

MOUNT PROSPECT 2040

PLANNING OUR FUTURE

APPROVED BY THE PLANNING & ZONING COMMISSION: AUGUST 27, 2026

ADOPTED BY THE VILLAGE BOARD: OCTOBER 6, 2026

ACKNOWLEDGMENTS

VILLAGE BOARD

- **Paul Wm. Hoefert**, Mayor
- **Vincent J. Dante**, Trustee
- **Beth DiPrima**, Trustee
- **Terri Gens**, Trustee
- **William A. Grossi**, Trustee
- **John J. Matuszak**, Trustee
- **Colleen E. Saccotelli**, Trustee

PLANNING AND ZONING COMMISSION

- **Joseph P. Donnelly** (Chair)
- **William Beattie** (Co-Chair)
- **Donald Olsen**
- **Walter Szymczak**
- **Ewa Weir**
- **Richard Rogers**
- **Michael Fricano**
- **Fay Costa**

STEERING COMMITTEE

- **Vincent J. Dante**, Village Trustee
- **Colleen E. Saccotelli**, Village Trustee
- **Joeseph P. Donnelly**, Planning and Zoning Commission Chair
- **Su Reynders**, Mount Prospect Public Library
- **Scott Rowe**, School District 214
- **George Giese**, Mount Prospect Park District
- **Bret Fahnstrom**, River Trails Park District
- **Dawn Fletcher Collins**, Nicholas Family of Companies
- **Chris Bozonelos**, Mrs. P & Me
- **Kathryn Bruno**, Avanti Café
- **Tom Zander**, Berkshire Hathaway + Starck Realty
- **Tom Nelson**, Byte Me
- **Nik Davis**, resident

VILLAGE STAFF

VILLAGE MANAGERS OFFICE

- **Michael Cassady**, Village Manager
- **Alex Bertolucci**, Assistant Village Manager
- **Jaron Lett**, Executive Assistant to the Village Manager
- **Josh Allain**, Assistant to the Village Manager
- **Karen Agoranos**, Village Clerk

COMMUNITY DEVELOPMENT

- **Jason Shallcross**, Director of Community and Economic Development
- **Bill Schroeder**, Director of Building and Inspection Services
- **Charlie Hogan**, Development Planner
- **Ann Choi**, Development Planner
- **Antonia Lalagos**, Development Planner

PUBLIC WORKS

- **Sean Dorsey**, Director of Public Works
- **Jason Lieb**, Deputy Director of Public Works
- **Matt Lawrie**, Village Engineer

POLICE DEPARTMENT

- **Michael Eterno**, Police Chief
- **Joseph Kanupke**, Deputy Chief
- **Bart Tweedie**, Deputy Chief

FIRE DEPARTMENT

- **Thomas Wang**, Fire Chief
- **Joseph Vena**, Deputy Fire Chief
- **Bryan Loomis**, Assistant Chief Administration

HUMAN SERVICES DEPARTMENT

- **Julie Kane**, Director of Human Services
- **Esther Salutillo**, Deputy Director of Human Services

FINANCE DEPARTMENT

- **Amit Thakkar**, Director of Finance
- **Jenny Fitzgerald**, Deputy Director of Finance

CONTENTS

INTRODUCTION & COMMUNITY PROFILE 06

VISION & GOALS 14

LAND USE 18

HOUSING & NEIGHBORHOODS 40

COMMERCIAL & INDUSTRIAL AREAS 50

TRANSPORTATION & MOBILITY 66

COMMUNITY FACILITIES 78

PARKS & ENVIRONMENT 92

IMPLEMENTATION 104



01 INTRODUCTION

The MP2040 Comprehensive Plan is the Village of Mount Prospect's official statement of long-range policy. Authorized under the Illinois Municipal Code (65 ILCS 5/11-12-5), a comprehensive plan is meant to be updated approximately every 10 years and provides the policy foundation for zoning, subdivision regulation, capital investment, and economic development. **The Comprehensive Plan articulates what kind of community Mount Prospect intends to be over the next two decades and how the Village will get there.**

MP2040 succeeds Envision Mount Prospect, the Village's previous comprehensive plan adopted in 2017. Envision served the community well, guiding a period of significant Downtown revitalization, the South Mount Prospect annexation, and meaningful infill investment. But the world has changed since 2017. The COVID-19 pandemic reshaped how people work, shop, and travel. Retail consolidation accelerated. Housing affordability tightened across the Chicagoland region. Mount Prospect's residents are aging, and the community is becoming more racially, ethnically, and linguistically diverse. New regional opportunities, including the potential redevelopment of the Arlington Park site in neighboring Arlington Heights, are reshaping the Village's competitive context. A refreshed plan is needed to respond to these conditions.

This plan was prepared by Village staff with extensive input from residents, businesses, civic leaders, and partner agencies. It is grounded in technical analysis documented in the MP2040 Existing Conditions Report and informed by the community priorities identified in the MP2040 Community Engagement Report. Together, those documents, along with the Vision, Goals & Objectives Report, form the foundation of the chapters that follow.

PLANNING PROCESS

MP2040 was developed through a structured, multi-phase process designed to combine technical rigor with broad community input. The plan was launched in May 2025 with a Village Board kickoff that established goals, expectations, and the overall direction of the work. Over the following months, the planning team prepared an inventory of existing conditions, met with stakeholders, attended community events, hosted workshops, and synthesized findings into the framework that organizes this plan.

COMMUNITY ENGAGEMENT

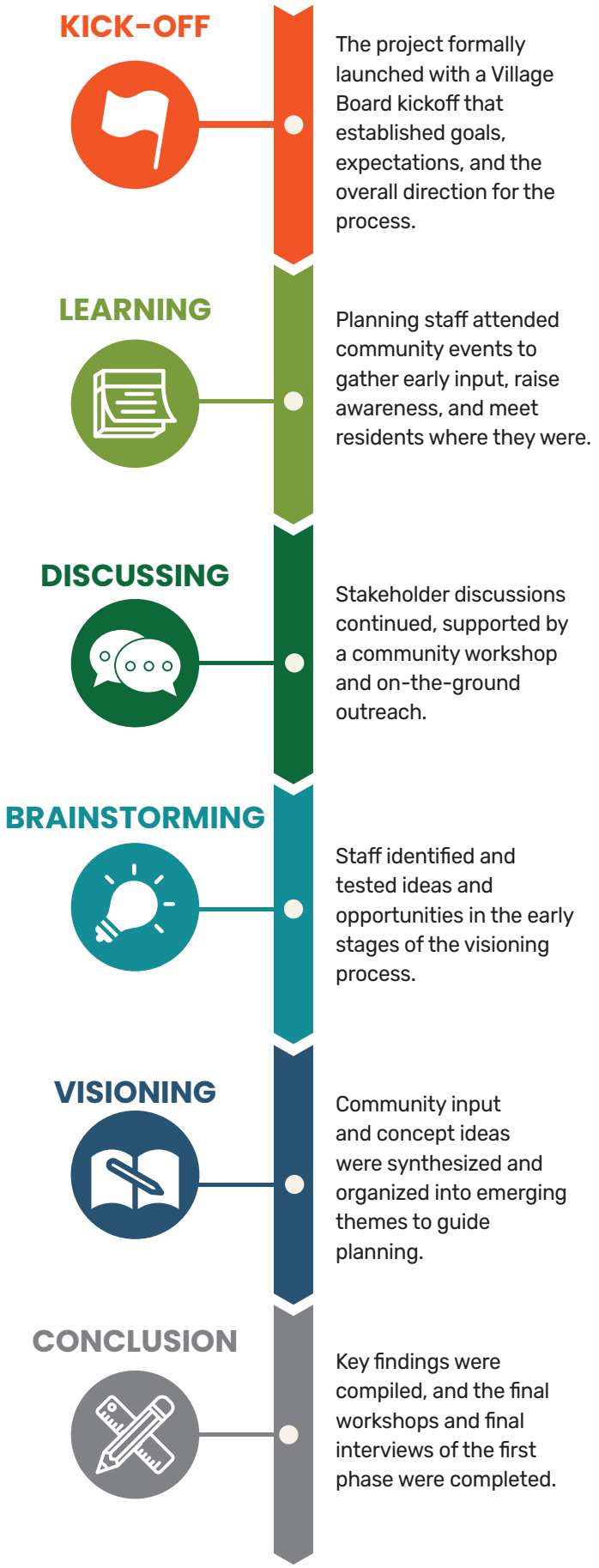
Community engagement is the foundation of MP2040. The Village pursued an inclusive, multi-channel engagement strategy intended to reach residents where they were — online, at community events, in focus groups, and through thoughtful outreach to populations that are often underrepresented in planning processes. Over the course of the engagement period, the project recorded approximately **1,200 points of engagement**, including:

- **665 in-person discussions** at engagement stations, workshops, and community events.
- **565 community survey responses** (offered in English, Spanish, Polish and Korean) covering housing, mobility, commercial areas, parks, sustainability, and quality of life.
- **2,100 unique website visits** to the project website.
- **25 official meetings**, including five focus groups, four visioning workshops, seven engagement stations, and nine stakeholder interviews.

Engagement stations were held at community events including the Mental Health Matters event, Aging in Mount Prospect event, Randhurst Street Fest, the Mount Prospect Block Party, the Community Connections Center Resource Fair, John Jay School parent open house, and the Celebration of Cultures.

Visioning workshops were held across the community to ensure a broad range of voices informed the plan. Sessions in Downtown Mount Prospect and the South Mount Prospect and North Mount Prospect neighborhoods engaged residents, business owners, and stakeholders in conversations about local priorities, land use, and long-term change. A dedicated youth workshop was also held at Prospect High School.

Stakeholder interviews and focus groups engaged Village staff, local organizations, and community partners across the Village.

















WHAT WE HEARD

Several consistent themes emerged from the engagement process:

Residents love Mount Prospect and want to protect what works. Survey responses showed 91% satisfaction with the Village as a place to live, with parks, the library system, and emergency services rated as community strengths.

Housing affordability and choice are pressure points. Residents (particularly seniors and young adults) described difficulty finding housing options that match their needs and budget.

Walkability and safer streets matter. 74% of survey respondents said they would walk more if safe sidewalks and trail connections were more plentiful.

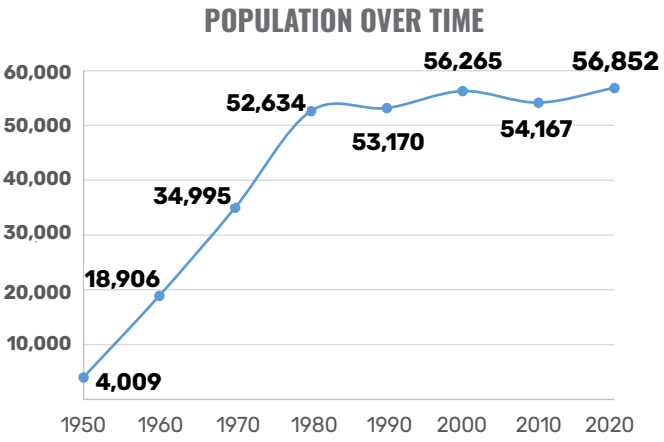
Commercial areas outside Downtown need reinvestment. Downtown is widely viewed as a community asset, while aging retail corridors and underutilized commercial spaces were identified as priorities.

Sustainability and green space preservation are top priorities. 87% of respondents said preserving green spaces is very important, and 71% said sustainability should be important in future planning.

These themes, and the more detailed feedback documented in the MP2040 Community Engagement Report, directly informed the goals, objectives, and strategies that follow.

COMMUNITY PROFILE

Mount Prospect is a mature, primarily residential suburb of approximately 56,852 residents (2020 Census) located in northwestern Cook County, Illinois. The Village covers approximately 10.7 square miles and is bordered by Arlington Heights, Prospect Heights, Des Plaines, and Elk Grove Village. Incorporated in 1917, Mount Prospect grew rapidly in the post-World War II era, leveling off around its current population by the early 1980s.



POPULATION

2020 Decennial Census

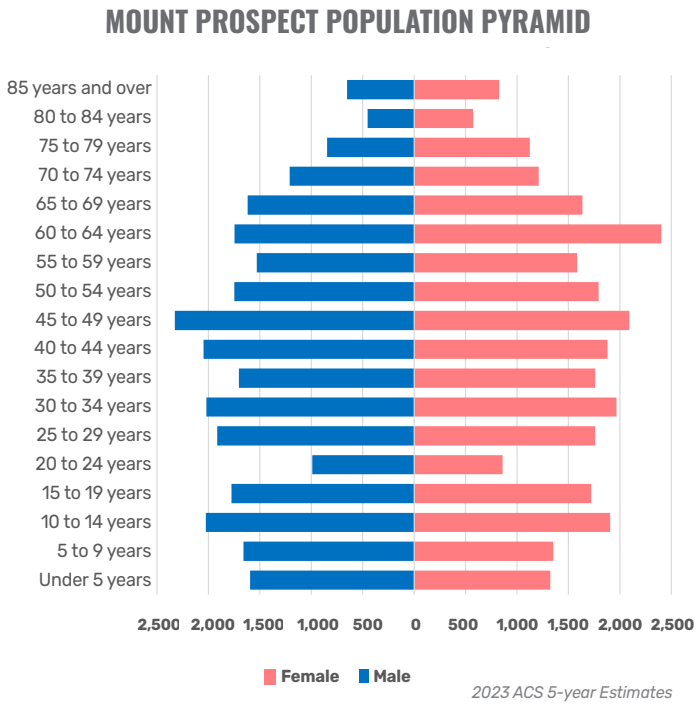
After decades of post-war growth, **Mount Prospect's population has been essentially stable since 1980.** The Village had 55,037 residents in 2010 and 56,852 in 2020, an increase of approximately 3%. Long-term, the Village's population has changed little - from 2000 to 2022, Mount Prospect saw essentially no net change, while Cook County contracted by approximately 2.8% and the broader region grew by approximately 4.7%.

This long-term stability is both a strength and a planning consideration. It reflects the durability of Mount Prospect's neighborhoods and the high quality of life the community provides. It also means that the Village's future will be defined less by overall population growth and more by who chooses to live here, what kinds of housing and amenities they need, and how the existing built environment evolves to meet those needs.

AGE & HOUSEHOLDS

Mount Prospect is a family-oriented community with a slightly older age profile than Cook County overall. Approximately 24% of residents are under 20, and 18% are 65 or older, compared to 15% county-wide. **The Village's median age has risen steadily, from 37.4 in 2000 to 41.2 in 2023**, reflecting the aging of long-tenured residents and the relatively low rate of new household formation. Local experience also suggests two countervailing trends: many adults who grew up in Mount Prospect are returning to raise their own families, and the Village attracted new residents during and after the COVID-19 pandemic as remote work made suburban locations more accessible to a broader range of professionals.

