESSION**
14. **ACTION ON EXECUTIVE SESSION ITEMS, IF REQUIRED**
15. **ADJOURNMENT**  
**Action Requested: (Motion, Second, Voice Vote)**

Posted by 5:00 PM, May 8, 2026

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# Proclamation

**Public Works Week May 18–24, 2026**



**WHEREAS**, public works professionals focus on infrastructure, facilities, and services that are of vital importance to sustainable and resilient communities and to public health, high quality of life, and well-being of the people of the City of Prospect Heights; and,

**WHEREAS**, these infrastructure, facilities, and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation’s transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and,

**WHEREAS**, it is in the public interest for the citizens, civic leaders, and children in the City of Prospect Heights to gain knowledge of and maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and,

**WHEREAS**, the year 2026 marks the 66th annual National Public Works Week sponsored by the American Public Works Association, be it now,

**RESOLVED**, I, Mayor Patrick Ludvigsen, do hereby designate the week of May 17–23, 2026, as National Public Works Week. I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees, and to recognize the substantial contributions they make to protecting our national health, safety, and advancing quality of life for all.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the Seal of the City of Prospect Heights, Illinois, this 11th day of May 2026.

\_\_\_\_\_  
Mayor



TO Mayor and City Council  
City of Prospect Heights

FROM Christina Ferraro, Executive Director  
Prospect Heights Park District

DATE May 5, 2026

RE Park District Muir Park / Neder purchase and sale agreement

Please accept this as a concise overview of the Park District Muir Park / Neder purchase and sale agreement.

The Park Board has unanimously conditionally approved moving forward with Neder Capital Services, subject to final legal documents, exhibits, and updated park plans. The Board's focus has been making sure any agreement protects public assets and produces measurable benefits for residents.

### **Why the Board Moved Forward**

This proposal is structured as a land swap plus per-unit payments, rather than a simple land sale. That allows the Park District to retain a functional park presence while also generating revenue tied to the success of the development.

### **Key Public Benefits**

- New Muir Park improvements
- Updated park layout
- New amenities
- Better functionality than the current condition

### **Developer-funded park construction**

Neder will construct the park improvements upfront rather than the Park District waiting years to accumulate payments and then bid the project separately. This accelerates delivery of the park to residents.

### **Revenue to the Park District**

- Payments begin in 2027 and increase each year thereafter
- If the project is delayed, the District receives more per unit

Tel 847.394.2848  
Fax 847.394.7799

110 West Camp McDonald Road  
Prospect Heights, Illinois 60070

[www.phparks](http://www.phparks)



### **No burden on taxpayers**

- Improvements are tied to private development, not a tax increase.

### **Accountability protections**

- Security / bonding
- Escrow structure
- Park District approval of plans
- Inspections and oversight

### **Neder has shown willingness to revise terms**

- Agreed to increase the value of investment in park improvements
- Accepted annual escalation in per-unit payments
- Willing to construct the park upfront
- Continued negotiating in good faith

The Park District will continue to work with Neder to finalize the terms of the Purchase and Sale Agreement.

Thank you.



# City of Prospect Heights

Department of Building & Zoning  
 8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
 Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

## MEMORANDUM

Date: March 13, 2026

To: Mayor Ludvigsen & City Council

Cc: Peter Falcone, City Administrator  
 James Hess, City Attorney

From: Daniel A. Peterson, Director of Building & Development

Subject: Plan/Zoning Board of Appeal Recommendation  
 PZBA Application #26-03 SU: Special Use & PUD 69-Unit Townhome  
 Ordinance #O-26-04 – Approving a Special Use & PUD  
 Neder Capital Services - applicant  
 1001 Oak Ave. and 999 Oak Ave, Prospect Heights, IL

**Issue:** PZBA voted 6-1 to recommend to the City Council approval of Special Use for a PUD with conditions to re-establish the approved redevelopment plan for the 69-unit townhome subdivision, approval ordinance #O-20-37, as the period of validity expired per section 5-10-9 J of the zoning code.

### Background:

The property at 1001 Oak Ave., Prospect Heights, is 5.23 acres and is privately owned and is currently vacant. Adjoining the vacant property to the south is John Muir Park, a 4.50-acre park, owned by the Prospect Heights Park District. The two properties comprise the development area.

Lexington Homes entered into a purchase agreement with the owner of 1001 Oak Ave. in 2019. After 5 presentations to the City Council, Lexington Homes subsequently applied. PZBA Case #20-08, for Map Amendment to rezone the property to R-2, special use for a planned unit development, preliminary plat of subdivision and preliminary engineering approval for the development of a 69-unit Row Home community. The 69-unit plan involves a land swap with the Prospect Heights Park District and redevelopment of Muir Park. The PZBA recommended approval of the application after a public hearing that required four meetings and extensive public involvement and testimony. On November 9, 2020, city council approved Ordinance #O-20-37 granting the requested approvals. All exhibits, documents and records are available on the city web page.

Following the approval of the development plan the City established a Tax Increment Finance District, entering into numerous intergovernmental agreements in 2022. During that time Lexington requested and received extension of the approvals per section 5-10-9J: Period of Validity. After all the approvals were recorded, Lexington and the property owner did not complete the sale of the property. The authorized special use expired due to being discontinued for a period of twelve months.

**Current Application:**

Neder Capital Services LLC is the contract purchaser for the 5.23-acre 1001 Oak Ave. property. Neder Capital is proposing to accept the current development plan, approvals and agreements to complete project as approved by Ord. O-20-37. Neder Capital Services has applied for Special Use for the Planned Unit Development (PUD). Staff reviewed the request with legal and determined this was the proper application to move the approved development plan forward. Neder Capital Services requires entitlement approval as a requirement and the special use to be valid to close on the property. Once closed the applicant will prepare final engineering, IEPA permitting for the community well and final development plans.

The applicant's attorney requested that all exhibits, documents and records presented for PZBA Case #20-08 for the approved 69-unit townhome project be submitted and accepted as Group Exhibit 1. Dennis Stratievsky, Neder Capital Services, and Nate Wynsma, Lexington Homes provided testimony that they are cooperating and committed to the assignment of the project from Lexington Homes to Neder Capital Services.

During the hearing 12 residents provided testimony about the case. Eleven spoke against the project and 1 resident spoke in favor of project.

Comments and issues raised in opposition to the application included: project density, traffic impacts including pedestrian usage in the neighboring subdivision, building height, construction traffic, loss of existing trees, negative impacts to the existing Drake Terrace subdivision. Comments were also made related to integrity of the applicant based upon BBB ratings and did city staff vet the applicant.

The applicant's attorney along with Nate Wynsma, Lexington Homes commented that these issues were already addressed and deliberated by the PZBA and City Council with the previous approvals. Director Peterson responded that he contacted his counterparts in Wheeling, Des Plaines and Downers Grove that applicants project status in their communities. He also verified the applicant's financial commitment letter prior to accepting the application.

The resident that spoke in favor of the project, stated that the existing property is an eyesore and dilapidated and the proposed residential development would be an improvement to the community.

Upon closure of the public hearing the PZBA deliberated and discussed the issue of the traffic study prepared by KLOA and should be updated. Attorney Hess advised that the updated study is not required for approval by city council, but as a requirement of the approved special use. If the updated traffic study is not produced or not acceptable to the city, then the special use will not be

valid. An updated traffic study will be required prior to acceptance of the final development plan and approval by the city council prior to any building permits being issued.

Upon conclusion of deliberation and discussion the commissioners voted 6 yes and 1 no to recommend approval of PZBA Case #26-03 the petition for Special Use for a Planned Unit Development in the R-2 General Residential District with the following conditions:

- 1) Acceptance of Group Exhibit 1 – PZBA Case #20-08 all exhibits, documents and testimony for the 69 Unit Townhome Redevelopment zoning application.
- 2) Updated Traffic Study prior to final development plan approval

Staff concur with the recommendation.

**Recommendation: (*First Reading, No Action Required*) Ordinance #O-26-04 Granting a Special Use for a Planned Unit Development to Neder Capital Services, LLC 1001 and 999 Oak Avenue**

**CITY OF PROSPECT HEIGHTS  
ORDINANCE O-26-04**

**GRANTING A SPECIAL USE, AND PLANNED UNIT DEVELOPMENT TO NEDER  
CAPITAL SERVICES, LLC AT 1001 AND 999 OAK AVENUE**

**WHEREAS**, Neder Capital Services (Applicant) has filed an application for a special use and planned unit development for the purpose of redeveloping the property to construct a 69 unit row home subdivision; and

**WHEREAS**, The City of Prospect Height Plan Commission-Zoning Board of Appeals (PZBA) held a public hearing regarding the application on February 25, 2026; and

**WHEREAS**, the PZBA found the application meets the standards for the map amendment, special use, planned unit development, preliminary engineering and preliminary subdivision; and

**WHEREAS**, this City Council has received Findings of Fact and Recommendations from the Plan Commission - Zoning Board of Appeals, dated March 11, 2026 recommending that the following, set forth below, be granted to Neder Capital for the construction and operation of an residential attached single-family planned unit development upon the real estate commonly known as 1001 and 999 Oak Avenue, Prospect Heights, Illinois:

1. Special Use for a Planned Unit Development in the R-2 General Residential District.
2. Planned Unit Development with certain conditions; and

**WHEREAS** said findings and recommendations are subject to certain conditions and restrictions;

**NOW THEREFORE, BE IT ORDAINED**, by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

**SECTION 1:** That the Findings of Fact and Recommendations of the City of Prospect Heights Plan Commission - Zoning Board of Appeals, dated March 11, 2026, a copy of which is attached hereto as Exhibit “A”, are hereby concurred with by this City Council by reference, as though the same were fully set forth herein.

**SECTION 2:** That the Special Use for a Planned Unit Development in the R-2 General Residential District and Planned Unit Development with certain conditions are hereby granted to Neder Capital for the construction and operation of an residential multi-family planned unit development upon the real estate commonly known as 1001 and 999 Oak Avenue, Prospect Heights, Illinois and legally described as follows:

**LEGAL DESCRIPTION**

See the attached Exhibit “B”

**SECTION 3:** That said requests are granted solely for the purposes, and subject to all conditions and restrictions, set forth in said Findings of Fact and Recommendations of the Plan Commission - Zoning Board of Appeals attached hereto as Exhibit A, and is further subject to the conditions that Neder Capital finalize and execute a purchase and sale agreement with the Prospect Heights Park District within 90 days, and said use be commenced within 12 months from the effective date of this ordinance and or the same shall become null and void in accordance with the Zoning Ordinance of the City of Prospect Heights.

**SECTION 4:** The granting of said requests shall not alleviate or negate the requirement of compliance with all applicable city codes and ordinances, except that portion of the City Zoning Ordinance which would otherwise prohibit the land use permitted hereby.

**SECTION 5:** This Ordinance shall not be held to repeal a former ordinance as to any offense committed against the former ordinance or as to any act done, any penalty, forfeiture or punishment so incurred, or any right accrued or claim arising under the former ordinance, or in any way whatsoever affect any such offense or act so committed or so done, or any penalty, forfeiture or punishment so incurred to any right accrued to claims arising before this Ordinance takes effect, save only that the proceedings thereafter shall conform to the ordinance in force at the time of such proceedings, as far as practicable.

**SECTION 6:** That if any part or parts of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of the remaining parts of this Ordinance. The City Council declare hereby that they would have passed the remaining parts of this Ordinance if they had known that such part or parts thereof would be declared unconstitutional.

**SECTION 7:** The City Clerk of the City of Prospect Heights is directed hereby to publish this Ordinance in pamphlet form.

**SECTION 8:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

**PASSED and APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Patrick Ludvigsen, Mayor

ATTEST:

\_\_\_\_\_  
Joanna Prisiajniouk, City Clerk

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Published in pamphlet form:

## EXHIBIT "A"

### Memorandum

**To:** Prospect Heights Mayor and City Council

**From:** Maciej Kempa – Chairman  
Plan / Zoning Board of Appeals

**Date:** March 11, 2026

**Subject:** Recommendation  
Case No. PZBA -26-03 Special Use, PUD  
Applicant: Dennis Stratievsky, Neder Capital Services, LLC  
Property Address: 1001 and 999 Oak Ave., Prospect Heights, IL  
Hearing Dates: February 25, 2026

#### I. Purpose

Conduct a public hearing regarding an application to reestablish the Special Use and Planned Unit Development (PUD) for the redevelopment of the 1001 & 999 Oak Avenue properties as approved by Ordinance #O-20-37. The period of validity expired in 2024. The applicant is proposing to redevelop the property in accordance with the approved PUD, map amendment, preliminary development and engineering plans in conformance with the plan as approved with the approved development plan. Approving the special use and PUD will allow Neder Capital LLC to purchase the property and move forward with the approved plans. There are no proposed changes to the previously approved development plan.

#### II. Comments and Testimonies

The city received a complete application prior to the public hearing. The PZBA accepted all documents provided by the applicant. Additionally, the applicant requested that the previously submitted exhibits, documents and testimony provided for the original Lexington Homes public hearing for PZBA Case #20-08 as group exhibit 1, staff reports and written objections as part of the public record. All exhibits, documents and records for PZBA Case #20-08 and Ord. O-20-37 are available on the city web site.

Director Peterson stated the redevelopment plan approvals were granted to Lexington Homes. Lexington Homes had requested and received extensions for the period of validity during the creation of the TIF District. During the extension period, various approved ordinance documents and agreements were recorded establishing the development plan, and TIF District. At some point after all approvals, Lexington and the Property owner failed to close on the property. The period of validity expires after 12 months per section 5-10-9 J of the zoning code. Approving the special use that would allow Neder Capital to move forward to purchase the property from the owner. Additionally, Lexington Homes had the right to assign the project to a new developer.

Mr. Tom Burney, Attorney for Neder Capital Services, summarized the existing approved development plan and introduced the presenters for the applicant. Dennis Stratievsky, Neder Capital Services LLC, Carolyn Schofield, Zoning & Development, and Nate Wynsma, Lexington Homes, who will provide testimony of conformance to the City Standards for approval of the application. Mr. Nate Wynsma, Lexington Homes, presented testimony concurring that he was working with the applicant cooperatively to transition the project to the applicant.

Dennis Stratievsky provided testimony and a PowerPoint presentation describing Neder Capital Services and the various projects in development and their ability to complete the project. These include two active projects in Wheeling, a project in Des Plaines and one in the entitlement phase in Downers Grove.

Carolyn Schofeild testified scope of the approved development plan and the benefits to the area.

Nate Wynsma, Lexington Homes, testified to the scope of the project. The approvals previously granted. He also affirmed his cooperation with Neder Services in the assignment of the project.

There were 16 residents who provided testimony. Fifteen residents stated their opposition to the project. One resident spoke in favor of the project. The opposition comments ranged from street width, no sidewalks, removal of green space, traffic congestion and detention/stormwater issues. Specifically, the residents did not believe the 2020 Traffic Study addressed pedestrian use of the existing subdivision roads properly.

The resident who supported the project believed that the use was appropriate. The current building and grounds are an eyesore.

### **III. Board and Staff Comments**

Director Peterson provided comments that the project is in conformance with the City's 2014 Comprehensive plan. Land Use Goals & Objectives Section 1.2 and Land Use Recommended Strategies Section 3.1

Staff provided comments showing that the proposed use has not changed from the previous approval and would be harmonious to the adjoining properties. The surrounding properties include multi-family high density to the west (Wheeling 20 u/a), mid density single-family lots to the south and east (Wheeling 6.22 u/a, 7.26 u/a) and low density single-family to the north (Prospect Heights 2 u/a). The applicant is proposing 13.2 u/a, which complies with the City ordinance.

Director Peterson summarized Also explained the improvements to storm water conditions, public benefits of the TIF including improvements to Muir Park, sidewalks to Wheeling High School and stormwater drainage in the TIF area.

Commissioner Simmons and Saewert were concerned about the traffic study that conditions may have changed in the neighborhood since 2020 and wanted a verification that pedestrian impacts were addressed in the KOLA report.

### **IV. Decisions and Findings**

After closing the public hearing and board deliberation, the Plan Zoning Board of Appeals took the following actions.

#### **A. Staff Report of Compliance**

Commissioner Saewert made a Motion to receive into the public record the staff review of the zoning compliance for the application and accept into the public record exhibits #1 – 12, 26-03 SU, PUD with the zoning standards as presented by staff and to make these standards a part of the official record of this application. Seconded by Commissioner DeGraf, By a vote of seven (7) ayes, zero (0) nays,

#### **B. Acceptance of Additional Exhibits**

During the public hearing for PZBA Case #26-03, Chairman Kempa, accepted the request for Attorney Burney to accept the exhibits, documents and testimony presented for the 69-unit townhome application from PZBA Case #20-08 as Group Exhibit #1,

#### **C. The Plan/Zoning Board of Appeals find that the requested Special Use conforms to the standards in Section 5-10-9 E, 1-7**

1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets.
6. That the special 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 by the city council pursuant to the recommendations of the plan/zoning board of appeals.
7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.

**D. The Plan/Zoning Board of Appeals finds that the requested Planned Unit Development conforms to the Standard in Section 5-11-3**

In addition to the standards generally applicable to special uses, as provided in section [5-10-9](#) of this title, no planned unit development shall be approved unless the plan/zoning board of appeals shall also find:

- A. Conformance: That said planned unit development conforms with the purpose of this chapter.
- B. Size Of Development: That any residential development is located on a tract of land of three (3) or more contiguous acres and any commercial development is located on a tract of land of one or more contiguous acres.
- C. Common Ownership: That the planned unit development will be on a tract of land under common ownership or control.
  1. Such common ownership or control shall extend to all common open space, landscaping, exterior maintenance and all other exterior common area aspects of the development for a period of not less than twenty (20) years.
  2. Said common ownership or control shall extend to all portions of the planned unit development for a period of not less than twenty four (24) months following the completion of all public improvements, common area improvements, and the developer's relinquishing its control of any and all owners' associations.
  3. Common ownership or control as required herein shall mean unity of ownership or legal authority to act on behalf of all owners which shall be evidenced by deed, contract, management agreement or other written guarantee.

D. Compatible Uses: That the uses permitted in the planned unit development shall be compatible to each other and with existing land use in the surrounding area. Uses shall be deemed compatible if they comply with the underlying zoning district and they are so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected and such uses will not cause appreciable injury or damage to other property in the area in which it is located.

E. Necessity: That the planned unit development will be responsive to a demonstrated need within the community.

F. Height Provisions: That the maximum height permitted in the planned unit development, exclusive of steeples, belfries, spires, chimneys, smoke stacks, cooling towers, elevator bulkheads, parapet walls, and building equipment penthouses shall not exceed the maximum height permitted for the zoning district in which the development is located.

1. Provided such buildings do not exceed thirty feet (30') in height the minimum horizontal distance between buildings (including their appurtenances) of one story, two (2) stories, three (3) stories, or combinations thereof, shall not be less than thirty feet (30').

2. In the case of buildings exceeding thirty feet (30') in height, the space between buildings shall be equal to the height of the tallest building from which the measurement is taken.

G. Yards: That the required yards along the periphery of the planned unit development shall be at least equal in width or depth to the greater of the required yard for real property adjacent to the planned unit development or a distance not less than the height of the closest building to such yard, unless such planned unit development is located adjacent to real estate owned by the Illinois toll highway authority, in which event the yard adjacent to such real estate shall be fifty feet (50').

H. Density: That residential density of the planned unit development shall not exceed in number of dwelling units the maximum number of lots that could be achieved through a conventional subdivision of the site as demonstrated by the subdivision sketch plan. It is understood that whenever the development is located in more than one zoning district, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a separate zoning district. Thereafter the combined total of all dwelling units so calculated as allowable may be constructed and distributed within the entire planned unit development without concern for the respective zoning districts within which the planned unit development is located, provided there is compliance with building locations shown upon the site plan approved for such planned unit development.

I. Traffic Circulation: That the planned unit development shall include a traffic plan which will provide ingress and egress which is designed to minimize traffic congestion in the public streets outside the planned unit development and facilitate the free flow of traffic, both vehicular and pedestrian, within the planned unit development. The streets and other traffic thoroughfares, public or private, provided in such planned unit development shall conform with at least the minimum requirements for streets and public ways of the ordinances of the city of Prospect Heights.

J. Preservation Of Landscape: The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

K. Relationship Of Proposed Structures: Proposed structures shall be related harmoniously to the terrain and to existing structures in the vicinity and have a visual relationship to the existing nearby structures. The achievement of such relationship may include the creative enclosure of space in conjunction with other

existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

L. Functional And Mechanical Features: Exposed storage areas, trash, and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the project and made as unobtrusive as possible. They shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

M. Visual And Acoustical Privacy: The development shall provide reasonable visual and acoustical privacy for each building and dwelling unit. Fences, insulation, walks, barriers and landscaping shall be used as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses, and reduction of noise.

N. Common Open Space: Each residential planned unit development permit shall have a site plan which contains at least twenty percent (20%) usable common open space, except as it may be modified by the plan/zoning board of appeals in accord with this chapter.

1. Ineligible Area: Such usable common open space shall not include:

- a. Areas reserved for the exclusive use or benefit of an individual occupant;
- b. Dedicated streets and other public rights of way;
- c. Vehicular drives, private streets, and parking, loading and storage areas; nor
- d. Strips of land less than ten feet (10') wide.

2. Access: Primary (abutting) access from such common open space to each building site need not be provided; however, convenient access through permanent easement must be provided and perpetually guaranteed to all residents not granted primary access.

3. Recreational Facilities: The only recreational facilities permitted within any common open space tract are those which are graphically shown on the face of the development plan at the time of approval by the mayor and city council; provided however, that any development plan may be amended through the procedures specified in this chapter.

4. Character And Quality: No proposed area on a site plan may be accepted as usable common open space unless its character and quality have been reviewed by the plan/zoning board of appeals and approved by the mayor and city council. When making its determination, the plan/zoning board of appeals and mayor and city council shall give consideration to the following variables:

- a. The size and character of the structures to be constructed within the planned unit development;
- b. The character of surrounding development;
- c. The topography and existing amenities of the proposed area, including trees, ground cover and other natural features;
- d. The manner in which the proposed area is to be improved and maintained for recreational or amenity purposes;

and

e. The existence of public parks or other public recreational facilities in the vicinity and the relationship thereto.

5. Ownership And Maintenance: All land shown on the final development plan as common open space must be conveyed and maintained under one of the following options:

a. Public Agency: It may be conveyed to a public agency acceptable to the mayor and city council, which agency will agree to maintain the common open space and any authorized improvements placed upon it according to enumerated criteria.

b. Private Association: It may be conveyed to a private association or similar organization formed by a condominium agreement, townhouse declaration, indenture, restrictive covenant or other binding agreement acceptable to the mayor and city council. The legal instrument(s) creating such association or organization must specify that the common open space and related authorized improvements will be maintained according to the enumerated criteria and shall include a provision granting the city a right to enforce the same.

O. Surface Water Drainage: In conformance with the applicable storm water management regulations contained in this code, special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. (Ord. 0-05-01, 1-18-2005, eff. 1-28-2005)

Chairman Kempa requested a motion to recommend approval of PZBA Case #26-03 the petition for a Special Use for a Planned Unit Development in the R-2 General Residential District with the following conditions:

- 1) Acceptance of Group Exhibit 1 – PZBA Case #20-08 all exhibits, documents and testimony for the 69 Unit Townhome application.
- 2) Updated Traffic Study prior to final development plan approval

Motion to approve recommend approval by Commission Saewert, Second by Commissioner Patel. Motion approved by a vote 6 ayes, 1 nay.

Respectfully Submitted.

## **EXHIBIT "B"**

### **Legal Description**

PARCEL 1: THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 480 FEET), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 480 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET) ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



# City of Prospect Heights

Department of Building & Zoning  
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

## MEMORANDUM

Date: February 17, 2026

To: Maciej Kempa – Chairman  
Plan/Zoning Board Commissioners

From: Daniel A. Peterson, Director of Building & Development

Subject: ZBA Case No. 26-03 SU, PUD Subdivision  
Neder Capital Services LLC., Reserve at Muir Park Residential Development  
Staff Review and Proposed Conditional for Approval

**Issue:** Neder Capital Services LLC is the contract purchaser of 1001 Oak Ave., ± 5.2-acre parcel and desire to seek approval and reinstatement of the Special Use/PUD for to develop a 69-unit townhome subdivision and redevelopment of 999 Oak Ave., Muir Park approved by Ordinance #O-20-37.

**Background:** In 2020, Lexington Homes applied for a Map Amendment to rezone the property to R-2 General Residential District, Special Use for a Planned Unit Development to construct a 69-unit townhome subdivision. The project included a land swap with the Prospect Heights Park District and the creation of a TIF District to assist with the costs to install a neighborhood well and water system, storm water management and fire protection and the redevelopment of Muir Park.

The PZBA held a public hearing that spanned four meetings, contained over 50 exhibits, hours of public comments and testimony. After the closure of the public hearing, the Planning Zoning Board of Appeals (PZBA) members voted to recommend approval of the 69-unit version to the City Council for approval. All the previous exhibits, testimony presented during the public hearing were considered are contained in the public record of the case.

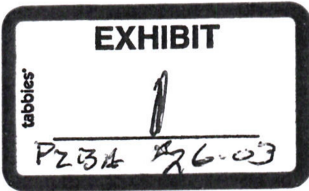
The city council approved ordinance #0-20-37 granting the map amendment, special use, planned unit development and preliminary subdivision approvals. Subsequently, the Tax Increment Finance District was created. Intergovernmental agreements were executed based upon the approved based upon the development plans.

However, Lexington Homes and the property owner could not finalize the sale of the property and the project stalled.

Neder Capital has a contract to purchase the property. Reinstatement of the special use will allow the applicants to close on the property and begin work to secure the necessary permits to begin development.

**Conclusion**

Staff concur with the request of Neder Capital Services LLC to reinstate the special use/PUD for the 69-unit townhome project and recommend that the PZBA forward a positive recommendation of PZBA Case #26-03 to the city council for consideration and action.



FOR OFFICE USE ONLY:  
FEE PAID 2400 + 500  
RECEIPT # 1/23/26  
DATE \_\_\_\_\_  
RECV'D BY \_\_\_\_\_  
CASE # 211-03  
MEETING DATE 2.25.26

**PLAN/ZONING BOARD OF APPEALS  
APPLICATION**

Special use (\$400)  
Variation (\$150)  
Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)  
Subdivision/PUD (Refer to Ord. 0-03-18)  
Lot Consolidation (Refer to Ord. 0-03-18)  
Appearance Review

APPLICANT: Neder Capital Services LLC  
ADDRESS: 370 W Dundee road  
Wheeling, IL, 60090  
PHONE: 847-630-0479  
E-MAIL: info@forestrywheeling.com

ADDRESS OF SUBJECT PROPERTY: Reserve at Muir Park, 1001 Oak Ave., Prospect Heights, IL  
and 999 Oak Ave., Prospect Heights, IL (Muir Park)

PROPERTY IS LOCATED IN THE R-1\* ZONING DISTRICT. (\*R-1 Single-Family)

#1a  
See Owners and Legal  
Descriptions Attached  
Page 2

APPLICABLE SECTION OF ORDINANCE: #1b See Attached Page 2

DESCRIPTION OF REQUEST: #1c See Attached Page 2

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES \_\_\_\_\_ X NO \_\_\_\_\_  
If yes, please describe: \_\_\_\_\_

#2 See attached Title Commitment on the 1001 Oak Avenue property

Has the property been the subject of previous or pending administrative legislative or court action:  
YES \_\_\_\_\_ NO X If yes, give details: \_\_\_\_\_

The follow items MUST be submitted at time of filing: #3 See Applicant's Project Narrative and Exhibits, attached.

1. Application (12 copies)
2. Plat of Survey (12 copies) – must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Notice to Property Owners (1 copy)
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights Rd. Arlington Heights, IL 60004 – Tel.847-259-1515 of all properties lying within 350ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

1.23.26  
Date:

[Signature]  
Signature of Applicant

**Reserve at Muir Park**

**1001 Oak Avenue, Prospect Heights, Illinois (PIN: 03-15-200-016)**

**999 Oak Avenue / Muir Park, Prospect Heights, Illinois (PIN: 03-15-200-017)**

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**Attachment to Neder Capital Services LLC Plan / Zoning Board of Appeals Application**

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**#1a Owners and Legal Description**

**Property: 1001 Oak Avenue, Prospect Heights, Illinois 60070**

**PIN: 03-15-200-016**

**Owner:**

Robert L. Bowie, as Trustee of the Robert L. Bowie Revocable Trust dated September 8, 1995, as to an undivided one-half interest, and Georgia G. Bowie, as Trustee of the Georgia G. Bowie Revocable Trust dated September 8, 1995, as to an undivided one-half interest.

**Legal Description:**

That part of the West ½ of the South ½ of the South ½ of the Northeast ¼ and that part of the West ½ of the North ½ of the North ½ of the North ½ of the Southeast ¼ taken as a tract (except the West 710.00 feet and except the East 201.00 feet of the West 911.00 feet of the South 900.00 feet and except the South 480.00 feet thereof) all in Section 15, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

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**#1b Applicable Sections of the Ordinance**

- 5-6-1: R-1 Single Family
  - 5-6-3: R-2 General Residential District
  - 5-10-10: Amendments
  - Chapter 11: Planned Unit Development
- 

**#1c Description of Request**

1. **Subdivision and Special Use for a Planned Unit Development**

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## **Attachment to Application #2**

### **Proposal to Develop 69 Rowhomes and Improve Muir Park**

**1001 Oak Avenue and 999 Oak Avenue (Muir Park)**  
Prospect Heights, Illinois

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## **PROJECT NARRATIVE**

### **The Property**

The property is comprised of two (2) distinct parcels, which are differentiated as follows:

1. **School Property – 1001 Oak Avenue (PIN: 03-15-200-016)**

The northern ±5.2-acre parcel is improved with a vacant, abandoned school building. The School Property is owned by Robert L. Bowie, as Trustee of the Robert L. Bowie Revocable Trust dated September 8, 1995, as to an undivided one-half interest, and Georgia G. Bowie, as Trustee of the Georgia G. Bowie Revocable Trust dated September 8, 1995, as to an undivided one-half interest. The legal description of the School Property is attached in **Exhibits 2 and 3**.

2. **Park District Property – Muir Park (PIN: 03-15-200-017)**

The southern ±0.64-acre parcel is part of Muir Park, a ±4.5-acre parcel owned by the Prospect Heights Park District. The legal description of Muir Park and the proposed swap parcel are attached as **Exhibits 2, 3, and 4**, respectively (the “Park Property”).

Collectively, the School Property and the Park Property are referred to herein as the **“Property.”** A depiction of the proposed swap parcel is attached in **Exhibit 5**.

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### **The Petitioner — Neder Capital Services LLC**

Neder Capital Services LLC, or an owned subsidiary, serves as the Petitioner and developer for the proposed Reserve at Muir Park development. Neder Capital Services LLC brings extensive experience in residential development, land entitlement, public-private coordination, and complex infill redevelopment projects throughout the Chicagoland area. The development team has substantial experience delivering high-quality townhome and multi-family residential

projects that integrate architectural excellence, efficient land use, and community-oriented design.

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## I. The Proposed Development

The Petitioner proposes to develop the properties at 1001 Oak Avenue (School Property) and 999 Oak Avenue (the swap portion of Muir Park, Park District Property) in the City of Prospect Heights for residential use. The proposed development consists of twelve (12) residential buildings containing sixty-nine (69) rowhome units and a twenty-six (26) space parking lot to serve both the development and Muir Park. A copy of the development plan identifying these improvements and others is attached as **Exhibit 6**. The development shall be known as **Reserve at Muir Park**.

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## II. Planned Unit Development Standards

In addition to the standards generally applicable to special uses, as provided in Section 5-10-9 of this title, no planned unit development shall be approved unless the Plan/Zoning Board of Appeals shall also find pursuant to Section 5-11-3:

**A. Conformance:** That said planned unit development conforms with the purpose of this chapter.

The property is challenging to develop. The School Property is a relatively narrow parcel of land (408' wide) wedged between residential developments to the north, south, east and west. In addition, the School Property is impressed with easements of access and a shared parking easement running to the benefit of its neighbor to the south - the Park District. Neder Capital Services LLC or an owned subsidiary and its engineering and architectural teams have brought their considerable talents to developing a viable plan that incorporates excellence in design, and, in partnership with the Park District, affords a usable open space available to all of the residents of the City, Reserve at Muir Park and the surrounding residential developments both within the City and in Wheeling.

The proposed plan is in keeping with the overall land use intensity and open space objectives found in the City's Comprehensive Plan. The proposed development plan fosters creative design, efficient use of land, enhances appearance; encourages creation of open space; and provides compatibility with surrounding areas as further described herein.

**B. Size of Development:** That any residential development is located on a tract of land of three (3) or more contiguous acres and any commercial development is located on a tract of land of one or more contiguous acres.

Altogether the School Property and the Park District Property comprise 9.6 +/- acres.

**C. Common Ownership:** That the planned unit development will be on a tract of land under common ownership or control.

1. Such common ownership or control shall extend to all common open space, landscaping, exterior maintenance and all other exterior common area aspects of the development for a period of not less than twenty (20) years.
2. Said common ownership or control shall extend to all portions of the planned unit development for a period of not less than twenty four (24) months following the completion of all public improvements, common area improvements, and the developer's relinquishing its control of any and all owners' associations.
3. Common ownership or control as required herein shall mean unity of ownership or legal authority to act on behalf of all owners which shall be evidenced by deed, contract, management agreement or other written guarantee.

Reserve at Muir Park shall be owned and controlled by Neder Capital Services LLC or an owned subsidiary and its assigns and successors. The common areas shall be subject to a declaration of covenants and restrictions establishing the controls and authorities vested in the homeowners association. Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth in subparagraph 1-3 above.

**D. Compatible Uses:** That the uses permitted in the planned unit development shall be compatible to each other and with existing land use in the surrounding area. Uses shall be deemed compatible if they comply with the underlying zoning district and they are so designed, located, and proposed to be operated so that the public health, safety and welfare will be protected and such uses will not cause appreciable injury or damage to other property in the area in which it is located.

The development plan is for an entirely residential development consisting of 69 rowhomes. Such a residential use is compatible with the existing residential land uses in the immediate surrounding area as described herein. Due to the inherent compatibility of the proposed use with surrounding land uses the proposed development will not cause any appreciable injury or damage to the surrounding land uses.

**E. Necessity:** That the planned unit development will be responsive to a demonstrated need within the community.

Residential development in the City has been stunted by a combination of an absence of vacant developable land in the City and the absence of a public water supply.

a. The Last Single Family Subdivision: "The Orchards of Ann" subdivision was approved by ordinance #O-05-22 on June 22, 2005.

b. The Last attached Single Family product approved by ordinance #O-81-10, constructed in 1995 and 1996 (Villas of Rob Roy).

In that period of time the Villages of Wheeling, Glenview and Arlington Heights have enjoyed considerable growth and development.

**F. Height Provisions:** That the maximum height permitted in the planned unit development, exclusive of steeples, belfries, spires, chimneys, smokestacks, cooling towers, elevator bulkheads, parapet walls, and building equipment penthouses shall not exceed the maximum height permitted for the zoning district in which the development is located.

1. Provided such buildings do not exceed thirty feet (30') in height the minimum horizontal distance between buildings (including their appurtenances) of one story, two (2) stories, three (3) stories, or combinations thereof, shall not be less than thirty feet (30').
2. In the case of buildings exceeding thirty feet (30') in height, the space between buildings shall be equal to the height of the tallest building from which the measurement is taken.

The front elevations are two and one-half (2½) stories, 25 feet from grade to the eave, 33'-6" to the roof ridge, 29'-6" to the average roof mean. The rear elevations are three (3) stories in height, 28'-6" feet from grade to the eave, 36'-6" to the roof ridge, 32'-6" to the average roof mean.

To the extent these elevations are inconsistent with the City's standards, Neder Capital Services LLC or an owned subsidiary requests the City to grant them a departure to permit the building elevations as proposed.

**G. Yards:** That the required yards along the periphery of the planned unit development shall be at least equal in width or depth to the greater of the required yard for real property adjacent to the planned unit development or a distance not less than the height of the closest building to such yard, unless such planned unit development is located adjacent to real estate owned by the Illinois toll highway authority, in which event the yard adjacent to such real estate shall be fifty feet (50').

Neder Capital Services LLC or an owned subsidiary requests a departure from the strict application of this standard wherein it requests approval of the Development Plan subject to the design standards described in subparagraph K below and the elevations attached as attached as **Exhibits 7 A, B, and C**.

**H. Density:** That residential density of the planned unit development shall not exceed in number of dwelling units the maximum number of lots that could be achieved through a conventional subdivision of the site as demonstrated by the subdivision sketch plan. It is understood that whenever the development is located in more than one zoning district, the number of allowable dwelling units must be separately calculated for each portion of the development that is in a

separate zoning district. Thereafter the combined total of all dwelling units so calculated as allowable may be constructed and distributed within the entire planned unit development without concern for the respective zoning districts within which the planned unit development is located, provided there is compliance with building locations shown upon the site plan approved for such planned unit development.

Neder Capital Services LLC or an owned subsidiary requests any departures from this requirement to the extent that the City's application of this standard yields less than 69 rowhomes). The R-2 Residential Zoning District stipulates 3,000 sf/ unit (assuming all 3-Bedroom units). Applying this standard to the School Site the density is 3,732 sf/ unit.

**I. Traffic Circulation:** That the planned unit development shall include a traffic plan which will provide ingress and egress which is designed to minimize traffic congestion in the public streets outside the planned unit development and facilitate the free flow of traffic, both vehicular and pedestrian, within the planned unit development. The streets and other traffic thoroughfares, public or private, provided in such planned unit development shall conform with at least the minimum requirements for streets and public ways of the ordinances of the city of Prospect Heights.

Neder Capital Services LLC or an owned subsidiary has commissioned a traffic study to assess the traffic conditions in the area, the expected traffic circulation patterns for the proposed development and to identify planned improvements to minimize traffic congestion in the public streets outside the planned unit development and facilitate the free flow of traffic, both vehicular and pedestrian, within the planned unit development. The internal street system will be designed and maintained as private roads consistent with the City's standards. The maintenance and repair of said streets shall be the responsibility of the homeowner's association. The traffic engineer is recommending the elimination of the existing left turn restriction at Oak Avenue and Drake Terrace.

