



Item Cover Page

Subject	Present proposed concept plan, cost estimate, and schedule for the construction of the Central Gateway Plaza Project at 310 West Northwest Highway.
Meeting	April 8, 2025 - MEETING OF THE MOUNT PROSPECT COMMITTEE OF THE WHOLE
Fiscal Impact	Y
Dollar Amount	\$1,095,503.00
Budget Source	Prospect and Main Tax Increment Financing Fund
Category	DISCUSSION ITEMS
Type	Presentation

Information

This memorandum transmits a proposed concept plan, cost estimate, and schedule for the construction of a gateway plaza at 310 West Northwest Highway. The Village purchased this property in June 2024 and took possession of the property on November 30, 2024.

This property operated as a gas station and an automotive repair shop for more than half a century. Soil on the site is contaminated with gasoline, waste oil, and hydraulic oil from the site's uses.

The Village and the former property owner are jointly pursuing No Further Remediation Letters (NFRs) from the Illinois Environmental Protection Agency (IEPA). The issuance of an NFR will mean that the site does not constitute a significant risk of harm to human health or the environment, provided the site is utilized in accordance with the terms of the NFR letter.

The former owner enrolled in the Leaking Underground Storage Tank (LUST) program to secure an NFR for contamination resulting from leaking gasoline storage tanks.

The Village has enrolled in the Site Remediation Program (SRP) to secure an NFR letter for contamination from hydraulic lifts, waste oil tanks, and supplemental piping that were part of the garage facility.

Both filings are presently moving through the IEPA review process. Both filings indicate that the site will be redeveloped as a passive gateway plaza for the downtown area. Staff expect IEPA approval of this proposed restoration plan by the end of April 2025.

The site will primarily feature permeable surfaces, including native plantings, trees, shrubs, turf, and some seasonal flowers. Staff also proposed a clocktower as the main architectural focal point in the center of the plaza. A small amount of brick sidewalk will be installed within the plaza to access the clocktower and six new public parking spaces will be installed along the

eastern edge of the property. A new garbage enclosure, some nominal pedestrian-level lighting, curb-cut removal, and brick replacement in the adjacent Central Road and Northwest Highway rights-of-way will also be included in the project scope. For reference, a copy of the proposed restoration plan is enclosed as Attachment A.

The estimated cost to construct this project is \$1.096 million. Attachment B contains a summarized estimate of costs. \$1.425 million has been allocated for this project from the Prospect & Main tax increment financing (TIF) fund.

Staff proposes to let a bid for demolition and site restoration services in April and present a contract award recommendation to the Village Board in May. This key benchmark could be disrupted if IEPA takes longer than expected to review already submitted LUST and SRP filings.

Demolition and site restoration work should commence in June and be completed in August. Installation of plant materials will take place when the weather cools in the fall (September or October). Staff plans to install the last improvement, the clocktower, in November or December.

To facilitate this schedule, staff needs to place an order for the clocktower as soon as possible. The current lead time for the preferred design is 6–8 months.

In addition, staff needs to know the base requirements and electrical needs of the clocktower before starting restoration work. Consequently, staff is seeking Village Board approval to purchase the clocktower before the site is demolished, or restoration work has commenced.

Staff recommends a clocktower manufactured by the Verdin Company of Cincinnati, Ohio. The firm is family-owned and has been making bells, towers, and clocks for 182 years. Attachment C contains a rendering of the recommended design. This clocktower is approximately 30' tall and 8' wide. It will be delivered painted black with gold accents. The tower will feature four 5' diameter clock faces. One clock will be installed on each of the tower's four faces. The clocks and the tower are manufactured, delivered, and installed by the Verdin Company.

Verdin offers optional aluminum bells, the ability to add signage or messaging (i.e. "Village of Mount Prospect"), as well as established integration with an electronic carillon bell chime system.

Staff solicited proposed designs and costs from two other firms, Campbellsville Industries of Taylor County, Kentucky and Parkreation of Prospect Heights, Illinois.

Campbellsville Industries designs and builds church steeples and cupolas. As part of this business, they also build and construct clocktowers. However, they do not make clocks. Instead, they mount clocks purchased from third-party vendors for mounting on their structures. A rendering of the Campbellsville submittal is enclosed as Attachment D.

Parkreation primarily represents outdoor recreation brands. As part of this role, the firm offers a clocktower product. Parkreation would design a clocktower, job-shop the manufacture of the tower, and procure third-party clocks for mounting. A rendering of the Parkreation submittal is enclosed as Attachment E.

Below is a table that summarizes the attributes of each manufacturer:

Company	Height	Width	Clock	Bells	Carillon	Signage
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			Size			
Campbellsville	25'	5'10"	2'6"	Available	Available	No
Parkreation	26'	7'6"	4'	N/A	N/A	No
Verdin	30'	8'	5'	Available	Available	Yes

The costs associated with each manufacturer are denoted below. Delivery and installation included except where noted:

Company	Base Cost	Bell Cost	Carillon Cost	Total Cost
Campbellsville	\$110,237	\$8,815	\$11,991	\$131,043
Parkreation*	\$151,797	N/A	N/A	\$151,797
Verdin	\$238,980	\$7,235	\$13,435	\$259,650

*Installation not included.

Discussion

Although the Verdin Company clocktower is the most expensive, it is the opinion of staff that it is the best solution for this application.

Notably, it is sufficiently robust in size, has the largest clock face to facilitate viewing from passing motorists, fully facilitates a carillon bell system, can be customized with signage, is produced by a single manufacturer, and is a turnkey purchase. It appears that the Verdin product is manufactured to higher quality standards, including flush-mounted support brackets, fully ground weld seams, and thicker metal structure throughout.

Staff also examined more notable clocktowers, including the clocktower at Cornish Park in Algonquin, Illinois. A picture of this clocktower is enclosed as Attachment F. While this tower is arguably more substantive, the estimated cost to construct a similar tower today is approximately \$1 million. This estimate does not include the cost of architectural design. Because of this high cost, staff stopped developing this option.

Alternatives

1. Receive feedback on the proposed concept plan, cost estimate and schedule for the construction of the Central Gateway Plaza Project at 310 West Northwest Highway.
2. Action at the discretion of the Village Board.

Staff Recommendation

Staff proposes to seek Village Board approval to purchase the Verdin clocktower at a Village Board meeting later this month. The specific request will be to waive the requirement for public bidding and accept the proposal from the Verdin Company of Cincinnati, Ohio to construct, deliver, and install a 30' metal-framed clocktower including aluminum bells and a carillon bell sound system for a cost not to exceed \$259,650.

Attachments

1. Attachment A - Central Gateway Plaza Layout Plan
2. Attachment B - Cost Estimate
3. Attachment C - Verdin Rendering with Bells
4. Attachment D - Campbellsville Design
5. Attachment E - Parkreation Design
6. Attachment F - Cornish Park Clocktower in Algonquin