These dynamics shape the Village. An aging population requires accessible housing, walkable neighborhoods, and nearby services. A return of younger families requires quality schools, parks, and entry-level housing options. Both groups are well served by the same fundamental investments - strong neighborhoods, safe streets, and vibrant gathering spaces.

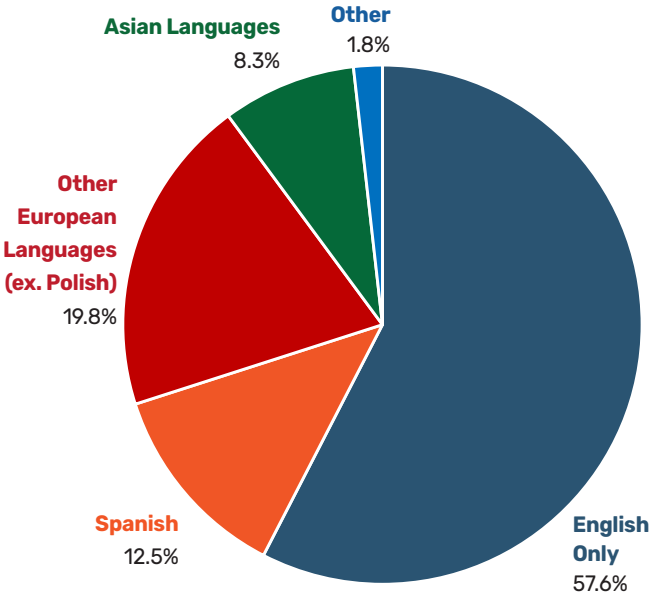


2023 ACS 5-year Estimates

RACE, ETHNICITY, & LANGUAGE

Mount Prospect is a racially and ethnically diverse community that has become more diverse over time. Per 2023 American Community Survey data, the population is approximately 67 % White, 14.6% Asian, 2.5% Black, and 16% other or multiracial. The Village's Asian community (approximately 8,000 residents) is proportionally larger than the Cook County average (8.9%). Approximately 16% of residents identify as Hispanic or Latino, and nearly 30% are foreign-born.

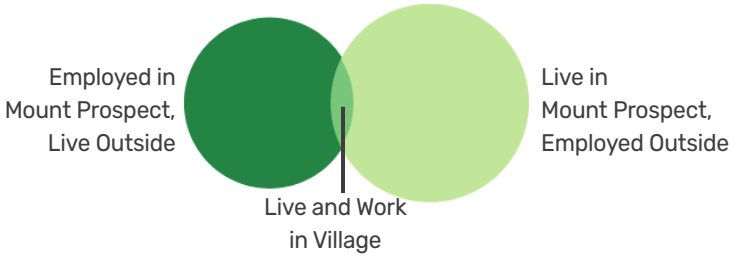
LANGUAGES SPOKEN AT HOME



2023 ACS 5-year Estimates

Linguistic diversity is also notable. Approximately 42% of residents speak a language other than English at home, including nearly 20% who speak a European language other than English (such as Polish), 12.5% who speak Spanish, and 8.3% who speak an Asian language. Since 2000, the share of non-Hispanic White residents has declined from approximately 74% to approximately 64%, signaling a steady trend toward greater diversity.

INFLOW/OUTFLOW JOB COUNTS (ALL WORKERS - 2022)



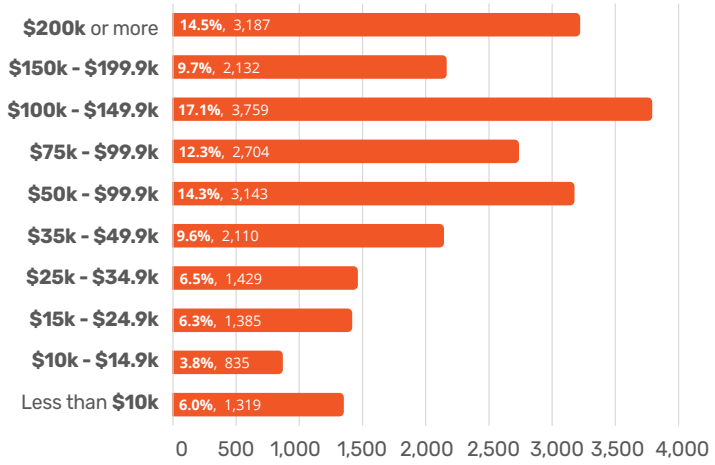
15,595 - Employed in Mount Prospect, Live Outside
21,473 - Live in Mount Prospect, Employed Outside
1,292 - Employed AND Live in Mount Prospect

INCOME & EMPLOYMENT

Mount Prospect is a relatively high-income community. The median household income is approximately $103,911, well above the Cook County median of $87,800. Approximately 29% of households earn $150,000 or more — a larger share than the county overall. At the same time, approximately 23% of households earn less than $50,000, and approximately 6% of residents live below the poverty line. While this poverty rate is roughly half the county average, it represents approximately 3,300 residents who may need support from Village human services, food pantries, and area non-profits to meet basic needs.

The Village's economy is anchored by retail, manufacturing, and professional services. Major employment centers include Downtown, Randhurst Village, the Kensington Business Center, the South Mount Prospect industrial area, and commercial corridors along Rand Road, Golf Road, and Busse Road. Top local employment sectors include retail trade (approximately 21% of local jobs), administrative and support services (12%), manufacturing (12%), and wholesale trade (7%). Mount Prospect residents work across the Chicago region in healthcare, retail, professional and technical services, manufacturing, and education.

HOUSEHOLDS BY INCOME BRACKETS



Mount Prospect is fundamentally a commuter community. Of approximately 22,765 employed residents, only 1,292 both live and work in the Village. Approximately 18% of residents commute to Chicago, with others traveling to Arlington Heights, Des Plaines, Schaumburg, and other suburban employment centers. This dynamic means daytime population shifts significantly, and the Village's economic vitality depends on both attracting employers and maintaining the regional transportation links — particularly the Metra UP-Northwest line and major arterial corridors — that allow residents to access jobs across the region.

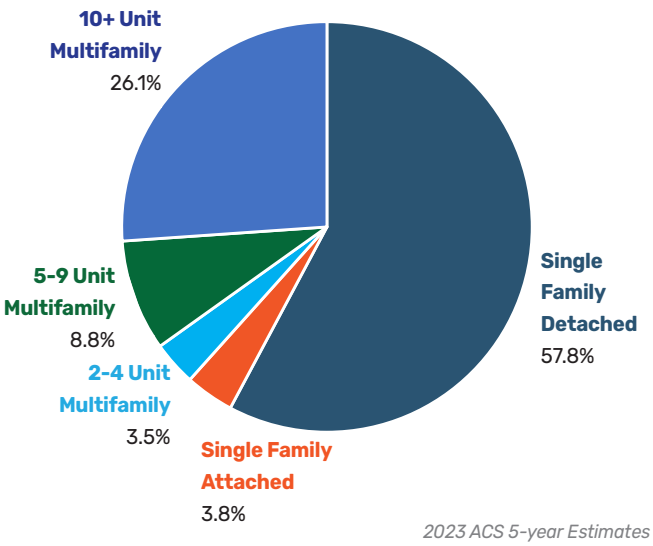
HOUSING

Mount Prospect has approximately 23,000 housing units, of which 95.5% are occupied - a high occupancy rate that reflects strong demand. Approximately 70% of households are owner-occupied, well above the Cook County rate of 57.5%. Single-family detached homes account for nearly 58% of all units, while multifamily housing — including buildings with 10 or more units, smaller multifamily, and townhomes — makes up the remainder.

The Village's housing stock is overwhelmingly mid-century. Nearly half of all homes were built between 1960 and 1979, with another 5,225 units built between 1940 and 1959. Post-1980 construction has been modest, adding fewer than 5,000 homes over the past four decades. This pattern means that most of Mount Prospect's housing is approaching or has exceeded a half-century in age, with implications for accessibility, energy efficiency, and reinvestment needs.

Home values reflect a healthy suburban market. The average owner-occupied home value is approximately $403,985, above the Cook County median of $307,157, and home values have risen approximately 34% over the past five years. Affordability is mixed: most middle- and upper-income households are not cost-burdened, but approximately 27% of all households spend more than 30% of their income on housing, with the burden concentrated among lower-income renters and seniors on fixed incomes.

HOUSING TYPES



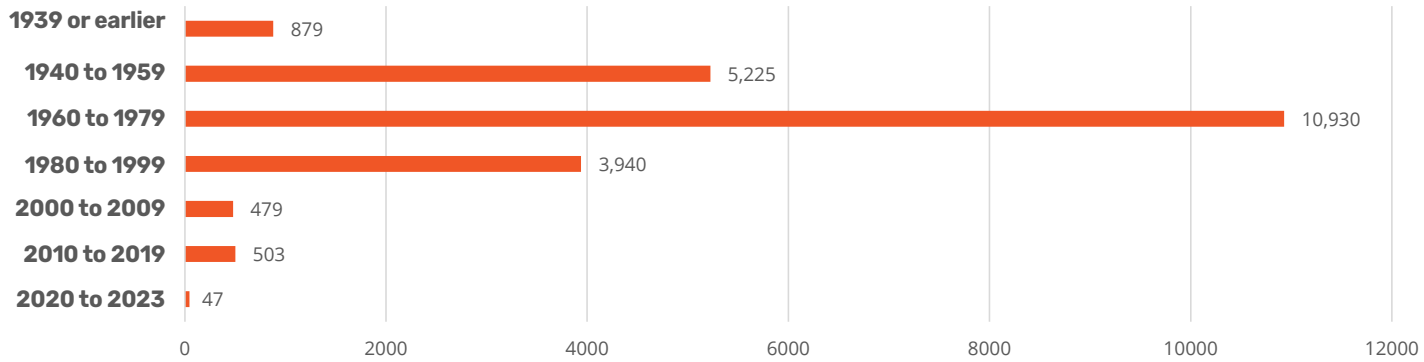
2023 ACS 5-year Estimates

27%

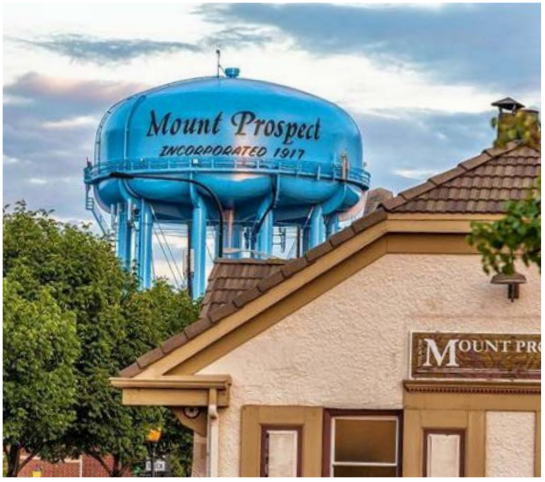
Cost Burden Rate

(Percent of Community spending more than 30% of income on housing)

NUMBER OF HOUSING UNITS CONSTRUCTED BY DECADE



2023 ACS 5-year Estimates





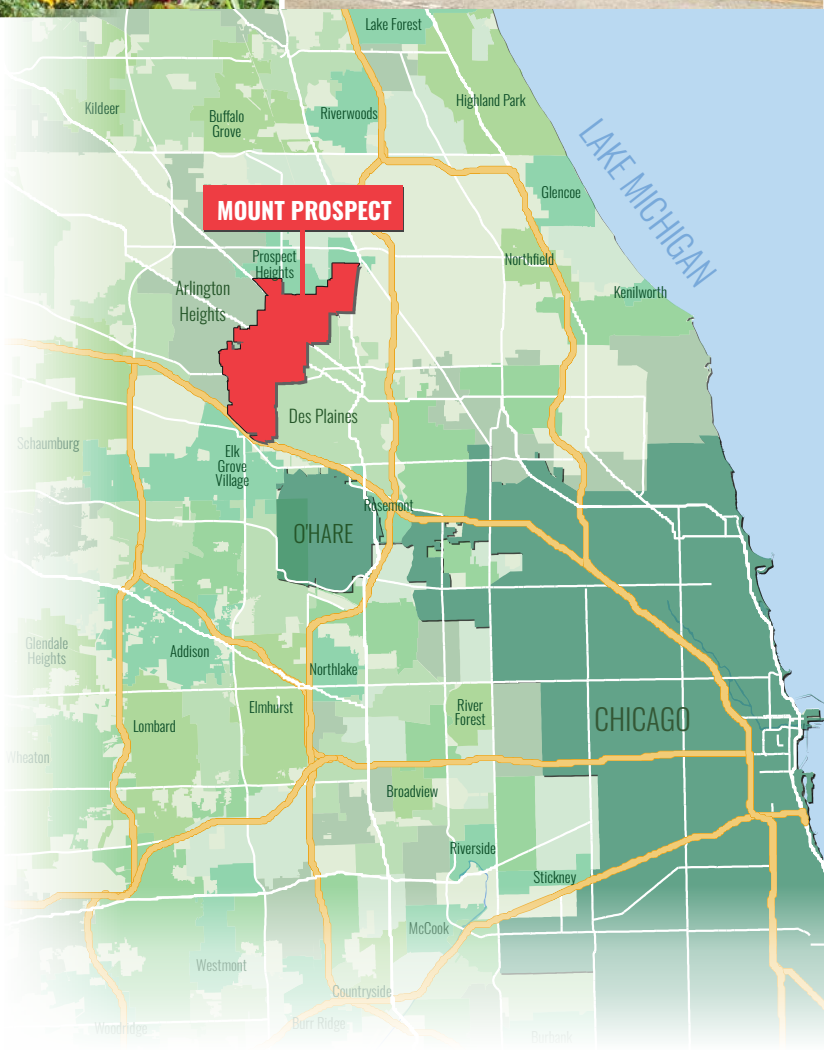


REGIONAL CONTEXT

Mount Prospect sits within the Chicago metropolitan region, the third-largest metropolitan area in the country, and is shaped by regional economic, demographic, and infrastructure forces.

The Village is approximately 24 miles northwest of downtown Chicago and immediately north of O'Hare International Airport, one of the largest employment hubs in the region. Mount Prospect is served by the Metra Union Pacific Northwest line, with stations providing approximately 30-minute access to downtown Chicago, and by Pace bus service connecting to surrounding communities. Interstate 90 (the Jane Addams Memorial Tollway) crosses the southern edge of the Village, and Illinois Routes 12, 14, 58, and 83 provide regional arterial access.

Mount Prospect's neighbors — Arlington Heights, Prospect Heights, Des Plaines, and Elk Grove Village — share many of the same opportunities and challenges. Coordination with these communities, Cook County, the Illinois Department of Transportation, and regional agencies including the Chicago Metropolitan Agency for Planning (CMAP), the Regional Transportation Authority (RTA), Metra, and Pace is essential to advancing the Village's goals. The potential redevelopment of the former Arlington Park site as a Chicago Bears stadium represents a particularly significant regional opportunity, with implications for hospitality, dining, entertainment, and service sector demand throughout the surrounding area, including Mount Prospect.