**J. Preservation of Landscape:** The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Due to the previous and current development of the School Property there exists little if any significant natural landscaping on the School Property worthy of preservation. The natural landscaping that does exist is low quality consisting primarily of common buckthorn, eastern cottonwood and white mulberry. The proposed development which includes significant improvements to Muir Park and a creative landscaping plan prepared by Dickson Design Studio addresses this standard. A narrative of the proposed landscape design is attached as **Exhibits 8 and 9**.

**K. Relationship of Proposed Structures:** Proposed structures shall be related harmoniously to the terrain and to existing structures in the vicinity and have a visual relationship to the existing nearby structures. The achievement of such relationship may include the creative enclosure of space in conjunction with other existing buildings or other proposed buildings and

the creation of focal points with respect to avenues of approach, terrain features or other buildings.

Because of the site constraints on the School Property, there are not many alternative arrangements of the buildings. Neder Capital Services LLC or an owned subsidiary' architects, BSB Design, have incorporated the following elements into the design to address the standards above.

The proposed rowhomes are comprised of multiple unit types ranging in size from 1,751 sq. ft. to 1,913 sq. ft. and consisting of 48 2-bedroom units and 21-3 bedroom units. The floor plans can be intertwined and arranged to create multiple building configurations of varying number of units adjusting to the site's characteristics. The individual homes' floor plans are contemporary in design with open living spaces featuring spacious kitchens, bedrooms, bathrooms and closets. Each residence has a two-car internal garage as well as individual front entrances and private rear yard deck terraces.

The exterior facades are designed in a classical colonial style and incorporate a variety of durable exterior materials, colors, details and features. Each residence has a private front entrance on the two and a half story front facade. The first and second floors feature masonry, porch roofs, varying fenestration patterns from home to home as well as an undulating roof scape with multiple gables adding to the streetscape articulation. The side elevations may feature optional bay windows while the rear elevation incorporates cantilevered bay windows and cantilevered private decks for the homeowners.

**L. Functional And Mechanical Features:** Exposed storage areas, trash, and garbage retainers, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be accounted for in the design of the project and made as unobtrusive as possible. They shall be subject to such setbacks, special planting or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above.

**M. Visual and Acoustical Privacy:** The development shall provide reasonable visual and acoustical privacy for each building and dwelling unit. Fences, insulation, walls, barriers and landscaping shall be used as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views or uses, and reduction of noise.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above. Proposed plant material will enhance the overall development and the building architecture. It will be carefully and purposely sited to screen views and take into consideration window locations and pedestrian and vehicular visibility (both for aesthetics and safety).

**N. Common Open Space:** Each residential planned unit development permit shall have a site plan which contains at least twenty percent (20%) usable common open space, except as it may be modified by the plan/zoning board of appeals in accord with this chapter.

1. **Ineligible Area:** Such usable common open space shall not include:
  - a. Areas reserved for the exclusive use or benefit of an individual occupant;
  - b. Dedicated streets and other public rights of way;
  - c. Vehicular drives, private streets, and parking, loading and storage areas; nor
  - d. Strips of land less than ten feet (10') wide.

Neder Capital Services LLC or an owned subsidiary requests a small departure from this standard if only the School Site is included in the calculation.

2. **Access:** Primary (abutting) access from such common open space to each building site need not be provided; however, convenient access through permanent easement must be provided and perpetually guaranteed to all residents not granted primary access.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above.

3. **Recreational Facilities:** The only recreational facilities permitted within any common open space tract are those which are graphically shown on the face of the development plan at the time of approval by the mayor and city council; provided however, that any development plan may be amended through the procedures specified in this chapter.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above.

4. **Character and Quality:** No proposed area on a site plan may be accepted as usable common open space unless its character and quality have been reviewed by the plan/zoning board of appeals and approved by the mayor and city council. When making its determination, the plan/zoning board of appeals and mayor and city council shall give consideration to the following variables:
  - a. The size and character of the structures to be constructed within the planned unit development;
  - b. The character of surrounding development;
  - c. The topography and existing amenities of the proposed area, including trees, ground cover and other natural features;
  - d. The manner in which the proposed area is to be improved and maintained for recreational or amenity purposes; and
  - e. The existence of public parks or other public recreational facilities in the vicinity and the relationship thereto.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above.

5. **Ownership and Maintenance:** All land shown on the final development plan as common open space must be conveyed and maintained under one of the following options:
- a. **Public Agency:** It may be conveyed to a public agency acceptable to the mayor and city council, which agency will agree to maintain the common open space and any authorized improvements placed upon it according to enumerated criteria.
  - b. **Private Association:** It may be conveyed to a private association or similar organization formed by a condominium agreement, townhouse declaration, indenture, restrictive covenant or other binding agreement acceptable to the mayor and city council. The legal instrument(s) creating such association or organization must specify that the common open space and related authorized improvements will be maintained according to the enumerated criteria, and shall include a provision granting the city a right to enforce the same.

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above in subparagraph 5(b) above.

**O. Surface Water Drainage:** In conformance with the applicable storm water management regulations contained in this code, special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. (Ord. 0-05-01, 1-18-2005, eff. 1-28-2005)

Neder Capital Services LLC or an owned subsidiary accepts the conditions and stipulations set forth above.

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### **III. Map Amendments Standards for Map and Text Amendments**

By virtue of the City Council's adoption of a map amendment on this Property it has necessarily found that: i) the proposed amendment is beneficial to the entire community and will not be harmful to the local area in particular; a need exists for the general type of use proposed and that the specific proposal will indeed satisfy it more closely than the other possible uses; the use proposed is compatible with the current comprehensive land use plan of the city of Prospect Heights, in effect on the date of the application; the proposed use is compatible and harmonious with uses in the surrounding; and that the area described in the petition does not lie wholly or partly in the floodplain as defined by the Illinois department of transportation, division of water resources.

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### **IV. Special Use Standards**

**Standards:** No special use shall be recommended by the plan/zoning board of appeals unless said board shall find:

1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.
2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.
3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

By virtue of the narrative above addressing consistency with the standards for a Planned Unit Development the requested special use for a residential planned unit development for either development plan is consistent with Special Use Standards 1-3 above are satisfied. In addition, the Property as well as the residential subdivision to the north is located within the City. The Property is currently zoned R-1 Residential Single Family. The properties to the east, south and west are all located in the Village of Wheeling ("Wheeling"). The property to the west in the Village of Wheeling is zoned R-4 Multi-Family Residential, the densest residential zoning classification in Wheeling. The entirety of the western property line of the Property is developed with two story multi-family buildings. Along the eastern border, that property in Wheeling is zoned R- 3A Single-Family-6,000 Sq Ft and developed with single family homes on a minimum lot size of 6,000 Sq Ft. To the east of Muir Park that property located in Wheeling is zoned R-3 Single-Family-7,000 Sq Ft and developed with the Pleasant Run Park. To the south of Muir Park the land is zoned R-3 Single-Family-7,000 Sq Ft and developed with single family homes on a minimum lot size of 7,000 Sq Ft.

4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

a. **Sanitary Sewer.** Reserve at Muir Park will utilize existing sanitary sewer along the northern portion of the site and existing storm sewer.

b. **Potable Water.** Water will be provided utilizing a community well and pump house to be constructed by Neder Capital Services LLC or an owned subsidiary. (See below for explanation of the "Water Problem").

5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets.

Neder Capital Services LLC or an owned subsidiary will utilized the previously commissioned traffic study to assess the traffic conditions in the area, the expected traffic circulation patterns for the proposed development and identify planned improvements to minimize traffic congestion

in the public streets outside the planned unit development and facilitate the free flow of traffic, both vehicular and pedestrian, within the planned unit development.

6. That the special 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 by the city council pursuant to the recommendations of the plan/zoning board of appeals.

Neder Capital Services LLC or an owned subsidiary has requested as companion relief a planned unit development which authorizes the City to permit departures from the strict application of the requirements in the underlying requested R-2 district and the Subdivision code. 26' Front to front private streets in Ingress-Egress Easements has been included in the design.

7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.

All regulatory requirements pertaining to flood plains will be adhered to. There is an existing FEMA Zone A floodplain located on the Property that will be impacted by the proposed development. The impacted floodplain will be incorporated into the overall stormwater management design of the Property in accordance with the requirements of the various Jurisdictional Agencies.

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## **V. The Water Supply Problem**

Neder Capital Services LLC or an owned subsidiary spent countless months seeking to obtain a water supply for this development. Wheeling has refused Neder Capital Services LLC or an owned subsidiary' request for water service and Neder Capital Services LLC or an owned subsidiary has determined that the private water company alternative is neither feasible nor viable.

Without a viable water supply, any future tax generating development is an impossibility. The only choices available for developing the School Property are either disconnection from the City and annexation into Wheeling or leaving the School Property undeveloped or under-developed with a church or other non-tax generating use.

The City Council has indicated that it does not embrace and support the disconnection alternative but is willing to consider a public-private financing mechanism through the use of tax increment financing to fund Neder Capital Services LLC or an owned subsidiary' eligible expenses to make its substantial up-front expenditures viable financially.

In addition, Neder Capital Services LLC or an owned subsidiary, and the previous petitioner, entered into discussions and appeared before the Prospect Heights Park District on several occasions to discuss the possibility of a swap of land with the Park District ("Park District").

Neder Capital Services LLC or an owned subsidiary proposes to affect a land swap of two equal-sized parcels each with an area of approximately 0.64 acres. (See **Exhibit 4**). Neder Capital Services LLC or an owned subsidiary has proposed to the Park District that each affect a swap; that Neder Capital Services LLC or an owned subsidiary redesign and redevelop the existing baseball field for either a little league baseball field, or another organized sports activity sports; to reconstruct and perpetually maintain a shared parking lot containing 26 parking spaces identified on **Exhibit 6**; to reconstruct and perpetually maintain a large detention pond to serve both the reconfigured Park District Property and the Reserve at Muir Park development and constructing a connecting sidewalk to the existing park lying to the east ("Park Improvements").

In addition, Neder Capital Services LLC or an owned subsidiary has offered the Park District similar terms and is working through an LOI.

The previous petitioner has received a confirmation from IDNR that its consent is not necessary for the Park District to affect the conversion.

In the alternative plan, Neder Capital Services LLC or an owned subsidiary will reconstruct the shared parking lot and assume on behalf of itself and its successors perpetual maintenance and repair of the parking lot.

1 The other approvals include

The establishment of a TIF on the 1001 Oak Ave property and Muir Park (or at least the portion Neder Capital Services LLC or an owned subsidiary purchases) ("Property")

A written agreement with the Park District on the swap.

---

## Exhibits

All exhibits referenced herein, including but not limited to **Exhibits 2 through 9**, are attached and incorporated by reference.

---

**EXHIBIT**  
*2*  
 PZBA-26-03

P.L.N. No. 03-45-200-016 (PARCEL 1) [PER COOK COUNTY COOK VIEWER]  
 P.L.N. No. 03-15-200-017 (PARCEL 2) [PER COOK COUNTY COOK VIEWER]

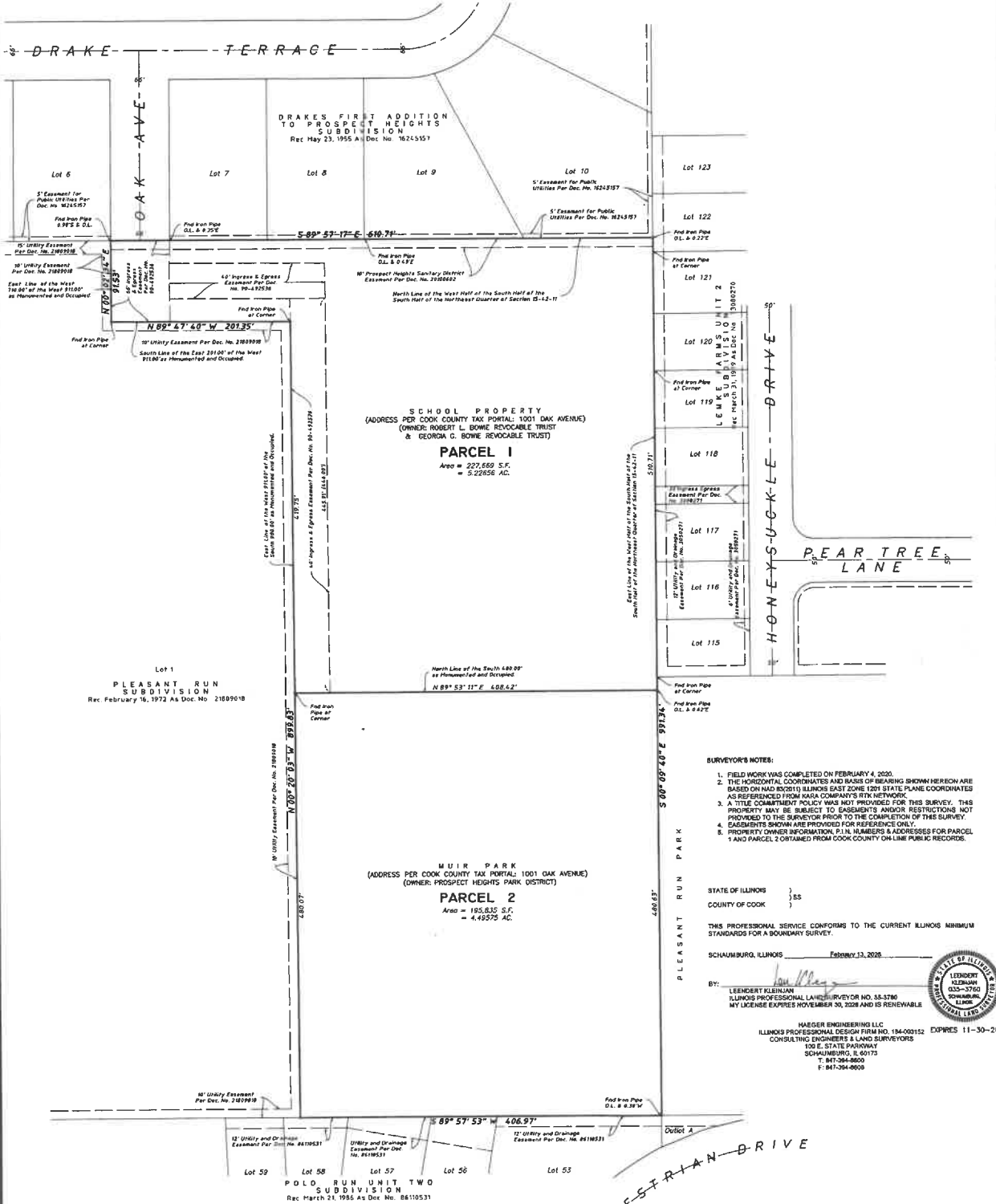
# PLAT OF SURVEY

OF

**PARCEL 1:**  
 THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 811 FEET OF THE SOUTH 800 FEET AND EXCEPT THE SOUTH 400 FEET, ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
 THE SOUTH 400 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 811 FEET OF THE SOUTH 800 FEET, ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

30 15 0 30  
 SCALE: 1" = 30'



**SCHOOL PROPERTY**  
 (ADDRESS PER COOK COUNTY TAX PORTAL: 1001 OAK AVENUE)  
 (OWNER: ROBERT L. BOWE REVOCABLE TRUST & GEORGIA G. BOWE REVOCABLE TRUST)  
**PARCEL 1**  
 Area = 227,669 S.F.  
 = 5.22856 AC.

**MUIR PARK**  
 (ADDRESS PER COOK COUNTY TAX PORTAL: 1001 OAK AVENUE)  
 (OWNER: PROSPECT HEIGHTS PARK DISTRICT)  
**PARCEL 2**  
 Area = 155,835 S.F.  
 = 4.45575 AC.

- SURVEYOR'S NOTES:**
1. FIELD WORK WAS COMPLETED ON FEBRUARY 4, 2020.
  2. THE HORIZONTAL COORDINATES AND BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(01) ILLINOIS EAST ZONE 12E1 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTN NETWORK.
  3. A TITLE COMMITMENT POLICY HAS NOT BEEN PROVIDED FOR THIS SURVEY. THIS POLICY MAY BE SUBJECT TO EASEMENTS AND/OR RESTRICTIONS NOT PROVIDED TO THE SURVEYOR PRIOR TO THE COMPLETION OF THIS SURVEY. EASEMENTS SHOWN ARE PROVIDED FOR REFERENCE ONLY.
  4. PROPERTY OWNER INFORMATION, P.L.N. NUMBERS & ADDRESSES FOR PARCEL 1 AND PARCEL 2 OBTAINED FROM COOK COUNTY ON-LINE PUBLIC RECORDS.

STATE OF ILLINOIS }  
 COUNTY OF COOK } 55

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

SCHAUMBURG, ILLINOIS February 13, 2020

BY: *Leendert Kleinjan*  
 LEENDERT KLEINJAN  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 38-5786  
 MY LICENSE EXPIRES NOVEMBER 30, 2028 AND IS RENEWABLE

HAEGER ENGINEERING LLC  
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-002152 EXPIRES 11-30-26  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 100 E. STATE AVE. 2ND FLOOR  
 SCHAUMBURG, IL 60173  
 T: 815-384-8800  
 F: 815-384-8800



**LEGEND**

Existing Symbol	Description
○	Property Corner
—	Property Line
---	Easement Line
---	Adjacent Lot Line
---	R.O.W. Line
---	Centerline

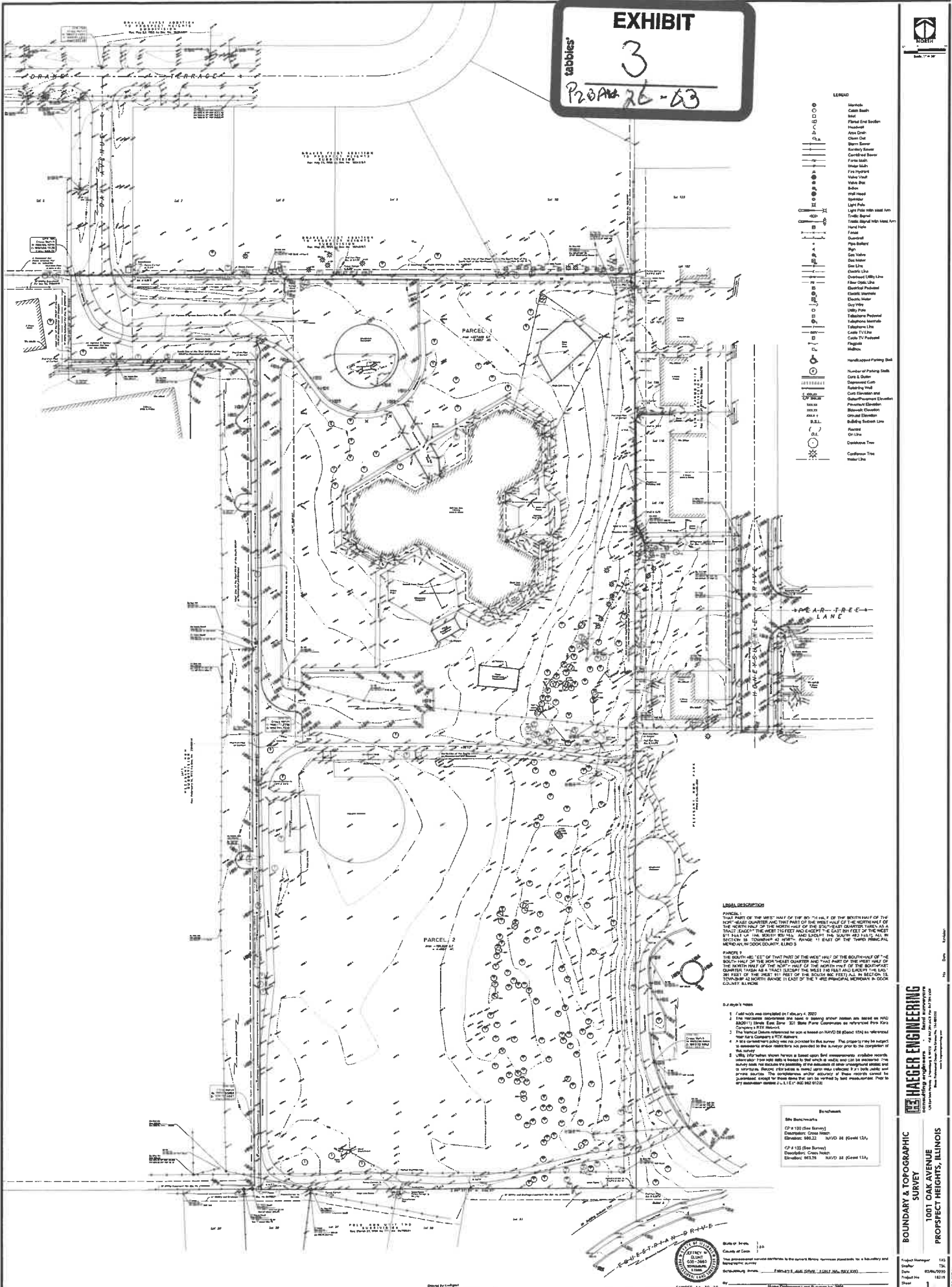
Created By: Roger Carbit Service  
 Date: 11/18/19

Originally Prepared: 02/13/2016 Project No. 18-219



100 East State Parkway, Schaumburg, IL 60173  
 Tel: 815-384-8800 Fax: 815-384-8888  
 Illinois Professional Design Firm License No. 184-002152  
 www.haegerengineering.com

**EXHIBIT**  
**3**  
**PROJ. 26-63**



**LEGEND**

○	Manhole
○	Catch Basin
○	Plank End Sinker
○	Hubless
○	Area Drain
○	Class Drain
○	Storm Sewer
○	Sewer Ejector
○	Car Wash Sewer
○	Fans Sewer
○	Water Main
○	Fire Hydrant
○	Water Valve
○	Water Stop
○	Box
○	Man Head
○	Spring
○	Light Pole
○	Light Pole with Street Arm
○	Street Light
○	Traffic Signal with Street Arm
○	Hand Hole
○	Frame
○	Dumppit
○	Appurtenant
○	Sign
○	Gas Valve
○	Oil Valve
○	Gas Line
○	Electric Line
○	Overhead Utility Line
○	Fiber Optic Line
○	Electric Protection
○	Electric Meter
○	Electric Meter
○	Gas Meter
○	Utility Pole
○	Telephone Pole
○	Telephone Intermediate
○	Telephone Line
○	Cable TV Line
○	Cable TV Protected
○	Flagpole
○	Median
○	Handicapped Parking Sign
○	Number of Parking Sign
○	Curb & Gutter
○	Obstruction Curb
○	Roadway Sign
○	Curb Elevation and
○	Obstruction Elevation
○	Powerline Elevation
○	Block Elevation
○	Open Elevation
○	Building Section Line
○	Roofed
○	Open Line
○	Construction Tree
○	Confusion Tree
○	Water Line

**LEGAL DESCRIPTION**

**PANEL 1:**  
 THAT PART OF THE WEST HALF OF THE 30' x 120' OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

**PANEL 2:**  
 THE SOUTH 40' x 120' OF THE WEST HALF OF THE 30' x 120' OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS

- Surveyor's Notes**
1. Fieldwork was completed on February 4, 2002.
  2. The horizontal monumentation was based on surveying station, as based on NAD 83 (1983) datum. Elevation monumentation was based on the National Vertical Datum of 1988 (NVD 88) datum.
  3. The vertical datum referenced to sea level is based on NVD 88 (1988) datum as referenced to the National Vertical Datum of 1988 (NVD 88) datum.
  4. A 10' diameter iron pipe was located on the survey. The property may be subject to easements and other restrictions not shown on this plan.
  5. VLS 10' diameter iron pipe was located on the survey. The property may be subject to easements and other restrictions not shown on this plan.
  6. A 10' diameter iron pipe was located on the survey. The property may be subject to easements and other restrictions not shown on this plan.

**Benchmarks**

○	2" x 10" (Iron Survey)
○	Cast Iron Cross Mark
○	Station: 1622
○	NAD 83 (1983) 154'
○	2" x 10" (Iron Survey)
○	Cast Iron Cross Mark
○	Station: 1623
○	NAD 83 (1983) 154'

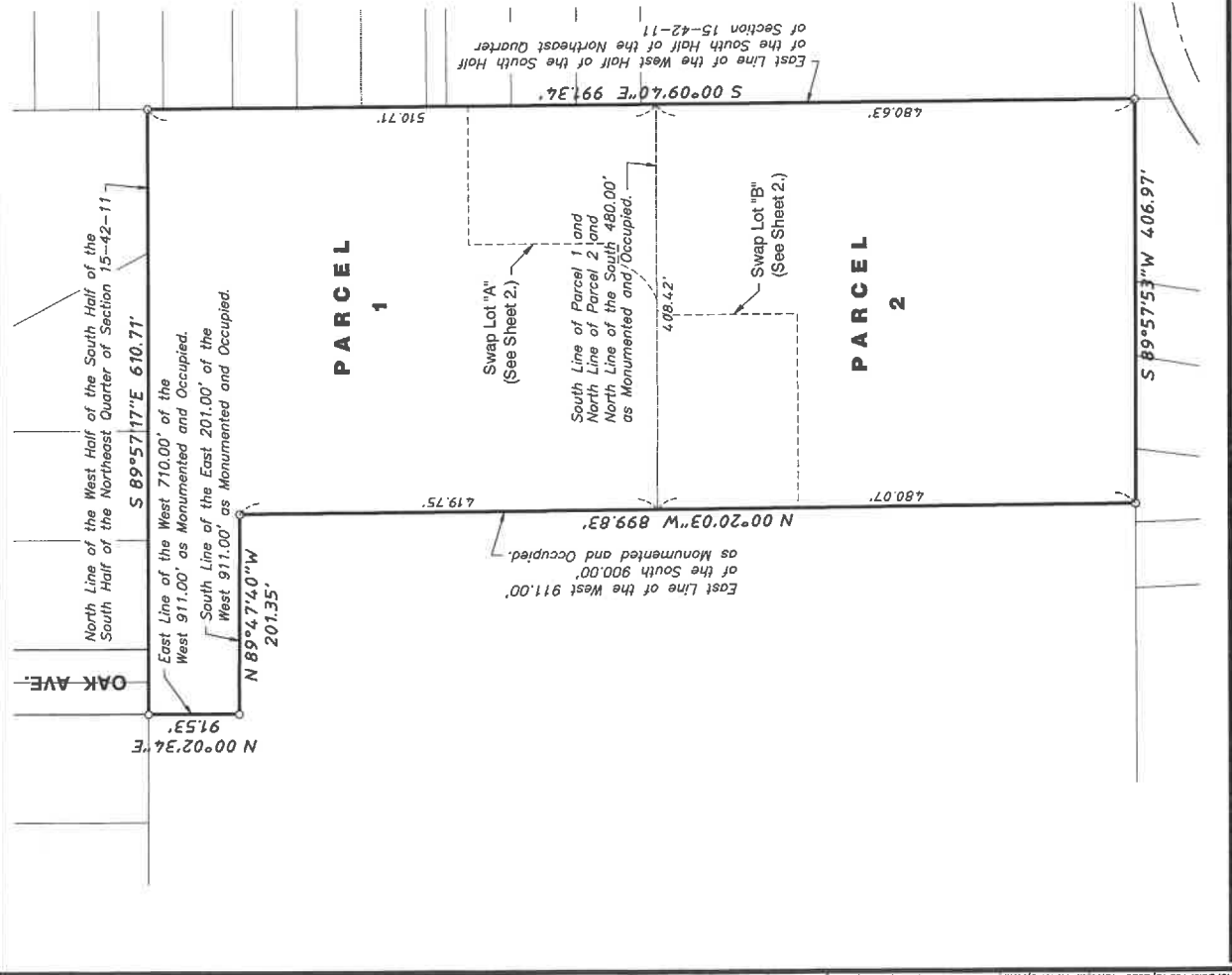
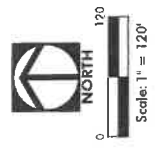
**HAEGER ENGINEERING**  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 1001 OAK AVENUE  
 PROSPECT HEIGHTS, ILLINOIS

Project Number: 153  
 Date: 02/04/02  
 Project No: 15319  
 Sheet: 1

**EXHIBIT**

*4 A*  
P20A - 26-03

Labels



**LEGAL DESCRIPTION OF EXISTING PROPERTY**

**PARCEL 1:**  
 THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 480 FEET), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**  
 THE SOUTH 480 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET) ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**HAEGER ENGINEERING**  
 consulting engineers • land surveyors

100 East State Parkway, Schaumburg, Illinois 60173-5300  
 Tel: 815.394.0800 Fax: 815.394.0800  
 Illinois Professional Design Firm License No. 154-00152  
 www.haegerengineering.com

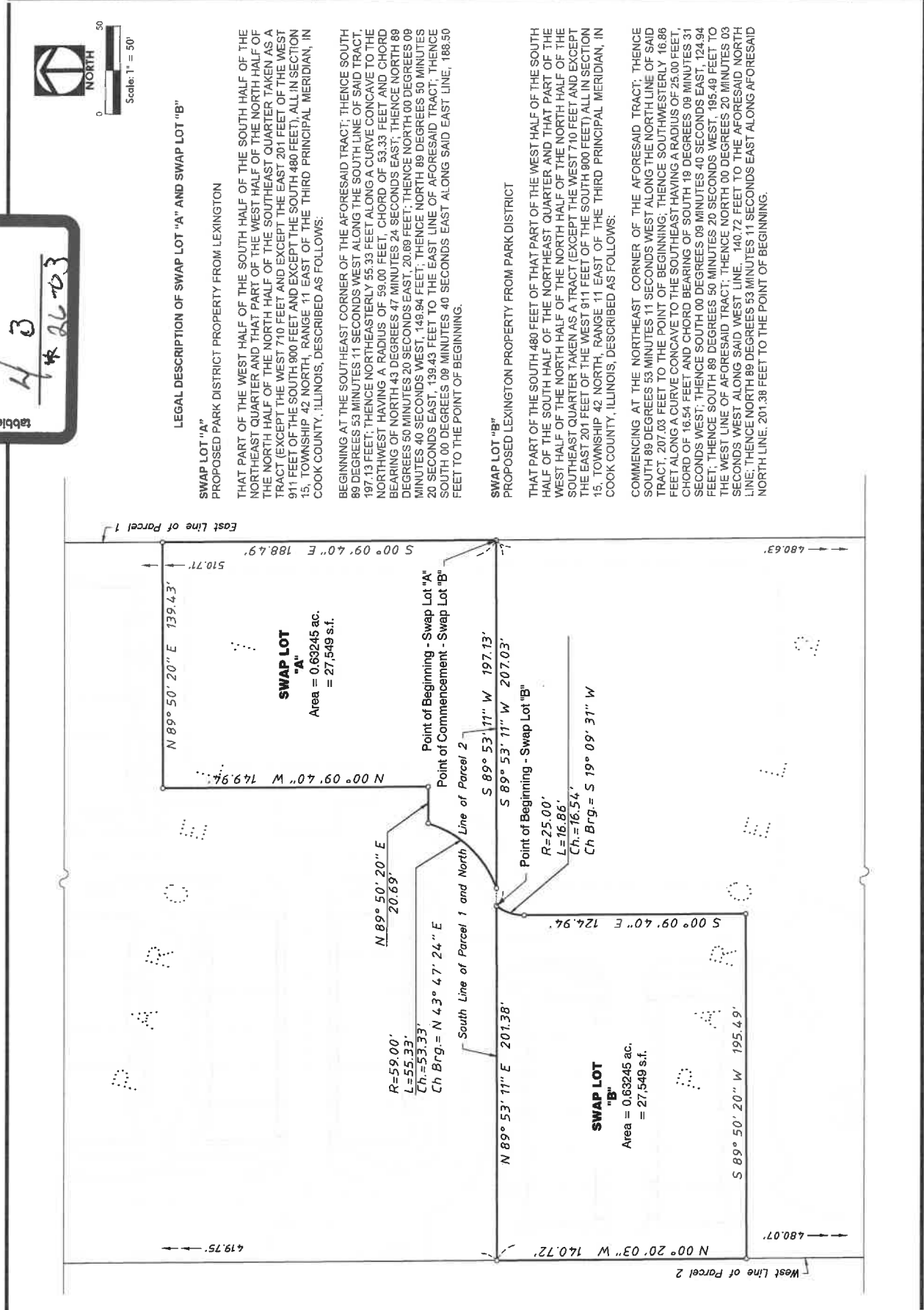
No.	Date	Revision

**SWAP PARCEL EXHIBIT**  
**PROSPECT POINTE**

CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

Project Mgr.: T.A.S.  
 Engineer: T.A.S.  
 Date: 2-13-2020  
 Project No. 18-219  
 Sheet 1 / 2

Plot Date: Feb 13, 2020 - 12:20pm Plotted By: tom; File Name: F:\2018\18219\Drawings\Trnd Survey\18219-Swap Parcel Exhibit.dwg



**LEGAL DESCRIPTION OF SWAP LOT "A" AND SWAP LOT "B"**

**SWAP LOT "A"**  
PROPOSED PARK DISTRICT PROPERTY FROM LEXINGTON

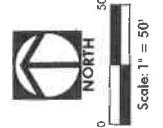
THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 480 FEET), ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE AFORESAID TRACT; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST ALONG THE SOUTH LINE OF SAID TRACT, 197.13 FEET; THENCE NORTHEASTERLY 55.33 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 59.00 FEET, CHORD OF 53.33 FEET AND CHORD BEARING OF NORTH 43 DEGREES 47 MINUTES 24 SECONDS EAST; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, 20.69 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 20 SECONDS WEST, 148.94 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, 139.43 FEET TO THE EAST LINE OF AFORESAID TRACT; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS EAST ALONG SAID EAST LINE, 188.50 FEET TO THE POINT OF BEGINNING.

**SWAP LOT "B"**  
PROPOSED LEXINGTON PROPERTY FROM PARK DISTRICT

THAT PART OF THE SOUTH 480 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER TAKEN AS A TRACT (EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 201 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET) ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID TRACT; THENCE SOUTH 89 DEGREES 53 MINUTES 11 SECONDS WEST ALONG THE NORTH LINE OF SAID TRACT, 207.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTHWESTERLY 16.86 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, CHORD OF 16.54 FEET AND CHORD BEARING OF SOUTH 19 DEGREES 09 MINUTES 31 SECONDS WEST; THENCE SOUTH 00 DEGREES 09 MINUTES 40 SECONDS EAST, 124.94 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 20 SECONDS EAST, 195.49 FEET TO THE WEST LINE OF AFORESAID TRACT; THENCE NORTH 00 DEGREES 09 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE, 140.72 FEET TO THE AFORESAID NORTH LINE; THENCE NORTH 89 DEGREES 53 MINUTES 11 SECONDS EAST ALONG AFORESAID NORTH LINE, 201.38 FEET TO THE POINT OF BEGINNING.



**EXHIBIT**

A B

\* 26-03

tabbles

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, Illinois 60173-5300  
Tel: 647.294.9900 Fax: 647.294.9905  
Illinois Professional Design Firm License No. 104-003152  
www.haegerengineering.com

**PROSPECT POINTE**

SWAP PARCEL EXHIBIT

CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS

Project Mgr.: T A S  
Engineer: T A S  
Date: 2-13-2020  
Project No. 18-219  
Sheet 2 / 2

Revision	Date	No.

# RESERVE AT MUIR PARK TENTATIVE PLAT OF SUBDIVISION



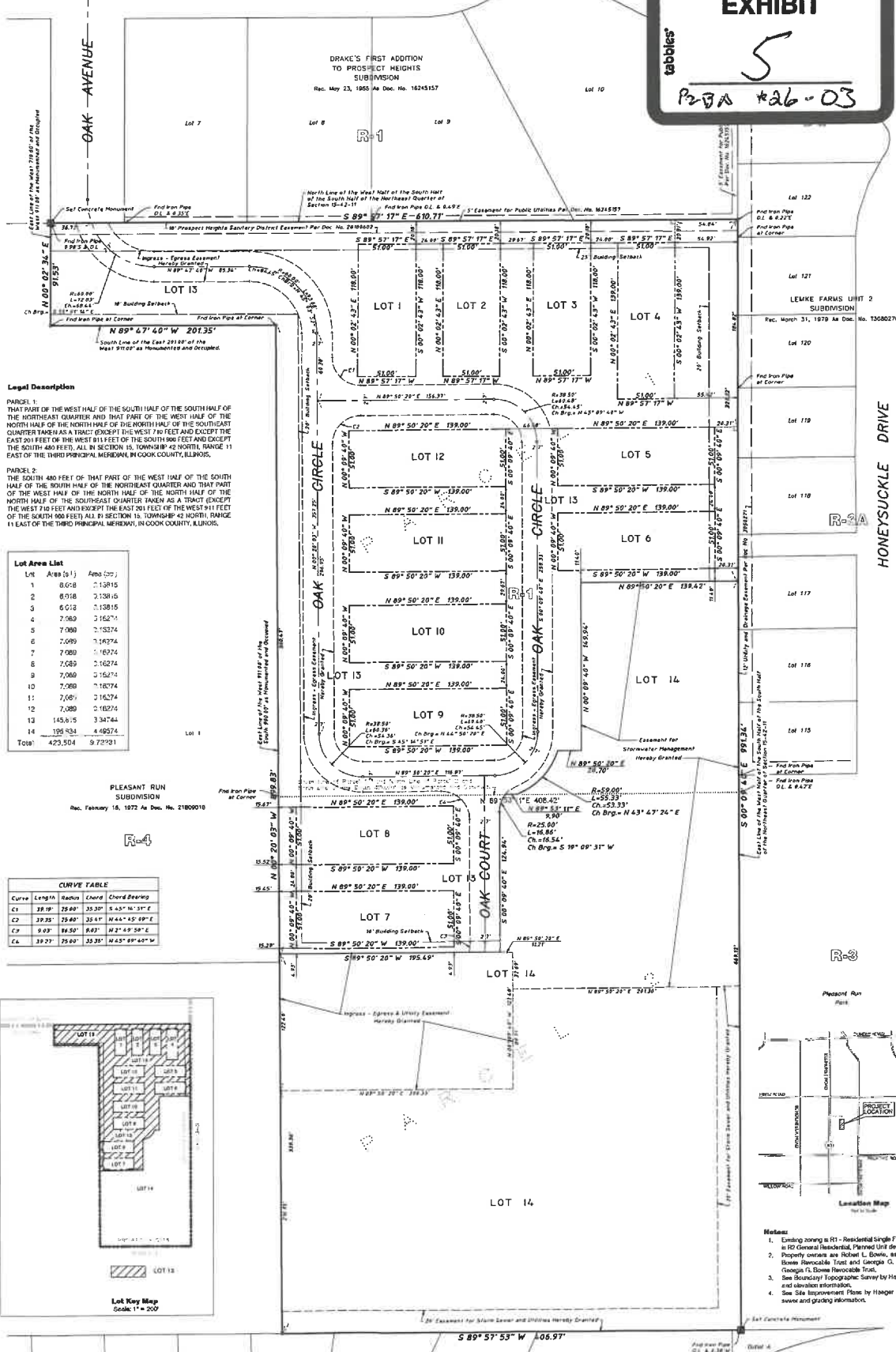
--- DRAKE TERRACE ---

OAK AVENUE

**EXHIBIT**

5

P27A \*26-03



**Legal Description**

PARCEL 1:  
THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 70 FEET AND EXCEPT THE EAST 200 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET AND EXCEPT THE SOUTH 400 FEET, ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE SOUTH 480 FEET OF THAT PART OF THE WEST HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER AND THAT PART OF THE WEST HALF OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER TAKEN AS A TRACT EXCEPT THE WEST 710 FEET AND EXCEPT THE EAST 200 FEET OF THE WEST 911 FEET OF THE SOUTH 900 FEET ALL IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

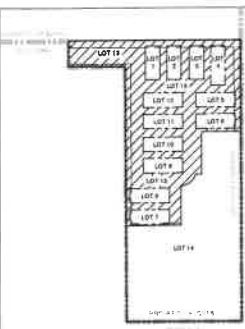
**Lot Area List**

Lot	Area (sq ft)	Area (sq ft)
1	8,678	1,138.15
2	8,678	1,138.15
3	8,678	1,138.15
4	7,969	1,162.74
5	7,969	1,162.74
6	7,969	1,162.74
7	7,969	1,162.74
8	7,969	1,162.74
9	7,969	1,162.74
10	7,969	1,162.74
11	7,969	1,162.74
12	7,969	1,162.74
13	145,675	3,347.24
14	136,524	4,927.14
Total	423,504	9,727.91

**PLEASANT RUN SUBDIVISION**  
Rec. February 16, 1972 As Dec. No. 21800018

**CURVE TABLE**

Curve	Length	Radius	Chord	Chord Bearing
C1	39.29	29.80	33.39	S 45° 14' 31" E
C2	39.29	29.80	33.41	N 44° 45' 09" E
C3	9.03	26.50	8.87	N 2° 45' 59" E
C4	39.27	29.80	33.35	N 45° 09' 42" W



**Lot Key Map**  
Scale: 1" = 200'



- Notes:**
- Existing zoning is R1 - Residential Single Family. Proposed zoning is R3 General Residential Planned Unit Development.
  - Property owners are Robert L. Downe, as Trustee of the Robert L. Downe Revocable Trust and George G. Downe, as Trustee of the George G. Downe Revocable Trust.
  - See Boundary Topographic Survey by Haeger Engineering for utility and elevation information.
  - See Site Improvement Plans by Haeger Engineering for proposed sewer and grading information.