KEY TRENDS & CHALLENGES

AN AGING POPULATION THAT WILL SHAPE FUTURE SERVICE & HOUSING NEEDS

Mount Prospect's median age has steadily increased as longtime residents age in the community (mirroring national median age trends). The proportion of residents 65 and older now exceeds the county average, and this trend is expected to continue. Many older residents live in single-family homes that may become less suitable as physical and family needs change. **The Plan responds to this trend through housing diversity, accessibility, walkability, and senior-supportive service planning.**

A MORE DIVERSE COMMUNITY WITH EVOLVING CULTURAL & LANGUAGE NEEDS

Mount Prospect has experienced steady growth in racial, ethnic, and linguistic diversity. Nearly 30% of residents are foreign-born, and over 40% of households speak a language other than English at home. **This trend reinforces the importance of inclusive public communication, culturally responsive services, and meaningful opportunities for all residents to participate in civic and community life.**

PREDOMINANTLY SINGLE-FAMILY HOUSING, HIGH OCCUPANCY, & AFFORDABILITY PRESSURES

Mount Prospect's housing inventory is dominated by owner-occupied single-family homes, with very little vacant land for new construction. Vacancy rates are at historic lows, home values have risen sharply, and affordability has become an increasing concern for renters, first-time buyers, and lower-income households. **Continued reliance on single-family housing alone is unlikely to meet the needs of a growing and economically diverse population.** The Plan responds with strategies to support a broader mix of housing types and price points in appropriate locations.

LIMITED RECENT HOUSING CONSTRUCTION & AGING STOCK

Most of Mount Prospect's housing was built between 1940 and 1980, and post-1980 construction has been modest. The aging stock does not meet current expectations for accessibility, energy efficiency, or design preferences. **Reinvestment, rehabilitation, and strategic infill will be increasingly important to maintaining the quality and competitiveness of the Village's neighborhoods.**

CORRIDOR COMMERCIAL AREAS FACING COMPETITIVE PRESSURES

Many of Mount Prospect's commercial corridors, such as Rand Road, Golf Road, and Elmhurst Road, were developed in a car-oriented, mid-century format. Some commercial properties are underutilized and face increasing competition from newer suburban centers and online retail. **Updating land use regulations, incentivizing reinvestment, and supporting mixed-use or residential conversions are central themes of the Commercial & Industrial Areas chapter.**

DOWNTOWN AS A COMMUNITY ANCHOR WITH CONTINUED POTENTIAL

Downtown Mount Prospect has seen meaningful investment and revitalization over the past decade, benefiting from its Metra station, walkable scale, and mix of civic, retail, and residential uses. Opportunities remain to increase foot traffic, support small businesses, and activate underutilized parcels. **Downtown serves as a model for the kind of walkable, mixed-use development the Village seeks to extend to other appropriate locations.**

ENVIRONMENTAL RESILIENCE & STORMWATER MANAGEMENT

Like many mature suburbs, **Mount Prospect faces persistent challenges related to localized flooding and aging stormwater infrastructure.** The Village has invested significant resources to mitigate flooding in recent years and is currently developing a Stormwater Management Master Plan to evaluate the existing system and prioritize improvements. The MP2040 Plan links stormwater priorities to land use, transportation, and parks planning, and encourages development practices that limit runoff and integrate green infrastructure into public and private projects.

STRONG REGIONAL CONNECTIVITY

Mount Prospect benefits from excellent regional transportation access, including proximity to I-90, major arterials such as Rand and Elmhurst Roads, and the Metra UP-Northwest line. This connectivity supports the Village's attractiveness for employers, commuters, and shoppers, and links residents to O'Hare International Airport and downtown Chicago. **Maintaining and enhancing these connections, and ensuring that local mobility within the Village matches the quality of regional access, is a recurring theme of the Transportation & Mobility chapter.**



02 VISION & GOALS

Community input serves as the foundation of the Comprehensive Plan. This chapter captures community aspirations in three parts: a vision statement, a set of goals, and a Future Land Use Map.

The **VISION STATEMENT** describes the kind of place Mount Prospect aspires to be by 2040. It was shaped by extensive input from residents, business owners, and community stakeholders and reflects shared values around neighborhood quality, economic vitality, mobility, and sustainability.

GOALS and STRATEGIES translate that vision into a plan of action across six topic areas — Land Use, Housing and Neighborhoods, Commercial and Industrial Areas, Community Facilities, Transportation and Mobility, and Parks and Environment — providing a consistent standard for evaluating zoning decisions, capital investments, and development proposals over the life of the plan.

VILLAGE
VISION STATEMENT

In 2040... *Mount Prospect will continue to embody the very best of community living as a forward-thinking, family-centered village that sets the standard for quality of life in the region. We will have beautiful neighborhoods, vibrant commercial districts, and abundant parks and cultural spaces. The Village will be well-connected by safe streets, trails, and transit, where residents of every age can access parks, services, housing choices, and community spaces that support healthy, active lives. We will pursue sustainable and resilient practices that balance economic opportunity with environmental stewardship, ensuring long-term viability for both public and private investment. Community facilities will be inclusive, active hubs that bring people together and support daily life across all ages. Our economy will cultivate modern commercial areas and a strong local identity that attracts unique businesses and positions the Village as a regional destination. Together, these elements will define Mount Prospect as a competitive, business-friendly community – a place where people of all ages can live, work, and thrive.*






GOALS BY TOPIC AREA

LAND USE

Guide community growth and improvement in a coordinated manner that strengthens Mount Prospect's neighborhoods, supports economic vitality, and improves quality of life.

1. Protect Neighborhoods While Focusing Development in Key Areas
2. Promote Mixed-Use, Walkable, & Connected Development Patterns in Appropriate Areas
3. Support Economic Vitality & Reinvestment
4. Integrate Sustainability & Resilience into Land Use Decisions
5. Strengthen Compatibility Between Residential, Commercial, & Industrial Areas
6. Coordinate Land Use with Infrastructure, Facilities, & Services
7. Evaluate Annexation of Remaining Unincorporated Areas
8. Create Subarea Plans for Key Areas in the Village

HOUSING & NEIGHBORHOODS

Ensure Mount Prospect's neighborhoods remain strong, accessible, and well-connected by expanding housing choices, supporting infill and reinvestment, and strengthening the character, safety, and livability of every residential area.

9. Uphold Neighborhood Character & Quality
10. Expand Senior-Oriented Housing Options
11. Expand Entry-Level Housing Aimed at Young Professionals & Growing Families
12. Support Quality, Safety, & Management in Existing Multifamily & Townhome Housing Areas

COMMERCIAL & INDUSTRIAL

Support active, resilient, and well-connected commercial and industrial districts that sustain a diverse economy, attract investment, strengthen Mount Prospect's identity, and provide services, jobs, and amenities for residents and businesses.

13. Strengthen Downtown as the Village's Primary Economic & Social Hub
14. Cultivate Distinct & Walkable Secondary Activity Centers
15. Beautify Commercial Districts
16. Investigate the Feasibility of Neighborhood-Scale Corner Stores
17. Rejuvenate Industrial Areas & Improve Compatibility
18. Revitalize Aging Retail Centers & Corridors
19. Diversify the Village's Business Base
20. Advance Mount Prospect's Identity & Branding
21. Champion Business Retention & a Strong Investment Climate
22. Leverage Regional Assets & Major Developments







TRANSPORTATION & MOBILITY

Create a safe, connected, and multimodal transportation network that facilitates mobility for all users, reduces congestion, and ensures access to destinations throughout Mount Prospect.

23. Address Safety for All Roadway Users
24. Invest in Multimodal Transportation Options
25. Support Public Transit Access & Reliability
26. Reduce Congestion & Modernize Traffic Operations
27. Embrace Emerging Mobility & Sustainability Practices
28. Rejuvenate Wayfinding, Connectivity, & Travel Experience

COMMUNITY FACILITIES

Support high-quality, accessible, and resilient public facilities, utilities, and services that meet the evolving needs of Mount Prospect's residents and advance safety, sustainability, and long-term community well-being.

29. Modernize Critical Infrastructure
30. Reinforce Public Safety Services & Facilities
31. Revitalize Community Facilities
32. Increase Access to Free, Welcoming Community Gathering Spaces, Especially for Children & Teenagers
33. Advance Sustainability & Resilience in Public Facilities
34. Catalyze Partnerships & Communication
35. Boost Community Growth Through Strategic Investment

PARKS & ENVIRONMENT

Maintain and advance parks, open spaces, and environmental systems to support access, ecological health, climate resilience, and a high quality of life for all Mount Prospect residents.

36. Improve Access to Parks, Open Space, & Recreation
37. Rejuvenate Park Facilities
38. Add Natural Amenities & Passive Recreation
39. Position Parks as Community Destinations & Cultural Assets
40. Support Environmental Stewardship & Climate Resilience



03

LAND USE

Land use is the foundation of a comprehensive plan. The decisions a community makes about where housing, businesses, parks, and infrastructure are located shape nearly every aspect of daily life — how far residents travel to work or school, whether neighborhoods feel safe and walkable, how well the tax base supports public services, and whether a municipality is positioned to compete for investment over the long term.

Mount Prospect is a largely built-out community. **Unlike communities with significant undeveloped land on the urban fringe, the Village's future will be shaped primarily by reinvestment, redevelopment, and infill rather than greenfield expansion.** That context defines the core challenge of this chapter: how to guide change thoughtfully in a mature suburb where the interests of existing residents, property owners, and future growth must be carefully balanced.

This chapter establishes Mount Prospect's land use policy framework through 2040. It is organized around the Land Use Goals and Objectives adopted as part of the MP2040 Vision, Goals and Objectives Report, and is accompanied by a Future Land Use Map that provides parcel-level guidance for how land throughout the Village should evolve. Together, these tools will inform zoning decisions, development review, capital investment, and economic development strategies for the next two decades.

LAND USE VISION

Guide community growth and improvement in a coordinated manner that strengthens Mount Prospect's neighborhoods, supports economic vitality, and improves quality of life.



VISION BACKGROUND

Mount Prospect's land use vision centers on protecting what residents value most; stable, attractive neighborhoods and a strong sense of community, while creating the conditions for strategic growth and reinvestment in key areas. The Village should not pursue growth for its own sake, however it should evolve incrementally to meet the ongoing needs of residents. **Competitive communities invest in themselves, and this chapter provides a framework for doing so in a fiscally responsible, design-conscious way.**

LAND USE GOALS

1. Protect Neighborhoods While Focusing Development in Key Areas
2. Promote Mixed-Use, Walkable, & Connected Development Patterns in Appropriate Areas
3. Support Economic Vitality & Reinvestment
4. Integrate Sustainability & Resilience into Land Use Decisions
5. Strengthen Compatibility Between Residential, Commercial, & Industrial Areas
6. Coordinate Land Use with Infrastructure, Facilities, & Services
7. Evaluate Annexation of Remaining Unincorporated Areas
8. Create Subarea Plans for Key Areas in the Village

EXISTING CONDITIONS & KEY TRENDS

Mount Prospect encompasses approximately 10.3 square miles. The Village's land use pattern reflects its post-World War II development history: a walkable Downtown core anchored by the Metra UP-Northwest station, a predominantly single-family residential fabric, auto-oriented commercial corridors along major arterials, and concentrations of industrial and office uses in South Mount Prospect and the Kensington Business Center.

Several trends are reshaping the Village's landscape and inform this chapter's direction:

Suburban office market softening. Remote and hybrid work patterns have weakened demand for traditional suburban office space, particularly at the Kensington Business Center and South Mount Prospect. Older, lower-amenity office product faces pressure from two directions: reduced overall demand and competition from higher-quality space in neighboring communities that can attract tenants willing to maintain a physical presence. The Village's response requires a two-track approach—supporting reinvestment and modernization where office use remains viable, and pursuing updated land use strategies that allow adaptive reuse and non-residential mixed-use conversion where it does not.

Housing demand and mismatch. Mount Prospect's housing stock is aging and skewed toward larger single-family homes that do not align with the preferences of younger households or the needs of aging residents seeking to downsize. A broader range of housing types — particularly in walkable, transit-accessible locations — is needed to remain competitive.

Transit-oriented opportunity. Land within a half-mile of the Mount Prospect and Prospect Heights Metra stations is well-positioned for transit-oriented development that can add residents and activity without dependence on additional vehicle trips.

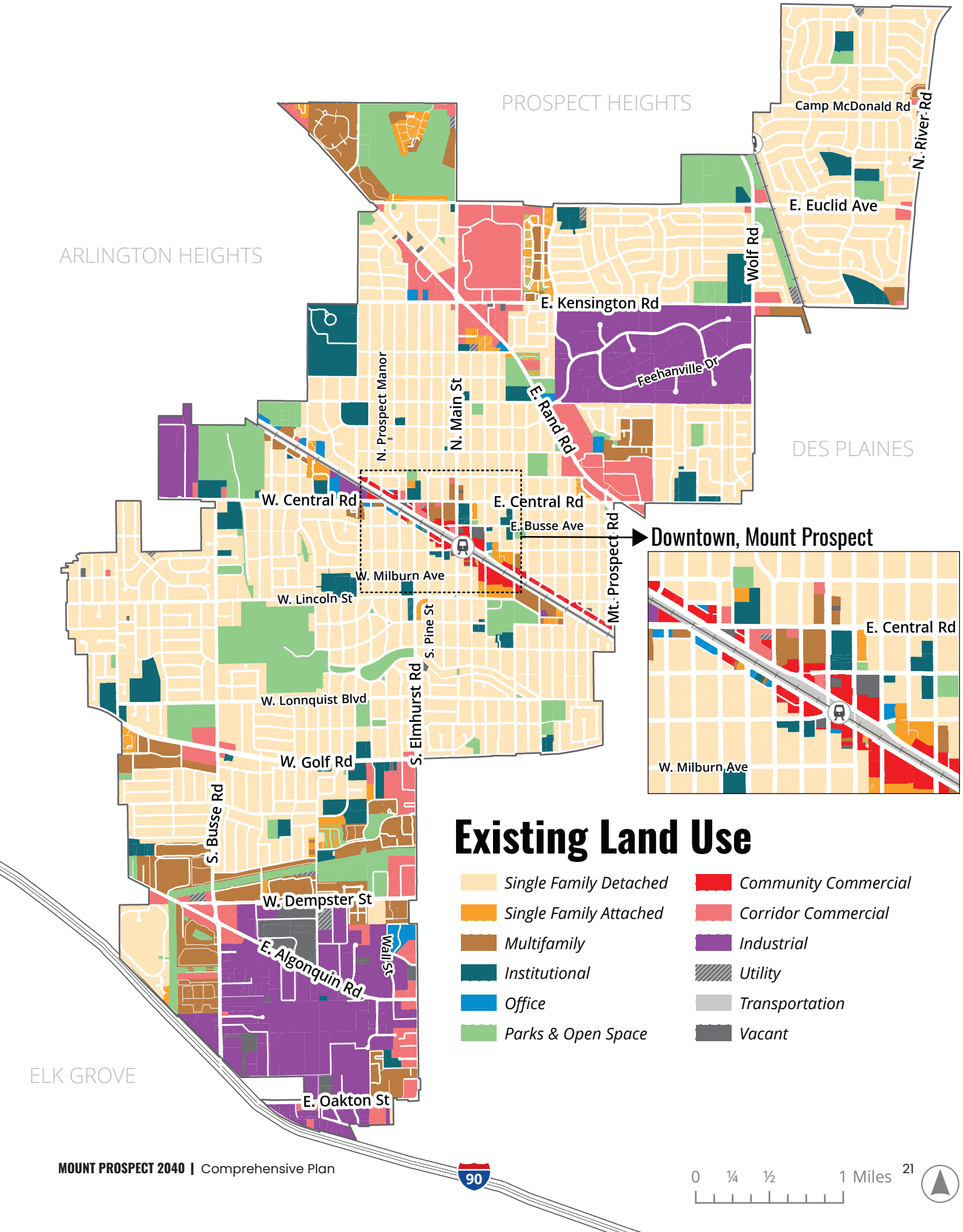
Regional investment catalysts. Proposed regional developments — including a potential Chicago Bears stadium in nearby Arlington Heights — may generate hospitality, dining, and service-sector demand that Mount Prospect is well-positioned to capture with the right land use framework in place.










PROSPECT HEIGHTS
ARLINGTON HEIGHTS
DES PLAINES
ELK GROVE
Camp McDonald Rd
N. River Rd
E. Euclid Ave
Wolf Rd
E. Kensington Rd
Feehanville Dr
N. Prospect Manor
N. Main St
E. Rand Rd
W. Central Rd
E. Central Rd
E. Busse Ave
Mt. Prospect Rd
Downtown, Mount Prospect
W. Milburn Ave
W. Lincoln St
S. Pine St
W. Lonnquist Blvd
S. Elmhurst Rd
W. Golf Rd
S. Busse Rd
W. Dempster St
E. Algonquin Rd
Wall St
E. Oakton St
90
Existing Land Use
Single Family Detached
Single Family Attached
Multifamily
Institutional
Office
Parks & Open Space
Community Commercial
Corridor Commercial
Industrial
Utility
Transportation
Vacant
0
¼
½
1 Miles

FUTURE LAND USE GUIDE

The Future Land Use Guide outlines how different parts of the Village are intended to grow and change over time. **It establishes a framework for where housing, businesses, mixed-use development, and community spaces are most appropriate, while reinforcing the protection of established residential neighborhoods.**

The Guide describes the general character, intensity, and mix of uses appropriate for different areas over the next 20 years. It is intended to be flexible and advisory, providing guidance for long-term decision-making while leaving room for case-by-case evaluation as conditions and opportunities evolve. It should be read alongside the goals, strategies, and recommendations throughout this plan.



MULTIFAMILY

Primary: 3+ Story Multi Family Buildings, Townhomes, Duplexes, Triplex/Quadplex

Supporting: Retail, Parks, Professional Offices



COMMUNITY RESIDENTIAL

Primary: Single Family Homes, Townhomes, Duplexes, Triplex/Quadplex

Supporting: Senior Housing, Religious Uses, Parks and Open Space, Pocket Commercial Uses or Corner Stores (along corridors and transitional areas as appropriate)



DOWNTOWN MIXED USE

Primary: 1-6 Story Mixed Use Buildings, Retail, Restaurants and Outdoor Dining

Supporting: Townhomes, Community Gathering Spaces, Parks and Open Space



NEIGHBORHOOD CENTER

Primary: Business Offices, Small-Scale Retail, Restaurants, Daycares, Professional Services, Other Commercial Uses, Residential Above Commercial

Supporting: Townhomes, Small Apartment Buildings, Senior Housing, Health Services, Community Amenities, Plazas, Squares, Pocket Parks, Other Community Gathering Spaces



BUSINESS & INDUSTRIAL MIXED USE

Primary: Commercial Office, Light Industrial, Manufacturing, Research, Solid Waste Handling, Warehousing

Supporting: Recreation, Health Services, Hotel, Civic Uses, Restaurants, Screened Outdoor Storage Squares, Pocket Parks, Other Community Gathering Spaces



CORRIDOR MIXED USE

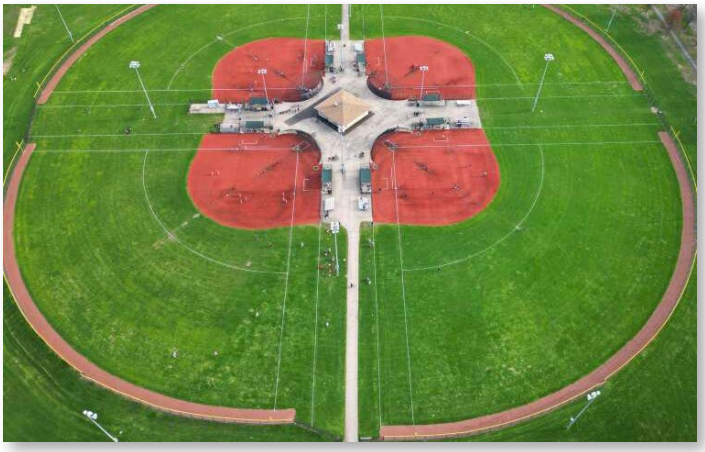
Primary: Large Format Retail, Car-Oriented Uses

Supporting: High Density Residential, Medical, Entertainment, Hotel, Office, Public Gathering Spaces, Squares, Pocket Parks, Other Community Gathering Spaces



INSTITUTIONAL

Primary: Government Buildings, Schools, Hospitals, Religious Institutions, Offices



PARKS & OPEN SPACE

Primary: Parks, Recreational Facilities, Golf Courses



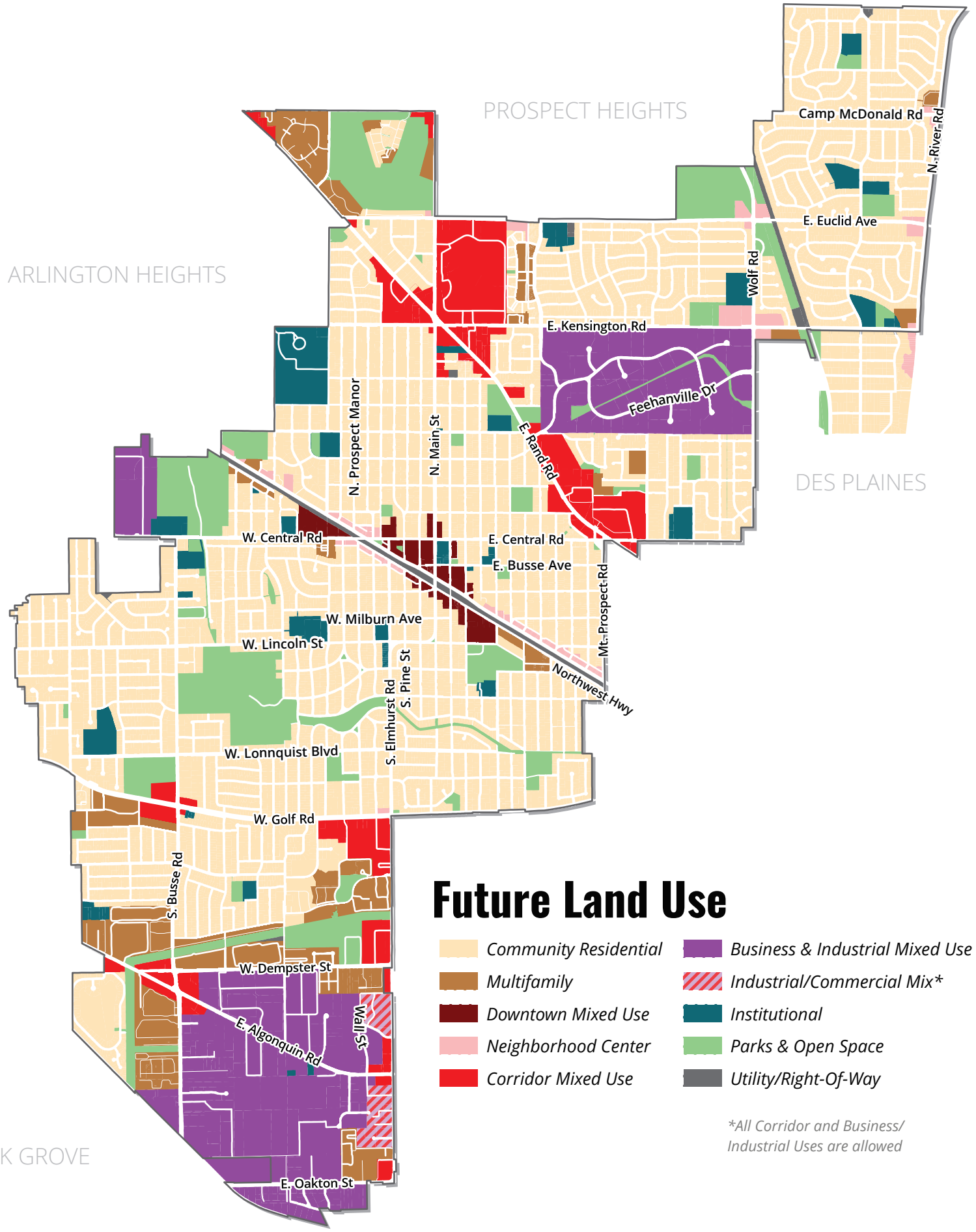
UTILITY/ROW

Primary: Metra Right-Of-Way, Electrical Substations, ComEd Corridors

WHAT DOES THE FUTURE LAND USE GUIDE ACTUALLY DO?

The Future Land Use Guide is a policy document, not a zoning map. It does not change existing zoning, authorize redevelopment, or obligate the Village to any particular project. Any proposal to change permitted land uses requires a full public review process, including rezoning hearings, Planning and Zoning Commission review, and Village Board approval.

For example, if a property owner applies to rezone a commercially zoned parcel along a major corridor to allow residential uses, staff would consult the Future Land Use Guide to determine whether that change aligns with the community's long-term vision for that area. The Guide also signals that vision to property owners and developers before they apply—helping them understand what types of development are likely to be well-received and where, reducing uncertainty. Where a proposal aligns with the Guide, staff can move forward with confidence. Where it diverges, the Guide informs, but does not determine, the recommendation. Decision-makers may weigh other factors, and if the case for a different direction is compelling, the Guide can be revisited. It is a tool to support good decisions, not a rule that overrides them.



Future Land Use

- *Community Residential*
- *Multifamily*
- *Downtown Mixed Use*
- *Neighborhood Center*
- *Corridor Mixed Use*
- *Business & Industrial Mixed Use*
- *Industrial/Commercial Mix**
- *Institutional*
- *Parks & Open Space*
- *Utility/Right-Of-Way*

**All Corridor and Business/ Industrial Uses are allowed*

0 ¼ ½ 1 Miles







OPPORTUNITY SITES

The map on page 29 identifies properties throughout Mount Prospect with potential for development, redevelopment, or improvement over the plan horizon.

Most sites are currently vacant or underutilized, representing near-term opportunities to accommodate new housing, commercial activity, or other uses consistent with the Future Land Use Guide. Several sites on the map are occupied but flagged for longer-term improvement (with the support of property owners). These sites should be improved as properties turn over and market conditions shift. Others have been identified because they are non-conforming with current zoning standards, often as a result of annexation, and present an opportunity to bring land use and development patterns into greater alignment with Village goals over time.

NORTH MOUNT PROSPECT

1. **2400 E Rand Rd -** High-traffic corner lot. Currently used for vehicle parking.
2. **1450 River Rd -** Vacant commercial lot.
3. **Euclid/Elmhurst Parcel (Northwest)** - Grass parcel adjacent to golf course, residences and across from bank.
4. **Euclid/Elmhurst Parcel (Southeast)** - Former bank outlot of Randhurst Village; building has been demolished.
5. **Perimeter Dr./Elmhurst Parcel (Southeast)** - Undeveloped grass outlot of Randhurst Village.
6. **909 N Elmhurst Rd** - Vacant updated restaurant building with adjoining parking lot.
7. **940 E Kensington Rd** - Undeveloped grass outlot of Randhurst Village.
8. **1 E Rand Rd** - Unoccupied, former convenience store at the Rand/Kensington/Elmhurst intersection
9. **800 Biermann Ct** - Aging warehouse building in the Kensington Business Center.



10. **1600 Bishop Ct** - Vacant four-story office building in the northeast corner of the Kensington Business Center.
11. **1660 Feehanville Dr** - For-sale four-story office building on the eastern end of the Business Center.



12. **1661 Feehanville Dr** -Office building with parking and a pond at southwest corner of Feehanville Drive and Wolf Road.
13. **800 River Rd** - Vacant car wash building.





CENTRAL MOUNT PROSPECT

14 **1100 W Northwest Hwy** - Partially-occupied office space facing Northwest Highway.

15 **800 W Central Rd** - Mix of office buildings.

16 **708 W Central Rd** - Self-storage use with an unpaved parking lot.

17 **704 W Central Rd** - Contractor's storage yard.

18 **604 W Central Rd** - Flexible warehouse/commercial space.



19 **300 W Central Rd** - Large Mount Prospect post office building with front and rear parking.

20 **Mt. Prospect Plaza Parking** - Outlot opportunity currently used for parking.

21 **105 S Main St.** - Vacant grass lot located in Downtown available for development.

22 **111 E Busse Ave** - Vacant 7-story bank office building located in Downtown.

23 **205 S Wille St** - Former St. Mark Lutheran Church parking lot and grass pad, purchased by the Village in 2025.

24 **200 S Main St** - Prominent vacant property at southern gateway to the Downtown at southwest corner of Evergreen and Main Street..

25 **216 S Emerson St** - Vacant grass lot near Downtown; owned by the Village.



26 **113 E Prospect Ave** - Metra commuter lot and auto service business in Downtown Mount Prospect.

27 **237-249 E Prospect Ave** - Aging office/warehouse buildings near new mixed-use development.

28 **401 E Prospect Ave** - Aging office building at the corner of Prospect Ave and School St.

29 **620 E Northwest Hwy** - Vacant grass lot on a major corridor

30 **854-864 E Northwest Hwy** - For-sale buildings on a major corridor

31 **1050 E Northwest Hwy** - Commercial lot at a major intersection.

SOUTH MOUNT PROSPECT

32 **Empty Palm Drive Lot**- Property made vacant in a multifamily community by a tragic fire. New residential would be appropriate.

33 **1602 W Golf Rd** - Vacant lot near high-traffic Golf/ Busse Intersection.



34 **1101 Linneman Rd** - Former church school building near a new assisted living facility in a residential area.