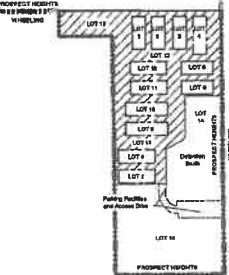
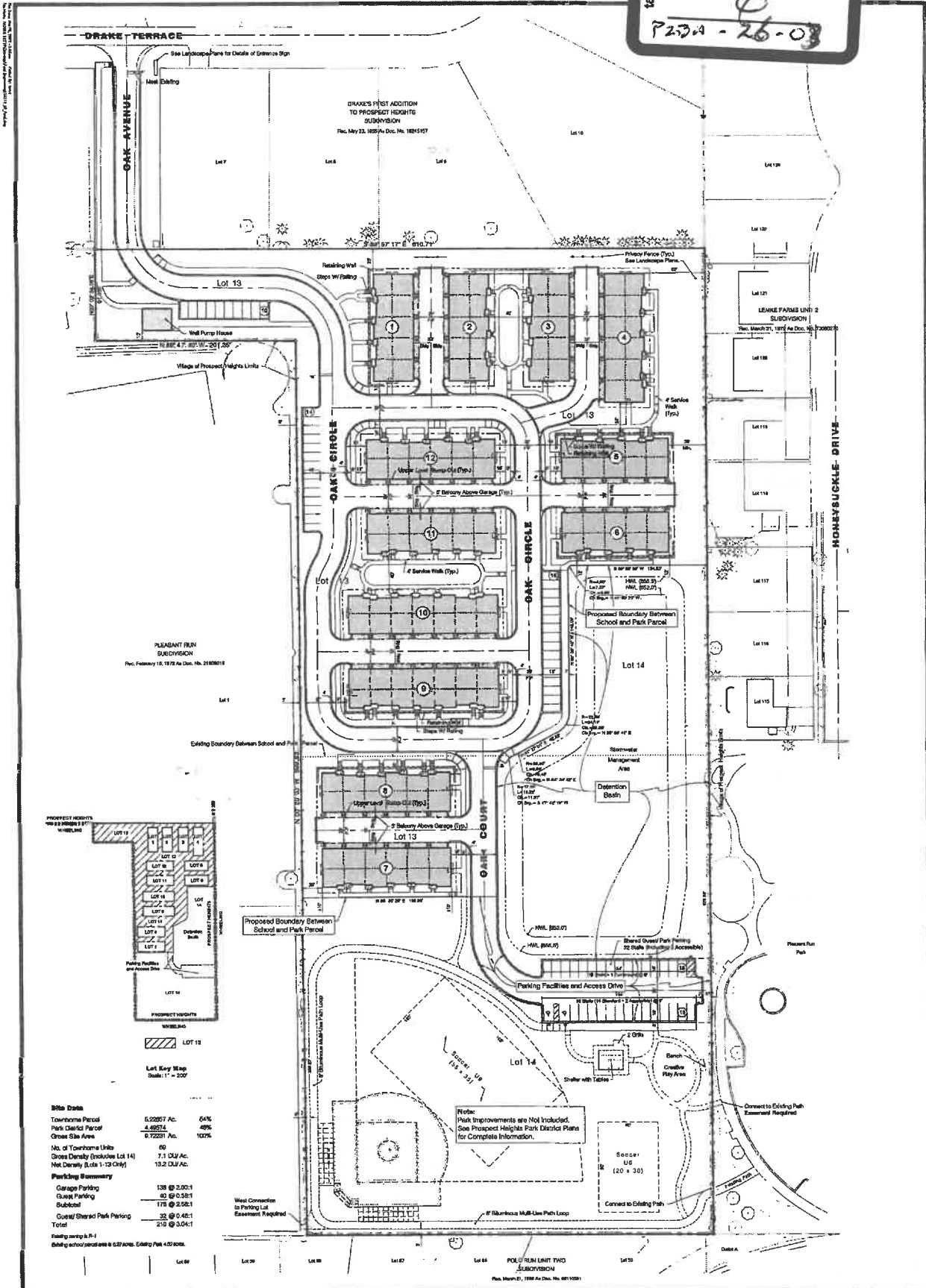
Originally Prepared: 5/28/2020 Project No. 18-219

**HAEGER ENGINEERING**  
consulting engineers • land surveyors

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Tel: 847.374.6400 Fax: 847.374.4488  
Illinois Professional Design Firm License No. 184-003152  
www.haeger-engineering.com



tabbles  
**EXHIBIT**  
 6  
 P23A-26-08



Lot Key Map  
 Scale: 1" = 200'

**Site Data**

Townhome Parcel	5.2207 Ac.	64%
Park District Parcel	4.49274 Ac.	49%
Gross Site Area	9.7227 Ac.	100%
<b>Use of Townhome Units</b>		
Gross Density (Includes Lot 14)	7.1 DU/Ac.	
Net Density (Excl. 1-13 Only)	13.2 DU/Ac.	
<b>Parking Summary</b>		
Garage Parking	138 @ 2.00:1	
Guest Parking	85 @ 0.58:1	
Subtotal	173 @ 0.58:1	
Guest/Shared Park Parking	32 @ 0.42:1	
Total	210 @ 3.04:1	

Feeding area for B-1  
 Existing school parcel area is 5.57 Acres. Entry Park is 5.0 Acres.

Note:  
 Park Improvements are Not Included.  
 See Prospect Heights Park District Plans for Complete Information.

**FINAL PUD SITE PLAN**  
**RESERVE AT MUIR PARK**  
 VILLAGE OF PROSPECT HEIGHTS, COCKE COUNTY, ILLINOIS

**HAEGER ENGINEERING**  
 consulting engineers and surveyors  
 300 East Main Parkway, Bloomington, IL 61710 • Tel: 815.291.4400 Fax: 815.294.6606  
 Illinois Professional Design Firm License No. 184-020713  
 www.haegerengineering.com

DATE: 10/20/2012  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]  
 SCALE: 1" = 200'

tabbles'  
**EXHIBIT**  
79 A  
P&S A 26-03



**LEXINGTON HOMES**  
Chicago, IL

**Prospect Heights Rowhomes**

Prospect Heights, IL

The drawings presented are a matter of contract and design intent only, and are subject to change based upon field design, construction, and other factors. All design, construction, and other design requirements, including but not limited to, are subject to change. © 2017 BSB Design, Inc.

November 7, 2019 | P6C99999.00



tabbies®  
**EXHIBIT**  
 7 B  
 P213A - 26-23



**LXINGTON HOMES**  
 Chicago, IL

The drawings represent the qualitative or descriptive design intent only, and are subject to change based upon final design conditions, site conditions, applicable codes, structure and other design requirements, and shall not be used for construction.

**Prospect Heights Rowhomes**

Prospect Heights, IL

November 7, 2019 | P8C99999.00



EXHIBIT  
 tables\*  
 7 C  
 12/24/2019



Unit 530 - A  
 4-Unit Townhome Building  
 Left Elevation

Unit 530 - B  
 4-Unit Townhome Building  
 Right Elevation



LEXINGTON HOMES  
 Chicago, IL

Unit 530 - B  
 4-Unit Townhome Building  
 Right Elevation

Unit 530 - A  
 Character Elevation

Unit 530 - A  
 Prospect Heights Rowhomes

Prospect Heights, IL

The drawings presented are a guide to the proposed design and are not a contract. They are subject to change without notice. All work shall conform to the applicable codes, standards and MEP design requirements. Unit plan/door/schedule and 1/2017 OSD Design, Inc.

November 7, 2019 | P6C989999.00





**EXHIBIT F**

2020-05-28

Village of Prospect Heights

*Lexington Homes, Reserves at Muir Park (formerly Prospect Pointe)*

Landscape Architecture Design Narrative:

In order to prepare a proposed landscape plan, a tree survey and inventory were completed. The inventory was completed by a certified arborist. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition / overall health of each tree. Findings included that there are (234) existing trees onsite, including a mix of deciduous and evergreen species. Due to the proposed re-grading for the new development, it is currently proposed that all onsite, existing trees will need to be removed (pending final engineering). Common Buckthorn is the most prevalent tree onsite, followed by Eastern Cottonwood, Boxelder, and White Mulberry. There are no Oaks, Sugar Maples, nor Hickory trees onsite.

Existing trees include:

- (1) American Elm, (9) Autumn Olive, (1) Basswood, (6) Blue Spruce, (41) Boxelder, (5) Callery Pear, (47) Buckthorn, (1) Crabapple, (44) Eastern Cottonwood, (9) Honeylocust, (4) Norway Maple, (1) Norway Spruce, (12) Red Maple, (2) River Birch, (6) Siberian Elm, (15) Silver Maple, (1) Unknown (*dead*), (5) White Ash, (23) White Mulberry, & (1) Willow

The proposed landscape is conducive to the site climate zone, offers multiple seasons of interest, and shall include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material is carefully and purposely sited, it buffers neighboring residential and it takes into consideration window locations, pedestrian travel, and vehicular visibility (both for aesthetics and safety). The proposed landscape plan includes shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials.

The stormwater basin, located in the center east of the property, to be shared by the public park site and the private townhome community, will be naturalized with native plantings and able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification. The monitoring and care of the basin will be handled by the development HOA.

*Reserves at Muir Park* will have one entry monument, located at the southeast corner of the intersection of Drake Terrace and Oak Avenue. The entry monument complements the architectural style and brick materials of the proposed homes. It consists of brick with limestone-like caps and a double-sided sign panel. The sign measures around 15' long, 5' tall, and 3' deep. An ornamental tree grounds the south end of the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

All homes will have foundation landscape flanking their front and side elevations. In order to provide continuity and cohesion throughout the entire development, each building will receive a similar planting design at its foundation. The planting design will remain fairly consistent building to building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some will also include perennials. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The southern portion of the site, or public park site, will involve the re-design and re-develop of the existing baseball field into a multi-purpose sports field (i.e. soccer, football, lacrosse). It will also include a connecting sidewalk to the existing park to the east. Lastly, a parking lot will be constructed to be shared by the public park and private townhome community.

**Dickson Design Studio, Inc.**



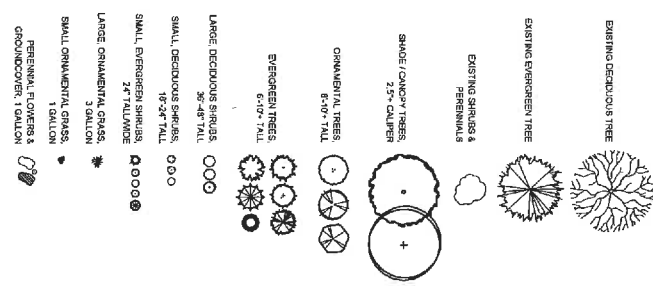
Sharon L. Dickson PLA | ASLA



[dicksondesignstudio.com](http://dicksondesignstudio.com)

**PLANT SYMBOLS KEY**

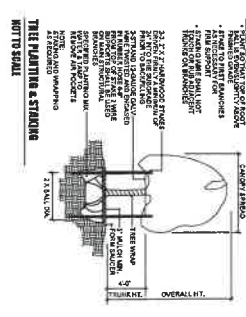
NOTE: NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



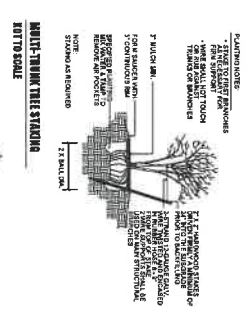
**LANDSCAPE QUANTITY CALCULATIONS**

LANDSCAPE ELEMENT	QUANTITY
TREES SHADE	44
TREES ORNAMENTAL	17
TREES EVERGREEN	76
SHRUBS	111

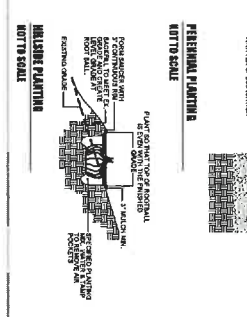
**PLANTING DETAILS**



**EVERGREEN TREE PLANTING**



**SHADE PLANTING**



**GENERAL LANDSCAPE NOTES**

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED FOR ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ORDINANCES TO BE ENFORCED BY THE CITY.
3. GENERAL PLANTING NOTES:
  - A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARDS FOR PLANTING MATERIAL.
  - B. ALL PLANT MATERIAL SHALL BE HEALTHY, FREE FROM DISEASE AND PESTS, AND FREE FROM DEFOLIATION.
  - C. ALL PLANT MATERIAL SHALL BE PLANTED AT A SOIL DEPTH WHICH IS AT LEAST 10% DEEPER THAN THE PLANT'S ROOT BALL.
  - D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM AND SHALL NOT BE TRIMMED OR SHAPED TO CONCEAL HAZARDOUS DEFOLIATION.
  - E. ALL LANDSCAPE AREAS SHALL BE FREE FROM WEEDS, LITTER, AND OTHER DEBRIS.
  - F. MAINTENANCE AND CARE OF PLANT MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR THROUGHOUT THE PERIOD OF INSTALLATION AND THROUGHOUT THE PERIOD OF CARE AND PROTECTION.
4. LOCATION OF PROPOSED PLANT MATERIAL MAY BE LOCATED AT THE TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE PREPARATION OF ALL LAWN AND LANDSCAPE AREAS, ALL SOILS AND PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL EXISTING GRASSES, ANY DEFOLIATION SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SOILS, GRADEWORK, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIXTURE. MATERIAL SHALL BE ROTOTILLED AND JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING BEDS SHALL BE MOUNDING TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS SUBJECT TO PLANTING SHALL HAVE A SLOPE OF 1% TO 2% TO PROVIDE POSITIVE DRAINAGE.
10. ALL PLANTING BEDS SHALL MAINTAIN A MAX. 2" DEPTH LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NORTON'S BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING TO EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS ON THE SITE.
16. PLANTING MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ORDINANCES TO BE ENFORCED BY THE CITY.
17. PLANTING MATERIALS ARE ALLOWED TO BE PLANTING MATERIALS ON PLANTING TIME OF YEAR ONLY WITH THE FINAL CONTRACTOR WITHOUT PRIOR CONSENT. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
20. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND ORDINANCES TO BE ENFORCED BY THE CITY.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
22. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND DAMAGE TO PLANT MATERIAL.

**PROJECT TEAM**

**ENGINEER:**  
 SHANNON DICKSON, ILL. S.  
 1731 N. LAUREY STREET, #200  
 CHICAGO, IL 60614  
 TEL: (773) 457-5583  
 CONTACT: MATE WYNISHA

**LAND PLANNER:**  
 PROJECT ENGINEERING  
 1731 N. LAUREY STREET, #200  
 CHICAGO, IL 60614  
 TEL: (773) 457-5583  
 CONTACT: TOM JASEK

**CIVIL ENGINEER:**  
 HAEGER ENGINEERING  
 100 E. STATE PARKWAY  
 CHICAGO, IL 60610  
 TEL: (979) 354-9600  
 CONTACT: TODD SHAFER

**ARCHITECT:**  
 DAVEY RESOURCE GROUP  
 DIVISION OF THE DAVEY TREE EXPERTS  
 100 E. STATE PARKWAY  
 CHICAGO, IL 60610  
 TEL: (979) 354-9600  
 CONTACT: PETE SORESEN

**LANDSCAPE ARCHITECT:**  
 DICKSON DESIGN STUDIO, INC.  
 526 SKYLINE DRIVE  
 CHICAGO, IL 60610  
 TEL: (979) 354-9600  
 CONTACT: SHANNON DICKSON

**SHEET KEY**

- L01 PROJECT TEAM
- L02 GENERAL LANDSCAPE NOTES
- L03 PLANTING DETAILS
- L04 PLANT QUANTITY CALCULATIONS
- L1.0 PROPOSED ENTRANCE MONUMENT - DETAIL
- L1.1 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.2 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.3 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.4 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.5 PROPOSED TYPICAL FOUNDATION LANDSCAPE - DETAIL

**dickson design**  
 STUDIO

526 SKYLINE DRIVE  
 ALGONQUIN, IL 60102  
 PH: 815-491-9119

**LEKINGTON HOMES**  
 1731 N. LAUREY STREET, #200  
 CHICAGO, IL 60614

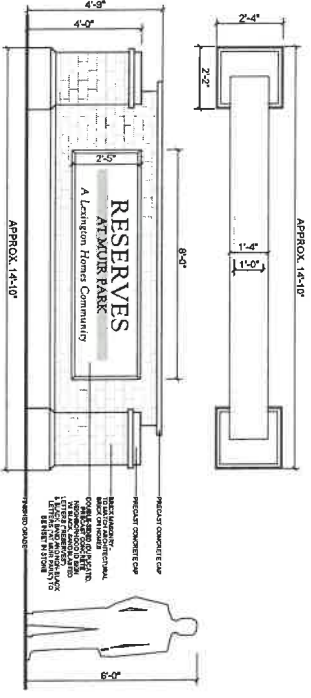
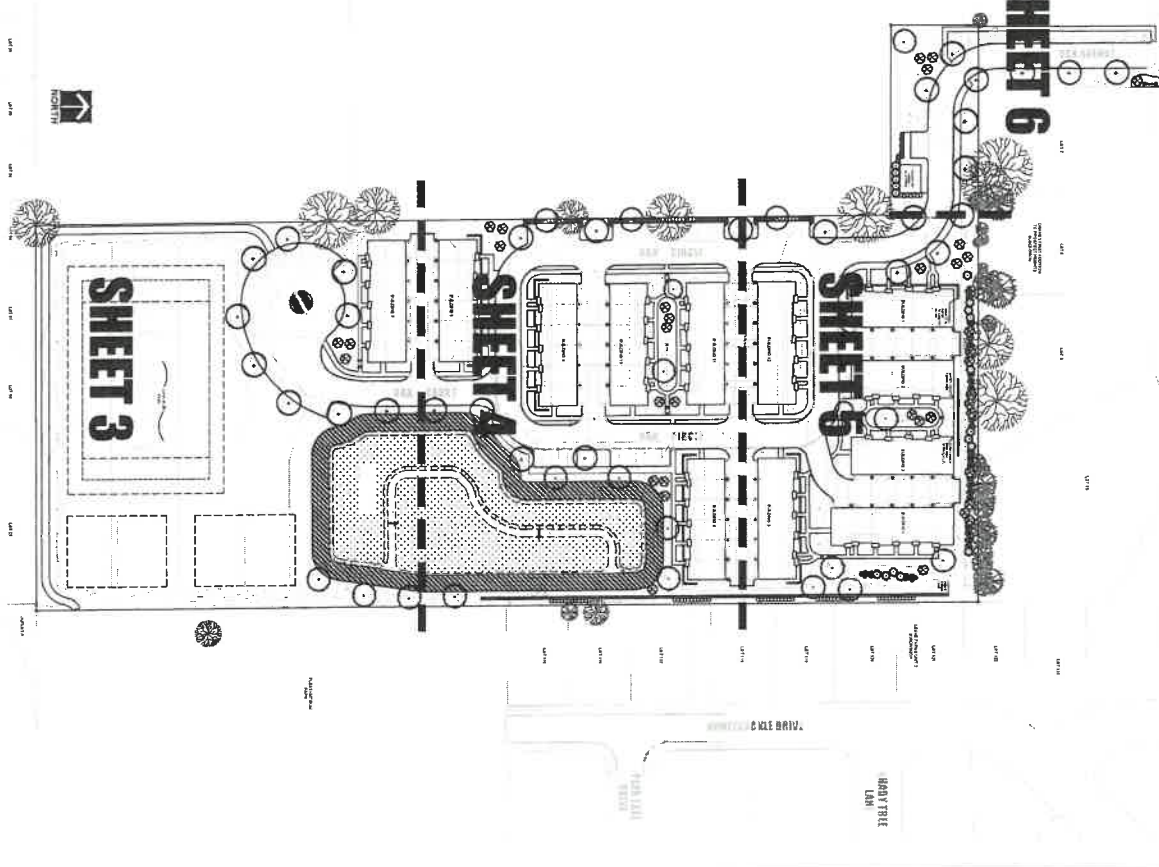
PLAN DATE: MAY 26, 2020

**RESERVES AT MAIR PARK**  
 PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER: 10.1

BRACKET BACK

# SHEET 6



**PROPOSED ENTRANCE MONUMENT - DETAIL**

SCALE: 1/2" = 1'-0"

**PROPOSED LANDSCAPE PLAN - SHEET KEY**

SCALE: 1" = 80'-0"



dickson design  
STUDIO

526 SICKLINE DRIVE  
ALGONQUINN, IL 60102  
631 / 575 4019

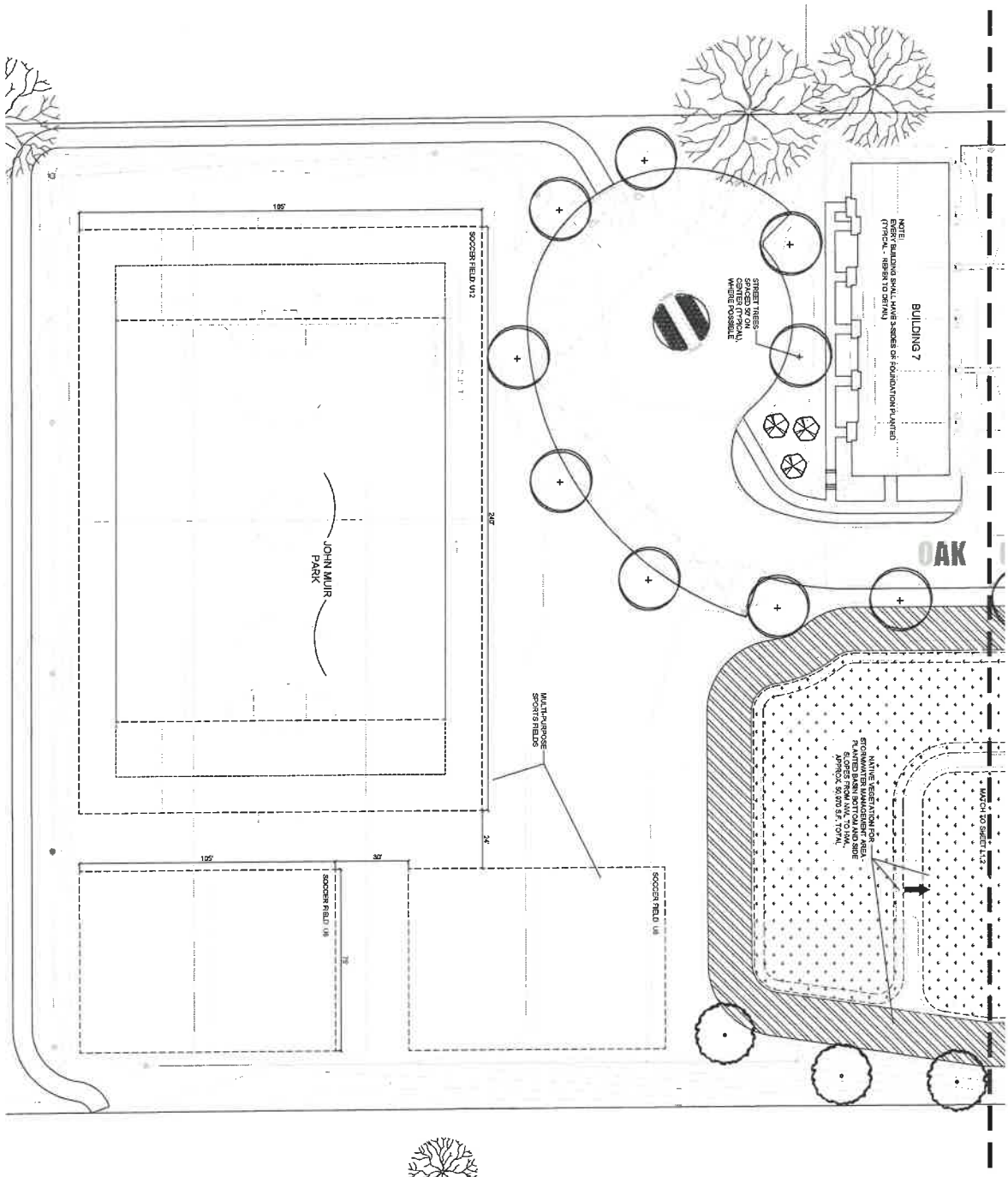
**CLIENT NAME AND ADDRESS**  
**LENINGTON HOMES**  
1731 N. MARGRETT STREET, #200  
CHICAGO, IL 60614

**PLAN DATE**  
**MAY 20, 2020**

NO.	REVISIONS
1.	
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**PROJECT NAME AND SHEET TITLE**  
**RESERVES AT MUIR PARK**  
**PRELIMINARY LANDSCAPE PLAN**

**SHEET NUMBER**  
**11.0**



PROPOSED LANDSCAPE PLAN - DETAIL  
SCALE: 1" = 20'-0"



**dickson design**  
STUDIO

528 SKYLINE DRIVE  
ALGONQUIN, IL 60102  
631 513 4019

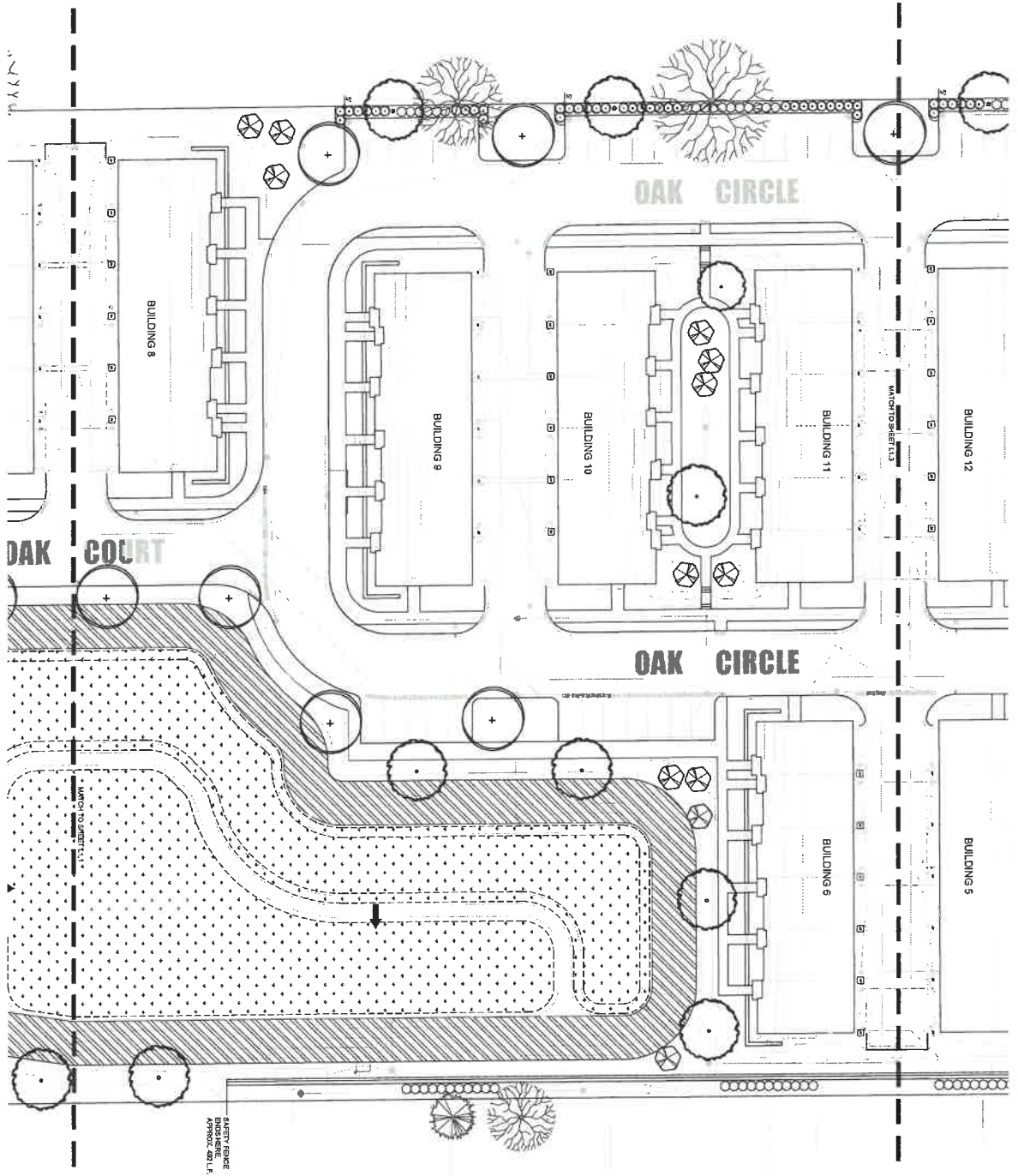
**LEXINGTON HOMES**  
1721 N. MARSH STREET, #200  
CHICAGO, IL 60614

PLAN DATE:  
MAY 28, 2020

NO.	REVISIONS
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PROJECT NAME AND SHEET TITLE  
**RESERVES AT MAIN PARK**  
PROSPECT HEIGHTS, IL  
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER  
**11.1**



PROPOSED LANDSCAPE PLAN - RETAIL  
SCALE: 1" = 20'-0"

SHEET NUMBER  
11.2

PROJECT NAME AND SHEET TITLE  
**RESERVES AT MAJIA PARK**  
PARCERET HOMES, IL  
PRELIMINARY LANDSCAPE PLAN

NO.	REVISIONS
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PLAN DATE  
MAY 28, 2020

CLIENT NAME AND ADDRESS  
**LEXINGTON HOMES**  
1121 N. MARSHY STREET, #200  
CHICAGO, IL 60614

526 SKYLINE DRIVE  
ALCORN, IL 60102  
571.879.4019

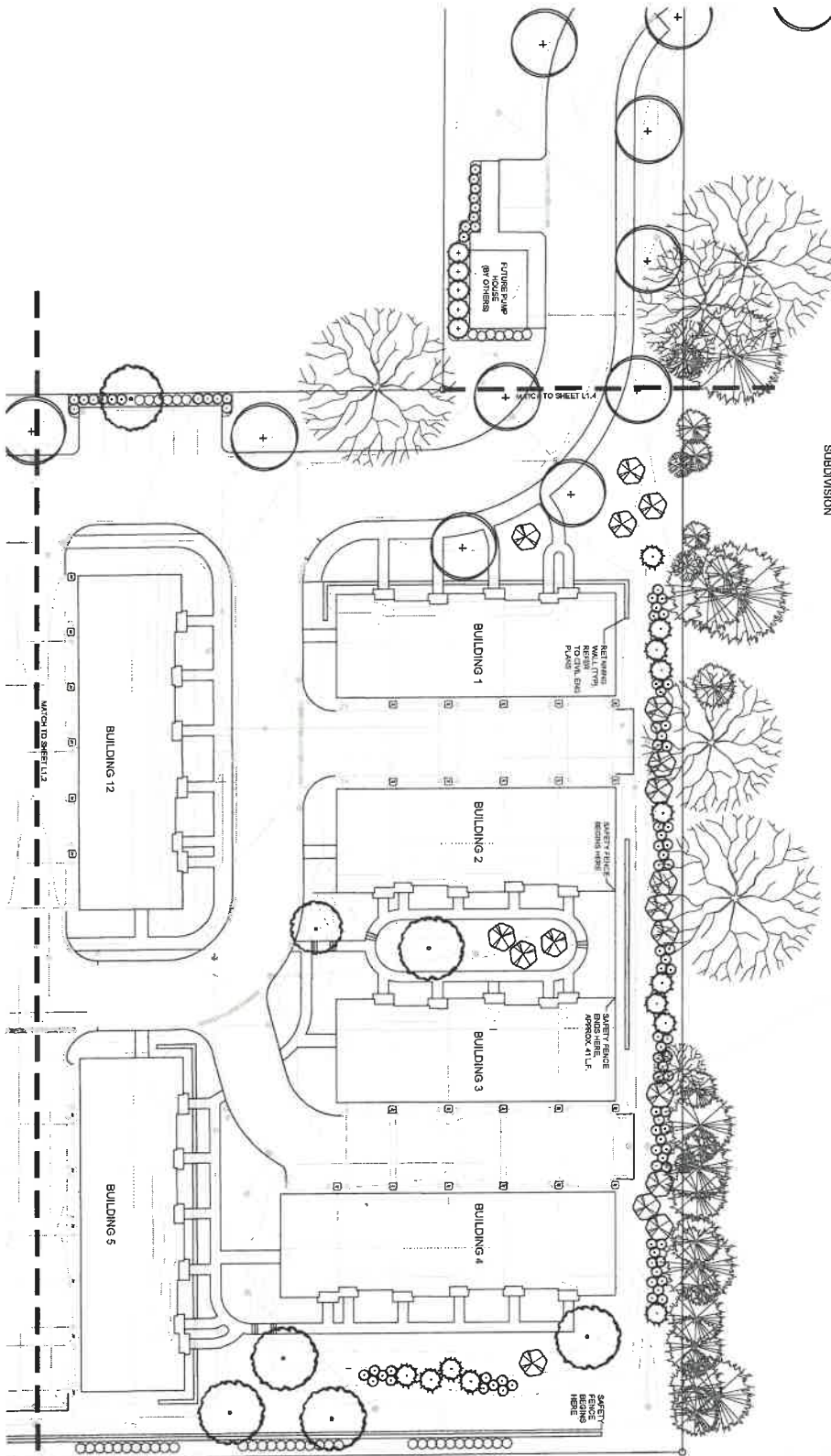
DRAKES FIRST ADDITION  
TO PROSPECT HEIGHTS  
SUBDIVISION

LOT 7

LOT 8

LOT 9

LOT 10



PROPOSED LANDSCAPE PLAN - DETAIL  
SCALE: 1" = 20'-0"  
NORTH

LENKE F. SUBI



528 SKYLINE DRIVE  
ALDORF, ILL. 60102  
631.879.4018

**LENGINGTON HOMES**  
1721 N. MANLEY STREET, #200  
CHICAGO, IL 60614

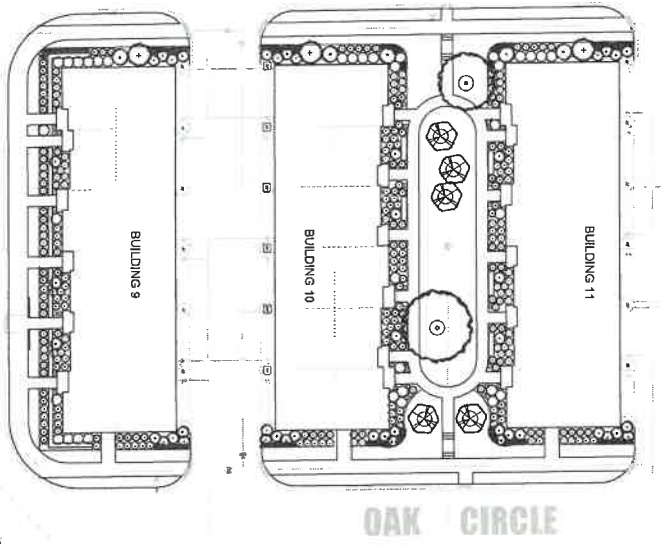
PLAN DATE  
MAY 28, 2020

REVISIONS

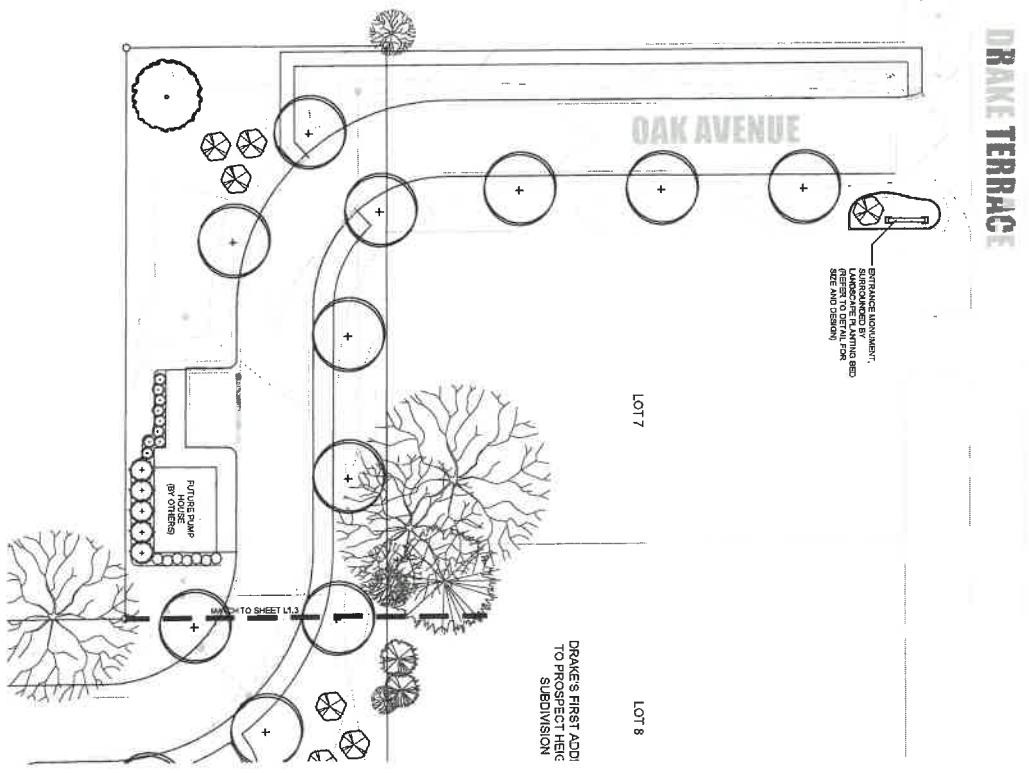
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PROJECT NAME AND SHEET TITLE  
**RESERVES AT WILSON PARK**  
PROJECT RIGHTS, IL  
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER  
**L1.3**



**PROPOSED TYPICAL FOUNDATION LANDSCAPE - DETAIL**  
 SCALE: 1" = 20'-0"  
 NOTE: TYPICAL FOUNDATION LANDSCAPE DESIGN MAY CHANGE.



**PROPOSED LANDSCAPE PLAN - DETAIL**  
 SCALE: 1" = 20'-0"  
 NORTH



526 SKYLINE DRIVE  
 ALCOCK, ILL. 60102  
 631.979.4019

**CLIENT NAME AND ADDRESS**  
**LEMINGTON HOMES**  
 7321 N. HANCOCK STREET, #200  
 CHICAGO, IL 60634

**PLAN DATE**  
 MAY 28, 2018

**REVISIONS**

NO.	DATE	DESCRIPTION
1.		
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**PROJECT NAME AND SHEET TITLE**  
**RESERVES AT MUIR PARK**  
 PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

**SHEET NUMBER**  
 L1.4



# **Neder Capital Services LLC**

**City of Prospect Heights Planning & Zoning Board of Appeal  
1001 Oak Avenue - Prospect Heights, IL**

**2.25.26**

Speaking Slide 1  
Dennis Stratievsky  
of Neder Capital

# Our vision for Prospect Heights

---

- ❑ Front-loaded townhome product
- ❑ 24.5-foot-wide units
- ❑ Approximately 69 total units
- ❑ Two-story layouts  
3 bedrooms / 2.5 bathrooms
- ❑ ~1,750 SF per unit
- ❑ Private driveways
- ❑ Guest parking available
- ❑ Walkable community design
- ❑ Integrated resident amenities



# Current Projects: Prairie Park Townhomes

100 Prairie Park Drive, Wheeling, IL

**This is a 66-unit, for-sale luxury townhome development delivered in three construction phases of 18 units each. Phase I (The Villas) was fully sold out and delivered in 2022. Phase II is nearly complete, with only one unit remaining and deliveries scheduled for the **first quarter of 2026**. Phase III is currently underway, with final deliveries projected for the **fourth quarter of 2026**.**

[HighlandsatPrairiePark.com](https://HighlandsatPrairiePark.com)





Neder Capital Services

WIP Update Photo



Neder Capital Services

WIP Update Photo

# Current Projects: Insignia Glen II Des Plaines

180 NE River Road, Des Plaines, IL

Located off River Road in Des Plaines, this development represents the next phase of Insignia Glen. The project consists of 16 townhome units, with all building structures fully built. Now in the final stages of construction, the development is on track for delivery in the **first quarter of 2026**, completing this phase of the Insignia Glen community.





Neder Capital Services

WIP Progress Photo

350 E DUNDEE ROAD, WHEELING IL

Our newest suburban mixed use project, currently under construction features ~20k sq ft of medical and educational space, with 55 well appointed modern residences above.





Neder Capital Services

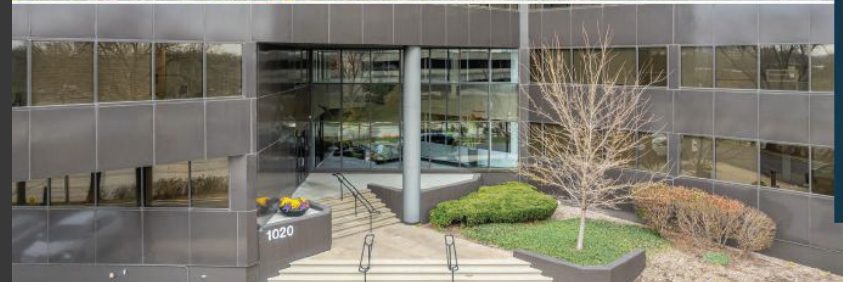
WIP Progress Photo

# Current Projects: Highland Oaks II Downers Grove

1020 W 31st, Downers Grove, IL

The former Blue Cross Blue Shield headquarters is currently under entitlements with the Village of Downers Grove for conversion from a Class A office building into approximately 200 luxury residential apartment units.

This adaptive-reuse project repositions a legacy office asset into a high-end residential community in a prime suburban location.





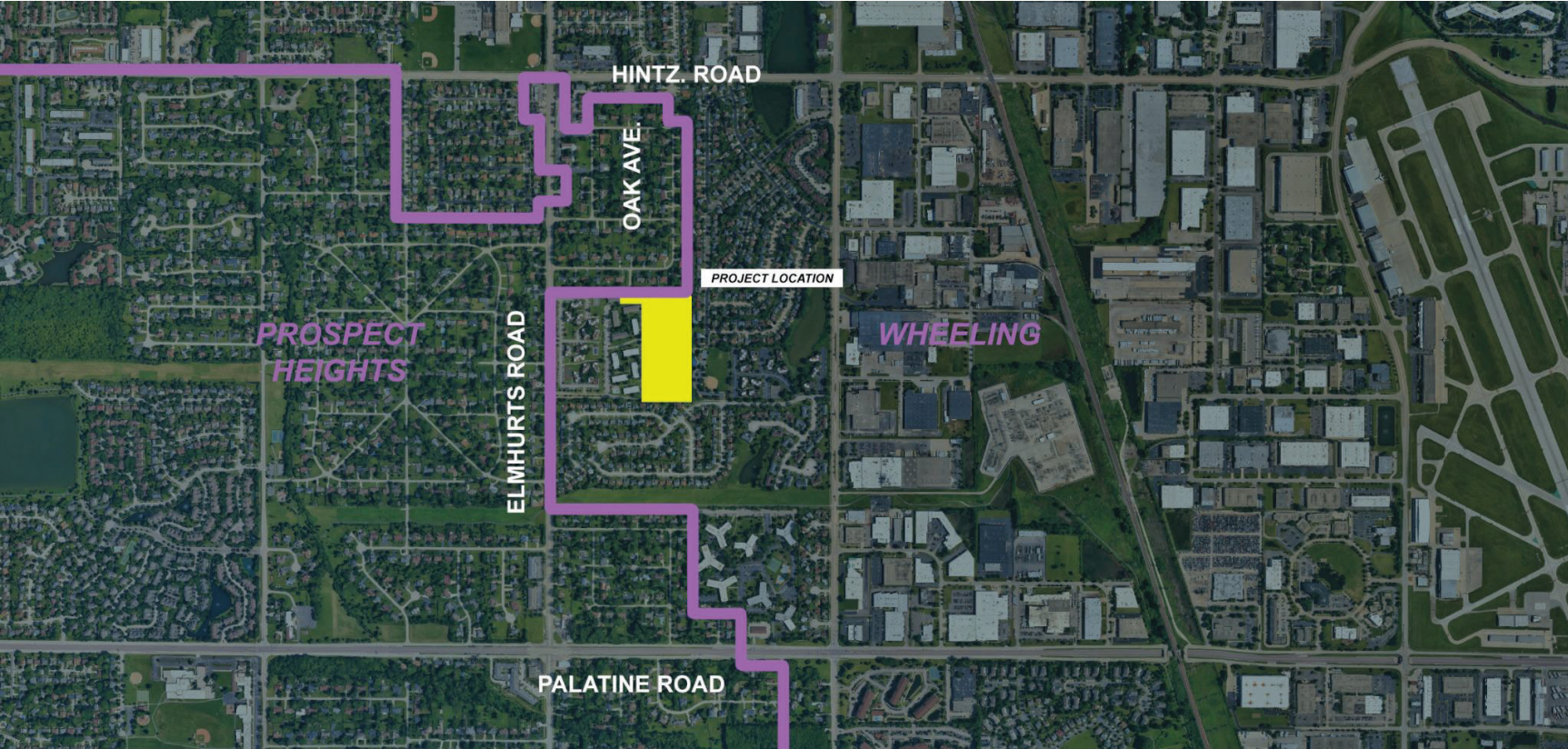
Neder Capital Services

WIP Progress Photo

# Speaking Slide 2

## Carolyn Schofield

# Project Location



Neder Capital Services

Project Location



# Proposed Site Plan



# Colored Elevations



Neder Capital Services

Colored Elevations



# Colored Elevations



# Foundation Landscape

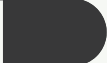


# Landscape Plan



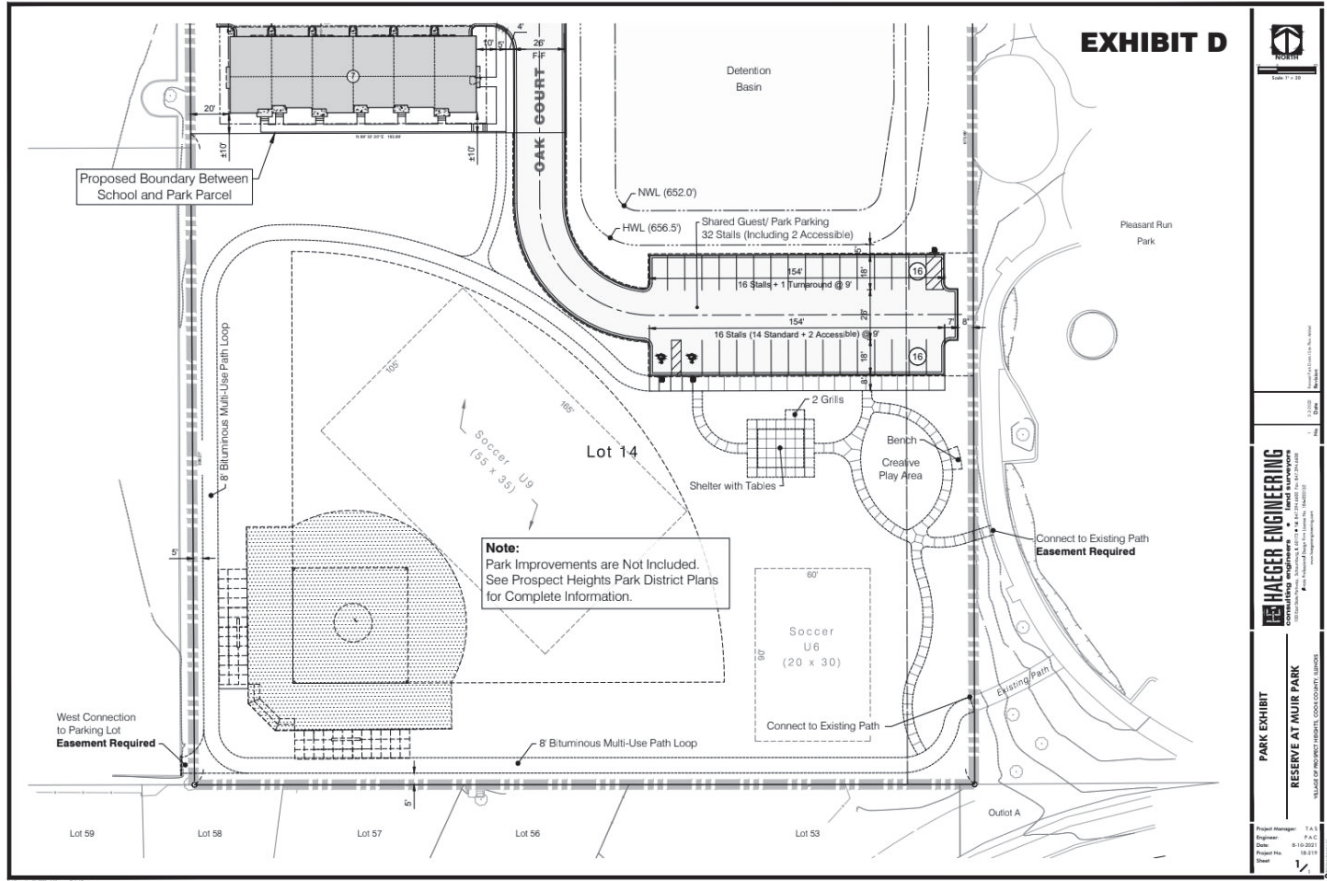
Neder Capital Services

Landscape Plan





# Muir Park Improvements



**Thank you for your time & consideration.  
We look forward to delivering a new standard of  
community to Prospect Heights.**



# City of Prospect Heights

Department of Building & Zoning  
 8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
 Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

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## MEMORANDUM

Date: April 23, 2026

To: Mayor Ludvigsen and City Council Members

Cc: Peter Falcone, City Administrator

From: Daniel A. Peterson, Director of Building & Development

Subject: Ordinance Authorizing a Feasibility Study and Report with Respect to the Designation of a Certain Area as a Tax Increment Financing Redevelopment Project Area in the City of Prospect Heights

---

**Background:** The feasibility study, report, and plan is to evaluate the Milwaukee Avenue Retail corridor area to consider the adoption and creation of a tax increment financing area. This study is to determine how this Tax Increment Financing area would enhance the tax base, provide new job opportunities for residents, encourage commercial, retail, and hotel redevelopment, and improve the general welfare and prosperity of the community.

Recent changes within the retail, commercial, and hospitality sectors, such as the closure of two hotels, the pending completion of Levee 37, and the redevelopment of the CEA, support the feasibility study. The report and plan will provide the information necessary to make decisions on how tax increment financing can be used to accomplish the goals of increasing the tax base and job creation through redevelopment.

The proposed ordinance, drafted by City legal counsel, proposes the tax increment financing district redevelopment project area in accordance with the TIF Act. SB Friedman, Development Advisors, LLC, is the city's TIF consultant and has provided a detailed proposal (Exhibit B) to perform the feasibility study to determine the eligibility of the area as a "redevelopment project area". The proposed cost is \$34,856.00.

Staff has reviewed the proposal and concurs.

**Recommendation:** *First Reading Only, No Action Required*

## **Ordinance No. O-26-08**

### **AN ORDINANCE PROVIDING FOR A FEASIBILITY STUDY AND REPORT WITH RESPECT TO THE DESIGNATION OF A CERTAIN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA IN THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS**

**WHEREAS**, the City of Prospect Heights, Cook County (the “City”) is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois, and pursuant to its constitutional authority, has powers granted to it by State Law, including the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the “TIF Act”), the Mayor and City Council of the City (collectively, the “Corporate Authorities”) are empowered to undertake the redevelopment of a designated area within its municipal limits in which existing conditions permit such area to be classified as a “blighted area” or a “conservation area” as such terms are defined in the TIF Act; and

**WHEREAS**, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible areas by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and

**WHEREAS**, the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the City in order to determine the eligibility of said properties as a "redevelopment project area" pursuant to the provisions of the TIF Act, which properties are generally located along Milwaukee Avenue from just south of Winkleman Road to the City’s corporate limits within the Chicago Executive Airport (the “Area”), as shown on the map attached hereto and made a part hereof by reference as **Exhibit A**;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:**

**SECTION ONE:** The recitals set forth in the above prefatory clauses are hereby adopted as the findings of the City and are expressly incorporated herein as a part of this Ordinance.

**SECTION TWO:** SB Friedman Development Advisors, LLC (“Consultant”) is hereby authorized to undertake a feasibility study to determine the eligibility of the Area as a "redevelopment project area" under the TIF Act pursuant to the agreement attached hereto as **Exhibit B** and made part hereof (“Consultant Agreement”), and the consultant agreement is hereby approved, and the Mayor, City Clerk and City Administrator are authorized and directed to sign the Consultant Agreement on behalf of the City; and, Consultant is to prepare a report with respect to the eligibility of the Area under the Act; and, to present a plan for development and redevelopment incorporating all of the matters required by the TIF Act.

**SECTION THREE:** The purpose of the report and plan is to allow the City to consider adoption and establishment of tax increment allocation financing under Illinois Law, for the Area designated in Exhibit A, in order to enhance its tax base as well as the tax base for any other taxing district that has jurisdiction, provide new job opportunities for its residents, attract sound and stable commercial growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the City adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the City for reinvestment in the respective Area for certain purposes permitted by the TIF Act.

**SECTION FOUR:** The City hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Area in the event the TIF Act is adopted by the City and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

**SECTION FIVE:** The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Area through the issuance of bonds, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans, architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and

such other items as permitted by the TIF Act. A general description of tax increment allocation financing as permitted by Illinois law is attached hereto as **Exhibit C** and made a part hereof.

**SECTION SIX:** The City Clerk shall cause copies of this Ordinance to be mailed by certified mail or delivered by messenger to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and that the municipal officer who can be contacted for any and all questions, comments, suggestions, or requests for information be directed to:

Peter Falcone  
City Administrator  
City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, IL 60070  
224-526-7761

**SECTION SEVEN:** All persons who wish to receive more information about the Proposed Redevelopment Project Area or who wish to comment on or make suggestions regarding the redevelopment of the area to be studied should contact Peter Falcone, City Administrator, City of Prospect Heights, 8. N Elmhurst Road, Prospect Heights, Illinois 60070, telephone number (224) 526-7761.

**SECTION EIGHT:** If any part of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

**SECTION NINE:** This Ordinance shall be in full force and effect from after its adoption.

**PASSED AND APPROVED** this 11th day of May, 2026.

---

Pat Ludvigsen, Mayor

ATTEST:

---

City Clerk

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

EXHIBIT A



## EXHIBIT B



VISION  
ECONOMICS  
STRATEGY  
FINANCE  
IMPLEMENTATION

April 10, 2026

Mr. Peter Falcone  
City Administrator  
City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, IL 60070

### Proposal: East Side TIF District Designation Support

Dear Mr. Falcone,

Pursuant to our recent discussions, SB Friedman Development Advisors, LLC (SB Friedman) is pleased to present this proposal to the City of Prospect Heights (the "City") to provide tax increment financing (TIF) consulting services related to a proposed TIF district. This letter outlines our scope of services, timeframe and fees to determine the eligibility of a potential TIF district located along Milwaukee Avenue from just south of Winkleman Road to the City's corporate limits within Chicago Executive Airport and, pending confirmation of eligibility, to prepare a redevelopment plan and provide designation support for the adoption of the TIF district.

### Background and Approach

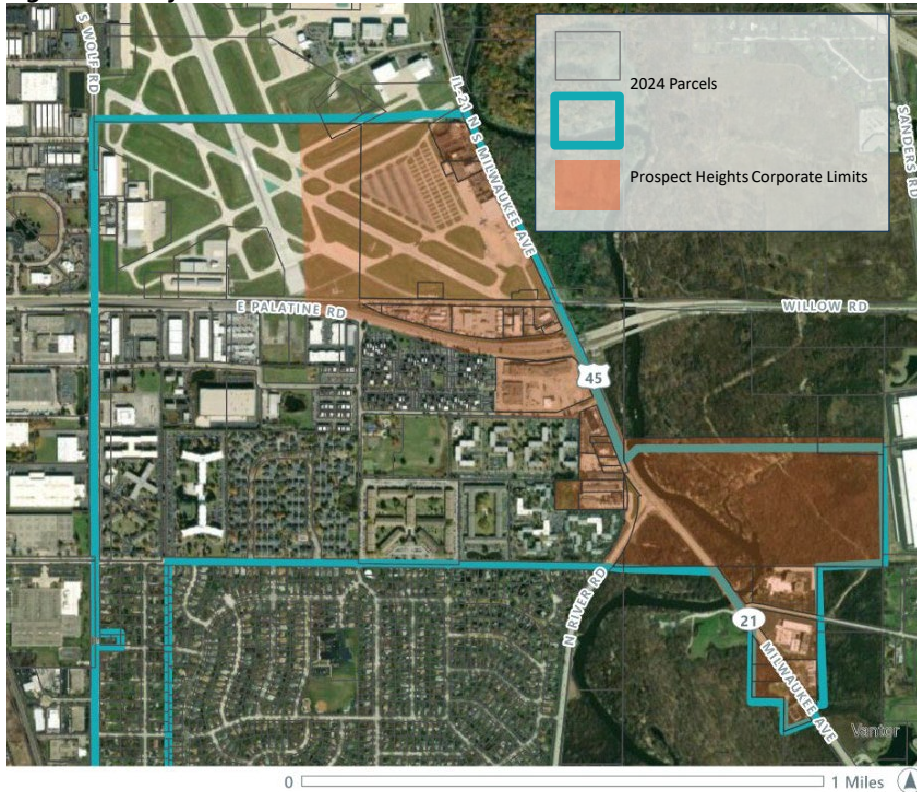
It is our understanding the City seeks to encourage private investment and support development of approximately 241 acres of land (the "Study Area"). The Study Area comprises approximately 44 parcels, as shown on **Figure 1** on the following page.

SB Friedman proposes to first work with City staff, your legal counsel and others to evaluate the eligibility of the Study Area for designation as a TIF district under the Illinois TIF Act (the "Act").

SB Friedman proposes to support the City's effort to establish a TIF district for the Study Area. Under this scope of services, SB Friedman will work with City staff to conduct a full TIF district designation process for the Study Area. We have organized our scope of services for this assignment into four primary phases:

1. Conduct TIF Eligibility Reconnaissance Study
2. Prepare Redevelopment Plan and Project Document
3. Prepare Mailing Lists and Support Notice Process
4. Support Public Review Process

Figure 1. Study Area



We will begin the engagement by conducting a TIF Eligibility Reconnaissance Study. At the completion of the phase of work, we will check in with you before proceeding. Assuming some or all of the Study Area is eligible and the City wants to move forward, the designation support process would include documentation of our findings in a formal Eligibility Report, preparation of the Redevelopment Plan and Project document, and assisting the City with the public deliberation process, including the preparation of mailing lists.

For base budgeting purposes, we have assumed that a Housing Impact Study will not be required. If it is determined a housing Impact Study is required, we will provide an additional services agreement with the City for this work.

## Scope of Services

Our proposed scope of services and work steps for each phase are as follows:

### PHASE 1: CONDUCT TIF ELIGIBILITY RECONNAISSANCE STUDY

1) **Conduct Project Kickoff Call.** We will conduct a kickoff call with the City and legal counsel to:

- Discuss the project scope and timeframe
- Confirm the Study Area boundary
- Discuss corporate limits

- Review existing documents compiled by the City, including the first and current Comprehensive Plans and current zoning map
- Identify additional key sources of data that we will need for our analysis
- Confirm the assumptions to be used in developing the TIF budget, goals and objectives
- Confirm SB Friedman, City staff, and legal counsel responsibilities

**2) Obtain and Examine Necessary Data.** We will pursue key data to determine whether the Study Area qualifies for TIF district designation under the TIF Act. To complete our eligibility analysis, we will:

- Obtain current GIS parcel shape files and/or existing base maps from the City and/or Cook County (the "County"), and prepare internal base maps
- Obtain and review building age data
- Obtain and review five-year history of building permit data for parcels within the Study Area from the City
- Obtain information about infrastructure presence, age, and condition from City staff and/or City's consulting engineers
- Conduct preliminary research regarding flooding in and around the Study Area and coordinate with an engineer to request a formal flooding study
- Prepare PIN list, and order and enter taxpayer and six-year history of equalized assessed values (EAV) for the Study Area and City
- Enter, proof and map eligibility criteria, as required

**3) Conduct Fieldwork.** We will conduct field research for the Study Area to document field-observable eligibility factors. We anticipate up to one full day of field research in the City for two staff members, including travel time and collection of addresses that will be needed for required noticing.

**4) Analyze EAV Growth.** We will analyze the growth in EAV over the past six years (five year-to-year periods) and compare Study Area growth to City growth and Consumer Price Index growth over those periods.

**5) Analyze Additional Eligibility Factors/Required Findings and Tests.** Based on our field research and other data, we will assess the presence and distribution of factors to establish eligibility and to meet the "but for..." and "lack of growth through private investment" requirements, as outlined in the Act. The eligibility findings and boundary will be documented in a series of maps for the Study Area.

**6) Prepare Eligibility Study Summary.** We will prepare an Eligibility Study summary documenting the findings of our eligibility research, including maps and tables.

**7) Conduct Call with City.** We will conduct a call with the City to discuss our findings and recommendations.

## **PHASE 2: FINALIZE ELIGIBILITY RESEARCH AND PREPARE REDEVELOPMENT PLAN AND PROJECT**

**1) Prepare Maps of the Proposed TIF District.** A series of maps of the proposed TIF district will be prepared for inclusion in the Redevelopment Plan and Project document. These maps will include: the proposed boundary, vacant and (if applicable) improved land, documented distribution of eligibility factors, existing land use, and future land use.

**2) Obtain and Proof Boundary Legal Description.** We will engage and manage a licensed surveyor on the City's behalf to draft a boundary legal description for the proposed TIF district. We will proof the boundary legal description to

ensure accuracy. We will also work with County to ensure that they are comfortable with the legal description prior to filing the TIF plan with the City Clerk.

**3) Prepare Plan.** We will prepare a Plan for the proposed TIF district. As required by the Act, the Plan will include:

- RPA Description
- Boundary Legal Description of the RPA
- Summary of Blight/Conservation Area Conditions and Analysis of Eligibility Factors
- Redevelopment Plan Goals, Objectives and Strategy
- Existing and Proposed Land Use
- Most Recent EAV and Estimated Future EAV
- Estimated Redevelopment Project Costs (line-item budget)
- Assessment of Impacts on Other Taxing Districts
- Affirmative Action Plan
- Statement of Conformance with Other Community Plans

We will prepare an estimate the future EAV of the Redevelopment Project Area, as required by the Act.

The Act requires that a Housing Impact Study (HIS) be completed if the plan would result in the displacement of 10 or more occupied residential units, or if the area contains 75 or more occupied residential units and the City does not certify that no residential displacement will occur. It appears that there are fewer than 10 residential units in the proposed Study Area and thus we have assumed that no HIS will be required.

We will prepare a full draft Plan to be reviewed by the City and your legal counsel. Following one round of revisions and feedback, we will finalize the Plan, which must be filed with the City Clerk at least 10 days prior to introduction to the City Council.

### **PHASE 3: PREPARE MAILING LISTS AND SUPPORT NOTICING PROCESS**

**1) Create Mailing Lists for Noticing.** The Act requires that municipalities make a good faith effort to provide notice of the availability of the Plan and how to obtain it by mail to all residential addresses within 750 feet of the boundary of any proposed TIF district. We will prepare a map identifying this buffer area. We will conduct fieldwork to validate the addresses in this area as part of our initial fieldwork. Additionally, we will prepare other mailing lists for noticing, as required by the Act. Our proposed scope includes preparation of the following mailing lists:

- Affected taxing bodies and the Illinois Department of Commerce and Economic Opportunity
- Taxpayers within the proposed TIF district
- Taxpayers of properties within the proposed TIF district for which taxes were not paid in the prior year
- Residential addresses within 750 feet of the proposed TIF district boundary

The City may elect to engage a mailing company for preparation and distribution of the mailings or to prepare the mailings using City staff resources.

**2) Support Noticing and Approval Process.** We assume that the City will print and prepare the mailings and publish required notices in local newspapers. We will coordinate with the City to ensure all mailing addresses are provided in a timely fashion.

We assume that the City’s legal counsel will establish and manage a timeline for mailings, meetings and noticing based on the Act, the overall project timeline, newspaper publishing dates, and the City Council meeting schedule.

#### PHASE 4: SUPPORT PUBLIC APPROVAL PROCESS

**13) Present Findings at Joint Review Board and Public Hearing.** We will attend and, as appropriate, make presentations at the two key meetings that are part of the review process as provided in the Act. These meetings include the Joint Review Board Meeting and the Public Hearing, both of which we assume will be held in person.

### Timeline

Based on the scope of the work outlined herein and our experience with similar projects, we estimate it will take approximately 30-45 days to complete Phase 1, 30-45 days to complete Phase 2, and 90-120 days to complete Phases 3 and 4. This timeline may be extended if certain data is unavailable, third-party consultants require more time to complete their work than anticipated, or delays are incurred related to scheduling of the public approval process meetings. We will work with you to meet any specific deadlines, where possible.

### Professional Fees

Professional fees for our services will be based on the time required at the then-current billing rates of the SB Friedman personnel assigned to the project. The scope of the engagement and our experience with similar services indicate that our professional fees and expenses will total **\$34,856**, as shown in the detailed budget below.

Other expenses to be incurred directly by the City that are not included in this estimate include:

- Surveyor: boundary legal description
- Engineer: flooding study
- Costs of required mailings and notices
- Research into tax-delinquent properties
- Legal counsel

This fee estimate is based upon the Scope of Service described above and the time budgets shown in the detailed budget. The fee estimate has been prepared based on certain assumptions as to the time required and is subject to upward revision if the engagement entails more time than estimated due to problems that are encountered which could not reasonably have been foreseen at the commencement of the engagement, or if the scope is changed. In this event, we will discuss the matter with you so that a mutually agreeable revision may be made. Fees and expenses for our services will not exceed the total budget estimate without further authorization from the City.

Actual billings will be based on time expended as follows:

Partner/Senior Vice President	\$400	Project Manager	\$264
Senior Vice President	\$386	Senior Associate	\$238
Vice President	\$310	Associate	\$218
Senior Project Manager	\$284	Research Associate	\$202



These rates will be in effect until December 31, 2026, after which rates are subject to adjustment.

Two in-person meetings are included in this fee estimate:

- Joint Review Board meeting
- Public Hearing

Additional meeting time and additional services, beyond what is included in the Scope of Services and detailed budget will be billed hourly at the rates provided above.

Local travel, publications, maps, outside data purchased specifically for this project, use of owned or licensed databases, report production, and other out-of-pocket expenses are included in this estimate and will be billed in addition to professional fees as incurred (without markup). Travel time will be billed in full.

Invoices will be rendered not more frequently than monthly as our work progresses for services and costs incurred. All invoices are payable within 30 days. If at any point the decision is made to discontinue our services, our fee will be based upon the actual time expended and out-of-pocket costs incurred to that date.

The attached **Limitations of Our Engagement** apply to this engagement.

TASK	TOTAL	Senior Vice President / Partner \$400	Senior Project Manager \$284	Associate \$218
<b>Phase 1: Conduct TIF Eligibility Reconnaissance Study</b>				
1 Conduct Project Kickoff Call	\$902	1	1	1
2 Obtain and Examine Necessary Data	\$1,840	1	2	4
3 Conduct Fieldwork	\$6,896		12	16
4 Analyze EAV Growth	\$1,440		2	4
5 Analyze Additional Eligibility Factors/Required Findings and Tests	\$3,680	2	4	8
6 Prepare Eligibility Study Summary	\$2,712	1	2	8
7 Conduct Call with City	\$902	1	1	1
<b>Phase 2: Finalize Eligibility Research and Prepare Redevelopment Plan and Project</b>				
1 Prepare Maps of the Proposed TIF District	\$2,444		4	6
2 Obtain and Proof Boundary Legal Description	\$1,004		2	2
3 Prepare Plan	\$4,152	1	4	12
<b>Phase 3: Create Mailing Lists and Support Noticing Process</b>				
1 Create Mailing Lists for Noticing	\$1,876		2	6
2 Support Noticing and Approval Process	\$786		2	1
<b>Phase 4: Support Public Approval Process</b>				
13 Present Findings at Joint Review Board and Public Hearing	\$5,472	8	8	comp
<b>Total Hours</b>	<b>130</b>	<b>15</b>	<b>46</b>	<b>69</b>
<b>Total Professional Fees</b>	<b>\$34,106</b>	<b>\$6,000</b>	<b>\$13,064</b>	<b>\$15,042</b>
Reimbursable Expense Estimate	\$750			
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$34,856</b>			
<i>Allowance for Boundary Legal Description</i>				<i>Assumed incurred directly by City</i>
<i>Allowance for Flooding Memo</i>				<i>Assumed incurred directly by City</i>
<i>Mailing Costs and Title Company Tax Delinquency Research</i>				<i>Assumed incurred directly by City</i>



## Limitations of Our Engagement

Our deliverable will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district for inclusion in the final deliverable and to provide a level of assurance that the increment to be generated could be sufficient to cover estimated project costs.

As such, our deliverable and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of considering establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverable nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent. Our work products are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities.

We acknowledge that upon submission to the City the deliverable may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverable under such Act.

## **EXHIBIT C**

### **A GENERAL DESCRIPTION OF TAX INCREMENT ALLOCATION FINANCING AS PERMITTED BY ILLINOIS LAW**

Tax Increment Allocation Financing (TIF) was enacted into law in 1977. As an economic development tool, it enables municipalities to target financial assistance to, among other things, eliminate or prevent blighted conditions in developed areas like established older downtowns and other commercial areas, or to relieve chronic flooding in areas.

TIF is permitted under Chapter 65 of the Illinois Compiled Statutes, 65 ILCS 5/11-74.4-1 et seq. (“Act”). The Act authorizes municipalities to receive increments generated from increased property tax revenues in an area designated for TIF. The “increment” is the amount of growth in property taxes attributable to the increase in the value of the property in the TIF area after private redevelopment has taken place and/or as a result of the value of the property otherwise increasing. The growth amount is set aside by the tax collector into a special municipal fund to pay redevelopment costs, including debt service. To identify the increment, at the adoption of TIF for an area, the equalized assessed value (“EAV”) of each parcel in the area is frozen at its current amount (“Initial EAV”). During the life of TIF in the designated area, the taxing districts will receive taxes attributable to the lower of the then-current EAV or the Initial EAV. As improvements are made in the TIF area, and EAVs rise, tax revenue attributable to the increase in EAV, above the Initial EAV, goes to the municipality’s special fund to pay redevelopment costs as permitted by the Act.

Once the improvements are completed and all project costs paid, or at a time specified in the original municipal ordinances establishing TIF for the area, the TIF area is dissolved and future incremental tax revenue is paid directly to the local taxing bodies.

April 10, 2026

Mr. Peter Falcone  
City Administrator  
City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, IL 60070

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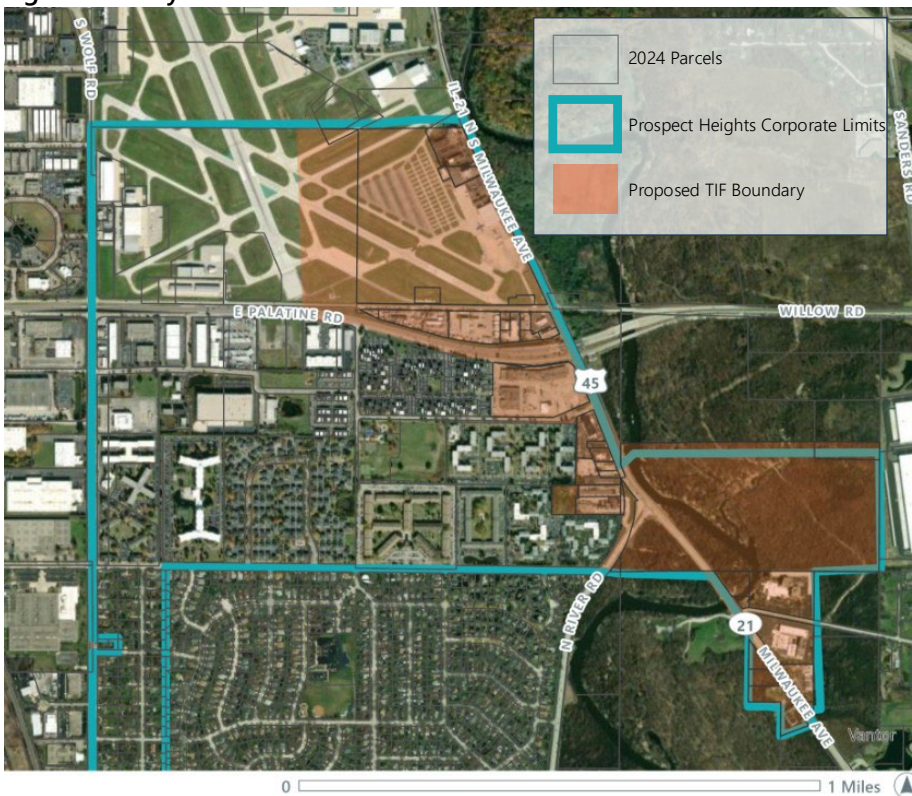
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## **PHASE 2: FINALIZE ELIGIBILITY RESEARCH AND PREPARE REDEVELOPMENT PLAN AND PROJECT**

**1) Prepare Maps of the Proposed TIF District.** A series of maps of the proposed TIF district will be prepared for inclusion in the Redevelopment Plan and Project document. These maps will include: the proposed boundary, vacant and (if applicable) improved land, documented distribution of eligibility factors, existing land use, and future land use.