35 **401 W Golf Rd** - Undeveloped grass lot behind Golf Plaza II.

36 **1881 W Algonquin Rd** - Auto-dealership and parking use on a major corridor.

37 **1701 W Algonquin Rd** - Auto service use at the high-traffic intersection of Algonquin Rd and Busse Rd.

38 **Dempster/Redwood Parcel (vacant lot next to Cloud HQ)** - Large undeveloped property along a high-traffic road near industrial properties.



39 **425 Dempster St. ("The Tree Farm")** - Undeveloped tree farm along a major corridor.



40 **1699 Wall St (Lake Center Tower)** - Aging and partially-vacant 7-story office tower adjacent to office, industrial, residential, and commercial uses.

41 **301 Lasalle St** - Undeveloped grass parcel along Elmhurst Rd, near industrial and commercial uses.

42 **Imperial Ct Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.

43 **Storage Facility** - Self-storage facility on a major road.

44 **James Dr Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.

45 **Kenneth Dr Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.

46 **Busse/Interstate Industrial Properties** - Mix of non-conforming and aging industrial uses off Busse Rd.

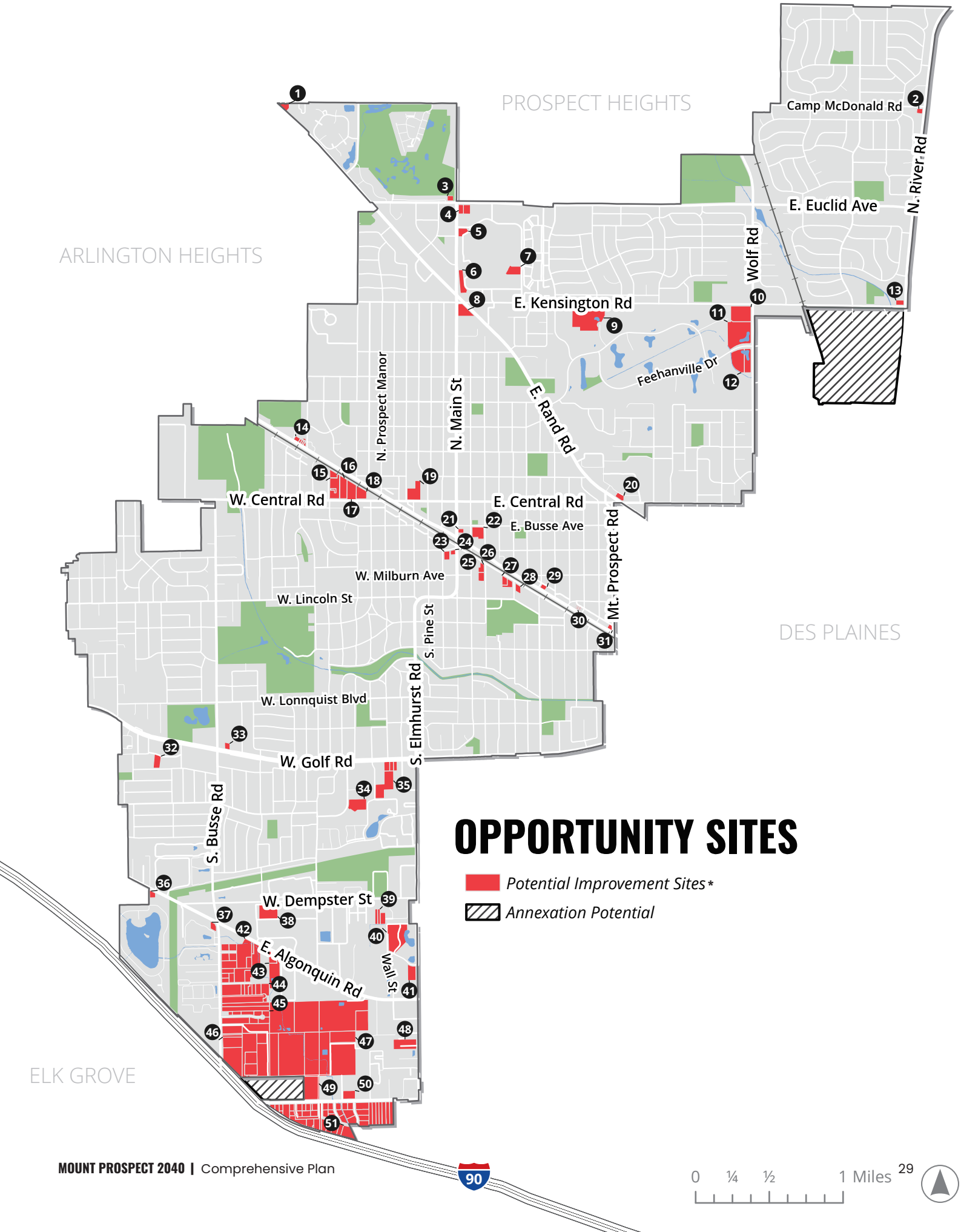
47 **The Tank Farms** - Very large collection of fuel tanks in South Mount Prospect. As the parcels age, they should be improved with new industrial development.

48 **2032 S Elmhurst Rd** - Large vehicle maintenance/ storage property on a high-traffic corridor.

49 **3400 Badger Rd** - Industrial property at the northwest corner of Badger Road and Oakton Street.

50 **2424 E Oakton St** - Industrial property.

51 **South-of-Oakton Industrial Properties** - Mix of nonconforming industrial parcels south of Oakton that were developed in unincorporated Cook County.


PROSPECT HEIGHTS
ARLINGTON HEIGHTS
DES PLAINES
ELK GROVE
Camp McDonald Rd
E. Euclid Ave
N. River Rd
Wolf Rd
E. Kensington Rd
Feehanville Dr
N. Prospect Manor
N. Main St
E. Rand Rd
W. Central Rd
E. Central Rd
E. Busse Ave
Mt. Prospect Rd
W. Milburn Ave
W. Lincoln St
S. Pine St
S. Elmhurst Rd
W. Lonnquist Blvd
W. Golf Rd
S. Busse Rd
W. Dempster St
E. Algonquin Rd
Wall St
90
OPPORTUNITY SITES
Potential Improvement Sites*
Annexation Potential
0 ¼ ½ 1 Miles





GOAL 1: PROTECT NEIGHBORHOODS WHILE FOCUSING DEVELOPMENT IN KEY AREAS

Mount Prospect's residential neighborhoods are a great part of our community and define who we are as a community. Tree-lined streets, well-maintained homes, quality schools, and a strong sense of community identity are consistently what residents value most about living in the Village. Protecting that character is key when evaluating growth. Neighborhoods that feel stable and safe attract the reinvestment that sustains a community over the long term.

At the same time, Mount Prospect has a number of locations that are well-suited to absorb higher-intensity development without threatening established neighborhoods. Vacant or under-developed parcels in Downtown, the Randhurst area, major commercial corridors, transit station areas, and identified opportunity sites can accommodate growth in ways that add tax base, housing options, and commercial vitality without disrupting the fabric of surrounding neighborhoods.

The Village will pursue a deliberate, strategic approach: concentrate change where it is most appropriate, actively protect areas where stability is the priority, and carefully manage the transitions between the two.

STRATEGIES

A. **Preserve the character, scale, and stability** of established residential neighborhoods by enforcing zoning standards that maintain compatible building forms, lot coverage, massing, and setbacks in single-family and low-density areas.

B. **Direct higher-intensity development**, including multi-story mixed-use buildings, larger multifamily residential, and significant commercial uses, to parts of Downtown, Randhurst, major corridors, and parcels designated on the Opportunity Sites Map.

C. **Require compatible transitions** between higher-intensity and lower-intensity land uses through stepped building heights, landscape buffers, design standards, and thoughtful site planning that minimizes operational conflicts and preserves residential livability.

D. **Utilize Planned Unit Developments**, other existing zoning rules, and financial incentives to ensure new development is contextually appropriate in scale, materials, and orientation, particularly at the edges of neighborhoods and in areas where higher-intensity uses border lower-density residential.







GOAL 2: PROMOTE MIXED-USE, WALKABLE, & CONNECTED DEVELOPMENT PATTERNS IN APPROPRIATE AREAS

Walkability is an amenity and an economic and quality-of-life driver. **Communities where residents can access daily needs, transit, parks, and commercial services on foot or by bike attract younger households, support independent mobility for older residents, and generate commercial activity different from car-dependent development.** Mount Prospect's Downtown core already demonstrates what walkable mixed-use environments can offer. The challenge is extending and strengthening that pattern in appropriate locations throughout the Village.

Mixed-use development — integrating housing, retail, services, and public space in compact, walkable formats — is a proven model for reinvesting in aging commercial corridors and underutilized sites. It also reduces infrastructure costs by concentrating density where services already exist, and it generates sales and property tax revenue that supports the Village's long-term fiscal health.

Transit-oriented development patterns, particularly near train stations, represent a special opportunity. These locations allow housing and commercial growth that is structurally less auto-dependent, reducing congestion impacts while maximizing the return on transit infrastructure investment.

STRATEGIES

A. **Support mixed-use development** formats that combine ground-floor commercial or service uses with upper-floor residential, office, or hospitality uses in walkable, pedestrian-oriented configurations in locations deemed appropriate by the Village Board.

B. **Continually improve design quality and use regulation** in Downtown, transit station areas, and corridors to actively facilitate development with appropriate building heights, parking levels, and enhanced amenities.

C. **Prioritize infill development, redevelopment, and adaptive reuse** of underutilized properties within a half-mile of Metra stations, ensuring new development is pedestrian-scaled and transit-supportive.

D. **Coordinate land use decisions with existing and planned transit investments** to reinforce transit-oriented development patterns, including alignment of land use designations with Pace Pulse bus service corridors.

E. **Require pedestrian-oriented streetscape improvements**, including wide sidewalks, street trees, activated ground floors, and bike infrastructure, as conditions of approval for major mixed-use and commercial redevelopment projects.






GOAL 3: SUPPORT ECONOMIC VITALITY & REINVESTMENT

Land use policy and economic development are inseparable. Where the Village allows development to occur (and in what form) directly shapes the types of businesses, employers, and investments that will locate here. Mount Prospect competes for investment with dozens of other suburban communities. **A land use framework that is predictable, flexible, and aligned with market realities gives the Village a competitive advantage.**

Mount Prospect's commercial and industrial areas vary significantly in their condition and market potential. Downtown is performing well and has clear momentum. Randhurst, the Golf Road corridor, Route 83, and South Mount Prospect each face distinct challenges and require tailored strategies. The Kensington Business Center, historically a strong office and light industrial district, is being reshaped by remote work trends and requires a flexible, forward-looking land use designation that allows it to evolve.

STRATEGIES

A. **Align land use designations and zoning standards with economic development goals** to attract new businesses, support job creation, and encourage reinvestment in aging commercial and industrial areas.

B. **Promote flexibility in land use designations and development formats**, in appropriate locations, particularly with increased use of planned unit developments, to adapt to changing market conditions and accommodate emerging industries.

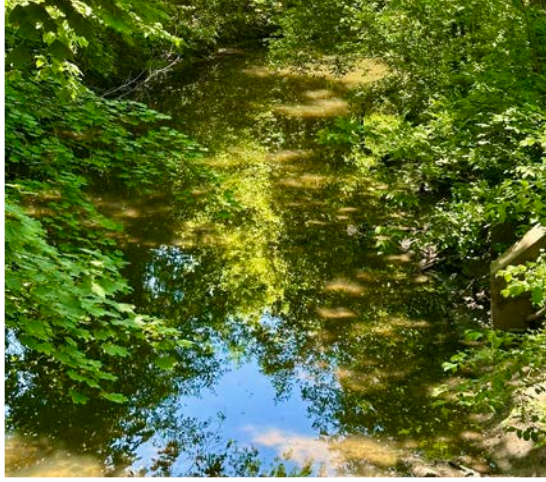
C. **Encourage redevelopment of underutilized and obsolete sites**, including aging office buildings, and under-performing big-box retail, to maximize long-term community and fiscal benefit.

D. **Use financial tools**, including Tax Increment Financing (TIF), sales tax incentives, and low-interest financing programs to support quality projects in important reinvestment areas (such as aging areas of South Mount Prospect), that would not proceed without financial support.

E. **Continually work to streamline permitting and development review processes** to provide clarity, predictability, and efficiency for property owners and investors.







GOAL 4: INTEGRATE SUSTAINABILITY & RESILIENCE INTO LAND USE DECISIONS

Land use decisions have long-term environmental consequences that can be difficult and expensive to reverse. How and where development is located affects stormwater runoff, urban heat, tree canopy, and the community's long-term infrastructure costs. Mount Prospect has significant stormwater challenges that require the integration of sustainable infrastructure into land use and site design decisions.

Sustainability is treated as a practical consideration in the plan: walkable development patterns are inherently more resource-efficient than sprawl; adaptive reuse of existing buildings reduces construction waste; and green infrastructure can address flooding while also improving the aesthetic quality of commercial and residential areas.

STRATEGIES

A. **Continue to incorporate stormwater management, green infrastructure, and climate resilience** into land use planning and site design review for new development and major redevelopment projects.

B. **Promote infill development patterns that make efficient use of existing land and infrastructure**, reducing per-capita maintenance costs and environmental impacts relative to greenfield development.

C. **Protect and enhance natural areas**, open spaces, and the Village's tree canopy through land use designations, development standards, and coordination with the park districts and environmental agencies.

D. **Evaluate adaptive reuse of existing buildings** as an attractive alternative to demolition where consistent with economic viability and redevelopment objectives, reducing demolition waste and preserving embodied resources.

E. **Encourage sustainable site design practices**, including green space maximization and drainage infrastructure in development, where feasible and consistent with operational requirements.







GOAL 5: STRENGTHEN COMPATIBILITY BETWEEN RESIDENTIAL, COMMERCIAL, & INDUSTRIAL AREAS

Mount Prospect's land use pattern, like most suburban communities, includes areas where different uses are located in close proximity, sometimes by design and sometimes by natural land development over time. Industrial uses in South Mount Prospect and along the Kensington Business Center border residential neighborhoods in ways that create compatibility challenges: noise, truck traffic, lighting, and visual quality are recurring concerns.

Addressing industrial-residential conflicts requires a combination of regulatory tools such as performance standards, buffering requirements, and design guidelines, and longer-term land use transitions in areas where the market supports a shift to less intensive uses. The goal is not to eliminate industrial uses, which provide employment and tax base, but to ensure that their operation is compatible with adjacent residential areas and that aging industrial sites are positioned for reinvestment.

STRATEGIES

A. **Support the gradual transition of aging industrial areas** to a mixture of light industrial, commercial, and residential uses where market conditions, site constraints, and infrastructure capacity support it, particularly in South Mount Prospect.

B. **Require adequate buffering, landscaping, design standards, and mobility improvements** at industrial-residential edges to minimize the visual and operational impacts of industrial uses on adjacent neighborhoods.

C. **Continually evaluate and strengthen performance standards** to address noise, lighting, truck routing, hours of operation, and outdoor storage, to minimize impacts of commercial and industrial uses on nearby residential areas.

D. **As the suburban office market evolves, support the ongoing transition of the Kensington Business Center** into a mixed-use business area capable of accommodating a broader range of uses, including complementary commercial, recreation, and service uses.







GOAL 6: COORDINATE LAND USE WITH INFRASTRUCTURE, FACILITIES, & SERVICES

Land use decisions should occur in tandem with other considerations. Every development that is approved creates demand for water and sewer capacity, roads, parks, schools, and public safety services. The Village should ensure that growth is directed to locations where existing infrastructure can support it, and that new infrastructure investment is aligned with the land use patterns the Village wants to achieve.

This means coordinating land use planning with capital improvement programming, utility master planning, and transportation network investments. It also means being realistic about infrastructure constraints: locations with aging systems, limited road capacity, or inadequate sewer and water service are not appropriate for high-intensity development without corresponding infrastructure investment.

STRATEGIES

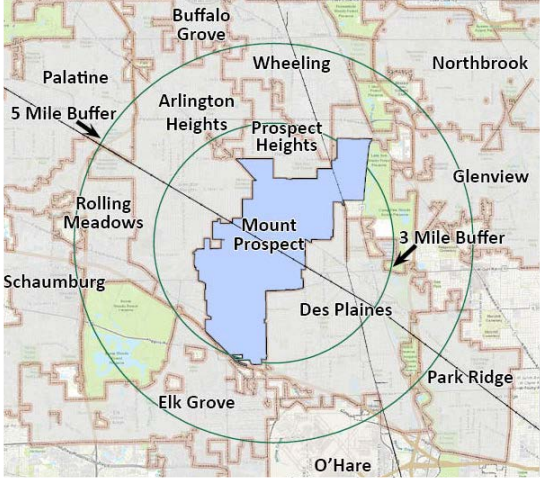
A. **Align land use planning with the Village's capital improvement program,** utility master plans, transportation investments, and community facility plans.

B. **Continue to require that development be adequately served by existing or planned public infrastructure and services before approval,** including water, sewer, stormwater, road capacity, and emergency response access.

C. **Use development agreements and planned unit development requirements** to secure infrastructure improvements and community benefits from major development projects.



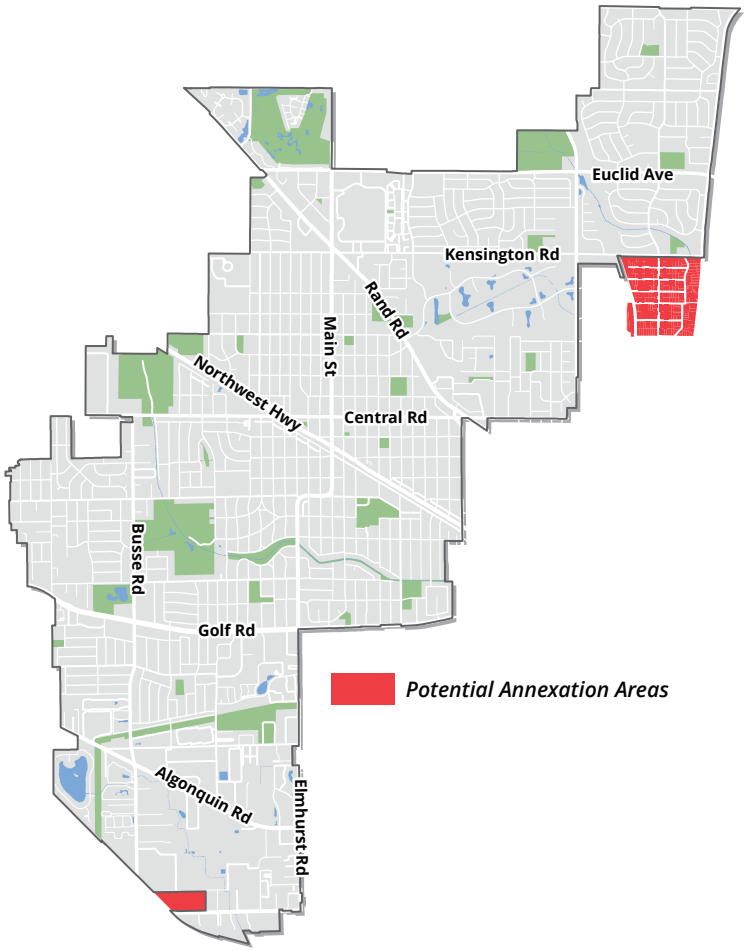




GOAL 7: EVALUATE ANNEXATION OF REMAINING UNINCORPORATED AREAS

A small number of unincorporated pockets remain adjacent to the Village's boundaries. These areas present both opportunities and challenges. Annexation can expand the Village's tax base, extend high quality village services into under served areas, and bring development standards into alignment with the broader community. However, annexation also involves costs: extending infrastructure, increasing service demands, and potential changes to residents' existing service providers and tax rates.

The Village should approach annexation decisions analytically and case-by-case, weighing fiscal impacts, service feasibility, and community interest before initiating or responding to annexation proposals.

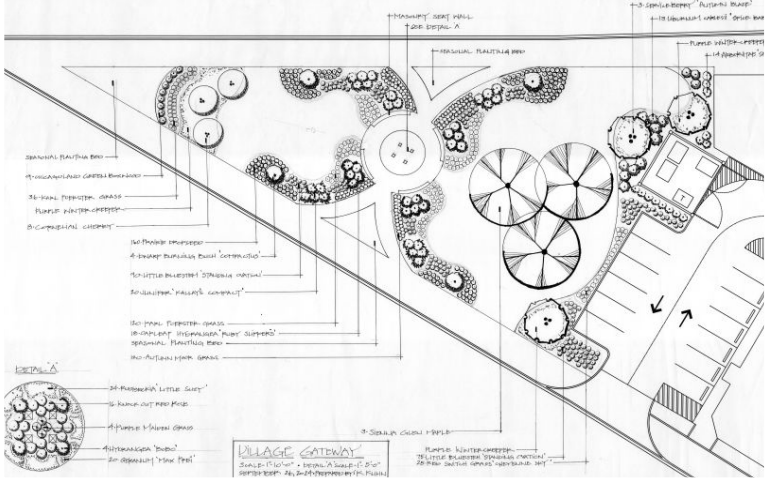


STRATEGIES

A. **Conduct thorough fiscal impact analyses for potential annexation areas**, including projections of tax revenue, service costs, utility extension requirements, and net fiscal impacts to the Village.

B. **Evaluate the feasibility of infrastructure investment**, including water, sewer, and road improvements, required to serve annexed areas before committing to existing Village service levels.

C. **Engage property owners and residents in and near unincorporated areas** in conversations about the potential benefits and implications of annexation, including utility access, zoning changes, and service transitions.





GOAL 8: CREATE SUBAREA PLANS FOR KEY AREAS IN THE VILLAGE

Key areas of Mount Prospect would benefit from a more focused planning lens than the Comprehensive Plan alone can provide. **"Subarea plans" allow the Village to develop tailored land use, design, and infrastructure recommendations for geographically distinct or strategically significant locations** such as major activity centers, important corridors, and secondary neighborhood areas.

Subarea plans translate broad Comprehensive Plan goals into actionable, site-specific guidance that can inform zoning decisions, capital investments, and redevelopment conversations with property owners and developers.

STRATEGIES

A. **Identify subarea plan candidates** based on criteria such as redevelopment potential, infrastructure needs, proximity to transit, or land use pressures.

B. **Engage stakeholders** within and adjacent to subarea plan boundaries in the planning process.

C. **Ensure subarea plans are consistent with the Comprehensive Plan**, while providing greater specificity on land use mix, building form, circulation, open space, and public realm design.

D. **Use subarea plans as a tool** for shaping developer conversations and establishing community expectations before significant development proposals come forward.

E. **Adopt plans as official village policy** and reference them in zoning and development review.

WHAT IS A SUBAREA PLAN?

A subarea plan takes a closer look at a specific part of the Village, such as a corridor, neighborhood, or commercial district, to provide more detailed guidance than a comprehensive plan can offer. It identifies what changes are needed, what the area could become, and how to get there. Subarea plans are an important tool for turning the broad vision of MP2040 into actionable strategies for the places that need them most.







POTENTIAL SUBAREAS*

Mount Prospect's land use and development patterns vary significantly across the Village. To reflect these differences, the plan identifies three subareas where focused planning attention is warranted. Each subarea has a distinct character, set of opportunities, and set of challenges that call for strategies tailored to local conditions.

NORTH MP SUBAREA

The North MP Subarea encompasses the commercial areas of the Village's north side, including Randhurst Village, the Rand Road retail corridor, and the Kensington Business Center. This subarea contains some of Mount Prospect's most active shopping destinations and employment centers, making continued investment in its long-term vitality a priority. Key opportunities include supporting design and aesthetic improvements where necessary, attracting complementary retail and service uses that strengthen the overall mix, and ensuring that infrastructure and connectivity keep pace with the demands of a busy commercial district.

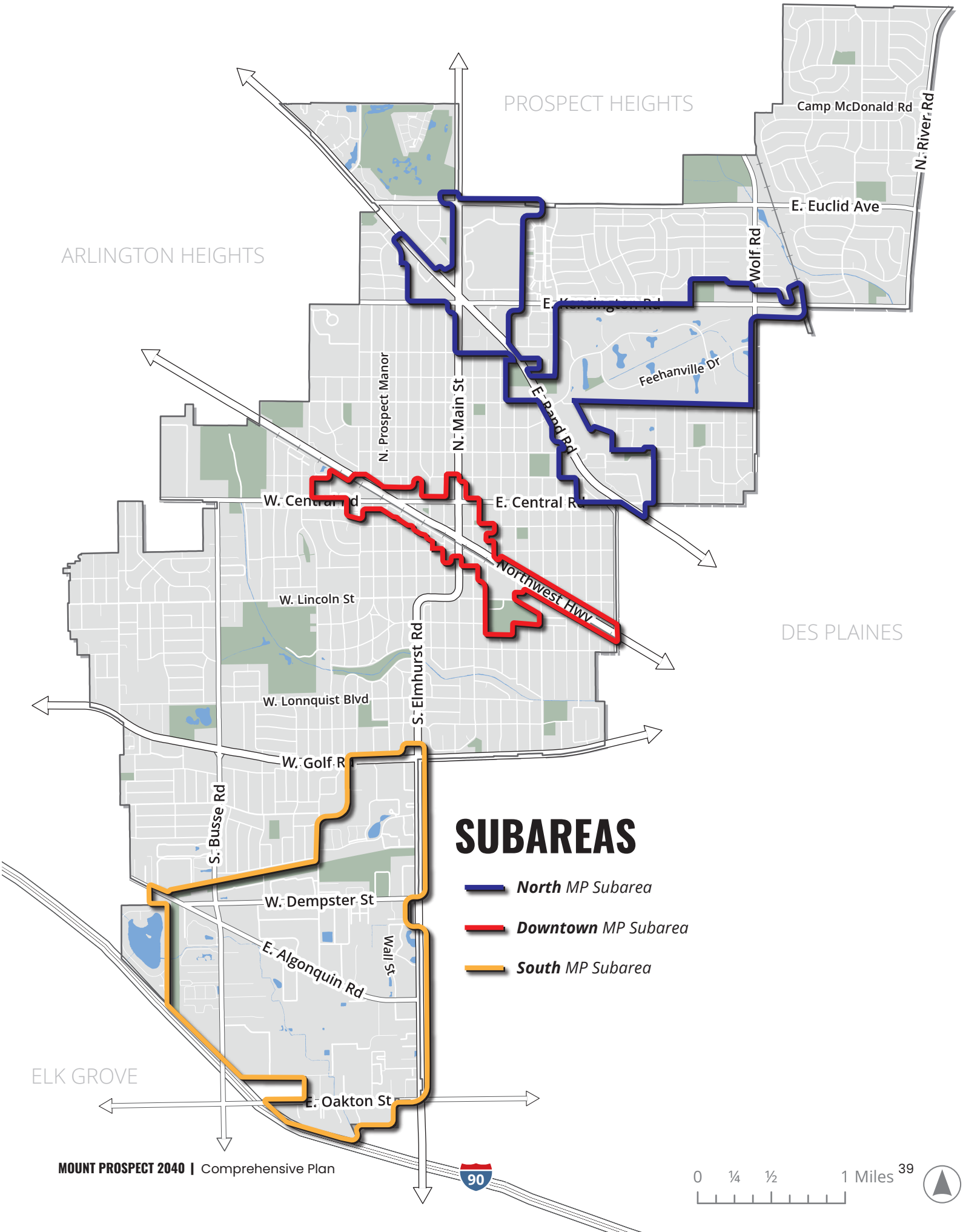
**Please note that all subareas are subject to change in future planning efforts.*

DOWNTOWN MP SUBAREA

The Downtown MP Subarea follows the Central Road, Main Street, and Northwest Highway corridors through the heart of the Village, including the Metra station area and the traditional commercial core. Downtown is Mount Prospect's most walkable district and its civic and cultural anchor, home to local businesses, community institutions, and public spaces that define the Village's identity. Key priorities include strengthening the mix of uses, improving the public realm, supporting transit ridership, and reinforcing downtown's role as a year-round destination for residents and visitors.

SOUTH MP SUBAREA

The South MP Subarea encompasses the Village's southern commercial and industrial districts, bounded roughly by Elmhurst Road and Golf Road and extending to the Elk Grove Village border. This subarea contains a significant share of Mount Prospect's employment base and tax-generating commercial activity, making its long-term economic health a Village-wide priority. Key priorities include sustaining and growing the economic vitality of existing businesses, supporting reinvestment in aging commercial and industrial properties, and improving the visual character of corridors and sites where aesthetics may detract from the subarea's competitiveness. As commercial and industrial real estate markets continue to evolve, the subarea is well-positioned to attract new uses and investment while retaining the employment-generating capacity that makes it a critical component of the Village's overall economic base.


PROSPECT HEIGHTS
ARLINGTON HEIGHTS
DES PLAINES
ELK GROVE
Camp McDonald Rd
N. River Rd
E. Euclid Ave
Wolf Rd
E. Kensington Rd
Feehanville Dr
E. Rand Rd
N. Prospect Manor
N. Main St
W. Central Rd
E. Central Rd
Northwest Hwy
W. Lincoln St
S. Elmhurst Rd
W. Lonnquist Blvd
W. Golf Rd
S. Busse Rd
W. Dempster St
E. Algonquin Rd
Wall St
E. Oakton St
90
SUBAREAS
North MP Subarea
Downtown MP Subarea
South MP Subarea
0
¼
½
1 Miles



04

HOUSING & NEIGHBORHOODS

Mount Prospect's neighborhoods are the foundation of the Village's identity. Tree-lined streets, well-maintained homes, quality schools, active park districts, and a strong sense of community are consistently the qualities residents value most. These attributes reflect decades of investment, stewardship, and planning that have sustained Mount Prospect as one of the Chicago metropolitan region's most desirable suburban communities.