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<b>Total Hours</b>	<b>130</b>	<b>15</b>	<b>46</b>	<b>69</b>
<b>Total Professional Fees</b>	<b>\$34,106</b>	<b>\$6,000</b>	<b>\$13,064</b>	<b>\$15,042</b>
Reimbursable Expense Estimate	\$750			
<b>TOTAL ESTIMATED BUDGET</b>	<b>\$34,856</b>			
<i>Allowance for Boundary Legal Description</i>				<i>Assumed incurred directly by City</i>
<i>Allowance for Flooding Memo</i>				<i>Assumed incurred directly by City</i>
<i>Mailing Costs and Title Company Tax Delinquency Research</i>				<i>Assumed incurred directly by City</i>

## Acceptance Procedures

We appreciate the opportunity to continue to support the City. To indicate your acceptance of this proposal, please sign and return it to us as authorization for to proceed.

Sincerely,



Geoff Dickinson, AICP  
Senior Vice President/Partner  
(312) 384-2404 | [gdickinson@sbfriedman.com](mailto:gdickinson@sbfriedman.com)



Elena Caminer  
Senior Project Manager  
(312) 424-4257 | [ecaminer@sbfriedman.com](mailto:ecaminer@sbfriedman.com)

**Accepted:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

## Limitations of Our Engagement

Our deliverable will be based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we will obtain certain information. The sources of information and bases of the estimates and assumptions will be stated in the deliverable. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our deliverable, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the deliverable to reflect events or conditions which occur subsequent to the date of the deliverable. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our study will not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort will be made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we will neither evaluate management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Preliminary tax increment financing (TIF) projections are anticipated to be prepared under this engagement for the purpose of estimating the approximate level of increment that could be generated by proposed projects and other properties within the proposed TIF district boundary and from inflationary increases in value. These projections are intended to provide an estimate of the final equalized assessed value (EAV) of the TIF district for inclusion in the final deliverable and to provide a level of assurance that the increment to be generated could be sufficient to cover estimated project costs.

As such, our deliverable and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of considering establishing a TIF district. These projections should not be relied upon by any other person, firm or corporation, or for any other purposes. Neither the deliverable nor its contents, nor any reference to our Firm, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent. Our work products are not intended to constitute advice for the client to issue (or refrain from issuing) specific municipal securities.

We acknowledge that upon submission to the City the deliverable may become a public document within the meaning of the Freedom of Information Act. Nothing in these limitations is intended to block the disclosure of the deliverable under such Act.



Date: May 7, 2026

To: Mayor and City Council

From: Peter P. Falcone, City Administrator

Subject: Ordinance #O-26-09 Amending Title 1, Chapter 6, Section 7 - Power and Duties and Title 1, Chapter 11A, Section 1 - Budget Officer

---

**BACKGROUND:** Per City Code, the City shall appoint a budget officer to prepare or cause to be prepared, the annual budget and prepare, or cause to be prepared, the annual tax levy. This ordinance appoints the City Administrator as the budget officer designee and in the event the City Administrator cannot serve as the budget officer, grants the Mayor and City Council the authority to designate another to serve as budget officer. Passage of this ordinance codifies the City's past practice for designating the budget officer and establishes an alternate selection if needed.

**RECOMMENDATION:** Staff requests for City Council's consideration and passage of O-26-09 to memorialize current practice.

**ORDINANCE NO. O-26-09**

**AN ORDINANCE AMENDING THE CITY CODE, TITLE 1, CHAPTER 6, SECTION 1-6-7 OF THE CITY CODE REGARDING THE POWERS AND DUTIES OF THE CITY ADMINISTRATOR AND TITLE 1, CHAPTER 11A, SECTION 1-11A-1 OF THE CITY CODE REGARDING THE BUDGET OFFICER**

**WHEREAS**, the City of Prospect Heights (“City”) is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois; and

**WHEREAS**, the City has enacted a City Code for the purpose of improving and protecting the public health, safety, comfort, convenience and general welfare of the people; and

**WHEREAS**, Section 1-6-7 of the City Code sets forth the powers and duties of the City Administrator; and

**WHEREAS**, Section 1-11A-1 of the City Code sets forth the who shall serve as the City’s budget officer; and

**WHEREAS**, the Mayor and City Council have determined that the amendment of the Code with respect to the powers and duties of the City Administrator and who shall serve as the City’s budget officer is in the best interest of the employees of the City, and for the benefit of public health, safety, comfort, convenience and general welfare of the people.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS** as follows:

**SECTION 1.** The City Council hereby finds and determines that the facts and statements set forth in the above recitals are true and correct, and do hereby, by reference, incorporate and make them a part of this ordinance.

**SECTION 2.** That the purpose of this ordinance shall include amending Title 1 (Administrative), Chapter 6 (City Administrator), Section 1-6-7 (Powers and Duties) and Title 1 (Administrative), Chapter 11A (Annual Budget and Budget Officer), Section 1-11A-1 (Budget Officer) of the City Code as provided herein.

**SECTION 3:** That Section 1-6-7 of the City Code, “Powers and Duties”, be amended as set forth below with deletions in strikethrough and additions in bold, underline text so that the same shall be read as follows:

**1-6-7: POWERS AND DUTIES:**

The city administrator shall be the chief administrative officer of the city and shall be responsible to the mayor and city council for the management and operation of all affairs and departments of the city. As such administrative officer, he shall have the management and control of all matters and things pertaining to the operation and maintenance of the

properties of the city and of all city departments. To that end, he shall have the power and shall be required to:

\*\*\*

J. Serve **as the city's budget officer**, and ~~Facilitate the budget officer's preparation of the annual budget, or~~ prepare or cause to be prepared, on or before March 15 of each year, the annual budget ~~in the event the city administrator is also the budget officer~~; and prepare, or cause to be prepared, the annual tax levy. **In the event the city administrator is not also the budget officer, then the city administrator shall facilitate the budget officer's preparation of the annual budget.**

\*\*\*

**SECTION 4:** That Section 1-11A-1 of the City Code, "Budget Officer", be amended as set forth below with deletions in strikethrough and additions in bold, underline text so that the same shall be read as follows:

**1-11A-1: BUDGET OFFICER:**

A. There is created hereby the position of budget officer in the city of Prospect Heights, ~~who shall be designated by the mayor with the approval of the city council.~~ **The City Administrator shall serve as the budget officer. In the event that the City Administrator is unable to serve as the budget officer, or if the Mayor and the City Council determine that another person is better suited to serve as the budget officer, the Mayor may designate another person to serve as the budget officer, with the approval of the city council.**

B. The budget officer may hold another municipal office, either elected or appointed, and may receive the compensation established from time to time by the mayor and city council of the city for both offices. Such budget officer shall serve at the pleasure of the mayor.

C. Before entering upon the duties of this office, the budget officer shall take oath and post bond as provided by statute. (Ord. 0-08-05, 2-19-2008)

**SECTION 5:** That the City Clerk of the City of Prospect Heights be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

**SECTION 6:** If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

**SECTION 7:** This Ordinance shall be in full force and effect upon its passage and approval as required by law.

**PASSED and APPROVED** this 27th day of May, 2026.

\_\_\_\_\_  
Patrick Ludvigsen, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Published in pamphlet form:



**TO:** City Administrator Peter Falcone and Members of the City Council  
**FROM:** Chief Milorad Derman  
**DATE:** April 28, 2026  
**SUBJECT:** Police Vehicle (DEA Vehicle) - Acquisition Approval

**PURPOSE**

The purpose of this memorandum is to request City Council approval to purchase a new police vehicle to replace an outdated one, ensuring the continued effectiveness of law enforcement services.

**BACKGROUND**

The Police Department operates a fleet of vehicles that are crucial for public safety. Several vehicles currently in use have surpassed their recommended service life, leading to higher maintenance costs and decreased reliability. To maintain operational efficiency and uphold service standards, the department has recognized the need to replace one of its aging vehicles.

**PROPOSED PURCHASE**

It is proposed that the City authorize the purchase of one police vehicle:

- 2026 Toyota 4Runner SR5, 4WD, Gas Fueled - \$43,584.63. Outfitting costs not to exceed \$20,000.
- This vehicle will replace the current Drug Enforcement Administration police vehicle, which is a 2019 Chevrolet Tahoe with approximately 160,000 miles.

**RECOMMENDATION**

It is recommended that the City Council approve the purchase of the identified police vehicle.

**ENCLOSURE**

Please find attached copies of three quotes from Elgin Toyota, Arlington Toyota, and Schaumburg Toyota.

I am requesting a bid waiver for this vehicle purchase from Elgin Toyota, as they offered the lowest price among three different dealerships. The vehicle conversion will be handled by our current vendor, MPC Communications & Lighting, Inc. I am currently in ongoing meetings with MPC Communications & Lighting, Inc., and our fleet supervisor to determine the equipment requirements for the new vehicle. If necessary, police markings will be installed by our existing vendor, Suburban Accents. Funding for the vehicle and required equipment will be sourced from the DEA Seizure Fund.

Respectfully,

*Milorad Derman*

**Chief Milorad Derman**

**Milorad Derman | Chief of Police**  
**PROSPECT HEIGHTS POLICE DEPARTMENT**

**Resolution R-26-12**

**A Resolution Approving the Purchase of a Police DEA Unmarked Vehicle at a Cost Not to Exceed \$43,584.63 with Outfitting Costs Not to Exceed \$20,000 to be Expensed Through the DEA Budget**

**WHEREAS**, the City of Prospect Heights Police Department is in operational need of a new Police DEA unmarked vehicle to replace an outdated one, ensuring the continued effectiveness of law enforcement services; and

**WHEREAS**, the City has received three quotes and is requesting that the bid for the lowest price be chosen from Elgin Toyota; and

**WHEREAS**, the City finds reasonable the total cost for a Toyota 4Runner SR5 of \$43,584.63 with outfitting costs not to exceed \$20,000; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

**Section One:** That the City Council approve the purchase of a Toyota 4Runner from Elgin Toyota.

**Section Two:** That the City Administrator, or his designee, is authorized to take all necessary steps to implement this Resolution.

**Section Three:** That this Resolution shall be in full force and effect from and after its passage and approval as required by law.

**PASSED AND APPROVED this 11th day of May, 2026**

\_\_\_\_\_  
Mayor Patrick Ludvigsen

ATTEST:

\_\_\_\_\_  
City Clerk

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**Exhibit A**

**Quotes from 3 Dealerships: Elgin Toyota, Arlington Toyota, and Schaumburg Toyota**

Elgin Toyota

**Pardeep Deol**

---

**From:** Umair Ibrar <uibrar@elgintoyota.com>  
**Sent:** Thursday, February 12, 2026 11:04 AM  
**To:** Pardeep Deol  
**Subject:** 2026 4RUNNER- Elgin Toyota  
**Attachments:** e53c8e03-2a9d-416c-a020-079dac15f48e.pdf; Vspec\_4RUNNER\_JTEVA5BR4T5084211.pdf

\*\*\*\*\* THIS IS AN EXTERNAL EMAIL, PLEASE EXERCISE CAUTION WITH LINKS \*\*\*\*\*

Hi Pardeep,

Here is pricing for the 2026 Toyota 4Runner SR5 4X4 Stock #D67241:

**MSRP: \$46,012**

**PRICE: \$43,380**

**SALES TAX: \$0 (MUNICIPAL TAX EXEMPT)**

**DOC FEE: \$377.63**

**DRIVE-AWAY TAG (90 DAYS): \$27**

**TOTAL: \$43,784.63**

If you'd like to move forward with the purchase, please let us know as soon as possible.

Best Regards,

**Umair Ibrar**

**Elgin Toyota**

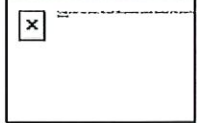
**Sales Manager**

1600 W Lake St

Streamwood, IL 60107

Direct Line: (224) 238-4053

<https://link.edgepilot.com/s/57fb59c6/1wZyiYMdHUigmpOBwEGFg?u=http://www.elgintoyota.com/>



You are receiving this email because you inquired about or purchased a vehicle from Elgin Toyota recently or in the past. If you prefer not to receive further emails from us, [click here to unsubscribe](#). Alternatively, you can send a written request to the address below. We'll remove you from our list as quickly as possible.

This email was sent to pdeol@prospect-heights.org on February 12, 2026.

To contact us please visit <https://link.edgepilot.com/s/57fb59c6/1wZyiYMdHUigmpOBwEGFg?u=http://www.elgintoyota.com/> or call (847) 741-2100.

This email was delivered to you by:  
Elgin Toyota  
1600 W Lake St  
Streamwood, IL 60107



DESC.: 4RUNNER 4WD SR5  
 VIN: JTEVA5BR4T5084211  
 YR/MDL: 2026/8664A  
 CLR: UNDERGROUND/FA20 (01/7/20)  
 FINAL ASSEMBLY POINT: TAHARA, AICHI, JAPAN

**GOVERNMENT 5-STAR SAFETY RATINGS**

**Overall Vehicle Score** ★★★★★  
 Based on the combined ratings of frontal, side and rollover.  
 Should ONLY be compared to other vehicles of similar size and weight.

<b>Frontal Crash</b>	★★★★★
Driver	★★★★★
Passenger	★★★★★
<b>Side Crash</b>	★★★★★
Front seat	★★★★★
Rear seat	★★★★★
<b>Rollover</b>	★★★★★

Star ratings range from 1 to 5 stars (★★★★★) with 5 being the highest.  
 Source: National Highway Traffic Safety Administration (NHTSA)  
[www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236

**STANDARD EQUIPMENT**

- UNLESS REPLACED BY OPTIONAL EQUIPMENT
- MECHANICAL & PERFORMANCE**
- 1-FOUR 2.4L I-4 Turbocharged Engine
  - 8-Speed Automatic Transmission
  - Part-Time 4WD System
  - Tow Hitch Receiver w/7 & 4-Pin Connector
- SAFETY & CONVENIENCE**
- 17-in Alloy Wheels
  - Power Rear Window
  - LED Headlights and Fog Lights
  - Black Roof Rails
  - Temporary Spare Tire
- INTERIOR**
- Fabric-trimmed Seats w/Pre-Collision Driver's Seat Support
  - 8-speaker Audio Multimedia w/9-inch Touchscreen Display
  - 5-Door XTRACOR 20-inch Hubcaps
  - Leather-trimmed steering wheel

**BASE MANUFACTURER'S SUGGESTED RETAIL PRICE \$43,570.00**

- OPTIONAL EQUIPMENT**
- FE 50 STATE EMISSIONS 248.00
  - 63. Floor Mats- All Weather- 4Runner 699.00
  - R6. Side Steps- Predator Drop Black

# Original - Copy

Created on 2025-12-18 20:52:26 (UTC)

\*\*\*Full Tank of Gas\*\*\*

**EPA DOT Fuel Economy and Environment**

**Fuel Economy** Standard SUVs range from 12 to 115 MPG. The best vehicle gets 141 MPG.

**21 MPG** combined city/hwy

**19 25** city highway

**4.8** gallons per 100 miles

**Annual fuel cost \$2,350**

**Fuel Economy & Greenhouse Gas Rating (tailpipe only) Smog Rating (tailpipe only)**

**4** (Best) (Worst)

**10** (Best) (Worst)

**10** (Best) (Worst)

**6** (Best) (Worst)

This vehicle emits 417 grams CO<sub>2</sub> per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions, learn more at [EPA.com/mycar](http://EPA.com/mycar).

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 29 MPG and costs \$8,500 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.30 per gallon. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

**fuelconomy.gov**  
Calculate personalized estimates and compare vehicles.

**MANUFACTURER'S SUGGESTED RETAIL PRICE \$44,517.00**

DELIVERY, PROCESSING AND HANDLING FEE 1,495.00

**TOTAL SUGGESTED RETAIL PRICE \$46,012.00**

\*Manufacturer's suggested retail price excludes delivery, processing and handling fees, license and title fees, applicable federal, state and local taxes, and dealer and distributor options and accessories.

Delivered by Truck to:  
 ARLINGTON TOYOTA  
 2095 N. RAND ROAD  
 PALATINE IL 60074



TM1CE1N250FDW0



# TOYOTA

## Elgin Toyota

1600 W. Lake Street  
Streamwood IL 60107  
847-741-2100

## 2026 4RUNNER

4Runner SR5



Model: 2026 4Runner SR5 i-FORCE 2.4L 4-Cyl. Turbo Engine  
Part-time 4-Wheel Drive 8664A

VIN: JTEVA5BR4T5084211

Stock: D67241

Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine

Transmission: 8-Speed Automatic Transmission

EXTERIOR  
Underground

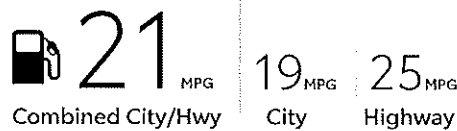
INTERIOR  
Black Fabric

### PRICE

Base MSRP *	\$43,570.00
Port Installed Packages & Accessories	\$947.00
Delivery Processing and Handling	\$1,495.00
Dealer Adjustments	-\$2,631.66

**Total Advertised Price**                    **\$43,380.34**

### FUEL ECONOMY



### INSTALLED PACKAGES & ACCESSORIES

50 State Emissions	FIO	\$0.00
Predator Drop Step	PIO	\$699.00
A highly functional and stylish upgrade for your 4Runner, the predator tube step complements the 4Runners's rugged design and improves access to the cab.		
. Black powder-coated finish		
. Drop step for easy access		
. Durable, 6061 aluminum construction is chip and rust resistant.		
All-Weather Floor Liners	PIO	\$248.00
Engineered to precisely fit your vehicle, all-weather floor liners are made from durable, flexible, weather-resistant material.		
. Precise injection molding uses Toyota's original vehicle design data for a true fit		
. Includes second row liner to help provide more complete coverage		
. Liners feature ribbed channels to better hold moisture and a stylish vehicle logo		
. Skid-resistant backing and driver-side quarter-turn fasteners help to keep the liners in place.		
Total Optional Equipment		\$947.00
Vehicle Base Model		\$43,570.00
Delivery Processing and Handling		\$1,495.00

### FEATURES

#### Mechanical & Performance

- Engine: i-FORCE 2.4L turbocharged inline 4-cylinder engine; 278
- Valvetrain: 16-valve Dual Overhead Cam (DOHC), chain drive with

- hp @ 6000 rpm; 317 lb.-ft. @ 1700 rpm
- Intake: Twin scroll turbocharger with wastegate valve control and air-cooled intercooler
- Ignition System: Conventional 12V starter
- Drive Modes: Drive Mode Select (DMS) with Eco, Normal and Sport Modes
- Drivetrain: Part-time 4-Wheel Drive (4WD) with electronically controlled 2-speed transfer case (high/low range) and Active Traction Control (A-TRAC)
- Suspension: Independent double-wishbone front suspension with coil springs and stabilizer bar; Multi-link rear suspension with coil springs and stabilizer bar
- Steering: Electric Power Steering (EPS); power-assisted rack-and-pinion
- Brakes: Electric Parking Brake (EPB)
- Towing: Integrated towing receiver hitch and wiring harness with 4- and 7-pin connectors
- 8-Speed Automatic Transmission

- Dual Variable Valve Timing with intelligence (VVT-i); 2393 c.c. aluminum engine block; 87.5 x 99.5 (mm.) bore x stroke; 11.0:1 compression ratio
- Fuel System: D-4ST direct-injection and port-injection fuel system
- Transmission: 8-speed Electronically Controlled automatic Transmission with intelligence (ECT-i), sequential shift mode, and uphill/downhill shift logic
- Drive Modes: TOW/HAUL driving modes
- Body/Frame: Reinforced body-on-frame construction with TNGA-F high-strength boxed-steel ladder frame
- Suspension: Conventional twin tube shock absorbers
- Brakes: Power-assisted front and rear ventilated disc brakes
- Off-Road: Front and rear recovery points
- Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine
- Weight Rating: 6075 lbs

## Steering

- Electric Power Steering (EPS); power-assisted rack-and-pinion S

## Exterior

- 17-in. dark-gray painted alloy wheels
- Black roof rails
- LED fog lights
- Power windows with auto up/down and jam protection in all positions
- Power rear liftgate window with auto up/down, jam protection, and defogger with timer
- Variable intermittent windshield wipers with mist cycle
- Black horizontal-bar grille, mirror caps, door handles and overfenders; color-keyed rear spoiler; black "SR5" and "4RUNNER" badges
- LED headlights with Daytime Running Lights (DRL), auto on/off feature and manual leveling adjustment
- LED taillights with red outer lens
- Privacy-tinted glass on rear side, quarter and liftgate windows
- Rear spoiler with integrated LED center high-mount stop light and concealed rear wiper with mist cycle
- Heated power outside mirrors

## Interior

- Fabric-trimmed front seats; 6-way manually adjustable driver and front passenger seats with 2-way driver lumbar support
- Leather-trimmed manual tilt/telescopic steering wheel with audio and Bluetooth® hands-free phone and voice-command controls
- Single-zone manual climate control with air filtration
- Manual day/night rearview mirror
- 12 cup and bottle holders
- 60/40 split, reclining and tumble-folding second-row seat with center armrest and cup holders
- Smart Key System with Push Button Start, remote keyless entry and remote illuminated entry
- Rear-seat air vents
- Second-row and cargo-area LED illumination

## Audio Multimedia

- 8-in. Audio Multimedia Display with 8-speaker audio system + roof Exciter, wireless Apple CarPlay® & Android Auto™ compatibility, SiriusXM® 3-month trial. See [toyota.com/audio-multimedia](https://toyota.com/audio-multimedia) for details. S
- Digital gauge cluster with 7-in. color Multi-Information Display (MID) S

## ToyotaCare

- No cost maintenance plan \$0 (No Cost)
- 24-hour Roadside Assistance \$0 (No Cost)

## Safety & Convenience

- 3-point seatbelts for all seating positions; driver's-side Emergency Locking Retractor (ELR) and Automatic/Emergency Locking Retractor (ALR/ELR) on all passenger seatbelts
- Integrated backup camera display with projected path
- Trailer Sway Control (TSC)
- Tire Pressure Monitor System (TPMS)
- Toyota Safety Sense™ 3.0 (TSS 3.0) — Pre-Collision System with Pedestrian Detection (PCS w/PD), Lane Tracing Assist (LTA), Dynamic Radar Cruise Control (DRCC), Lane Departure Alert with Steering Assist (LDA w/SA), Automatic High Beams (AHB), Road Sign Assist (RSA), Proactive Drive Assist (PDA)
- Blind Spot Monitor (BSM) with Rear Cross-Traffic Alert (RCTA) and

- Nine airbags — Advanced Airbag System with driver and front passenger dual stage airbags, driver and front passenger seat-mounted side airbags, driver and front passenger knee airbags, front passenger seat cushion airbag, and front and rear side curtain airbags
- Child-protector rear door locks and power window lockout control
- Trailer Merge Warning
- Anti-theft system
- Driver and front passenger seatbelt pretensioners with force limiters
- Power door locks with shift-linked automatic lock/unlock feature
- LATCH (Lower Anchors and Tethers for Children) includes lower anchors on outboard second-row seats and tether anchors on all second-row seats

## Connected Services

- Safety Connect® — includes Emergency Assistance button, enhanced Roadside Assistance, Automatic Collision Notification and Stolen Vehicle Locator. Subscription required after trial. 4G network dependent. 5-year-minimum trial subscription
- Remote Connect — remotely interact with your vehicle through the Toyota app via your smartwatch. Depending on grade, allows you to lock/unlock doors, start and stop the vehicle, locate your last parked location, check vehicle status and monitor guest drivers. Subscription required after trial. 4G network dependent. Function availability varies by grade. 1-year trial subscription
- Wi-Fi Connect — includes AT&T Wi-Fi hotspot. Subscription required after trial. 4G network dependent. Up to 30-day/3 GB trial subscription
- Service Connect — receive personalized maintenance updates and vehicle health reports. Subscription required after trial. 4G network dependent. 5-year-minimum trial subscription
- Drive Connect — includes Cloud Navigation with Google Points of Interest (POI) data, Intelligent Assistant with Hey, Toyota, and Destination Assist. Subscription required after trial. 4G network dependent. Subscription required

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\* Base MSRP excludes manufacturer, distributor and dealer options, taxes, title and license and dealer fees and charges. Also excludes the Delivery, Processing and Handling of **\$1,195** for Cars (Corolla, Corolla HV, Corolla HB, GR Corolla, Camry, Prius, Prius Plug-in Hybrid, Toyota Crown, Mirai, GR86, GR Supra), **\$1,450** for Entry SUV (Corolla Cross, Corolla Cross HV), **\$1,450** for Small SUV (RAV4, RAV4 HV, RAV4 Plug-in Hybrid, bZ, bZ Woodland, C-HR), **\$1,495** for Mid SUV/Van (4Runner, 4Runner HV, Highlander, Highlander HV, Grand Highlander, Grand Highlander HV, Sienna, Land Cruiser, Toyota Crown Signia), **\$1,595** for Small Pickup (Tacoma, Tacoma HV), **\$2,095** for Large Pickup/Large SUV (Tundra, Tundra HV, Sequoia). (Historically, vehicle manufacturers and distributors have charged a separate fee for processing, handling and delivering vehicles to dealerships. Toyota's charge for these services is called the "Delivery, Processing and Handling Fee" and is based on the value of the processing, handling and delivery services Toyota provides as well as Toyota's overall pricing structure and may be subject to change at any time. Toyota may make a profit on the Delivery, Processing and Handling Fee.) The Delivery, Processing and Handling Fee in AL, AR, FL, GA, LA, MS, NC, OK, SC and TX will be higher. Dealer price will vary.

ToyotaCare, which covers normal factory scheduled maintenance for 2 years or 25,000 miles, whichever comes first, is included as part of the sales price of the vehicle for qualifying buyers. See participating dealer for eligibility and coverage details.

Disclaimer: This document is not meant to replace or substitute the actual window sticker on the vehicle. Toyota Motor Sales, U.S.A., Inc. is not responsible and disclaims any liability for inaccuracies. Please contact your dealer with any questions or if you require additional information.





# TOYOTA

## Arlington Toyota

2095 N. Rand Road  
Palatine IL 60074  
847-485-1200

## 2026 4RUNNER

### 4Runner SR5

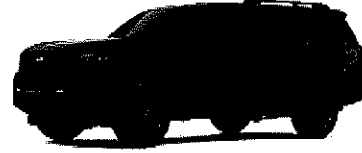
Model: 2026 4Runner SR5 i-FORCE 2.4L 4-Cyl. Turbo Engine  
Part-time 4-Wheel Drive 8664M

VIN: JTEVA5BR9T5102735

Stock: N/A

Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine

Transmission: 8-Speed Automatic Transmission



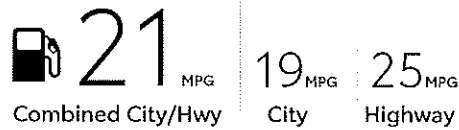
EXTERIOR  
Black

INTERIOR  
Black Fabric

### PRICE

Base MSRP *	\$43,870.00
Port Installed Packages & Accessories	\$1,087.00
Delivery Processing and Handling	\$1,495.00
<b>Total Suggested Retail Price</b>	<b>\$46,452.00</b>

### FUEL ECONOMY



### INSTALLED PACKAGES & ACCESSORIES

50 State Emissions	FIO	\$0.00
All-Weather Cargo Mat Tough, flexible all-weather cargo mat helps keep damage from spills and everyday wear and tear to a minimum. · The molded perimeter lip helps contain spills. · Skid-Resistant surface helps keep cargo from sliding around.	PIO	\$140.00
Predator Drop Step A highly functional and stylish upgrade for your 4Runner, the predator tube step complements the 4Runners's rugged design and improves access to the cab. · Black powder-coated finish · Drop step for easy access · Durable, 6061 aluminum construction is chip and rust resistant.	PIO	\$699.00
All-Weather Floor Liners Engineered to precisely fit your vehicle, all-weather floor liners are made from durable, flexible, weather-resistant material. · Precise injection molding uses Toyota's original vehicle design data for a true fit · Includes second row liner to help provide more complete coverage · Liners feature ribbed channels to better hold moisture and a stylish vehicle logo · Skid-resistant backing and driver-side quarter-turn fasteners help to keep the liners in place.	PIO	\$248.00
<b>Total Optional Equipment</b>		<b>\$1,087.00</b>
Vehicle Base Model		\$43,870.00
Delivery Processing and Handling		\$1,495.00

### FEATURES

## Mechanical & Performance

- Engine: i-FORCE 2.4L turbocharged inline 4-cylinder engine; 278 hp @ 6000 rpm; 317 lb.-ft. @ 1700 rpm
- Intake: Twin scroll turbocharger with wastegate valve control and air-cooled intercooler
- Ignition System: Conventional 12V starter
- Drive Modes: Drive Mode Select (DMS) with Eco, Normal and Sport Modes
- Drivetrain: Part-time 4-Wheel Drive (4WD) with electronically controlled 2-speed transfer case (high/low range) and Active Traction Control (A-TRAC)
- Suspension: Independent double-wishbone front suspension with coil springs and stabilizer bar; Multi-link rear suspension with coil springs and stabilizer bar
- Steering: Electric Power Steering (EPS); power-assisted rack-and-pinion
- Brakes: Electric Parking Brake (EPB)
- Towing: Integrated towing receiver hitch and wiring harness with 4- and 7-pin connectors
- 8-Speed Automatic Transmission
- Valvetrain: 16-valve Dual Overhead Cam (DOHC), chain drive with Dual Variable Valve Timing with intelligence (VVT-i); 2393 c.c. aluminum engine block; 87.5 x 99.5 (mm.) bore x stroke; 11.0:1 compression ratio
- Fuel System: D-4ST direct-injection and port-injection fuel system
- Transmission: 8-speed Electronically Controlled automatic Transmission with intelligence (ECT-i), sequential shift mode, and uphill/downhill shift logic
- Drive Modes: TOW/HAUL driving modes
- Body/Frame: Reinforced body-on-frame construction with TNGA-F high-strength boxed-steel ladder frame
- Suspension: Conventional twin tube shock absorbers
- Brakes: Power-assisted front and rear ventilated disc brakes
- Off-Road: Front and rear recovery points
- Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine
- Weight Rating: 6075 lbs

## Steering

- Electric Power Steering (EPS); power-assisted rack-and-pinion S

## Exterior

- 17-in. dark-gray painted alloy wheels
- Black roof rails
- LED fog lights
- Power windows with auto up/down and jam protection in all positions
- Power rear liftgate window with auto up/down, jam protection, and defogger with timer
- Variable intermittent windshield wipers with mist cycle
- Black horizontal-bar grille, mirror caps, door handles and overfenders; color-keyed rear spoiler; black "SR5" and "4RUNNER" badges
- LED headlights with Daytime Running Lights (DRL), auto on/off feature and manual leveling adjustment
- LED taillights with red outer lens
- Privacy-tinted glass on rear side, quarter and liftgate windows
- Rear spoiler with integrated LED center high-mount stop light and concealed rear wiper with mist cycle
- Heated power outside mirrors

## Interior

- Fabric-trimmed front seats; 6-way manually adjustable driver and front passenger seats with 2-way driver lumbar support
- Leather-trimmed manual tilt/telescopic steering wheel with audio and Bluetooth® hands-free phone and voice-command controls
- Single-zone manual climate control with air filtration
- Manual day/night rearview mirror
- 12 cup and bottle holders
- 60/40 split, reclining and tumble-folding second-row seat with center armrest and cup holders
- Smart Key System with Push Button Start, remote keyless entry and remote illuminated entry
- Rear-seat air vents
- Second-row and cargo-area LED illumination

## Audio Multimedia

- 8-in. Audio Multimedia Display with 8-speaker audio system + roof Exciter, wireless Apple CarPlay® & Android Auto™ compatibility, SiriusXM® 3-month trial. See [toyota.com/audio-multimedia](https://toyota.com/audio-multimedia) for details. S
- Digital gauge cluster with 7-in. color Multi-Information Display (MID) S

## ToyotaCare

- No cost maintenance plan \$0 (No Cost)
- 24-hour Roadside Assistance \$0 (No Cost)

## Safety & Convenience

- 3-point seatbelts for all seating positions; driver's-side Emergency Locking Retractor (ELR) and Automatic/Emergency Locking Retractor (ALR/ELR) on all passenger seatbelts
- Toyota Safety Sense™ 3.0 (TSS 3.0) — Pre-Collision System with Pedestrian Detection (PCS w/PD), Lane Tracing Assist (LTA), Dynamic Radar Cruise Control (DRCC), Lane Departure Alert with

- Integrated backup camera display with projected path
- Trailer Sway Control (TSC)
- Tire Pressure Monitor System (TPMS)
- Nine airbags — Advanced Airbag System with driver and front passenger dual stage airbags, driver and front passenger seat-mounted side airbags, driver and front passenger knee airbags, front passenger seat cushion airbag, and front and rear side curtain airbags
- Child-protector rear door locks and power window lockout control
- Steering Assist (LDA w/SA), Automatic High Beams (AHB), Road Sign Assist (RSA), Proactive Drive Assist (PDA)
- Blind Spot Monitor (BSM) with Rear Cross-Traffic Alert (RCTA) and Trailer Merge Warning
- Anti-theft system
- Driver and front passenger seatbelt pretensioners with force limiters
- Power door locks with shift-linked automatic lock/unlock feature
- LATCH (Lower Anchors and Tethers for CHILDren) includes lower anchors on outboard second-row seats and tether anchors on all second-row seats

## Connected Services

- Safety Connect® — includes Emergency Assistance button, enhanced Roadside Assistance, Automatic Collision Notification and Stolen Vehicle Locator. Subscription required after trial. 4G network dependent. 5-year-minimum trial subscription
- Remote Connect — remotely interact with your vehicle through the Toyota app via your smartwatch. Depending on grade, allows you to lock/unlock doors, start and stop the vehicle, locate your last parked location, check vehicle status and monitor guest drivers. Subscription required after trial. 4G network dependent. Function availability varies by grade. 1-year trial subscription
- Wi-Fi Connect — includes AT&T Wi-Fi hotspot. Subscription required after trial. 4G network dependent. Up to 30-day/3 GB trial subscription
- Service Connect — receive personalized maintenance updates and vehicle health reports. Subscription required after trial. 4G network dependent. 5-year-minimum trial subscription
- Drive Connect — includes Cloud Navigation with Google Points of Interest (POI) data, Intelligent Assistant with Hey, Toyota, and Destination Assist. Subscription required after trial. 4G network dependent. Subscription required

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\* Base MSRP excludes manufacturer, distributor and dealer options, taxes, title and license and dealer fees and charges. Also excludes the Delivery, Processing and Handling of <strong>\$1,195</strong> for Cars (Corolla, Corolla HV, Corolla HB, GR Corolla, Camry, Prius, Prius Plug-in Hybrid, Toyota Crown, Mirai, GR86, GR Supra), <strong>\$1,450</strong> for Entry SUV (Corolla Cross, Corolla Cross HV), <strong>\$1,450</strong> for Small SUV (RAV4, RAV4 HV, RAV4 Plug-in Hybrid, bZ, bZ Woodland, C-HR), <strong>\$1,495</strong> for Mid SUV/Van (4Runner, 4Runner HV, Highlander, Highlander HV, Grand Highlander, Grand Highlander HV, Sienna, Land Cruiser, Toyota Crown Signia), <strong>\$1,595</strong> for Small Pickup (Tacoma, Tacoma HV), <strong>\$2,095</strong> for Large Pickup/Large SUV (Tundra, Tundra HV, Sequoia). (Historically, vehicle manufacturers and distributors have charged a separate fee for processing, handling and delivering vehicles to dealerships. Toyota's charge for these services is called the "Delivery, Processing and Handling Fee" and is based on the value of the processing, handling and delivery services Toyota provides as well as Toyota's overall pricing structure and may be subject to change at any time. Toyota may make a profit on the Delivery, Processing and Handling Fee.) The Delivery, Processing and Handling Fee in AL, AR, FL, GA, LA, MS, NC, OK, SC and TX will be higher. Dealer price will vary.

ToyotaCare, which covers normal factory scheduled maintenance for 2 years or 25,000 miles, whichever comes first, is included as part of the sales price of the vehicle for qualifying buyers. See participating dealer for eligibility and coverage details.

Disclaimer: This document is not meant to replace or substitute the actual window sticker on the vehicle. Toyota Motor Sales, U.S.A., Inc. is not responsible and disclaims any liability for inaccuracies. Please contact your dealer with any questions or if you require additional information.

Schaumburg Toyota.