But the housing landscape is shifting. The Village's housing stock is aging: nearly three-quarters of all homes were built before 1980, and relatively little new construction has occurred in recent decades. Mount Prospect's population is becoming older and more diverse, and household composition is changing. The share of residents aged 65 and older now exceeds the Cook County average, while younger adults and growing families face increasing difficulty finding homes they can afford in the community. A median home value of approximately $404,000 — **up 34 percent since 2020** — reflects strong demand, but it also signals an affordability gap for first-time buyers, young professionals, and residents on fixed incomes.

Community engagement throughout the MP2040 process confirmed that residents love their neighborhoods and want to maintain them, but they also recognized that the Village needs a broader range of housing options to remain competitive and inclusive over the long term. Ninety-one percent of survey respondents rated Mount Prospect's quality of life favorably. At the same time, unaffordable housing related to rising costs, senior housing, and options for young adults were among the most frequently cited weaknesses.

This chapter establishes Mount Prospect's housing and neighborhood policy framework through 2040. It is organized around the Housing & Neighborhoods Goals and Objectives adopted as part of the MP2040 Vision, Goals and Objectives Report and draws on the Existing Conditions Report, Community Engagement Report, and coordination with partner agencies. **The strategies here are designed to protect what residents value most about their neighborhoods while creating the conditions for reinvestment and expanded housing choice in appropriate locations.**

HOUSING & NEIGHBORHOODS VISION

Ensure Mount Prospect's neighborhoods remain strong, accessible, and well-connected by expanding housing choices, supporting infill and reinvestment, and strengthening the character, safety, and livability of every residential area.



VISION BACKGROUND

Mount Prospect's housing and neighborhood vision is about continuing what works while preparing for what's coming. The Village's established neighborhoods will remain the backbone of community life - stable, well-maintained, and desirable - while new development in key areas will ensure the long-term vitality of the community.

The strategies in this chapter are designed to expand housing choice without imposing blanket density increases, to support reinvestment without displacing existing residents, and to strengthen the physical quality and livability of every neighborhood in the Village.

HOUSING & NEIGHBORHOODS GOALS

9. Uphold Neighborhood Character & Quality

10. Expand Senior-Oriented Housing Options

11. Expand Entry-Level Housing Aimed at Young Professionals & Growing Families

12. Support Quality, Safety, & Management in Existing Multifamily & Townhome Housing Areas





EXISTING CONDITIONS & KEY TRENDS

Mount Prospect has roughly 23,000 housing units, of which 95.5% are occupied, a clear indicator of sustained demand. The Village's housing stock is dominated by single-family detached homes, which account for nearly 58% of all units. Multifamily buildings of 10 or more units make up 26%, with the remainder comprising townhomes, duplexes, and smaller multifamily structures. The homeownership rate is approximately 70%, well above the Cook County average of 57.5%, reflecting the community's strong tradition of owner-occupied, family-oriented neighborhoods.

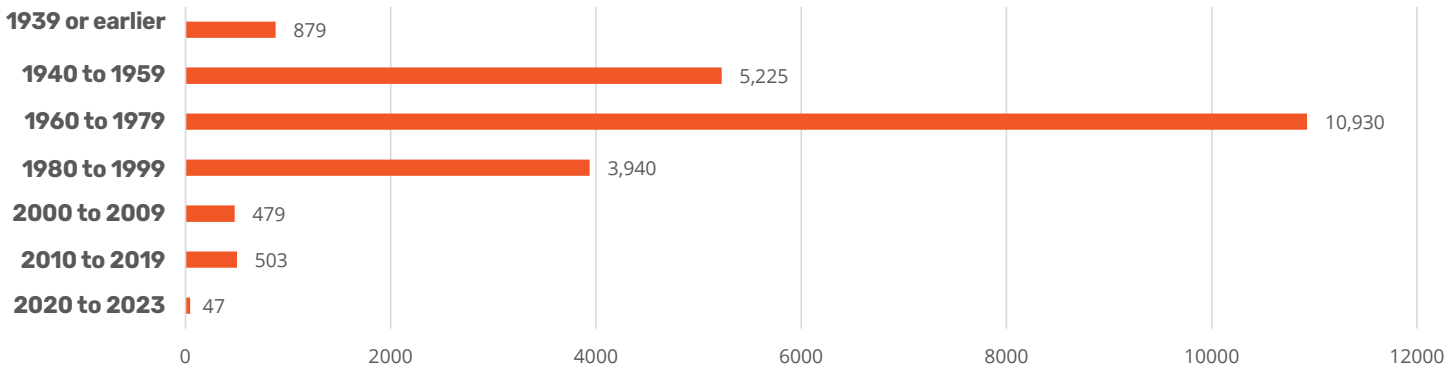
Several trends are reshaping the Village's housing landscape and inform this chapter's policy direction:

An aging housing stock with limited new construction. Almost half of all homes were built between 1960 and 1979, with another significant wave dating from 1940 to 1959. Post-1980 construction has been modest — fewer than 5,000 units across four decades. This aging stock does not meet current needs for accessibility, energy efficiency, or modern design. Reinvestment and selective infill will be increasingly important.

A growing senior population with evolving housing needs. The Village's median age has risen steadily — from 37.4 years in 2000 to 41.2 in 2023 — and 18.3% of residents are now 65 or older, above the Cook County average of 15%. Many seniors live in larger single-family homes that may become less suitable as physical needs change. Accessible, age-friendly housing near transit, healthcare, and daily services is a growing need.

Housing mismatch and limited entry-level options. Mount Prospect's housing stock is skewed toward single-family detached homes that do not always align well with the entry-level needs of younger households or the needs of residents seeking to downsize. Entry-level ownership options, such as starter homes, townhomes, condos and smaller-format units, are in short supply. "Missing middle" housing types that bridge the gap between single-family homes and large apartment buildings are largely absent from the Village's current inventory.

NUMBER OF HOUSING UNITS CONSTRUCTED BY DECADE



2023 ACS 5-year Estimates





Changing household sizes and composition. Mount Prospect's household composition has shifted considerably from the era when most of its housing was built. Nearly half of all housing units date from 1960 to 1979, when the community was growing rapidly and demand was driven largely by young families seeking single-family homes. Today, the population looks different. Residents aged 20 to 34 make up just 17% of the population, well below the Cook County average of 24%, while seniors 65 and older now account for 18%, above the county average. Smaller households, empty nesters, and aging residents seeking to downsize are a growing share of the community. The result is a mismatch between a housing stock built for large families and the smaller, more varied household types that increasingly define Mount Prospect today.

Strong market demand and rising values. Average home values have increased 34% since 2020, outpacing Cook County. The Village's vacancy rate of approximately 4.5% is well below typical healthy market benchmarks, indicating constrained supply. While rising values benefit existing homeowners, they compound the affordability challenge for prospective buyers and renters. This phenomenon is occurring both in Mount Prospect and around the country, incentivizing homeowners not to sell.

Affordability pressures for renters and lower-income households. About 27% of all Mount Prospect households are housing cost-burdened, spending more than 30% of income on housing. The burden falls disproportionately on lower-income residents: 99% of households earning under $20,000 and 76% of those earning $20,000-$49,000 are cost-burdened. Approximately 46% of renters are cost-burdened, compared to 24% of homeowners with a mortgage.

34%
Increase
in Home Prices
since 2020



(There was a 50-55% increase in the region and a 55-60% increase nationally in the same period)







HOUSING AND NEIGHBORHOODS GUIDE

COMMUNITY RESIDENTIAL

The majority of Mount Prospect consists of well-established single-family neighborhoods with a mix of ranch homes, split-levels, and two-story housing built primarily between the 1950s and 1980s. Maintenance and upkeep of these properties is the priority. To enhance these areas, the Village should focus on public improvements like sidewalks, streets, curbs, trees, and lighting where appropriate, while ensuring new construction and renovations complement the neighborhood's established character.

MULTIFAMILY

These areas contain the Village's existing multifamily housing stock (outside new Downtown buildings), ranging from garden apartments to larger complexes. The Village should leverage code enforcement, capital improvement programs, and partnerships with IHDA, Cook County and property owners to ensure these properties remain well-maintained, and attractive residential options for a range of household types.

DOWNTOWN MIXED USE

Downtown has the greatest potential for walkable mixed-use development. The Village should encourage redevelopment that combines multi-dwelling residential with ground-floor commercial uses. Adaptive reuse, infill development, and conversion of under utilized properties will strengthen the Downtown's vibrancy as both a housing and commercial destination.

CORRIDOR COMMERCIAL MIXED-USE

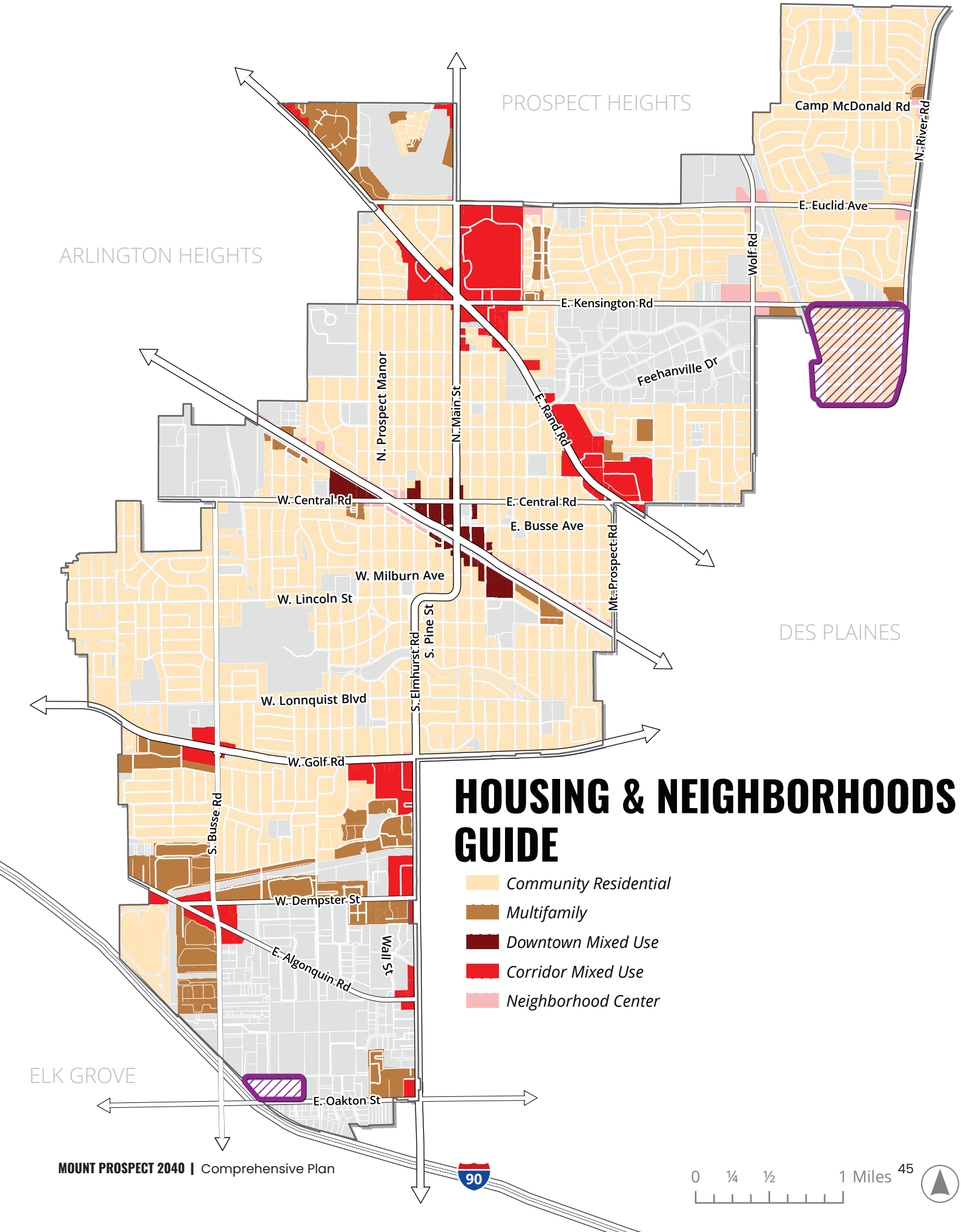
As retail formats continue to evolve, outlots, aging strip centers, and underutilized parking fields present opportunities to introduce residential uses into otherwise car-oriented commercial corridors. Residential development in these locations should be concentrated on upper floors, with active commercial uses retained at the street level to maintain the corridor's economic function and support a more cohesive pedestrian environment where possible. The mixed-use building at Elmhurst Road and Algonquin Road illustrates the kind of compact, context-sensitive redevelopment that can work in a corridor setting. Randhurst Village is a longer-term candidate for residential integration as the property diversifies beyond traditional retail. New development in these locations should improve the pedestrian environment and contribute to a more cohesive streetscape over time.

NEIGHBORHOOD CENTER

Neighborhood Centers small clusters of local shops and services meant to serve nearby residents, such as corner stores, cafes. These nodes should stay modest in scale, reinforcing the character of surrounding neighborhoods. The Plan supports maintaining and, where fitting, modestly expanding these centers to strengthen neighborhoods.

UNINCORPORATED EVALUATION

These areas represent unincorporated land adjacent to Mount Prospect's municipal borders. The Village should assess these neighborhoods to determine whether annexation is appropriate, evaluating infrastructure condition, service costs, housing quality, and fiscal impacts to ensure any annexed property becomes a well-integrated part of the community.



HOUSING & NEIGHBORHOODS GUIDE

- *Community Residential*
- *Multifamily*
- *Downtown Mixed Use*
- *Corridor Mixed Use*
- *Neighborhood Center*

0 ¼ ½ 1 Miles

GOAL 9: UPHOLD NEIGHBORHOOD CHARACTER & QUALITY

Mount Prospect's residential neighborhoods are defined by qualities that residents consistently identify as their primary reason for living here: attractive tree-lined streets, well-kept homes and yards, and a palpable sense of community. These qualities are the product of consistent building standards, code enforcement, public investment in streets and infrastructure, and a community culture that values property maintenance and civic engagement.

Protecting neighborhood character is about ensuring that the new development is compatible with and additive to the existing environment. New construction and renovation should reinforce the architectural quality, scale, and streetscape patterns that define Mount Prospect's neighborhoods. The condition of sidewalks, street trees, lighting, stormwater infrastructure, and public spaces also shapes how residents experience their neighborhoods on a daily basis.

Community engagement underscored these priorities. The Block Party engagement station generated extensive feedback around maintaining neighborhood character while supporting thoughtful reinvestment. Residents raised concerns about sidewalk conditions, traffic calming, and the need for more informal gathering opportunities. Visioning workshop participants emphasized public art, streetscape improvements, and a desire for a stronger sense of place across the Village's residential areas.