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1 DEAL #          390811  9 TRADE #1          16 DOC FEE          377.63
2 DEAL DATE      02/12/2026 10 PAYOFF #1         17 WARR PREM          0.00
3 STOCK #        260871  12 11 AMOUNT DUE     18 GAP PREM
4 PRICE          44164.00 13 REBATE            0.00 19 MSRP
TOTAL AFTMKT    1397.00 14 REGISTERED STATE IL 20 BALLOON          0.00
5 TERM           1      15 COUNTY CODE      21 PYMT DATE 03/29/2026
6 RATE           0
7 DAYS           45    GOVT FEES          351.00 AMT FINANCED 46289.63
8 PAY/YEAR       12    TAXES              0.00
                                LIFE:
                                LEVEL:
                                A&H:
                                IUI CO:
STATUS
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(LINE#) (M=MODIFY) (?=CMD LIST) NOTES MONTHLY PYMT ( ) 46289.63  
 SHIFT F1=FKEYS BANK=TOYOTA MOTOR CREDIT



# TOYOTA

## Schaumburg Toyota

875 West Golf Road  
Schaumburg IL 60194  
888-565-3540

## 2026 4RUNNER

4Runner SR5

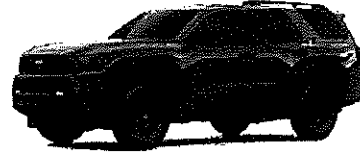
Model: 2026 4Runner SR5 i-FORCE 2.4L 4-Cyl. Turbo Engine  
Part-time 4-Wheel Drive 8654M

VIN: JTEVA5BR1T107BZ14

Stock: 260871

Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine

Transmission: 8-Speed Automatic Transmission



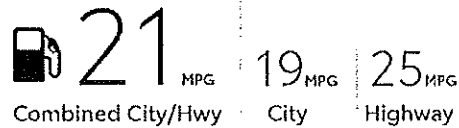
EXTERIOR  
Unoground

INTERIOR  
Black fabric

### PRICE

Base MSRP *	\$43,870.00
Port Installed Packages & Accessories	\$1,542.00
Delivery Processing and Handling	\$1,495.00
<b>Total Advertised Price</b>	<b>\$46,907.00</b>

### FUEL ECONOMY



### INSTALLED PACKAGES & ACCESSORIES

50 State Emissions	FIO	\$0.00
Mudguards Help protect your paint finish from road debris and the damage it causes. · Blend seamlessly with exterior styling · Set includes four mudguards.	PIO	\$175.00
Predator Drop Step A highly functional and stylish upgrade for your 4Runner, the predator tube step complements the 4Runners's rugged design and improves access to the cab. · Black powder-coated finish · Drop step for easy access · Durable, 6061 aluminum construction is chip and rust resistant.	PIO	\$699.00
Cross Bars The cross bars are designed to integrate with the 4Runner's roof rails to secure cargo with more confidence. · Provides additional secure tie-down points for various roof rack accessories · Set of two black bars · Can support a maximum of 125lbs* when weight is evenly distributed across both bars.	PIO	\$420.00
All-Weather Floor Liners Engineered to precisely fit your vehicle, all weather floor liners are made from durable, flexible, weather-resistant material. · Precise injection molding uses Toyota's original vehicle design data for a true fit · Includes second row liner to help provide more complete coverage · Liners feature ribbed channels to better hold moisture and a stylish vehicle logo · Skid-resistant backing and driver-side quarter-turn fasteners help to keep the liners in place.	PIO	\$248.00
Owner's Portfolio	PIO	\$0.00
<b>Total Optional Equipment</b>		<b>\$1,542.00</b>

Vehicle Base Model	\$43,870.00
Delivery Processing and Handling	\$1,495.00

## FEATURES

### Mechanical & Performance

- Engine: i-FORCE 2.4L turbocharged inline 4-cylinder engine; 278 hp @ 6000 rpm; 317 lb.-ft. @ 1700 rpm
- Intake: Twin scroll turbocharger with wastegate valve control and air-cooled intercooler
- Ignition System: Conventional 12V starter
- Drive Modes: Drive Mode Select (DMS) with Eco, Normal and Sport Modes
- Drivetrain: Part-time 4-Wheel Drive (4WD) with electronically controlled 2-speed transfer case (high/low range) and Active Traction Control (A-TRAC)
- Suspension: Independent double-wishbone front suspension with coil springs and stabilizer bar; Multi-link rear suspension with coil springs and stabilizer bar
- Steering: Electric Power Steering (EPS); power-assisted rack-and-pinion
- Brakes: Electric Parking Brake (EPB)
- Towing: Integrated towing receiver hitch and wiring harness with 4- and 7-pin connectors
- 8-Speed Automatic Transmission
- Valvetrain: 16-valve Dual Overhead Cam (DOHC), chain drive with Dual Variable Valve Timing with intelligence (VVT-i); 2393 c.c. aluminum engine block; 87.5 x 99.5 (mm) bore x stroke; 11.0:1 compression ratio
- Fuel System: D-4ST direct injection and port injection fuel system
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- Drive Modes: iOW/iHAIL driving modes
- Body/Frame: Reinforced body-on-frame construction with TNGA high-strength boxed-steel ladder frame
- Suspension: Conventional twin tube shock absorbers
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- Engine: i-FORCE 2.4L 4-Cyl. Turbo Engine
- Weight Rating: 6075 lbs

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### Exterior

- 17-in. dark-gray painted alloy wheels
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- LED headlights with DayTime Running Lights (DRL), auto on/off feature and manual leveling adjustment
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- Digital gauge cluster with 7-in. color Multi-Information Display (MID) S

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- 3-point seatbelts for all seating positions; driver's-side Emergency Locking Retractor (ELR) and Automatic/Emergency Locking Retractor (ALR/ELR) on all passenger seatbelts
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- Wi-Fi Connect — includes AT&T Wi-Fi hotspot. Subscription required after trial. 4G network dependent. Up to 30-day/3 GB trial subscription
- Service Connect — receive personalized maintenance updates and vehicle health reports. Subscription required after trial. 4G network dependent. 5-year-minimum trial subscription
- Drive Connect — Includes Cloud Navigation with Google Points of Interest (POI) data, Intelligent Assistant with Hey, Toyota, and Destination Assist. Subscription required after trial. 4G network dependent. Subscription required

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# City of Prospect Heights

Department of Building & Zoning  
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

---

## MEMORANDUM

Date: May 4, 2026  
To: Peter Falcone, City Administrator  
From: Daniel A. Peterson, Director of Building & Development  
Subject: Request for Approval to Purchase One Fleet Vehicle for Building & Development Department

---

The Building & Development Department fleet consists of two (2) repurposed Police Pursuit Vehicles and a 2026 Dodge Durango inspection vehicle. The two repurposed police vehicles are 2013 model year or older and have reached their useful life expectancy. The department has planned for the fleet upgrade over three fiscal years and budgeted \$45,000 for a replacement vehicle in FY 26/27, year two of the plan.

Staff contacted Sunnyside Dodge Jeep dealership in McHenry County to secure responsible purchase price for a 2026 Durango PPV. Sunnyside participates in the state bidding process and complies with all requirements. They quoted the same purchase price quote of \$39,349.00 as last year. With outfitting from public works the vehicle cost will be under budget.

I respectfully request your approval for the purchase of the new building department inspection vehicle. Your prompt attention to this request will facilitate timely acquisition and delivery.

Thanks for your consideration.

Dan

**Resolution R-26-13**

**Resolution Approving the Purchase of a Building/Zoning Vehicle (2026 Dodge Durango) from Sunnyside Co. – (CDJR) Chrysler Dodge Jeep Ram Through the McHenry County Purchasing Bid 25-8571 Agreement Program for a Cost Not to Exceed \$41,500**

**WHEREAS**, the City of Prospect Heights reviewed multiple sources for vehicle purchase under joint and state purchase programs; and

**WHEREAS**, the City Council of the City of Prospect Heights finds that the lowest responsible bid is Sunnyside CDJR on the McHenry County purchasing Bid 25-8571 agreement program. 2026 Dodge Durango PPV \$38,861.00 total cost not to exceed \$41,500 for purchase.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Prospect Heights, Cook County, Illinois as follows:

**Section One:** That the Purchase Order (attached hereto as Exhibit A) with Sunnyside CDJR for one Building/Zoning vehicle is hereby approved and accepted.

**Section Two:** That the Mayor, or his designee, is authorized to take all necessary steps to implement this Resolution.

**Section Three:** That this Resolution shall be in full force and effect from and after its passage and approval as required by law.

**PASSED AND APPROVED this 11th day of May, 2026.**

\_\_\_\_\_  
Patrick Ludvigsen, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYES:

NAYES:

ABSENT:

**Exhibit A**

**Contract with Sunnyside CDJR**

SUNNYSIDE COMPANY  
 4810 W ELM ST ROUTE 120  
 MCHENRY, IL 600504019

Configuration Preview

Date Printed: 2026-04-28 12:30 PM VIN:  
 Estimated Ship Date: VON:

Quantity: 1  
 Status: BA - Pending order  
 FAN 1: 01CLC Prospect Heights IL  
 FAN 2:  
 Client Code:  
 Bid Number: TB6063  
 PO Number:

Sold to: SUNNYSIDE COMPANY (57967)  
 4810 W ELM ST ROUTE 120  
 MCHENRY, IL 600504019  
 Ship to: SUNNYSIDE COMPANY (57967)  
 4810 W ELM ST ROUTE 120  
 MCHENRY, IL 600504019

Vehicle: 2026 DURANGO PURSUIT VEHICLE AWD (WDEE75)

	Sales Code	Description	MSRP(USD)
Model:	WDEE75	DURANGO PURSUIT VEHICLE AWD	44,879
Package:	2BZ	Customer Preferred Package 2BZ	0
	ERC	3.6L V6 24V VVT Engine Upg I w/ESS	0
	DFT	8-Spd Auto 850RE Trans (Make)	0
Paint/Seat/Trim:	PW7	White Knuckle Clear Coat	0
	APA	Monotone Paint	0
	*A7	Cloth Bucket Seats W/Rear Vinyl	160
	-X9	Black	0
Options:	4DH	Prepaid Holdback	0
	4ES	Delivery Allowance Credit	0
	MAF	Fleet Purchase Incentive	0
	CUF	Full Length Floor Console	370
	5N6	Easy Order	0
	4FM	Fleet Option Editor	0
	4FT	Fleet Sales Order	0
	174	Zone 74-Denver	0
	4EA	Sold Vehicle	0
Non Equipment:	4FA	Special Bid-Ineligible For Incentive	0
Bid Number:	TB6063	Government Incentives	0
Discounts:	YG1	7.5 Additional Gallons of Gas	0
Destination Fees:			1,995

Total Price: 47,404 .

Order Type: Fleet PSP Month/Week:  
 Scheduling Priority: 1-Sold Order Build Priority: 99  
 Salesperson:  
 Customer Name:  
 Customer Address: USA  
 Instructions:

*Your price \$39,349  
 includes municipal plates*

Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.

## 2026- DURANGO PURSUIT VEHICLE AWD PPV

**- MODEL CODE**

<b>DURANGO PURSUIT VEHICLE AWD</b>	<b>WDEE75</b>
	<i>4 key fobs standard/ full size matching spare tire is standard / Bridgestone-Firestone tire is standard</i>

**- QUICK ORDER PACKAGE CODE  
POWERTRAIN AVAILABILITY**

ENGINE	TRANSMISSION	CODE
5.7L V8 HEMI MDS VVT ENGINE (EZH)	8-SPD AUTO 8HP70 TRANS (BUY) (DFD)	<b>22Z</b> FLEET ONLY <i>Includes 2SP Transfer Case; Max Speed 145mph</i>
3.6L V6 24V VVT ENGINE UPG I W/ESS (ERC)	8-SPD AUTO 850RE TRANS (MAKE) (DFT)	<b>2BZ</b> FLEET ONLY <i>Max Speed 130mph</i>

**\*\*BASE VEHICLE PRICE INCLUDES - BASE PRICE, ENGINE/TRANSMISSION QUICK ORDER PACKAGE, (ALSO INCLUDES PACKAGE DISCOUNT WHERE APPLICABLE AS WELL AS ANY AND ALL STANDARD EQUIPMENT OPTIONS, 4SETS OF KEYS/FOBS, AND DELIVERY.)**

**ANY BID REFLECTING PRICING ON ANY NO COST OPTIONS, OR STANDARD EQUIPMENT WILL BE ELIMINATED**

<b>**BASE VEHICLE PRICE \$</b>	2B-	38861
<i>ALL OTHER PRICING SHALL BE LISTED AS COST TO UPGRADE FROM BASE</i>		
	22-	2818

**\$ OPTIONS (IF DESIRED)**

DESCRIPTION	\$PRICE	\$MSRP	2_Z
18X8.0 PAINTED ALUMINUM WHEELS <i>steel spare wheel w/ matching tire</i>	387	430	WP1
4 ADDITIONAL KEY FOBS M/H GXQ	360	400	XCS
BLACK LEFT LED SPOT LAMP	626	695	LNF
BLACK RIGHT LED SPOT LAMP M/H LNF	626	695	LNA
DEACTIVATE REAR DOORS/WINDOWS	86	95	CW6
DELETE LIFTGATE BADGE	N/C	N/C	MT8
DISPLAY INTEGRATION ENABLER MODULE	1796	1,995	RX8
DRIVER SIDE BALLISTIC DOOR PANEL	3150	3,500	XDV

ENTIRE FLEET ALIKE KEY (FREQ 1) N/A W/GXA; N/A W/GXE; N/A W/GXG <i>4 additional / 8 FOBs total</i>	540	600	GXF
ENTIRE FLEET ALIKE KEY (FREQ 2) N/A W/GXE; N/A W/GXG <i>4 additional / 8 FOBs total</i>	540	600	GXA
ENTIRE FLEET ALIKE KEY (FREQ 3) N/A W/GXG <i>4 additional / 8 FOBs total</i>	540	600	GXE
ENTIRE FLEET ALIKE KEY (FREQ 4) <i>4 additional / 8 FOBs total</i>	540	600	GXG
FLOOR CARPET	145	160	CKD
FULL LENGTH FLOOR CONSOLE N/A W/CUG	333	370	CUF
PASSENGER SIDE BALLISTIC DOOR PANEL M/H XDV	3150	3,500	XDG
POLICE FLOOR CONSOLE	1076	1,195	CUG
POWER LIFTGATE M/H GXQ <i>Keyleak cylinder removed from liftgate</i>	432	480	JRC
SECURITY ALARM	171	190	LSA
SKID PLATE GROUP	333	370	ADL
TECHNOLOGY GROUP	2619	2,910	ADG
<b>FLEET ONLY</b>			
F2M CONNECT FLEET 1YR FLEET PREMIUM ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X	215	240	X9W
F2M CONNECT FLEET 3YR FLEET PREMIUM ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X	586	650	X9X
F2M CONNECT FLEET 4YR FLEET PREMIUM ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X	779	865	X9V
MOBILISIGHTS FLEET PLUS DATA PKG 1YR ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X <i>By selecting a Mobilisights data package, you acknowledge and agree you meet the eligibility requirements and program rules and conditions as set forth at</i> <a href="https://www.mobilisights.com/en/us/pricing.html">https://www.mobilisights.com/en/us/pricing.html</a>	55	60	X9S

MOBILISIGHTS FLEET PLUS DATA PKG 4YR ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X <i>By selecting a Mobilisights data package, you acknowledge and agree you meet the eligibility requirements and program rules and conditions as set forth at <a href="https://www.mobilisights.com/en/us/priceguide.html">https://www.mobilisights.com/en/us/priceguide.html</a></i>	189	210	X9T
MOBILISIGHTS FLEET PREM DATA PKG 1YR ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X <i>By selecting a Mobilisights data package, you acknowledge and agree you meet the eligibility requirements and program rules and conditions as set forth at <a href="https://www.mobilisights.com/en/us/priceguide.html">https://www.mobilisights.com/en/us/priceguide.html</a></i>	63	70	X9C
MOBILISIGHTS FLEET PREM DATA PKG 4YR ONLY 1: X9C OR X9D OR X9S OR X9T OR X9V OR X9W OR X9X <i>By selecting a Mobilisights data package, you acknowledge and agree you meet the eligibility requirements and program rules and conditions as set forth at <a href="https://www.mobilisights.com/en/us/priceguide.html">https://www.mobilisights.com/en/us/priceguide.html</a></i>	226	250	X9D
<b>SELECT - COLOR &amp; TRIM CODES</b>			
COLOR/TRIM	<b>\$PRICE</b>	<b>\$MSRP</b>	<b>BLACK</b>
CLOTH BUCKET SEATS W/ SHIFT INSERT <i>Includes cloth rear seat</i>	N/C	N/C	C5X9
CLOTH BUCKET SEATS W/REAR VINYL	145	160	A7X9
<b>MONOTONE PAINT - APA</b>			
PRIMARY COLOR	<b>\$PRICE</b>		
DB BLACK CLEAR COAT	N/C	N/C	PXJ
DESTROYER GREY CLEAR COAT	356	395	PDN
MICHIGAN STATE POLICE BLUE <i>Hang on parts are black w/ Police Special Paints</i>	540	600	P79
OCTANE RED PEARL COAT	356	395	PRV
VAPOR GREY	356	395	PAS
WHITE KNUCKLE CLEAR COAT	N/C	N/C	PW7

E - EXTRA COST N/C - NO CHARGE N/A - NOT AVAILABLE P - PACKAGED



**TO:** City Administrator Peter Falcone and Members of the City Council  
**FROM:** Chief Milorad Derman  
**DATE:** April 28, 2026  
**SUBJECT:** Police Station Furniture - Expenditure Approval

**PURPOSE**

The purpose of this memorandum is to request City Council approval to purchase of new working station furniture for the police station to support daily operations, improve employee working conditions, and ensure a professional environment for public interactions.

**BACKGROUND**

Much of the current working station furniture within the police station is outdated, worn, and no longer meets the functional needs of staff. Several items have exceeded their useful lifespan resulting in reduced efficiency.

**PROPOSED PURCHASE**

It is proposed that the City authorize the purchase and installation of:

- Office desks
- Workstation furniture for patrol
- Conference room tables and seating
- Storage units and filing systems

Estimated Total Cost: not to exceed \$90,000

**RECOMMENDATION**

It is recommended that the City Council approve the purchase of the identified police station furniture.

I am requesting a bid waiver for this furniture purchase and install. Midwest Office Interiors are providing pricing using the OMNIA Partners Contract - state and local contract which provides cooperative purchasing for public sector entities, including government, aimed at streamlining procurement and maximizing savings. I am currently in ongoing meetings with Midwest Office Interiors to determine the necessary requirements. Funding for the furniture and required install will be sourced from the DEA Seizure Fund.

Respectfully,

*Milorad Derman*

**Chief Milorad Derman**

**Milorad Derman | Chief of Police  
PROSPECT HEIGHTS POLICE DEPARTMENT**

**Resolution R-26-14**

**A Resolution Approving the Purchase of Police Station Office Furniture at a Cost Not to Exceed \$90,000 to be Expensed Through the DEA Budget**

**WHEREAS**, the City of Prospect Heights Partnered with Midwest Office Interiors Company in conjunction with Public Sector, OMNIA Partners, Co-Op, and Allsteel Contract-R191802 to secure the best pricing available; and

**WHEREAS**, the City of Prospect Heights finds the quote of a cost not to exceed \$90,000 provided by Midwest Office Interiors to be the best available; and

**WHEREAS**, the expense for the renovation and purchase of office desks, workstation furniture, conference room tables and seating, and storage units will be paid for from the City's DEA Seizure account.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

**Section One:** That bid requirements are waived, and use of Drug Enforcement Agency Seizure Funds for the renovations and purchases is hereby approved and accepted.

**Section Two:** That the Mayor, or his designee, is authorized to take all necessary steps to implement this Resolution.

**Section Three:** That this Resolution shall be in full force and effect from and after its passage and approval as required by law.

**PASSED AND APPROVED this 11th Day of May, 2026**

\_\_\_\_\_  
Patrick Ludvigsen, Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_



**TO:** City Administrator Peter Falcone and Members of the City Council  
**FROM:** Chief Milorad Derman  
**DATE:** April 28, 2026  
**SUBJECT:** Police Vehicle (Patrol Vehicle 607) - Acquisition Approval

**PURPOSE**

The purpose of this memorandum is to request City Council approval to purchase a new police vehicle to replace an outdated one, ensuring the continued effectiveness of law enforcement services.

**BACKGROUND**

The Police Department operates a fleet of vehicles that are crucial for public safety. Several vehicles currently in use have surpassed their recommended service life, leading to higher maintenance costs and decreased reliability. To maintain operational efficiency and uphold service standards, the department has recognized the need to replace one of its aging vehicles.

**PROPOSED PURCHASE**

It is proposed that the City authorize the purchase of one police vehicle:

- 2026 Dodge Durango Pursuit Vehicle AWD, Gas Fueled - Cost not to exceed \$45,000. Outfitting costs not to exceed \$20,000.
- This vehicle will replace the totaled Patrol Vehicle #607, which is a 2019 Ford Police Interceptor Utility Vehicle AWD with approximately 116,230 miles.

**RECOMMENDATION**

It is recommended that the City Council approve the purchase of the identified police vehicle.

I am requesting a bid waiver for this vehicle purchase. The vehicle will be purchased through the McHenry County Purchasing Department Cooperative which has obtained pricing from Sunnyside Dodge Jeep Ram Mopar. The vehicle conversion will be handled by our current vendor, MPC Communications & Lighting, Inc. I am currently in ongoing meetings with MPC Communications & Lighting, Inc., and our fleet supervisor to determine the equipment requirements for the new vehicle. If necessary, police markings will be installed by our existing vendor, Suburban Accents. Funding for the vehicle and required equipment will be sourced from the DEA Seizure Fund.

Respectfully,

*Milorad Derman*

**Chief Milorad Derman**

**Milorad Derman | Chief of Police**  
**PROSPECT HEIGHTS POLICE DEPARTMENT**

**Resolution R-26-15**

**A Resolution Approving the Purchase of a Police Replacement Patrol Vehicle for Squad 607 at a Cost not to Exceed \$45,000 with Outfitting Costs Not to Exceed \$20,000 to be Expensed Through the DEA Budget**

**WHEREAS**, the City of Prospect Heights Police Department is in operational need of a new police vehicle due to a recent vehicle crash; and

**WHEREAS**, the City has identified Sunnyside Company in McHenry County, a participant in the State of Illinois bidding process, as currently having a Dodge Durango police vehicle which meet the Police Department’s need; and

**WHEREAS**, the City finds reasonable the total cost for the Dodge Durango police vehicle of a cost not to exceed \$45,000, with outfitting costs not to exceed \$20,000; and

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Prospect Heights, Cook County, Illinois, as follows:

**Section One:** That the City Council approve the purchase of a Dodge Durango police vehicle from Sunnyside Company.

**Section Two:** That the City Administrator, or his designee, is authorized to take all necessary steps to implement this Resolution.

**Section Three:** That this Resolution shall be in full force and effect from and after its passage and approval as required by law.

**PASSED AND APPROVED this 11th day of May, 2026**

\_\_\_\_\_  
Mayor Patrick Ludvigsen

ATTEST:

\_\_\_\_\_  
City Clerk

AYES: \_\_\_\_\_

NAYES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**Exhibit A**

**Vehicle Information from Sunnyside Company**

**SUNNYSIDE COMPANY**  
**4810 W ELM ST ROUTE 120**  
**MCHENRY, IL 600504019**

**Priced Order Confirmation (POC)**

<b>Date Printed:</b>	2026-04-30 1:35 PM	<b>VIN:</b>		<b>Quantity:</b>	1
<b>Estimated Ship Date:</b>		<b>VON:</b>	63309364	<b>Status:</b>	BA - Pending order
<b>Date Ordered:</b>	2026-04-30 1:35 PM	<b>Ordered By:</b>	S16987F	<b>FAN 1:</b>	01CLC Prospect Heights IL
				<b>FAN 2:</b>	
				<b>Client Code:</b>	
				<b>Bid Number:</b>	TB6063
				<b>PO Number:</b>	

<b>Sold to:</b>	<b>Ship to:</b>
SUNNYSIDE COMPANY (57967)	SUNNYSIDE COMPANY (57967)
4810 W ELM ST ROUTE 120	4810 W ELM ST ROUTE 120
MCHENRY, IL 600504019	MCHENRY, IL 600504019

**Vehicle: 2026 DURANGO PURSUIT VEHICLE AWD (WDEE75)**

	<b>Sales Code</b>	<b>Description</b>	<b>MSRP(USD)</b>
<b>Model:</b>	WDEE75	DURANGO PURSUIT VEHICLE AWD	44,879
<b>Package:</b>	2BZ	Customer Preferred Package 2BZ	0
	ERC	3.6L V6 24V VVT Engine Upg I w/ESS	0
	DFT	8-Spd Auto 850RE Trans (Make)	0
<b>Paint/Seat/Trim:</b>	PW7	White Knuckle Clear Coat	0
	APA	Monotone Paint	0
	*C5	Cloth Bucket Seats w/ Shift Insert	0
	-X9	Black	0
<b>Options:</b>	MT8	Delete Liftgate Badge	0
	LNF	Black Left LED Spot Lamp	695
	GXA	Entire Fleet Alike Key (FREQ 2)	600
	ADL	Skid Plate Group	370
	4FT		0
	5N6	Easy Order	0
	4FT	Fleet Sales Order	0
	4EA	Sold Vehicle	0
	174	Zone 74-Denver	0
<b>Non Equipment:</b>	4ES	Delivery Allowance Credit	0
	4DH	Prepaid Holdback	0
	4FA	Special Bid-Ineligible For Incentive	0
	MAF	Fleet Purchase Incentive	0
<b>Bid Number:</b>	TB6063	Government Incentives	0
<b>Discounts:</b>	YG1	7.5 Additional Gallons of Gas	0
<b>Destination Fees:</b>			1,995

**Total Price: 48,539 .**

<b>Order Type:</b>	Fleet	<b>PSP Month/Week:</b>	
<b>Scheduling Priority:</b>	1-Sold Order	<b>Build Priority:</b>	01
<b>Salesperson:</b>	Bradley J Koty		
<b>Customer Name:</b>	Village of Prospect Heights		
<b>Customer Address:</b>	8 N Elmhurst Rd Prospect Heights IL 60070 USA		

**Instructions:**

**Note: This is not an invoice. The prices and equipment shown on this priced order confirmation are tentative and subject to change or correction without prior notice. No claims against the content listed or prices quoted will be accepted. Refer to the vehicle invoice for final vehicle content and pricing. Orders are accepted only when the vehicle is shipped by the factory.**

May 5, 2026

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

**Mr. Peter Falcone**  
**City Administrator**

City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, IL 60070  
[pfalcone@prospect-heights.org](mailto:pfalcone@prospect-heights.org)

Re: **Proposal for Design Engineering Services**  
**Burning Bush Sidewalk Design**  
GHA Proposal No. 2026.M037

Dear Mr. Falcone:

Gewalt Hamilton Associates, Inc., (GHA) is pleased to submit our proposal to assist the City of Prospect Heights (the City) with design services for the Burning Bush Sidewalk project.

**Scope of Services**

The City of Prospect Heights is interested in constructing a sidewalk along the east side of Burning Bush Drive between Piper Lane and Apple Drive. This 210' section is the only gap in the sidewalk network along the Piper/Burning Bush/Apple corridor connecting Wolf Road to Milwaukee Avenue. The sidewalk project is anticipated to be constructed either prior to or as part of the 2027 Road Program, which will include resurfacing of the associated roadways.

Based on our discussions regarding this project, we propose the following scope of services:

1. Project Management & Coordination

- GHA will oversee activities included in the scope to successfully complete the project including the topographic survey; base plan preparation; preliminary and final plans, preparation of special provisions, estimates of cost, and bid documents.
- GHA will coordinate with local utility companies through the JULIE Design Stage process. Upon receipt of the utility information, the utility company data will be added to the existing drawings. As the preliminary plans are developed, they will be submitted to the respective utility companies within the project limits for the purpose of determining any potential conflicts caused by the proposed improvements.

2. Topographic Survey & Base Plan Preparation

- GHA will prepare a complete existing conditions topographic survey for the anticipated project area as described above. This work will be performed according to the IDOT standards for Design Surveys. The topography will extend along the proposed sidewalk alignment from ROW to ROW or approximately 30' on each side of the alignment.
- Our topographic survey will include the following tasks:

- Include the location, size and inverts of all visible drainage structures, cross culverts, drive and street culvert structures with flow directions.
- Identify all visible/substantial site improvements including pavement, pavement markings, driveways, fences, walls, buildings, sidewalks, traffic signals, etc.
- Identify the location and size of existing vegetation and landscaping elements.
- Identify the visible utilities, sanitary and storm manholes, catch basins, inlets and water valves (Design JULIE) in the project area.
- GHA will establish alignment and stationing of roadways based on record information and field surveys and develop alignment and stationing for intersecting streets.

3. Design Phase – Preliminary and Final Plans, Specifications, & Estimate

- GHA will prepare preliminary engineering plans for the project and submit to the City for review. Upon completion of preliminary plans GHA will prepare a preliminary engineer’s opinion of probable construction cost and initiate coordination with utility agencies regarding any required utility relocation.
- Final Engineering Plans will include a title sheet, general notes, existing conditions/demolition sheets, plan and profile sheets, erosion control and restoration sheets, and details for construction.
- GHA will prepare final bid documents for the project, to include a special provisions booklet and a detailed engineer’s opinion of probable construction cost.
- GHA will prepare a Special Provisions booklet for the overall project in accordance with City procedures and design criteria.
- GHA will prepare a detailed engineer’s opinion of probable construction cost based upon the completed final engineering plans.
- GHA will assist the City with coordination of the project letting and assist the City with reviewing bid tabulations and making a recommendation for award.

**Compensation for Services**

For the above noted services, GHA proposes to complete the work on a time-and-material (T&M) basis in accordance with the attached GHA Hourly Rates. For budgeting purposes, we provide the following cost estimate:

<b>Services</b>	<b>Estimated Fee</b>
Project Management & Coordination	\$2,400.00
Topographic Survey & Base Plan Preparation	\$4,800.00
Design Phase – Preliminary and Final Plans, Specifications, & Estimate	\$10,800.00
Reimbursable Expenses	\$1,000.00
<b>Total Estimated Fee</b>	<b>\$19,000.00</b>

Reimbursable expenses, including items such as printing, messenger service, mileage, etc., will be billed direct to the City of Prospect Heights without markup. We anticipate that reimbursable expenses will be less than \$1,000.00 for this project. Invoices will be submitted on a monthly basis and will detail services performed.

**General Conditions**

The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

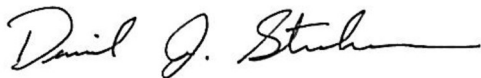
The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.

Submitted By:



Daniel J. Strahan, P.E., CFM  
Senior Project Manager II

City of Prospect Heights

Accepted By:

---

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Encl.: Attachment A

**ATTACHMENT A TO GEWALT HAMILTON ASSOCIATES, INC.  
PROFESSIONAL SERVICES AGREEMENT**

**1. Standard of Care.** The services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be reasonably performed consistent with the generally accepted standard of care for the Scope of Basic Services called for herein at the time when and the place where the services are provided. GHA will use reasonable care to comply with applicable codes and laws in effect at the time its services are provided.

**2. Duration of Proposal.** The terms of this Agreement are subject to renegotiation if not accepted within 60 calendar days of the date indicated on this Agreement. Requests for extension beyond 60 calendar days shall be made in writing prior to the expiration date. The fees and terms of this Agreement shall remain in full force and effect for one year from the date of acceptance of this Agreement, and shall be subject to revision at that time, or any time thereafter if GHA gives written notice to the other party at least 60 calendar days prior to the requested date of revision. In the event that the parties fail to agree on the new rates or other revisions, either party may terminate this Agreement as provided for herein.

**3. Client Information.** Client shall provide GHA with all project criteria and full information for its Scope of Basic Services. GHA may rely, without liability, on the accuracy and completeness of the information Client provides, including that of its other consultants, contractors and subcontractors, without independently verifying that information.

**4. Payment.** Payments are due within 30 calendar days after a statement is rendered. The payment of said invoices, and any late payment penalties, shall be governed by the applicable provisions of the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

**5. Instruments of Service.** The Client acknowledges GHA's plans and specifications, including field data, notes, calculations, and all documents or electronic data, are instruments of service. G H A grants to the Client a nonexclusive, irrevocable, royalty-free, transferrable license to use all instruments of service for purposes of constructing, using, maintaining, altering, and adding to the subject project, and for other purposes (which are not prohibited by the Agreement) in the Client's reasonable discretion, provided that the Client substantially perform its obligations under the Agreement. GHA shall obtain similar nonexclusive licenses from GHA's consultants consistent with the Agreement. The license granted under this Section permits the Client to authorize the Contractor, Subcontractors, Sub-contractors, and suppliers, as well as the Client's consultants and separate contractors, to reproduce applicable portions of the instruments of service solely and exclusively for use in performing services or construction for the project. The parties agree that if elements of the Scope of Basic Services identified in this Agreement are reduced and/or eliminated by Client, then Client waives, releases and holds GHA harmless from all claims and damages arising from those reduced and/or eliminated services. If GHA's Scope of Basic Services does not include construction administration phase services, Client assumes responsibility for interpretation of the instruments of service and construction observation, and waives all claims against GHA for any act, omission or event connected thereto. Unless included in GHA's Scope of Basic Services, GHA shall not be liable for coordination with of the services of Client's other design professionals.

**6. Electronic Files.** The Client acknowledges that differences may exist between the electronic files delivered and the printed instruments of service. In the event of a conflict between the signed / sealed printed instruments of service prepared by GHA and the electronic files, the signed / sealed instruments of service shall control. GHA's electronic files shall be prepared in the current software GHA uses and will follow GHA's standard formatting unless the Scope of Basic Services requires otherwise. Client accepts that GHA makes no warranty that its software will be compatible with other systems or software.

**7. Applicable Codes.** The Client acknowledges that applicable laws, codes and regulations may be subject to various, and possibly contradictory, interpretations. Client accepts that GHA does not warrant or guarantee that the Client's project will comply with interpretations of applicable laws, codes, and regulations as they may be interpreted to the project. Client agrees that GHA shall not be responsible for added project costs, delay damages, or schedule changes arising from unreasonable or unexpected interpretations of the laws, codes, or regulations applied to the project, nor for changes required by the permitting authorities due to changes in the law that became effective after completion of GHA's instruments of service. Client shall compensate GHA for additional fees required to revise the instruments of service to comply with such interpretations. Client shall also compensate GHA for additional fees required to revise the instruments of service if Client changes the project scope after GHA's completes its instruments of service.

**8. Sexual Harassment and Hiring.** GHA certifies that it has a written Sexual Harassment Policy in full compliance with 775 ILCS 5/2-105(A)(4). In all hiring or employment by GHA pursuant to this Agreement, there shall be no discrimination against any employee or applicant for employment because of age, race, gender, creed, national origin, marital status, or the presence of any sensory, mental, or physical handicap, unless based upon a bona fide occupational qualification. GHA agrees that no person shall be denied, or subjected to discrimination in receipt of the benefit of any services or activities made possible by, or resulting from, this Agreement).

**9. Utilities and Soils.** When the instruments of service include information pertaining to the location of underground utility facilities or soils, such information represents only the opinion of the engineer as to the possible locations. This information may be obtained from visible surface evidence, utility company records or soil borings performed by others, and is not represented to be the exact location or nature of these utilities or soils in the field. Client agrees that GHA may reasonably rely on the accuracy and completeness of information furnished by third parties respecting utilities, underground conditions and soils without performing any independent verification. Contractor is solely responsible for utility locations, their markings in the field and their placement on the plans based on information they provided. Client agrees GHA is not liable for damages resulting from utility conflicts, mistaken utility locates, unfavorable soils, and concealed or unforeseen conditions, including but not limited to added construction costs and/or project delays. If the Client wishes to obtain the services of a contractor to provide test holes and exact utility locations, GHA may incorporate that information into the design and reasonably rely upon it. If not included in the Scope of Basic Services, such work will be compensated as additional services.

**10. Opinion of Probable Construction Costs.** GHA's Scope of Basic Services may include the preparation of an opinion of probable construction costs. Client acknowledges that GHA has no control over the costs of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs, shall be made on the basis of

experience and qualifications applied to the project scope contemplated by this Agreement as well as information provided by Client (the accuracy and completeness of which GHA may rely upon), and represent GHA's reasonable judgment. Client accepts that GHA does not guarantee or warrant that proposals, bids, or the actual construction costs will not vary from opinions of probable cost prepared for the Client. GHA shall not be liable for cost differentials between the bid and/or actual costs and GHA's opinion of probable construction costs. Client agrees it shall employ an independent cost estimator if, based on its sole determination, it wants more certainty respecting construction costs,

**11. Contractor's Work.** Client agrees that GHA does not have control or charge of and is not responsible for construction means, methods, techniques, sequences or procedures, or for site or worker safety measures and programs including enforcement of Federal, State and local safety requirements, in connection with construction work performed by the Client or the Client's construction contractors. GHA is not responsible for the supervision and coordination of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators, suppliers, or any of their employees, agents and representatives of such workers, or responsible for any machinery, construction equipment, or tools used and employed by contractors and subcontractors. GHA has no authority or right to stop the work. GHA may not direct or instruct the construction work in any regard. In no event shall GHA be liable for the acts or omissions of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators or suppliers, or any persons or entities performing any of the work, or for failure of any of them to carry out their work as called for by the Construction Documents. The Client agrees that the Contractor is solely responsible for jobsite and worker safety and warrants that this intent shall be included in the Client's agreement with all prime contractors. The Client agrees that GHA and GHA's personnel and consultants (if any) shall be defended/indemnified by the Contractor for all claims asserted against GHA which arise out of the Contractor's or its subcontractors' negligence, errors or omissions in the performance of their work, and shall also be named as an additional insured on the Contractor's and subcontractors' general liability insurance policy. Client warrants that this intent shall be included in the Client's agreement with all prime contractors. If the responsible prime contractor's agreement fails to comply with the Client's intent then the Client agrees to assume the duty to defend and indemnify GHA for claims arising out of the Contractor's or subcontractors' negligence, errors or omissions in the performance of their work.

**12. Contractor Submittals.** Shop drawing and submittal reviews by GHA shall apply only to the items in the submissions that concern GHA's scope of Basic Services and only for the purpose of assessing if, upon successful incorporation in the project, they are generally consistent with the GHA's Instruments of Service. Client agrees that the Contractor is solely responsible for the submissions and for compliance with the Instruments of Service. Owner agrees that GHA's review and action in relation to the submissions does not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to jobsite or worker safety. GHA's consideration of a component does not constitute acceptance of an assembled item.

**13. Hazardous Materials.** Client agrees that GHA has no responsibility or liability for any hazardous or toxic materials, contaminants or pollutants.

**14. Record Drawings.** If required by the Scope of Basic Services, record drawings will be prepared which may include unverified information compiled and furnished by others, the accuracy and completeness of which GHA may reasonably rely upon. Client accepts that GHA shall not verify the information provided to it and agrees GHA will not be responsible for any errors or omissions in the record drawings due to incorrect or incomplete information furnished by others to GHA.

**15. Disputes.** This Agreement is governed by and construed in accordance with, the laws of the State of Illinois. Any litigation arising out of or relating to this Agreement shall be brought in the state courts of Cook County, Illinois or, if it has or can acquire jurisdiction, in the United States District Court for the Northern District of Illinois, and each of the parties irrevocably submits to the exclusive jurisdiction of each such court in any such litigation, waives any objection it may now or hereafter have to venue or to convenience of forum, agrees that all claims in respect of the litigation shall be heard and determined only in any such court, and agrees not to bring any litigation arising out of or relating to this Agreement in any other court

**16. Miscellaneous.** Either Client or GHA may terminate this Agreement without penalty at any time with or without cause by giving the other party ten (10) calendar days prior written notice. The Client shall, within thirty (30) calendar days of termination pay GHA for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions of this Agreement. Client shall not assign this Agreement without GHA's prior written consent. There are no third-party beneficiaries to this Agreement. Nothing contained in this Agreement shall constitute a waiver by The City of any right, privilege or defense available to the City under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101 *et seq.*, as amended.).

GHA represents and certifies that, to the best of its knowledge, (1) no City employee or agent is interested in the business of City or this Agreement; (2) as of the date of this Agreement neither GHA nor any person employed or associated with GHA has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither GHA nor any person employed by or associated with GHA shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

GHA represents and certifies that (1) GHA is not barred from contracting with a unit of state or local government as a result of (a) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless GHA is contesting, its liability for the tax or the amount of the tax in accordance with the procedures established by the appropriate revenue act; or (b) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Illinois Criminal Code of 1961 (720 ILCS 5/33E-1 *et seq.*); (2) only persons, firms, or corporations interested in this Agreement as principals have been those disclosed to the City prior to the execution of this Agreement; and (3) this Agreement is made by GHA without collusion with any other person, firm, or corporation. If at any time it shall be found that GHA has, in procuring this Agreement, colluded with any other person, firm, or corporation, then GHA shall be liable to the City for all loss or damage that the City may suffer, and this Agreement shall, at the City's option, be null and void.



PIPER LN

PIPER LN

PIPER LN

WIMBLETON CIR

LOVE DR

N BURNING BUSH LN

LOVE DR

APPLE DR

WIMBLETON CIR

N BURNING BUSH LN

Proposed Sidewalk Connection

Gewalt Hamilton Associates, Inc



1 in = 100 ft

# Burning Bush Sidewalk

City of Prospect Heights, IL

**RESOLUTION NO. R-26-16**

**RESOLUTION AUTHORIZING A CIVIL ENGINEERING SERVICE AGREEMENT WITH GEWALT HAMILTON ASSOCIATES, INC., FOR DESIGN ENGINEERING SERVICES FOR THE BURNING BUSH SIDEWALK PROJECT FOR AN ESTIMATED COST OF \$19,000**

**Whereas**, the City intends to construct a sidewalk along Burning Bush Lane between Piper Lane and Apple Drive, which is currently the only gap in the sidewalk network along the Piper/Burning Bush/Apple corridor connecting Wolf Rd to Milwaukee Ave, and;

**Whereas**, Gewalt Hamilton Associates has submitted a scope of services to the City for necessary design services for the Buring Bush Sidewalk Project at a cost of \$19,000.

**Now, Therefore, Be It Resolved by the City Council of Prospect Heights, Cook County, Illinois, as follows:**

**Section 1:** That the Proposal for professional design engineering services for the Buring Bush Sidewalk Project is approved and accepted.

**Section 2:** The City Administrator is authorized to take all necessary steps to implement this resolution.

**Section 3:** This resolution shall be in full force and effect from and after its passage and approval as required by law.

**Passed and Approved this 11th day of May, 2026**

\_\_\_\_\_  
Patrick Ludvigsen, City Mayor

Attest:

\_\_\_\_\_  
City Clerk

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

May 5, 2026

625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

**Mr. Peter Falcone**  
**City Administrator**

City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, IL 60070  
[pfalcone@prospect-heights.org](mailto:pfalcone@prospect-heights.org)

Re: **Proposal for Design Engineering Services**  
**IL 83-Andover Sidewalk Design**  
GHA Proposal No. 2026.M037

Dear Mr. Falcone:

Gewalt Hamilton Associates, Inc., (GHA) is pleased to submit our proposal to assist the City of Prospect Heights (the City) with design services for the IL 83-Andover Sidewalk project.

**Scope of Services**

The City of Prospect Heights is interested in constructing a sidewalk along the west side of IL Route 83 (Elmhurst Road), connecting the existing sidewalk on Andover Drive to the bike path crossing approximately 350' north. As the work will be completed within the IL Route 83 right-of-way, a permit will be required from the Illinois Department of Transportation. Based on our discussions regarding this project, we propose the following scope of services:

1. Project Management & Coordination

- GHA will oversee activities included in the scope to successfully complete the project including the topographic survey; base plan preparation; preliminary and final plans, preparation of special provisions, estimates of cost, and bid documents.
- GHA will coordinate with local utility companies through the JULIE Design Stage process. Upon receipt of the utility information, the utility company data will be added to the existing drawings. As the preliminary plans are developed, they will be submitted to the respective utility companies within the project limits for the purpose of determining any potential conflicts caused by the proposed improvements.

2. Topographic Survey & Base Plan Preparation

- GHA will prepare a complete existing conditions topographic survey for the anticipated project area as described above. This work will be performed according to the IDOT standards for Design Surveys. The topography will extend along the proposed sidewalk alignment from ROW to ROW or approximately 30' on each side of the alignment.
- Our topographic survey will include the following tasks:
  - Include the location, size and inverts of all visible drainage structures, cross culverts, drive and street culvert structures with flow directions.
  - Identify all visible/substantial site improvements including pavement,

- pavement markings, driveways, fences, walls, buildings, sidewalks, traffic signals, etc.
- Identify the location and size of existing vegetation and landscaping elements.
- Identify the visible utilities, sanitary and storm manholes, catch basins, inlets and water valves (Design JULIE) in the project area.
- GHA will establish alignment and stationing of roadways based on record information and field surveys and develop alignment and stationing for intersecting streets.

3. Design Phase – Preliminary and Final Plans, Specifications, & Estimate

- GHA will prepare preliminary engineering plans for the project and submit to the City for review. Upon completion of preliminary plans GHA will prepare a preliminary engineer’s opinion of probable construction cost and initiate coordination with utility agencies regarding any required utility relocation.
- Final Engineering Plans will include a title sheet, general notes, existing conditions/demolition sheets, plan and profile sheets, erosion control and restoration sheets, and details for construction.
- GHA will prepare final bid documents for the project, to include a special provisions booklet and a detailed engineer’s opinion of probable construction cost.
- GHA will prepare a Special Provisions booklet for the overall project in accordance with City procedures and design criteria.
- GHA will prepare a detailed engineer’s opinion of probable construction cost based upon the completed final engineering plans.
- GHA will assist the City with coordination of the project letting and assist the City with reviewing bid tabulations and making a recommendation for award.

4. Permitting

- Final engineering plans will be submitted to the IDOT Permit Section for review and comment. Based on past projects the IDOT permit review period is typically three months or longer. GHA will respond to any comments issued and resubmit to IDOT for approval.

**Compensation for Services**

For the above noted services, GHA proposes to complete the work on a time-and-material (T&M) basis in accordance with the attached GHA Hourly Rates. For budgeting purposes, we provide the following cost estimate:

<b>Services</b>	<b>Estimated Fee</b>
Project Management & Coordination	\$2,400.00
Topographic Survey & Base Plan Preparation	\$5,200.00
Design Phase – Preliminary and Final Plans, Specifications, & Estimate	\$12,200.00
Permitting	\$4,000.00
Reimbursable Expenses	\$1,000.00
<b>Total Estimated Fee</b>	<b>\$24,800.00</b>

Reimbursable expenses, including items such as printing, messenger service, mileage, etc., will be billed direct to the City of Prospect Heights without markup. We anticipate that reimbursable expenses will be less than \$1,000.00 for this project. Invoices will be submitted on a monthly basis and will detail services performed.

**General Conditions**

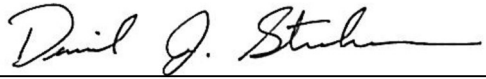
The delineated services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be performed as reasonably required in accordance with the generally accepted standards for civil engineering and surveying services as reflected in the contract for this project at the time when and the place where the services are performed.

Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Client or GHA. GHA's services under this Agreement are being performed solely for the Client's benefit, and no other party or entity shall have any claim against GHA because of this Agreement or the performance or nonperformance of services hereunder. In no event shall GHA be liable for any loss of profit or any consequential damages.

The Client and GHA agree that all disputes between them arising out of or relating to this Agreement or the Project shall be submitted to nonbinding mediation in Chicago, Illinois unless the parties mutually agree otherwise.

This Agreement, including all subparts and Attachment A, which is attached hereto and incorporated herein as the General Provisions of this Agreement, constitute the entire integrated agreement between the parties which may not be modified without all parties consenting thereto in writing.

By signing below you indicate your acceptance of this Agreement in its entirety.

Gewalt Hamilton Associates, Inc.  
Submitted By:  


Daniel J. Strahan, P.E., CFM  
Senior Project Manager II

City of Prospect Heights  
Accepted By:  
\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Encl.: Attachment A

**ATTACHMENT A TO GEWALT HAMILTON ASSOCIATES, INC.  
PROFESSIONAL SERVICES AGREEMENT**

**1. Standard of Care.** The services provided by Gewalt Hamilton Associates, Inc., (GHA) under this Agreement will be reasonably performed consistent with the generally accepted standard of care for the Scope of Basic Services called for herein at the time when and the place where the services are provided. GHA will use reasonable care to comply with applicable codes and laws in effect at the time its services are provided.

**2. Duration of Proposal.** The terms of this Agreement are subject to renegotiation if not accepted within 60 calendar days of the date indicated on this Agreement. Requests for extension beyond 60 calendar days shall be made in writing prior to the expiration date. The fees and terms of this Agreement shall remain in full force and effect for one year from the date of acceptance of this Agreement, and shall be subject to revision at that time, or any time thereafter if GHA gives written notice to the other party at least 60 calendar days prior to the requested date of revision. In the event that the parties fail to agree on the new rates or other revisions, either party may terminate this Agreement as provided for herein.

**3. Client Information.** Client shall provide GHA with all project criteria and full information for its Scope of Basic Services. GHA may rely, without liability, on the accuracy and completeness of the information Client provides, including that of its other consultants, contractors and subcontractors, without independently verifying that information.

**4. Payment.** Payments are due within 30 calendar days after a statement is rendered. The payment of said invoices, and any late payment penalties, shall be governed by the applicable provisions of the Local Government Prompt Payment Act (50 ILCS 505/1 *et seq.*).

**5. Instruments of Service.** The Client acknowledges GHA's plans and specifications, including field data, notes, calculations, and all documents or electronic data, are instruments of service. G H A grants to the Client a nonexclusive, irrevocable, royalty-free, transferrable license to use all instruments of service for purposes of constructing, using, maintaining, altering, and adding to the subject project, and for other purposes (which are not prohibited by the Agreement) in the Client's reasonable discretion, provided that the Client substantially perform its obligations under the Agreement. GHA shall obtain similar nonexclusive licenses from GHA's consultants consistent with the Agreement. The license granted under this Section permits the Client to authorize the Contractor, Subcontractors, Sub-contractors, and suppliers, as well as the Client's consultants and separate contractors, to reproduce applicable portions of the instruments of service solely and exclusively for use in performing services or construction for the project. The parties agree that if elements of the Scope of Basic Services identified in this Agreement are reduced and/or eliminated by Client, then Client waives, releases and holds GHA harmless from all claims and damages arising from those reduced and/or eliminated services. If GHA's Scope of Basic Services does not include construction administration phase services, Client assumes responsibility for interpretation of the instruments of service and construction observation, and waives all claims against GHA for any act, omission or event connected thereto. Unless included in GHA's Scope of Basic Services, GHA shall not be liable for coordination with of the services of Client's other design professionals.

**6. Electronic Files.** The Client acknowledges that differences may exist between the electronic files delivered and the printed instruments of service. In the event of a conflict between the signed / sealed printed instruments of service prepared by GHA and the electronic files, the signed / sealed instruments of service shall control. GHA's electronic files shall be prepared in the current software GHA uses and will follow GHA's standard formatting unless the Scope of Basic Services requires otherwise. Client accepts that GHA makes no warranty that its software will be compatible with other systems or software.

**7. Applicable Codes.** The Client acknowledges that applicable laws, codes and regulations may be subject to various, and possibly contradictory, interpretations. Client accepts that GHA does not warrant or guarantee that the Client's project will comply with interpretations of applicable laws, codes, and regulations as they may be interpreted to the project. Client agrees that GHA shall not be responsible for added project costs, delay damages, or schedule changes arising from unreasonable or unexpected interpretations of the laws, codes, or regulations applied to the project, nor for changes required by the permitting authorities due to changes in the law that became effective after completion of GHA's instruments of service. Client shall compensate GHA for additional fees required to revise the instruments of service to comply with such interpretations. Client shall also compensate GHA for additional fees required to revise the instruments of service if Client changes the project scope after GHA's completes its instruments of service.

**8. Sexual Harassment and Hiring.** GHA certifies that it has a written Sexual Harassment Policy in full compliance with 775 ILCS 5/2-105(A)(4). In all hiring or employment by GHA pursuant to this Agreement, there shall be no discrimination against any employee or applicant for employment because of age, race, gender, creed, national origin, marital status, or the presence of any sensory, mental, or physical handicap, unless based upon a bona fide occupational qualification. GHA agrees that no person shall be denied, or subjected to discrimination in receipt of the benefit of any services or activities made possible by, or resulting from, this Agreement).

**9. Utilities and Soils.** When the instruments of service include information pertaining to the location of underground utility facilities or soils, such information represents only the opinion of the engineer as to the possible locations. This information may be obtained from visible surface evidence, utility company records or soil borings performed by others, and is not represented to be the exact location or nature of these utilities or soils in the field. Client agrees that GHA may reasonably rely on the accuracy and completeness of information furnished by third parties respecting utilities, underground conditions and soils without performing any independent verification. Contractor is solely responsible for utility locations, their markings in the field and their placement on the plans based on information they provided. Client agrees GHA is not liable for damages resulting from utility conflicts, mistaken utility locates, unfavorable soils, and concealed or unforeseen conditions, including but not limited to added construction costs and/or project delays. If the Client wishes to obtain the services of a contractor to provide test holes and exact utility locations, GHA may incorporate that information into the design and reasonably rely upon it. If not included in the Scope of Basic Services, such work will be compensated as additional services.

**10. Opinion of Probable Construction Costs.** GHA's Scope of Basic Services may include the preparation of an opinion of probable construction costs. Client acknowledges that GHA has no control over the costs of labor, materials, or equipment, or over the contractor's methods of determining prices, or over competitive bidding or market conditions. Opinions of probable costs, shall be made on the basis of

experience and qualifications applied to the project scope contemplated by this Agreement as well as information provided by Client (the accuracy and completeness of which GHA may rely upon), and represent GHA's reasonable judgment. Client accepts that GHA does not guarantee or warrant that proposals, bids, or the actual construction costs will not vary from opinions of probable cost prepared for the Client. GHA shall not be liable for cost differentials between the bid and/or actual costs and GHA's opinion of probable construction costs. Client agrees it shall employ an independent cost estimator if, based on its sole determination, it wants more certainty respecting construction costs,

**11. Contractor's Work.** Client agrees that GHA does not have control or charge of and is not responsible for construction means, methods, techniques, sequences or procedures, or for site or worker safety measures and programs including enforcement of Federal, State and local safety requirements, in connection with construction work performed by the Client or the Client's construction contractors. GHA is not responsible for the supervision and coordination of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators, suppliers, or any of their employees, agents and representatives of such workers, or responsible for any machinery, construction equipment, or tools used and employed by contractors and subcontractors. GHA has no authority or right to stop the work. GHA may not direct or instruct the construction work in any regard. In no event shall GHA be liable for the acts or omissions of Client's construction contractors, subcontractors, materialmen, fabricators, erectors, operators or suppliers, or any persons or entities performing any of the work, or for failure of any of them to carry out their work as called for by the Construction Documents. The Client agrees that the Contractor is solely responsible for jobsite and worker safety and warrants that this intent shall be included in the Client's agreement with all prime contractors. The Client agrees that GHA and GHA's personnel and consultants (if any) shall be defended/indemnified by the Contractor for all claims asserted against GHA which arise out of the Contractor's or its subcontractors' negligence, errors or omissions in the performance of their work, and shall also be named as an additional insured on the Contractor's and subcontractors' general liability insurance policy. Client warrants that this intent shall be included in the Client's agreement with all prime contractors. If the responsible prime contractor's agreement fails to comply with the Client's intent then the Client agrees to assume the duty to defend and indemnify GHA for claims arising out of the Contractor's or subcontractors' negligence, errors or omissions in the performance of their work.

**12. Contractor Submittals.** Shop drawing and submittal reviews by GHA shall apply only to the items in the submissions that concern GHA's scope of Basic Services and only for the purpose of assessing if, upon successful incorporation in the project, they are generally consistent with the GHA's Instruments of Service. Client agrees that the Contractor is solely responsible for the submissions and for compliance with the Instruments of Service. Owner agrees that GHA's review and action in relation to the submissions does not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to jobsite or worker safety. GHA's consideration of a component does not constitute acceptance of an assembled item.

**13. Hazardous Materials.** Client agrees that GHA has no responsibility or liability for any hazardous or toxic materials, contaminants or pollutants.

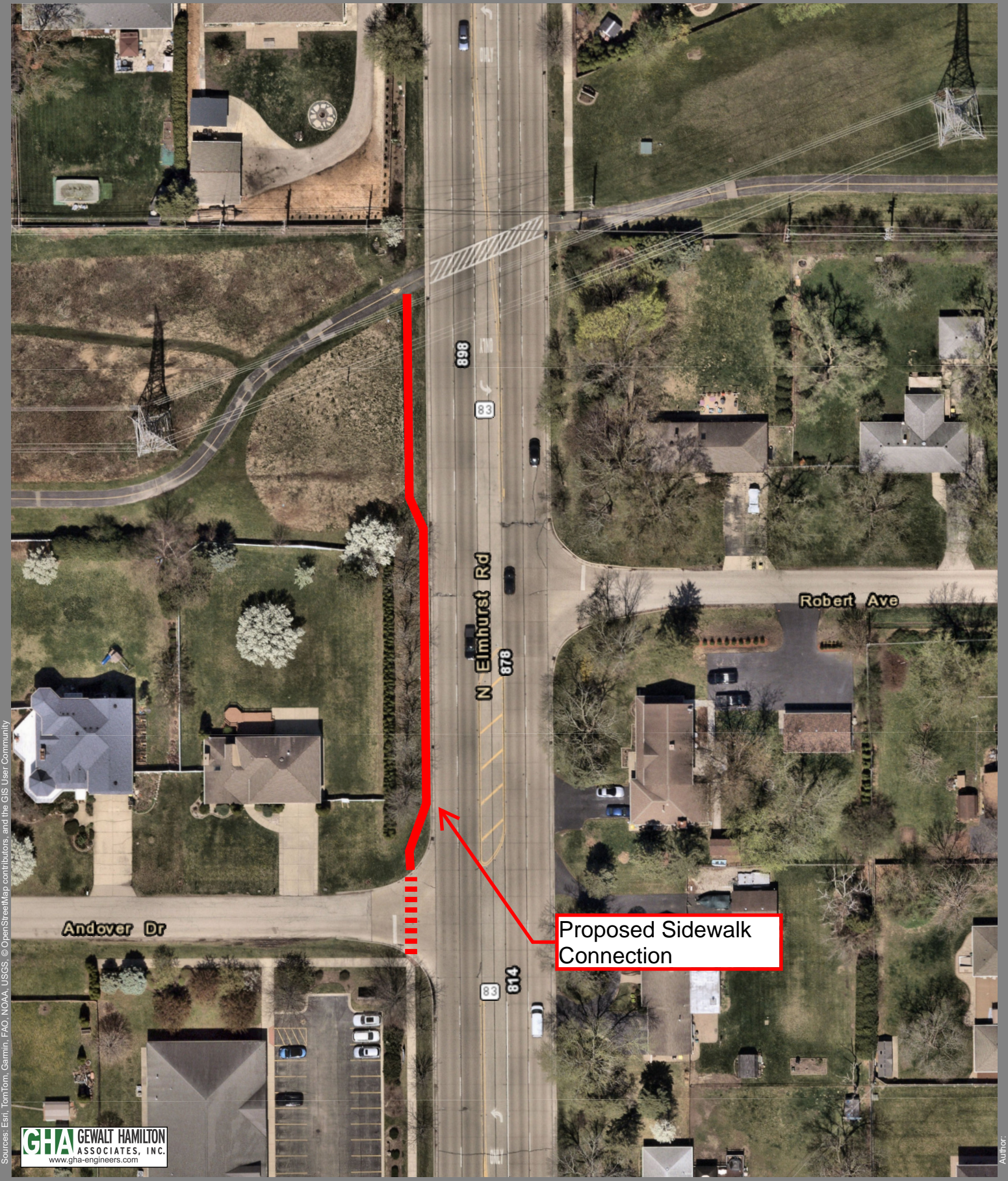
**14. Record Drawings.** If required by the Scope of Basic Services, record drawings will be prepared which may include unverified information compiled and furnished by others, the accuracy and completeness of which GHA may reasonably rely upon. Client accepts that GHA shall not verify the information provided to it and agrees GHA will not be responsible for any errors or omissions in the record drawings due to incorrect or incomplete information furnished by others to GHA.

**15. Disputes.** This Agreement is governed by and construed in accordance with, the laws of the State of Illinois. Any litigation arising out of or relating to this Agreement shall be brought in the state courts of Cook County, Illinois or, if it has or can acquire jurisdiction, in the United States District Court for the Northern District of Illinois, and each of the parties irrevocably submits to the exclusive jurisdiction of each such court in any such litigation, waives any objection it may now or hereafter have to venue or to convenience of forum, agrees that all claims in respect of the litigation shall be heard and determined only in any such court, and agrees not to bring any litigation arising out of or relating to this Agreement in any other court

**16. Miscellaneous.** Either Client or GHA may terminate this Agreement without penalty at any time with or without cause by giving the other party ten (10) calendar days prior written notice. The Client shall, within thirty (30) calendar days of termination pay GHA for all services rendered and all costs incurred up to the date of termination in accordance with compensation provisions of this Agreement. Client shall not assign this Agreement without GHA's prior written consent. There are no third-party beneficiaries to this Agreement. Nothing contained in this Agreement shall constitute a waiver by The City of any right, privilege or defense available to the City under statutory or common law, including, but not limited to, the Illinois Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1-101 *et seq.*, as amended.).

GHA represents and certifies that, to the best of its knowledge, (1) no City employee or agent is interested in the business of City or this Agreement; (2) as of the date of this Agreement neither GHA nor any person employed or associated with GHA has any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement; and (3) neither GHA nor any person employed by or associated with GHA shall at any time during the term of this Agreement obtain or acquire any interest that would conflict in any manner or degree with the performance of the obligations under this Agreement.

GHA represents and certifies that (1) GHA is not barred from contracting with a unit of state or local government as a result of (a) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless GHA is contesting, its liability for the tax or the amount of the tax in accordance with the procedures established by the appropriate revenue act; or (b) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Illinois Criminal Code of 1961 (720 ILCS 5/33E-1 *et seq.*); (2) only persons, firms, or corporations interested in this Agreement as principals have been those disclosed to the City prior to the execution of this Agreement; and (3) this Agreement is made by GHA without collusion with any other person, firm, or corporation. If at any time it shall be found that GHA has, in procuring this Agreement, colluded with any other person, firm, or corporation, then GHA shall be liable to the City for all loss or damage that the City may suffer, and this Agreement shall, at the City's option, be null and void.



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



Author:



70 ft

# Andover/83 Sidewalk

**RESOLUTION NO. R-26-17**

**RESOLUTION AUTHORIZING A CIVIL ENGINEERING SERVICE AGREEMENT WITH GEWALT HAMILTON ASSOCIATES, INC., FOR DESIGN ENGINEERING SERVICES FOR THE ILLINOIS ROUTE 83 (ANDOVER TO BIKE PATH) SIDEWALK PROJECT FOR AN ESTIMATED COST OF \$24,800**

**Whereas**, the City intends to construct a sidewalk along the west side of Route 83 (Elmhurst Rd) connecting the existing sidewalk on Andover Drive to the bike path that cuts through Route 83, and;

**Whereas**, Gewalt Hamilton Associates has submitted a scope of services to the City for necessary design services for the Route 83 (Andover to Bike Path) Sidewalk Project at a cost of \$24,800.

**Now, Therefore, Be It Resolved by the City Council of Prospect Heights, Cook County, Illinois, as follows:**

**Section 1:** That the Proposal for professional design engineering services for the Route 83 (Andover to Bike Path) Sidewalk Project is approved and accepted.

**Section 2:** The City Administrator is authorized to take all necessary steps to implement this resolution.

**Section 3:** This resolution shall be in full force and effect from and after its passage and approval as required by law.

**Passed and Approved this 11th day of May, 2026**

\_\_\_\_\_  
Patrick Ludvigsen, City Mayor

Attest:

\_\_\_\_\_  
City Clerk

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

**CITY OF PROSPECT HEIGHTS  
WARRANT LIST SUMMARY  
5/11/2026**

**Checks**

General Fund	\$	195,915.02
Motor Fuel Tax Fund		-
Tourism District		2,913.42
Solid Waste Fund		-
Drug Enforcement Agency Fund		3,000.00
Special Service Area #1		-
Special Service Area #2		-
Special Service Area #3		-
Special Service Area #4		-
Special Service Area #5		4,210.00
Special Service Area-Constr#6(Water Main)		-
Special Service Area #8 - Levee Wall #37		198.91
Capital Improvements		-
Special Service Area-Debt#6		600.00
Road Construction Debt		-
Water Fund		33,414.11
Parking Fund		1,956.84
Sanitary Sewer Fund		12,381.48
Road/Building Bond Escrow		-
<b>TOTAL</b>	<b>\$</b>	<b>254,589.78</b>

**Wire Payments**

05.01.26 PAYROLL	\$	188,795.84
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**Manual Checks**

<b>TOTAL WARRANT</b>	<b>\$</b>	<b>443,385.62</b>
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Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
ALPHA PRIME COMMUNICATIO	120880	PW RADIO EQUIPMENT	05/05/2026	01-350-7021	1,090.00	.00	
Total ALPHA PRIME COMMUNICATIONS:					1,090.00	.00	
AMERICAN LITHO	262261-01	SPRING 26 NEWSLETTER	04/29/2026	01-320-5221	2,227.00	.00	
Total AMERICAN LITHO:					2,227.00	.00	
ARLINGTON HEIGHTS FORD IN	175995H	SQUAD 602	04/30/2026	01-350-5020	278.18	.00	
ARLINGTON HEIGHTS FORD IN	176034H	ANTI-FREEZE SUPPLY	04/30/2026	01-350-5020	112.20	.00	
ARLINGTON HEIGHTS FORD IN	220494	SQUAD 604	04/30/2026	01-350-5020	1,706.96	.00	
Total ARLINGTON HEIGHTS FORD INC.:					2,097.34	.00	
BLACKBURN MFG. CO.	IN0030582	WATER LOCATE SUPPLY	04/28/2026	51-300-5050	316.70	.00	
BLACKBURN MFG. CO.	IN0030582	SEWER FLAGS	04/28/2026	53-300-5050	626.10	.00	
Total BLACKBURN MFG. CO.:					942.80	.00	
CAPPS PLUMBING & SEWER, I	215377	WATER HEATER REPLACEMEN	05/05/2026	52-300-5100	1,631.00	.00	
Total CAPPS PLUMBING & SEWER, INC.:					1,631.00	.00	
CHILDREN'S ADVOCACY CENT	PD042026	CHILDREN'S ADVOCACY CENT	04/27/2026	16-300-5100	3,000.00	.00	
Total CHILDREN'S ADVOCACY CENTER:					3,000.00	.00	
COMED-ACCT #271664222	04172026	LEVEE 37	04/29/2026	28-300-7020	198.91	.00	
Total COMED-ACCT #271664222:					198.91	.00	
CONRAD POLYGRAPH INC.	7061	POLYGRAPH - GUYANT	05/02/2026	01-360-5100	225.00	.00	
Total CONRAD POLYGRAPH INC.:					225.00	.00	
CONSERV FS INC.	101035594	FUEL 4/21/26	04/29/2026	01-350-5751	3,327.58	.00	
Total CONSERV FS INC.:					3,327.58	.00	
COOK COUNTY DEPT OF TRAN	2026-1	SIGNAL MAINT	04/29/2026	01-350-5031	2,300.76	.00	
Total COOK COUNTY DEPT OF TRANSPORTATION & HIG:					2,300.76	.00	
CRITICAL REACH INC	4788	2026 APBNET ANNUAL FEE	04/30/2026	01-360-5310	495.00	.00	
Total CRITICAL REACH INC:					495.00	.00	
CZAPLICKI LOPEZ, PLLC	25005-01	ROADS	04/29/2026	01-350-5100	1,841.15	.00	
Total CZAPLICKI LOPEZ, PLLC:					1,841.15	.00	
DAILY HERALD	375571	FY26 BUDGET HEARING NOTIC	04/20/2026	01-320-5222	48.60	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total DAILY HERALD:					48.60	.00	
DEKIND COMPUTER CONSULT	45061	PD DUO ACCOUNTS	04/29/2026	01-360-5100	1,476.00	.00	
DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	01-320-5130	735.28	.00	
DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	01-350-5100	735.28	.00	
DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	01-360-5100	1,715.66	.00	
DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	51-300-5100	735.28	.00	
DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	53-300-5100	980.38	.00	
Total DEKIND COMPUTER CONSULTANTS:					6,377.88	.00	
DELTA DENTAL INSURANCE CO	BE007023549	MAY 26 - HMO DENTAL	05/01/2026	01-360-4100	106.60	.00	
Total DELTA DENTAL INSURANCE COMPANY:					106.60	.00	
EAGLE POINT GUN T J MORRIS	225621	AMMO PURCHASE	04/27/2026	01-360-5740	1,454.00	.00	
Total EAGLE POINT GUN T J MORRIS & SONS:					1,454.00	.00	
EAGLE UNIFORM CO.	50397-3	UNIFORM EQUIPMENT	04/27/2026	01-360-5741	23.00	.00	
EAGLE UNIFORM CO.	50852-3	DEPARTMENT PATCHES	04/27/2026	01-360-5741	590.00	.00	
EAGLE UNIFORM CO.	50912-3	UNIFORMS - NEW OFFICER ISS	04/29/2026	01-360-5741	443.59	.00	
EAGLE UNIFORM CO.	51050-3	UNIFORMS - NEW OFFICER ISS	04/30/2026	01-360-5741	181.00	.00	
EAGLE UNIFORM CO.	51055-3	UNIFORMS - NEW OFFICER ISS	04/30/2026	01-360-5741	19.00	.00	
EAGLE UNIFORM CO.	51214-3	UNIFORMS - NEW OFFICER ISS	05/02/2026	01-360-5741	231.00	.00	
EAGLE UNIFORM CO.	51295-3	UNIFORMS - PUFUNDT	05/04/2026	01-360-5741	45.00	.00	
EAGLE UNIFORM CO.	51315-3	BALLISTIC VEST - SOUKUP	05/04/2026	01-360-7022	1,397.00	.00	
EAGLE UNIFORM CO.	51316-3	BALLISTIC VEST - WADE	05/04/2026	01-360-7022	1,397.00	.00	
Total EAGLE UNIFORM CO.:					4,326.59	.00	
ENDEAVOR HEALTH	262071608-04	PRE-EMPLOYMENT MEDICAL G	05/02/2026	01-360-5100	988.00	.00	
Total ENDEAVOR HEALTH:					988.00	.00	
EQ FLOORING INC	1190J	CITY HALL STAIRWELL	04/30/2026	01-350-5104	7,400.00	.00	
Total EQ FLOORING INC:					7,400.00	.00	
FOOD & ALCOHOL SERVICE TR	2026-8	APR 26 HEALTH INSP	04/28/2026	01-340-5100	1,935.00	.00	
Total FOOD & ALCOHOL SERVICE TRAINING INC:					1,935.00	.00	
FORTRESS PLUS SOLUTIONS,	26JA416	BEAST TRAINING	04/27/2026	01-360-5330	500.00	.00	
Total FORTRESS PLUS SOLUTIONS, LLC:					500.00	.00	
HACH COMPANY	14978844	WATER SYSTEM CHEMICALS	05/05/2026	51-300-5750	575.27	.00	
Total HACH COMPANY:					575.27	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	PD JAIL AREA SHELVING	05/05/2026	01-350-5710	72.35	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	SHOP SUPPLIES	05/05/2026	01-350-5710	58.65	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	PD RECORDS ROOM	05/05/2026	01-350-5710	90.05	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	PD RECORDS ROOM REPAIR	05/05/2026	01-350-5710	111.84	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	ICE MACHINE PLUMBING	05/05/2026	01-350-5710	24.30	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	ICE MACHINE PLUMBING	05/05/2026	01-350-5710	7.05	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
HOME DEPOT CREDIT SERVIC	04.28.26	GRAFFITI REMOVER	05/05/2026	01-350-5710	9.47	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	SEALANT	05/05/2026	01-350-5710	21.81	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	01-350-5650	212.08	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	01-350-5650	185.70	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	CONCRETE MX FOR CH	05/05/2026	01-350-5650	41.05	.00	
HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	01-350-5650	351.40	.00	
Total HOME DEPOT CREDIT SERVICES:					1,185.75	.00	
ILLINOIS-AMERICAN WATER C	APR 26 #1674	APR 26 1217 E CAMP MCDONA	05/01/2026	51-300-5412	18,230.51	.00	
ILLINOIS-AMERICAN WATER C	APR 26 #5667	401 PIPER LN APR 26	05/01/2026	01-350-5410	54.92	.00	
Total ILLINOIS-AMERICAN WATER CO.:					18,285.43	.00	
INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	01-320-5410	521.18	.00	
INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	51-300-5412	22.36	.00	
INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	01-350-5410	201.22	.00	
INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	01-360-5410	624.82	.00	
Total INNOVATIVE TELEPHONE & DATA SOLUTION:					1,369.58	.00	
IUOE LOCAL 150 ADMIN	APR 2026	APR 26 LOCAL 150 ADMIN	05/05/2026	01-000-2050	760.54	.00	
IUOE LOCAL 150 ADMIN	APR 2026	APR 26 LOCAL 150 MEMBER	05/05/2026	01-000-2050	146.76	.00	
Total IUOE LOCAL 150 ADMIN:					907.30	.00	
JEFFREY L BAUREIS	Jan 15 2026	JAN FEB 2026 ELEC. REVIEWS	04/28/2026	01-340-5100	1,417.50	.00	
Total JEFFREY L BAUREIS:					1,417.50	.00	
JONATHAN NGO	APRIL 2026	ACADEMY GAS APRIL	04/29/2026	01-360-5751	452.00	.00	
Total JONATHAN NGO:					452.00	.00	
LANDSCAPE CONCEPTS MANA	73412	MAY 2026 LANDSCAPE MAINT	05/05/2026	13-300-5108	1,567.00	.00	
Total LANDSCAPE CONCEPTS MANAGEMENT:					1,567.00	.00	
LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	01-322-5102	12,100.00	.00	
LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	13-300-5102	1,300.00	.00	
LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	51-300-5102	5,400.00	.00	
LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	53-300-5102	8,000.00	.00	
Total LAUTERBACH & AMEN LLP:					26,800.00	.00	
Law Offices of John L. Fioti	APRIL 2026	APRIL 26 ADJUDICATION	04/24/2026	01-324-5122	700.00	.00	
Total Law Offices of John L. Fioti:					700.00	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - A	05/01/2026	01-320-4110	33.00	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - B	05/01/2026	01-340-4110	24.75	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - P	05/01/2026	01-350-4110	80.25	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - P	05/01/2026	01-360-4110	198.00	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - C	05/01/2026	01-310-4110	8.14	.00	
MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - S	05/01/2026	01-000-2030	199.70	.00	
Total MADISON NATIONAL LIFE:					543.84	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
MARCOS SILVA	STICKER & PE	VEHICLE REFUND	03/06/2026	01-120-3300	75.00	.00	
MARCOS SILVA	STICKER & PE	PET REFUND	03/06/2026	01-120-3342	12.00	.00	
Total MARCOS SILVA:					87.00	.00	
MENARDS	69049	PW BUILDING SUPPLIES	05/05/2026	01-350-5710	613.99	.00	
MENARDS	69080	SHOP SUPPLY	05/05/2026	01-350-5710	466.29	.00	
Total MENARDS:					1,080.28	.00	
METROPOLITAN ALLIANCE OF	#252 04/2026	APR 26 MAP 252	04/09/2026	01-000-2050	752.00	.00	
METROPOLITAN ALLIANCE OF	#253 04/2026	APR 26 MAP 253	04/09/2026	01-000-2050	188.00	.00	
Total METROPOLITAN ALLIANCE OF POLICE:					940.00	.00	
METROPOLITAN INDUSTRIES I	INV083911	SSA5 WIMBLEDON CONTROL	04/30/2026	25-300-5050	4,210.00	.00	
Total METROPOLITAN INDUSTRIES INC:					4,210.00	.00	
MID CENTRAL WATER WORKS	2026 MEMBER	MEMBERSHIP RENEWAL	05/05/2026	51-300-5310	150.00	.00	
Total MID CENTRAL WATER WORKS ASSOC.:					150.00	.00	
MOE FUNDS	4223578	JUN 26 GARCIA	06/01/2026	51-300-4100	1,099.00	.00	
MOE FUNDS	4223587	JUN 26 SIARA	06/01/2026	53-300-4100	1,099.00	.00	
MOE FUNDS	4223587	JUN 26 SIARA	06/01/2026	51-300-4100	1,099.00	.00	
MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	53-300-4100	1,676.00	.00	
MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	51-300-4100	1,676.00	.00	
MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	01-350-4100	10,056.00	.00	
Total MOE FUNDS:					16,705.00	.00	
NAPA AUTO PARTS	443646	DIXIE MOWER MX	04/29/2026	01-350-5610	126.57	.00	
NAPA AUTO PARTS	443647	VEHICLE 617	04/29/2026	01-350-5020	23.64	.00	
NAPA AUTO PARTS	443648	CITY HALL HVAC	04/29/2026	01-350-5000	70.50	.00	
NAPA AUTO PARTS	443976	VEHICLE 617	04/29/2026	01-350-5020	34.38	.00	
NAPA AUTO PARTS	443978	VEHICLE 617	04/29/2026	01-350-5020	40.67	.00	
NAPA AUTO PARTS	444011	VEHICLE 601	04/29/2026	01-350-5020	58.04	.00	
NAPA AUTO PARTS	445886	LAWN MOWERS AND LANDSCA	04/30/2026	01-350-5650	52.63	.00	
Total NAPA AUTO PARTS:					406.43	.00	
NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 401 PIPER LN	04/23/2026	01-350-5410	344.19	.00	
NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 14 E CAMP M	04/23/2026	01-360-5410	234.54	.00	
NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 101 S WOLF R	04/23/2026	52-300-5410	122.19	.00	
NICOR GAS	04222026	NICOR CH	04/29/2026	01-320-5410	345.21	.00	
NICOR GAS	04232026	WELL HOUSE	04/29/2026	51-300-5410	198.25	.00	
Total NICOR GAS:					1,244.38	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL ADMIN - APR 26	04/01/2026	01-320-4100	323.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL BUILD - APR 26	04/01/2026	01-340-4100	224.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL PW - APR 26	04/01/2026	01-350-4100	207.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL POLICE - APR 26	04/01/2026	01-360-4100	1,739.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL RETIREE - APR 26	04/01/2026	01-370-4101	668.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL COUNCIL - APR 26	04/01/2026	01-310-4100	57.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL WATER - APR 26	04/01/2026	51-300-5410	135.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL ADMIN - APR 26	04/01/2026	01-320-4100	5,608.40	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL BUILD - APR 26	04/01/2026	01-340-4100	4,123.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL PW - APR 26	04/01/2026	01-350-4100	3,820.40	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL POLICE - APR 26	04/01/2026	01-360-4100	33,316.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL RETIREE - APR 2	04/01/2026	01-370-4101	6,105.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL COUNCIL - APR 2	04/01/2026	01-310-4100	991.00	.00	
NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL WATER - APR 26	04/01/2026	51-300-4100	2,278.20	.00	
Total NORTH SUBURBAN EMPLOYEE BENEFIT COOPERAT:					59,595.00	.00	
NORTHEASTERN IL REGIONAL	450	NORTHEASTERN IL REGIONAL	04/30/2026	01-360-5310	26,445.00	.00	
Total NORTHEASTERN IL REGIONAL CRIME LAB:					26,445.00	.00	
NORTHERN IL POLICE ALARM	0000000024	NIPAS PINS	04/27/2026	01-560-7020	20.00	.00	
Total NORTHERN IL POLICE ALARM SYS:					20.00	.00	
NORTHWESTERN UNIVERSITY	30763	EXECUTIVE MANAGEMENT PR	04/27/2026	01-360-5330	2,800.00	.00	
Total NORTHWESTERN UNIVERSITY:					2,800.00	.00	
PACE ANALYTICAL SERVICES	267212670	WATER TESTING	05/05/2026	51-300-5100	100.00	.00	
Total PACE ANALYTICAL SERVICES:					100.00	.00	
PARDEEP DEOL	DEOL APRIL	UNIFORMS - DEOL	05/02/2026	01-360-5741	148.74	.00	
Total PARDEEP DEOL:					148.74	.00	
PENTEGRA SYSTEMS LLC	70114	CITY HALL SERVICE CALL	02/17/2026	01-320-5100	850.00	.00	
Total PENTEGRA SYSTEMS LLC:					850.00	.00	
PORTER LEE CORPORATION	33255	ANNUAL BEAST SOFTWARE SU	04/27/2026	01-360-5610	1,055.00	.00	
Total PORTER LEE CORPORATION:					1,055.00	.00	
Rachelle Gentry	GENTRY MAR	DFR TRAINING EXPENSES	05/04/2026	01-360-5330	145.58	.00	
Rachelle Gentry	GENTRY MAY	EXPENSE REIMBURSEMENT -	05/04/2026	01-360-7022	46.98	.00	
Total Rachelle Gentry:					192.56	.00	
RAKAN AMMARI	AMMARI APRI	UNIFORMS - AMMARI	05/02/2026	01-360-5741	99.00	.00	
Total RAKAN AMMARI:					99.00	.00	
ROY'S TREE SERVICE	20260430	TREE WORK	05/05/2026	01-350-5103	5,775.00	.00	
Total ROY'S TREE SERVICE:					5,775.00	.00	
SiteOne Landscape Supply LLC	165555447-00	FERTILIZER	05/05/2026	01-350-5650	606.30	.00	
Total SiteOne Landscape Supply LLC:					606.30	.00	
STAPLES	6061527661	STAPLES 04.21.26	04/21/2026	01-320-5700	102.55	.00	
STAPLES	6061861440	OFFICE CHAIRS - SAFETY GRA	04/23/2026	01-320-5700	1,690.36	.00	
STAPLES	7009595994	OFFICE SUPPLIES - ADMIN	04/22/2026	01-320-5700	333.02	.00	
STAPLES	7009595994	OFFICE SUPPLIES - BUILD	04/22/2026	01-340-5700	366.02	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
STAPLES	7009606514	OFFICE SUPPLIES - BUILD	04/23/2026	01-340-5700	255.52	.00	
STAPLES	7009618167	OFFICE SUPPLIES - ADMIN	04/24/2026	01-320-5700	108.76	.00	
STAPLES	7009637428	OFFICE SUPPLIES - BUILD	04/25/2026	01-340-5700	36.39	.00	
STAPLES	7009690372	OFFICE SUPPLIES - BUILD	04/28/2026	01-340-5700	132.44	.00	
Total STAPLES:					3,025.06	.00	
STREICHER'S	I1824480	PRY TOOLS FOR FORCED ENT	04/30/2026	01-360-5740	1,050.00	.00	
Total STREICHER'S:					1,050.00	.00	
SUBURBAN ACCENTS INC.	37991	50TH ANNIVERSARY VEHICLE	04/29/2026	01-310-5950	1,000.00	.00	
Total SUBURBAN ACCENTS INC.:					1,000.00	.00	
Target Solutions Learning, LLC	INV139177	FRONTLINE SOLUTIONS ANNU	04/27/2026	01-360-5100	4,800.00	.00	
Total Target Solutions Learning, LLC:					4,800.00	.00	
TESKA ASSOCIATES INC.	16129	ZONING CODE UPDATE MAR 20	04/28/2026	01-340-5100	1,986.25	.00	
Total TESKA ASSOCIATES INC.:					1,986.25	.00	
THE MULCH CENTER	INV130706	MULCH	04/29/2026	01-350-5650	124.00	.00	
Total THE MULCH CENTER:					124.00	.00	
THOMSON REUTERS	853586807	INVESTIGATIVE SOFTWARE	05/04/2026	01-360-5100	297.00	.00	
Total THOMSON REUTERS:					297.00	.00	
T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	01-340-7020	82.64	.00	
T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	01-350-5410	278.52	.00	
T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	01-360-5410	696.30	.00	
T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	13-300-5410	46.42	.00	
T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	01-350-5410	35.52	.00	
Total T-MOBILE:					1,139.40	.00	
TRIPLE CROWN PRODUCTS	493181	ADMIN SHIRT ORDER	04/27/2026	01-320-5700	330.91	.00	
Total TRIPLE CROWN PRODUCTS:					330.91	.00	
UNIFIRST CORPORATION	1320311229	PW UNIFORMS	04/29/2026	01-350-5104	212.01	.00	
UNIFIRST CORPORATION	1320313211	PW UNIFORMS	05/05/2026	01-350-5104	212.01	.00	
Total UNIFIRST CORPORATION:					424.02	.00	
US BANK NA	8155004	SERIES 2013 AGENT FEE	04/24/2026	46-300-5430	600.00	.00	
Total US BANK NA:					600.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-340-7020	49.35	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-340-7020	116.67	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-340-7020	259.98	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-340-7020	589.37	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-340-7020	1,007.40	.00	
Wintrust-Cardmember Services	03.27-04.27.20	CONSTANT CONTACT	05/05/2026	01-320-5100	109.00	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	01-320-5410	648.36	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	01-360-5410	197.84	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	01-350-5410	197.78	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	51-300-5410	612.12	.00	
Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	51-300-5410	163.70	.00	
Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	52-300-5410	203.65	.00	
Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	01-350-5410	263.65	.00	
Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	01-320-5410	295.90	.00	
Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	01-360-5410	394.14	.00	
Wintrust-Cardmember Services	03.27-04.27.20	FORESTRY SUPPLIERS	05/05/2026	01-310-5300	33.31	.00	
Wintrust-Cardmember Services	03.27-04.27.20	DAILY HERALD	05/05/2026	01-320-5820	264.80	.00	
Wintrust-Cardmember Services	03.27-04.27.20	RED WING	05/05/2026	01-340-7020	413.98	.00	
Wintrust-Cardmember Services	03.27-04.27.20	ZOOM	05/05/2026	01-320-5100	50.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-360-5700	25.64	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-360-5710	13.99	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-360-5710	30.53	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-360-5700	6.91	.00	
Wintrust-Cardmember Services	03.27-04.27.20	ANNA'S RED APPLE	05/05/2026	01-360-5100	39.34	.00	
Wintrust-Cardmember Services	03.27-04.27.20	BIRDIES CAR WASH	05/05/2026	01-360-5321	500.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	EBAY	05/05/2026	01-360-5700	137.50	.00	
Wintrust-Cardmember Services	03.27-04.27.20	HOBBY LOBBY	05/05/2026	01-360-5700	13.14	.00	
Wintrust-Cardmember Services	03.27-04.27.20	IACP	05/05/2026	01-360-5100	220.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	INNOVATIVE CR SOLUTIONS	05/05/2026	01-360-5100	30.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	01-360-5710	36.62	.00	
Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	01-360-5710	39.34	.00	
Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	01-360-5710	36.80	.00	
Wintrust-Cardmember Services	03.27-04.27.20	SP KORE ESSENTIALS	05/05/2026	01-360-5741	139.95	.00	
Wintrust-Cardmember Services	03.27-04.27.20	SOMETHINGS BREWING	05/05/2026	01-360-5710	129.27	.00	
Wintrust-Cardmember Services	03.27-04.27.20	ULINE	05/05/2026	01-360-5710	177.83	.00	
Wintrust-Cardmember Services	03.27-04.27.20	WALMART	05/05/2026	01-360-5710	91.43	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	30.59	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	57.99	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	187.96	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	156.48	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5700	191.04	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	292.22	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	11.90	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	109.99	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5721	41.15	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5650	61.98	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5721	155.94	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	429.96	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5020	48.98	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5710	50.99	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-5020	19.95	.00	
Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	01-350-7023	58.88	.00	
Wintrust-Cardmember Services	03.27-04.27.20	ICLOUD	05/05/2026	01-350-7025	.99	.00	
Wintrust-Cardmember Services	03.27-04.27.20	FIORE NURSERY	05/05/2026	01-350-5650	1,354.50	.00	
Wintrust-Cardmember Services	03.27-04.27.20	HOLIDAY INN EXPRESS	05/05/2026	51-300-5330	311.36	.00	
Wintrust-Cardmember Services	03.27-04.27.20	HOLIDAY INN EXPRESS	05/05/2026	51-300-5330	311.36	.00	
Wintrust-Cardmember Services	03.27-04.27.20	PLAYERS PUB	05/05/2026	01-350-5330	38.46	.00	
Wintrust-Cardmember Services	03.27-04.27.20	R&B PRODUCTIONS - APWA	05/05/2026	01-350-5330	430.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	UBER	05/05/2026	01-350-5632	34.94	.00	
Wintrust-Cardmember Services	03.27-04.27.20	VISTA PRINT	05/05/2026	01-350-5721	743.21	.00	
Wintrust-Cardmember Services	03.27-04.27.20	FRAUD CHRGS - CLAIM#260430	05/05/2026	01-000-1100	7,784.00	.00	
Wintrust-Cardmember Services	03.27-04.27.20	CRAFTMASTER HARDWARE	05/05/2026	01-350-5710	532.46	.00	

Vendor Name	Invoice Number	Description	Invoice Date	GL Account Number	Net Invoice Amt	Amount Paid	Date Paid
Total Wintrust-Cardmember Services:					20,986.57	.00	
Grand Totals:					254,589.78	.00	

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Recorder: \_\_\_\_\_

Report Criteria:

- Detail report.
- Invoices with totals above \$0.00 included.
- Only unpaid invoices included.

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>							
01-000-1100 ACCOUNTS RECEIVABLE	Wintrust-Cardmember Services	03.27-04.27.20	FRAUD CHRGS - CLAIM#260430	05/05/2026	7,784.00	.00	
01-000-2030 WITHHOLDING INSURAN	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - S	05/01/2026	199.70	.00	
01-000-2050 UNION DUES	IUOE LOCAL 150 ADMIN	APR 2026	APR 26 LOCAL 150 ADMIN	05/05/2026	760.54	.00	
01-000-2050 UNION DUES	IUOE LOCAL 150 ADMIN	APR 2026	APR 26 LOCAL 150 MEMBER	05/05/2026	146.76	.00	
01-000-2050 UNION DUES	METROPOLITAN ALLIANCE OF	#252 04/2026	APR 26 MAP 252	04/09/2026	752.00	.00	
01-000-2050 UNION DUES	METROPOLITAN ALLIANCE OF	#253 04/2026	APR 26 MAP 253	04/09/2026	188.00	.00	
Total :					9,831.00	.00	
<b>LICENSES &amp; FEES</b>							
01-120-3300 VEHICLE STICKERS	MARCOS SILVA	STICKER & PE	VEHICLE REFUND	03/06/2026	75.00	.00	
01-120-3342 LICENSES - ANIMALS	MARCOS SILVA	STICKER & PE	PET REFUND	03/06/2026	12.00	.00	
Total LICENSES & FEES:					87.00	.00	
<b>CITY COUNCIL &amp; BOARDS</b>							
01-310-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL COUNCIL - APR 26	04/01/2026	57.00	.00	
01-310-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL COUNCIL - APR 2	04/01/2026	991.00	.00	
01-310-4110 LIFE INSURANCE COUN	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - C	05/01/2026	8.14	.00	
01-310-5300 ALDERMANIC EXPENSE	Wintrust-Cardmember Services	03.27-04.27.20	FORESTRY SUPPLIERS	05/05/2026	33.31	.00	
01-310-5950 SPECIAL EVENTS	SUBURBAN ACCENTS INC.	37991	50TH ANNIVERSARY VEHICLE	04/29/2026	1,000.00	.00	
Total CITY COUNCIL & BOARDS:					2,089.45	.00	
<b>ADMINISTRATION</b>							
01-320-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL ADMIN - APR 26	04/01/2026	323.00	.00	
01-320-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL ADMIN - APR 26	04/01/2026	5,608.40	.00	
01-320-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - A	05/01/2026	33.00	.00	
01-320-5100 PROFESSIONAL SERVIC	PENTEGRA SYSTEMS LLC	70114	CITY HALL SERVICE CALL	02/17/2026	850.00	.00	
01-320-5100 PROFESSIONAL SERVIC	Wintrust-Cardmember Services	03.27-04.27.20	CONSTANT CONTACT	05/05/2026	109.00	.00	
01-320-5100 PROFESSIONAL SERVIC	Wintrust-Cardmember Services	03.27-04.27.20	ZOOM	05/05/2026	50.00	.00	
01-320-5130 COMPUTER CONSULTAN	DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	735.28	.00	
01-320-5221 PRINTING	AMERICAN LITHO	262261-01	SPRING 26 NEWSLETTER	04/29/2026	2,227.00	.00	
01-320-5222 LEGAL NOTICES	DAILY HERALD	375571	FY26 BUDGET HEARING NOTIC	04/20/2026	48.60	.00	
01-320-5410 UTILITIES	INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	521.18	.00	
01-320-5410 UTILITIES	NICOR GAS	04222026	NICOR CH	04/29/2026	345.21	.00	
01-320-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	648.36	.00	
01-320-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	295.90	.00	
01-320-5700 OFFICE SUPPLIES	STAPLES	6061527661	STAPLES 04.21.26	04/21/2026	102.55	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-320-5700 OFFICE SUPPLIES	STAPLES	6061861440	OFFICE CHAIRS - SAFETY GRA	04/23/2026	1,690.36	.00	
01-320-5700 OFFICE SUPPLIES	STAPLES	7009595994	OFFICE SUPPLIES - ADMIN	04/22/2026	333.02	.00	
01-320-5700 OFFICE SUPPLIES	STAPLES	7009618167	OFFICE SUPPLIES - ADMIN	04/24/2026	108.76	.00	
01-320-5700 OFFICE SUPPLIES	TRIPLE CROWN PRODUCTS	493181	ADMIN SHIRT ORDER	04/27/2026	330.91	.00	
01-320-5820 PUBLICATIONS	Wintrust-Cardmember Services	03.27-04.27.20	DAILY HERALD	05/05/2026	264.80	.00	
Total ADMINISTRATION:					14,625.33	.00	
<b>FINANCE</b>							
01-322-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	12,100.00	.00	
Total FINANCE:					12,100.00	.00	
<b>LEGAL</b>							
01-324-5122 CITY PROSECUTOR	Law Offices of John L. Fioti	APRIL 2026	APRIL 26 ADJUDICATION	04/24/2026	700.00	.00	
Total LEGAL:					700.00	.00	
<b>BUILDING DEPARTMENT</b>							
01-340-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL BUILD - APR 26	04/01/2026	224.00	.00	
01-340-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL BUILD - APR 26	04/01/2026	4,123.00	.00	
01-340-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - B	05/01/2026	24.75	.00	
01-340-5100 PROFESSIONAL SERVIC	FOOD & ALCOHOL SERVICE TR	2026-8	APR 26 HEALTH INSP	04/28/2026	1,935.00	.00	
01-340-5100 PROFESSIONAL SERVIC	JEFFREY L BAUREIS	Jan 15 2026	JAN FEB 2026 ELEC. REVIEWS	04/28/2026	1,417.50	.00	
01-340-5100 PROFESSIONAL SERVIC	TESKA ASSOCIATES INC.	16129	ZONING CODE UPDATE MAR 20	04/28/2026	1,986.25	.00	
01-340-5700 OFFICE SUPPLIES	STAPLES	7009595994	OFFICE SUPPLIES - BUILD	04/22/2026	366.02	.00	
01-340-5700 OFFICE SUPPLIES	STAPLES	7009606514	OFFICE SUPPLIES - BUILD	04/23/2026	255.52	.00	
01-340-5700 OFFICE SUPPLIES	STAPLES	7009637428	OFFICE SUPPLIES - BUILD	04/25/2026	36.39	.00	
01-340-5700 OFFICE SUPPLIES	STAPLES	7009690372	OFFICE SUPPLIES - BUILD	04/28/2026	132.44	.00	
01-340-7020 EQUIPMENT	T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	82.64	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	49.35	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	116.67	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	259.98	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	589.37	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	1,007.40	.00	
01-340-7020 EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	RED WING	05/05/2026	413.98	.00	
Total BUILDING DEPARTMENT:					13,020.26	.00	
<b>PUBLIC WORKS</b>							
01-350-4100 HEALTH INSURANCE	MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	10,056.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-350-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL PW - APR 26	04/01/2026	207.00	.00	
01-350-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL PW - APR 26	04/01/2026	3,820.40	.00	
01-350-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - P	05/01/2026	80.25	.00	
01-350-5000 BUILDING MAINTENANC	NAPA AUTO PARTS	443648	CITY HALL HVAC	04/29/2026	70.50	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	175995H	SQUAD 602	04/30/2026	278.18	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	176034H	ANTI-FREEZE SUPPLY	04/30/2026	112.20	.00	
01-350-5020 VEHICLE MAINTENANCE	ARLINGTON HEIGHTS FORD IN	220494	SQUAD 604	04/30/2026	1,706.96	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA AUTO PARTS	443647	VEHICLE 617	04/29/2026	23.64	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA AUTO PARTS	443976	VEHICLE 617	04/29/2026	34.38	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA AUTO PARTS	443978	VEHICLE 617	04/29/2026	40.67	.00	
01-350-5020 VEHICLE MAINTENANCE	NAPA AUTO PARTS	444011	VEHICLE 601	04/29/2026	58.04	.00	
01-350-5020 VEHICLE MAINTENANCE	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	48.98	.00	
01-350-5020 VEHICLE MAINTENANCE	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	19.95	.00	
01-350-5031 SIGNAL MAINTENANCE	COOK COUNTY DEPT OF TRAN	2026-1	SIGNAL MAINT	04/29/2026	2,300.76	.00	
01-350-5100 PROFESSIONAL SERVIC	CZAPLICKI LOPEZ, PLLC	25005-01	ROADS	04/29/2026	1,841.15	.00	
01-350-5100 PROFESSIONAL SERVIC	DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	735.28	.00	
01-350-5103 PROF SERVICES - FORE	ROY'S TREE SERVICE	20260430	TREE WORK	05/05/2026	5,775.00	.00	
01-350-5104 PROF SERVICES - BUILD	EQ FLOORING INC	1190J	CITY HALL STAIRWELL	04/30/2026	7,400.00	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	1320311229	PW UNIFORMS	04/29/2026	212.01	.00	
01-350-5104 PROF SERVICES - BUILD	UNIFIRST CORPORATION	1320313211	PW UNIFORMS	05/05/2026	212.01	.00	
01-350-5330 TRAINING	Wintrust-Cardmember Services	03.27-04.27.20	PLAYERS PUB	05/05/2026	38.46	.00	
01-350-5330 TRAINING	Wintrust-Cardmember Services	03.27-04.27.20	R&B PRODUCTIONS - APWA	05/05/2026	430.00	.00	
01-350-5410 UTILITIES	ILLINOIS-AMERICAN WATER C	APR 26 #5667	401 PIPER LN APR 26	05/01/2026	54.92	.00	
01-350-5410 UTILITIES	INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	201.22	.00	
01-350-5410 UTILITIES	NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 401 PIPER LN	04/23/2026	344.19	.00	
01-350-5410 UTILITIES	T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	278.52	.00	
01-350-5410 UTILITIES	T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	35.52	.00	
01-350-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	197.78	.00	
01-350-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	263.65	.00	
01-350-5610 EQUIPMENT MAINTENAN	NAPA AUTO PARTS	443646	DIXIE MOWER MX	04/29/2026	126.57	.00	
01-350-5632 ICE CONTROL MAINTEN	Wintrust-Cardmember Services	03.27-04.27.20	UBER	05/05/2026	34.94	.00	
01-350-5650 LANDSCAPE SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	212.08	.00	
01-350-5650 LANDSCAPE SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	185.70	.00	
01-350-5650 LANDSCAPE SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	CONCRETE MX FOR CH	05/05/2026	41.05	.00	
01-350-5650 LANDSCAPE SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	FLOWERS/PLANTS	05/05/2026	351.40	.00	
01-350-5650 LANDSCAPE SUPPLIES	NAPA AUTO PARTS	445886	LAWN MOWERS AND LANDSCA	04/30/2026	52.63	.00	
01-350-5650 LANDSCAPE SUPPLIES	SiteOne Landscape Supply LLC	165555447-00	FERTILIZER	05/05/2026	606.30	.00	
01-350-5650 LANDSCAPE SUPPLIES	THE MULCH CENTER	INV130706	MULCH	04/29/2026	124.00	.00	
01-350-5650 LANDSCAPE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	61.98	.00	
01-350-5650 LANDSCAPE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	FIORE NURSERY	05/05/2026	1,354.50	.00	
01-350-5700 OFFICE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	191.04	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	PD JAIL AREA SHELVING	05/05/2026	72.35	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	SHOP SUPPLIES	05/05/2026	58.65	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	PD RECORDS ROOM	05/05/2026	90.05	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	PD RECORDS ROOM REPAIR	05/05/2026	111.84	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	ICE MACHINE PLUMBING	05/05/2026	24.30	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	ICE MACHINE PLUMBING	05/05/2026	7.05	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	GRAFFITI REMOVER	05/05/2026	9.47	.00	
01-350-5710 OPERATING SUPPLIES	HOME DEPOT CREDIT SERVIC	04.28.26	SEALANT	05/05/2026	21.81	.00	
01-350-5710 OPERATING SUPPLIES	MENARDS	69049	PW BUILDING SUPPLIES	05/05/2026	613.99	.00	
01-350-5710 OPERATING SUPPLIES	MENARDS	69080	SHOP SUPPLY	05/05/2026	466.29	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	30.59	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	57.99	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	187.96	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	156.48	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	292.22	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	11.90	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	109.99	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	429.96	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	50.99	.00	
01-350-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	CRAFTMASTER HARDWARE	05/05/2026	532.46	.00	
01-350-5721 SIGNS	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	41.15	.00	
01-350-5721 SIGNS	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	155.94	.00	
01-350-5721 SIGNS	Wintrust-Cardmember Services	03.27-04.27.20	VISTA PRINT	05/05/2026	743.21	.00	
01-350-5751 GASOLINE	CONSERV FS INC.	101035594	FUEL 4/21/26	04/29/2026	3,327.58	.00	
01-350-7021 RADIO EQUIPMENT	ALPHA PRIME COMMUNICATIO	120880	PW RADIO EQUIPMENT	05/05/2026	1,090.00	.00	
01-350-7023 SAFETY EQUIPMENT	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	58.88	.00	
01-350-7025 SOFTWARE	Wintrust-Cardmember Services	03.27-04.27.20	ICLOUD	05/05/2026	.99	.00	
Total PUBLIC WORKS:					48,973.90	.00	
<b>PUBLIC SAFETY</b>							
01-360-4100 HEALTH INSURANCE	DELTA DENTAL INSURANCE CO	BE007023549	MAY 26 - HMO DENTAL	05/01/2026	106.60	.00	
01-360-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL POLICE - APR 26	04/01/2026	1,739.00	.00	
01-360-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL POLICE - APR 26	04/01/2026	33,316.00	.00	
01-360-4110 LIFE INSURANCE	MADISON NATIONAL LIFE	1768598	EMPLOYEE LIFE INS MAY 26 - P	05/01/2026	198.00	.00	
01-360-5100 PROFESSIONAL SERVIC	CONRAD POLYGRAPH INC.	7061	POLYGRAPH - GUYANT	05/02/2026	225.00	.00	
01-360-5100 PROFESSIONAL SERVIC	DEKIND COMPUTER CONSULT	45061	PD DUO ACCOUNTS	04/29/2026	1,476.00	.00	
01-360-5100 PROFESSIONAL SERVIC	DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	1,715.66	.00	
01-360-5100 PROFESSIONAL SERVIC	ENDEAVOR HEALTH	262071608-04	PRE-EMPLOYMENT MEDICAL G	05/02/2026	988.00	.00	
01-360-5100 PROFESSIONAL SERVIC	Target Solutions Learning, LLC	INV139177	FRONTLINE SOLUTIONS ANNU	04/27/2026	4,800.00	.00	
01-360-5100 PROFESSIONAL SERVIC	THOMSON REUTERS	853586807	INVESTIGATIVE SOFTWARE	05/04/2026	297.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-360-5100 PROFESSIONAL SERVIC	Wintrust-Cardmember Services	03.27-04.27.20	ANNA'S RED APPLE	05/05/2026	39.34	.00	
01-360-5100 PROFESSIONAL SERVIC	Wintrust-Cardmember Services	03.27-04.27.20	IACP	05/05/2026	220.00	.00	
01-360-5100 PROFESSIONAL SERVIC	Wintrust-Cardmember Services	03.27-04.27.20	INNOVATIVE CR SOLUTIONS	05/05/2026	30.00	.00	
01-360-5310 MEMBERSHIPS	CRITICAL REACH INC	4788	2026 APBNET ANNUAL FEE	04/30/2026	495.00	.00	
01-360-5310 MEMBERSHIPS	NORTHEASTERN IL REGIONAL	450	NORTHEASTERN IL REGIONAL	04/30/2026	26,445.00	.00	
01-360-5321 AUTO EXPENSE	Wintrust-Cardmember Services	03.27-04.27.20	BIRDIES CAR WASH	05/05/2026	500.00	.00	
01-360-5330 TRAINING	FORTRESS PLUS SOLUTIONS,	26JA416	BEAST TRAINING	04/27/2026	500.00	.00	
01-360-5330 TRAINING	NORTHWESTERN UNIVERSITY	30763	EXECUTIVE MANAGEMENT PR	04/27/2026	2,800.00	.00	
01-360-5330 TRAINING	Rachelle Gentry	GENTRY MAR	DFR TRAINING EXPENSES	05/04/2026	145.58	.00	
01-360-5410 UTILITIES	INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	624.82	.00	
01-360-5410 UTILITIES	NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 14 E CAMP M	04/23/2026	234.54	.00	
01-360-5410 UTILITIES	T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	696.30	.00	
01-360-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	197.84	.00	
01-360-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	394.14	.00	
01-360-5610 EQUIPMENT MAINTENAN	PORTER LEE CORPORATION	33255	ANNUAL BEAST SOFTWARE SU	04/27/2026	1,055.00	.00	
01-360-5700 OFFICE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	25.64	.00	
01-360-5700 OFFICE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	6.91	.00	
01-360-5700 OFFICE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	EBAY	05/05/2026	137.50	.00	
01-360-5700 OFFICE SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	HOBBY LOBBY	05/05/2026	13.14	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	13.99	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	AMAZON	05/05/2026	30.53	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	36.62	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	39.34	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	JEWEL OSCO	05/05/2026	36.80	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	SOMETHINGS BREWING	05/05/2026	129.27	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	ULINE	05/05/2026	177.83	.00	
01-360-5710 OPERATING SUPPLIES	Wintrust-Cardmember Services	03.27-04.27.20	WALMART	05/05/2026	91.43	.00	
01-360-5740 RANGE SUPPLIES	EAGLE POINT GUN T J MORRIS	225621	AMMO PURCHASE	04/27/2026	1,454.00	.00	
01-360-5740 RANGE SUPPLIES	STREICHER'S	11824480	PRY TOOLS FOR FORCED ENT	04/30/2026	1,050.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	50397-3	UNIFORM EQUIPMENT	04/27/2026	23.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	50852-3	DEPARTMENT PATCHES	04/27/2026	590.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	50912-3	UNIFORMS - NEW OFFICER ISS	04/29/2026	443.59	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	51050-3	UNIFORMS - NEW OFFICER ISS	04/30/2026	181.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	51055-3	UNIFORMS - NEW OFFICER ISS	04/30/2026	19.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	51214-3	UNIFORMS - NEW OFFICER ISS	05/02/2026	231.00	.00	
01-360-5741 CLOTHING	EAGLE UNIFORM CO.	51295-3	UNIFORMS - PUFUNDT	05/04/2026	45.00	.00	
01-360-5741 CLOTHING	PARDEEP DEOL	DEOL APRIL	UNIFORMS - DEOL	05/02/2026	148.74	.00	
01-360-5741 CLOTHING	RAKAN AMMARI	AMMARI APRI	UNIFORMS - AMMARI	05/02/2026	99.00	.00	
01-360-5741 CLOTHING	Wintrust-Cardmember Services	03.27-04.27.20	SP KORE ESSENTIALS	05/05/2026	139.95	.00	
01-360-5751 GASOLINE	JONATHAN NGO	APRIL 2026	ACADEMY GAS APRIL	04/29/2026	452.00	.00	
01-360-7022 POLICE - SMALL EQUIPM	EAGLE UNIFORM CO.	51315-3	BALLISTIC VEST - SOUKUP	05/04/2026	1,397.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
01-360-7022 POLICE - SMALL EQUIPM	EAGLE UNIFORM CO.	51316-3	BALLISTIC VEST - WADE	05/04/2026	1,397.00	.00	
01-360-7022 POLICE - SMALL EQUIPM	Rachelle Gentry	GENTRY MAY	EXPENSE REIMBURSEMENT -	05/04/2026	46.98	.00	
Total PUBLIC SAFETY:					87,695.08	.00	
<b>REIMBURSABLE EXP</b>							
01-370-4101 RETIREE HEALTH INSUR	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL RETIREE - APR 26	04/01/2026	668.00	.00	
01-370-4101 RETIREE HEALTH INSUR	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL RETIREE - APR 2	04/01/2026	6,105.00	.00	
Total REIMBURSABLE EXP:					6,773.00	.00	
<b>PUBLIC SAFETY CAPITAL OUTLAY</b>							
01-560-7020 EQUIPMENT - POLICE	NORTHERN IL POLICE ALARM	0000000024	NIPAS PINS	04/27/2026	20.00	.00	
Total PUBLIC SAFETY CAPITAL OUTLAY:					20.00	.00	
Total GENERAL FUND:					195,915.02	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>TOURISM DISTRICT EXPENSES</b>							
13-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	1,300.00	.00	
13-300-5108 BEAUTIFICATION	LANDSCAPE CONCEPTS MANA	73412	MAY 2026 LANDSCAPE MAINT	05/05/2026	1,567.00	.00	
13-300-5410 UTILITIES	T-MOBILE	03.21.26-04.20	03.21.26-04.20.26 CELLPHONE	04/20/2026	46.42	.00	
Total EXPENSES:					2,913.42	.00	
Total TOURISM DISTRICT:					2,913.42	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>DEA SEIZURE FUND EXPENSES</b>							
16-300-5100 PROFESSIONAL SERVIC	CHILDREN'S ADVOCACY CENT	PD042026	CHILDREN'S ADVOCACY CENT	04/27/2026	3,000.00	.00	
Total EXPENSES:					3,000.00	.00	
Total DEA SEIZURE FUND:					3,000.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>SSA #5</b>							
<b>EXPENSES</b>							
25-300-5050 SYSTEM MAINTENANCE	METROPOLITAN INDUSTRIES I	INV083911	SSA5 WIMBLEDON CONTROL	04/30/2026	4,210.00	.00	
Total EXPENSES:					4,210.00	.00	
Total SSA #5:					4,210.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>SSA #8</b>							
<b>EXPENSES</b>							
28-300-7020 EQUIPMENT	COMED-ACCT #271664222	04172026	LEVEE 37	04/29/2026	198.91	.00	
Total EXPENSES:					198.91	.00	
Total SSA #8:					198.91	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>SSA #6 DEBT EXPENSES</b>							
46-300-5430 BANK FEES	US BANK NA	8155004	SERIES 2013 AGENT FEE	04/24/2026	600.00	.00	
Total EXPENSES:					600.00	.00	
Total SSA #6 DEBT:					600.00	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>WATER FUND</b>							
<b>EXPENSES</b>							
51-300-4100 HEALTH INSURANCE	MOE FUNDS	4223578	JUN 26 GARCIA	06/01/2026	1,099.00	.00	
51-300-4100 HEALTH INSURANCE	MOE FUNDS	4223587	JUN 26 SIARA	06/01/2026	1,099.00	.00	
51-300-4100 HEALTH INSURANCE	MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	1,676.00	.00	
51-300-4100 HEALTH INSURANCE	NORTH SUBURBAN EMPLOYEE	#04.2026M	PPO MEDICAL WATER - APR 26	04/01/2026	2,278.20	.00	
51-300-5050 SYSTEM MAINTENANCE	BLACKBURN MFG. CO.	IN0030582	WATER LOCATE SUPPLY	04/28/2026	316.70	.00	
51-300-5100 PROFESSIONAL SERVIC	DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	735.28	.00	
51-300-5100 PROFESSIONAL SERVIC	PACE ANALYTICAL SERVICES	267212670	WATER TESTING	05/05/2026	100.00	.00	
51-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	5,400.00	.00	
51-300-5310 MEMBERSHIPS	MID CENTRAL WATER WORKS	2026 MEMBER	MEMBERSHIP RENEWAL	05/05/2026	150.00	.00	
51-300-5330 TRAINING	Wintrust-Cardmember Services	03.27-04.27.20	HOLIDAY INN EXPRESS	05/05/2026	311.36	.00	
51-300-5330 TRAINING	Wintrust-Cardmember Services	03.27-04.27.20	HOLIDAY INN EXPRESS	05/05/2026	311.36	.00	
51-300-5410 UTILITIES	NICOR GAS	04232026	WELL HOUSE	04/29/2026	198.25	.00	
51-300-5410 UTILITIES	NORTH SUBURBAN EMPLOYEE	#04.2026D	PPO DENTAL WATER - APR 26	04/01/2026	135.00	.00	
51-300-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	AT&T	05/05/2026	612.12	.00	
51-300-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	163.70	.00	
51-300-5412 WATER	ILLINOIS-AMERICAN WATER C	APR 26 #1674	APR 26 1217 E CAMP MCDONA	05/01/2026	18,230.51	.00	
51-300-5412 WATER	INNOVATIVE TELEPHONE & DA	1265129	MAY 26 SERVICE	05/01/2026	22.36	.00	
51-300-5750 CHEMICALS	HACH COMPANY	14978844	WATER SYSTEM CHEMICALS	05/05/2026	575.27	.00	
Total EXPENSES:					33,414.11	.00	
Total WATER FUND:					33,414.11	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>PARKING FUND</b>							
<b>EXPENSES</b>							
52-300-5100 PROFESSIONAL SERVIC	CAPPS PLUMBING & SEWER, I	215377	WATER HEATER REPLACEMEN	05/05/2026	1,631.00	.00	
52-300-5410 UTILITIES	NICOR GAS	03.24.26-04.23	03.24.26-04.23.26 101 S WOLF R	04/23/2026	122.19	.00	
52-300-5410 UTILITIES	Wintrust-Cardmember Services	03.27-04.27.20	COMCAST	05/05/2026	203.65	.00	
Total EXPENSES:					1,956.84	.00	
Total PARKING FUND:					1,956.84	.00	

GL Account and Title	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
<b>SANITARY SEWER FUND</b>							
<b>EXPENSES</b>							
53-300-4100 HEALTH INSURANCE	MOE FUNDS	4223587	JUN 26 SIARA	06/01/2026	1,099.00	.00	
53-300-4100 HEALTH INSURANCE	MOE FUNDS	4223589	JUN 26 FAMILY	06/01/2026	1,676.00	.00	
53-300-5050 SYSTEM MAINTENANCE	BLACKBURN MFG. CO.	IN0030582	SEWER FLAGS	04/28/2026	626.10	.00	
53-300-5100 PROFESSIONAL SERVIC	DEKIND COMPUTER CONSULT	45072	DEKIND JUNE 26	05/01/2026	980.38	.00	
53-300-5102 FINANCIAL SERVICES	LAUTERBACH & AMEN LLP	118231	APR 26 FINCL SERVC	05/06/2026	8,000.00	.00	
Total EXPENSES:					12,381.48	.00	
Total SANITARY SEWER FUND:					12,381.48	.00	
Grand Totals:					254,589.78	.00	

GL Account and Title	Net Invoice Amount	Amount Paid	Date Paid
<b>GENERAL FUND</b>			
Total GENERAL FUND:	195,915.02	.00	
<b>TOURISM DISTRICT</b>			
Total TOURISM DISTRICT:	2,913.42	.00	
<b>DEA SEIZURE FUND</b>			
Total DEA SEIZURE FUND:	3,000.00	.00	
<b>SSA #5</b>			
Total SSA #5:	4,210.00	.00	
<b>SSA #8</b>			
Total SSA #8:	198.91	.00	
<b>SSA #6 DEBT</b>			
Total SSA #6 DEBT:	600.00	.00	
<b>WATER FUND</b>			
Total WATER FUND:	33,414.11	.00	
<b>PARKING FUND</b>			
Total PARKING FUND:	1,956.84	.00	
<b>SANITARY SEWER FUND</b>			
Total SANITARY SEWER FUND:	12,381.48	.00	
Grand Totals:	254,589.78	.00	