STRATEGIES

A. **Maintain the attractive tree-lined streets, pleasant sidewalks, and other distinguishing qualities** of Mount Prospect's existing residential neighborhoods through sidewalk maintenance, right of way tree care, and zoning standards that ensure compatible building forms, setbacks, lot coverage, and massing.

B. **Promote high standards of building design and construction** that are consistent with the Village's character, scale, and charm for all residential development.

C. **Invest in neighborhood public spaces and key corridors** through thoughtful design and streetscape improvements, including wider sidewalks, enhanced crossings, street trees, lighting, stormwater upgrades, and potentially public art to strengthen livability, reinforce neighborhood identity, and improve transitions between residential and commercial areas.

D. **Investigate the possibility of moving overhead utilities underground** where feasible to reduce interference with the tree canopy, improve aesthetics, and enhance service reliability.

E. **Beautify community gateways** with special signage, landscaping, and entry design features that convey a strong and welcoming sense of arrival into Mount Prospect.

F. **Consider sponsoring additional programs, activities, events, and celebrations** that stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the Village's various neighborhoods on a regular basis.

G. **Improve and expand existing community gathering spaces** in Downtown to better host events, support seasonal programming, and strengthen Downtown's role as the Village's primary civic and social center.



GOAL 10: EXPAND SENIOR-ORIENTED HOUSING OPTIONS

Mount Prospect's senior population is one of its fastest-growing demographic segments, creating important implications for housing policy. Many long-term residents who raised their families in the Village want to remain in Mount Prospect as they age, but the housing stock that served them well during their working years may not be well-suited to their changing needs. Large single-family homes with stairs, deferred maintenance challenges, and locations that require driving for every errand present real barriers to aging in the community. Supporting the ability of older residents to remain in their homes and neighborhoods through home modifications, accessible design, or nearby services, is a community priority that touches land use, transportation, and public investment alike.

At the same time, the Village's supply of dedicated senior housing - independent living, assisted living, and accessible units near transit and services - is limited relative to the growing demand. The Aging in Mount Prospect engagement station generated extensive discussion about the challenges older residents face: limited transportation options, difficulty maintaining larger homes, and a desire for housing that allows them to remain independent while staying connected to the community they have been a part of for decades.

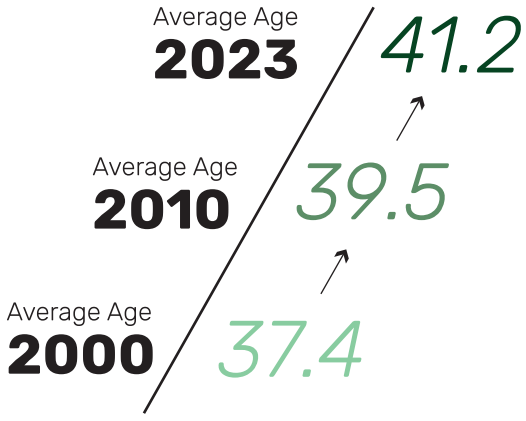
Addressing senior housing needs requires action on two fronts: expanding the supply of purpose-built senior housing in locations with good access to healthcare, transit, and daily services, and making it easier for existing homeowners to adapt their properties for aging in the community through universal design and walkability improvements.

STRATEGIES

A. **Support investment in age-restricted senior-oriented community facilities**, including independent living, assisted living, and memory care options.

B. **Support investment in non-restricted market-rate housing** that is accessible and near healthcare, transit, Downtown amenities, and community facilities (for example, new condos with minimal maintenance, townhomes with accessible infrastructure, etc.)

C. **Facilitate aging-in-place** by encouraging new housing, home renovations, universal design features, and first-floor living configurations, paired with walkability improvements that support safe, independent mobility for older adults.



Note: this trend can be observed elsewhere in the region and country.







GOAL 11: EXPAND ENTRY-LEVEL HOUSING AIMED AT YOUNG PROFESSIONALS & GROWING FAMILIES

Mount Prospect's long-term competitiveness depends on its ability to attract and retain the next generation of residents. **Young professionals, first-time home buyers, and growing families are a key group for sustaining school enrollment, patronizing local businesses, and supporting the social and economic vitality of a community. But these households are increasingly unable to find suitable housing in the Village.**

The problem is structural. Mount Prospect's housing inventory is heavily weighted toward larger detached single-family homes, and the limited supply of smaller, more affordable housing types, such as townhomes, duplexes and triplexes, meaning there are few rungs on the housing ladder between renting an apartment and purchasing a $400,000+ single-family home. This is the "missing middle" housing challenge, and it is a regional phenomenon that Mount Prospect can seek to address.

The community survey found that residents are open to modestly increasing housing diversity, with neutral-to-positive views toward duplexes, triplexes, and townhomes, particularly in locations near Downtown and transit corridors. The strategies below support housing diversity in locations where it makes the most sense - near transit, in walkable areas, and along reinvestment corridors.

STRATEGIES

A. **Encourage a broader range of entry-level and missing middle housing options** - including duplexes, triplexes, quadplexes, and rowhomes - through strategic zoning refinements and design standards in appropriate transitional areas.

B. **Support incremental increases in housing opportunities** within a half-mile walking distance of the Metra stations by prioritizing infill development, redevelopment, and adaptive reuse of underutilized and/or aging properties.

C. **Investigate allowing greater flexibility in housing types**, densities, and mixed-use formats, particularly in walkable areas and designated subareas, without imposing uniform density increases across established residential neighborhoods.

D. **Evaluate fiscally responsible funding tools** and incentive programs that help offset rising construction and financing costs while protecting the Village's long-term fiscal stability.

E. **Support regional housing planning efforts** by participating in initiatives such as CMAP's Homes for a Changing Region program, which helps communities forecast housing demand and align local policy with regional growth trends. Engagement with regional planning processes strengthens Mount Prospect's ability to make evidence-based housing decisions, access technical resources, and coordinate with neighboring communities on shared challenges.





GOAL 12: SUPPORT QUALITY, SAFETY, & MANAGEMENT IN EXISTING MULTIFAMILY & TOWNHOME HOUSING AREAS

Mount Prospect's multifamily and townhome developments house approximately 30 percent of the Village's households. Many of these developments are well-managed, well-maintained, and stable. Others, **particularly older complexes with deferred maintenance, outdated building systems, and management challenges, experience higher call volumes, code enforcement activity, and resident turnover that affect the quality of life for tenants and surrounding neighborhoods alike.**

The Village has a direct interest in the quality and safety of its existing multifamily housing stock. Physically deteriorating buildings depress village aesthetics, strain public services, and undermine the Village's overall quality of life. Stakeholder interviews with school districts and public safety officials highlighted the connection between building management quality and neighborhood outcomes. Police and fire leadership noted that a relatively small number of properties generate a disproportionate share of service calls, and that proactive engagement with property owners is more likely to produce sustained improvement than purely reactive enforcement.

STRATEGIES

A. **Encourage rehabilitation and modernization of aging multifamily housing stock** by supporting upgrades to building systems, accessibility features, energy efficiency, and site design through a combination of code requirements and available incentive programs.

B. **Develop strategies to improve building maintenance, management practices, and public safety** in multifamily developments experiencing higher call volumes or operational challenges, including proactive owner engagement, property management standards, and coordination between the Village's Community Development, Human Services, and Public Safety departments.



05

COMMERCIAL & INDUSTRIAL

Mount Prospect's commercial and industrial districts generate the sales tax revenue that funds public services, provide jobs that anchor working households, and supply the goods, services, and gathering places that define daily life. Sustained investment and thoughtful land use decisions are what keep these areas competitive over time.

The Village's economic geography spans several distinct districts. Downtown is the civic and social heart of the Village, with growing residential development and a walkable mixed-use character. Randhurst Village anchors the northeast and continues to navigate the structural challenges facing suburban retail. Major corridors along Rand Road, Golf Road, and Elmhurst Road host a mix of retail, services, and aging strip centers. The Kensington Business Center and the South Mount Prospect industrial area along Algonquin and Oakton each play distinct roles in employment and the tax base, and each is being reshaped by shifts in office work, manufacturing, and logistics.

Mount Prospect benefits from strong regional connectivity, proximity to O'Hare International Airport, an educated workforce, and a stable population base with above-average household incomes. But traditional retail is under pressure from e-commerce, the suburban office market remains soft, and several aging commercial properties need active strategies to remain viable. **This chapter establishes the policy framework to help the Village compete for investment, support existing businesses, and shape its commercial districts into places residents and visitors actively seek out.**

COMMERCIAL & INDUSTRIAL VISION

Support active, resilient, and well-connected commercial and industrial districts that sustain a diverse economy, attract investment, strengthen Mount Prospect's identity, and provide services, jobs, and amenities for residents and businesses.



VISION BACKGROUND

Communities that thrive economically over the long term are the ones that actively shape their own conditions: by aligning land use with market opportunity, by deploying incentive tools strategically and competitively, partnering with property owners and developers on the projects that move districts forward, and building the kind of distinctive places that businesses want to locate in and customers want to visit.

This chapter approaches commercial and industrial policy as a portfolio. Downtown is performing well and deserves continued investment to extend its momentum. Randhurst Village requires proactive leadership to meet the challenges facing traditional brick and mortar retail. Aging arterial corridors need strategic investment and selective redevelopment. Industrial areas need building and infrastructure investment to maintain and attract high-quality employers. Across all of these districts, the Village's role is to be a credible, predictable, and proactive partner.

COMMERCIAL & INDUSTRIAL GOALS

13. Strengthen Downtown as the Village's Primary Economic & Social Hub

14. Cultivate Distinct & Walkable Secondary Activity Centers

15. Beautify Commercial Districts

16. Investigate the Feasibility of Neighborhood-Scale Corner Stores

17. Rejuvenate Industrial Areas & Improve Compatibility

18. Revitalize Aging Retail Centers & Corridors

19. Diversify the Village's Business Base

20. Advance Mount Prospect's Identity & Branding

21. Champion Business Retention & a Strong Investment Climate

22. Leverage Regional Assets & Major Developments






EXISTING CONDITIONS & KEY TRENDS

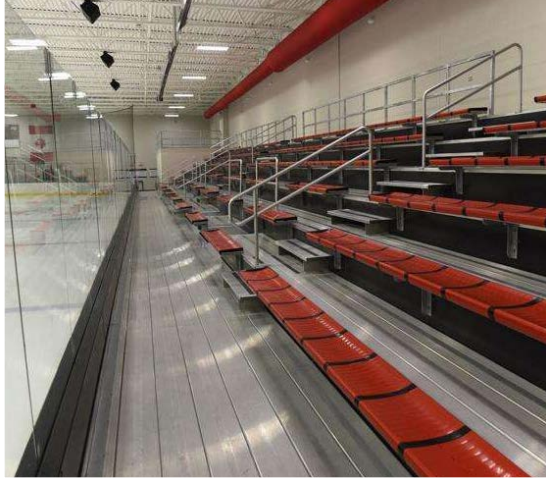
Mount Prospect's economy is anchored by a mix of retail, manufacturing, professional services, and wholesale trade. According to Census data, retail trade accounts for approximately 21 percent of jobs located in the Village, followed by administrative and support services (12 percent), manufacturing (12 percent), wholesale trade (7 percent), and construction (6 percent). The Village's commercial districts include Downtown, Randhurst Village, the Kensington Business Center, the South Mount Prospect industrial area, and key arterial corridors along Rand Road, Golf Road, Elmhurst Road, and Busse Road.

Several trends are reshaping the Village's commercial and industrial landscape and inform this chapter's policy direction:

Suburban office market softening. Remote and hybrid work patterns have weakened demand for traditional suburban office space, particularly affecting the Kensington Business Center and aging office buildings in South Mount Prospect. These properties require updated land use strategies that allow adaptive reuse and mixed-use conversion rather than waiting for an office market recovery that may not materialize.

Downtown momentum and continuing opportunity. Downtown Mount Prospect has benefited from sustained investment, including completed mixed-use projects, residential growth, and active programming. The district is performing relatively well, but opportunities remain to add foot traffic, support small businesses, expand dining and entertainment options, and activate underutilized parcels.





High development costs and competitive incentive landscape. Stakeholder interviews with developers highlighted that rising construction costs, elevated interest rates, and tight underwriting standards have made most commercial and mixed-use projects financially infeasible without meaningful public partnerships.

Regional investment catalysts. Proposed regional developments, most notably the potential Chicago Bears stadium in nearby Arlington Heights, could generate significant spillover demand for hospitality, dining, entertainment, and service-sector businesses. Mount Prospect is geographically well-positioned to capture this demand if it has the right land use framework, available sites, and business incentive strategy in place.

Limited business diversity and identity. Engagement feedback consistently identified gaps in the Village's business mix. Specialty retail, bookstores, multicultural businesses, and entertainment venues are among the most frequently requested.

COMMERCIAL & INDUSTRIAL GUIDE

DOWNTOWN CONTINUED ENHANCEMENT

Downtown Mount Prospect has clear momentum. Completed and underway residential and mixed-use projects have added density, activity, and investment to the district's walkable core. The Village should continue to support Downtown's evolution by encouraging ground-floor retail and restaurant uses, improving the public realm, and facilitating infill development on underutilized parcels. Maintaining Downtown's role as the civic and social heart of the Village requires sustained attention to design quality, programming, and the business environment.

SOUTH MOUNT PROSPECT COMMERCIAL AREAS

The commercial areas along Elmhurst Road, Golf Road, and Algonquin Road serve as important retail and service nodes for surrounding neighborhoods. These corridors share similar characteristics: aging strip commercial development, auto-oriented site design, and a mix of local and national tenants facing ongoing market pressure. Near-term priorities should focus on stabilizing viable businesses, improving site conditions, and encouraging quality infill on vacant or underutilized parcels. Over the long term, as market conditions and land ownership evolve, key intersections along these corridors have potential for modest mixed-use redevelopment that better connects surrounding neighborhoods to goods and services.

RAND ROAD CORRIDOR & RANDHURST VILLAGE

Rand Road and Randhurst Village together form the Village's primary regional commercial spine. Rand Road's diagonal alignment and aging strip commercial development present both challenges and opportunities; the Village should focus on stabilizing viable businesses, improving access and site design where possible, and guiding properties toward formats more compatible with adjacent neighborhoods as they turn over. Randhurst Village remains one of Mount Prospect's most significant commercial assets, but continues to face the structural pressures reshaping suburban retail nationally. The Village should work proactively with ownership to support continued tenant diversification, encourage uses beyond traditional retail — including dining, entertainment, medical, and residential — and ensure the area remains a regional destination. Flexibility in land use and parking standards will be important as both the corridor and the center continue to evolve.

NEIGHBORHOOD CENTERS IN CENTRAL & NORTH MOUNT PROSPECT

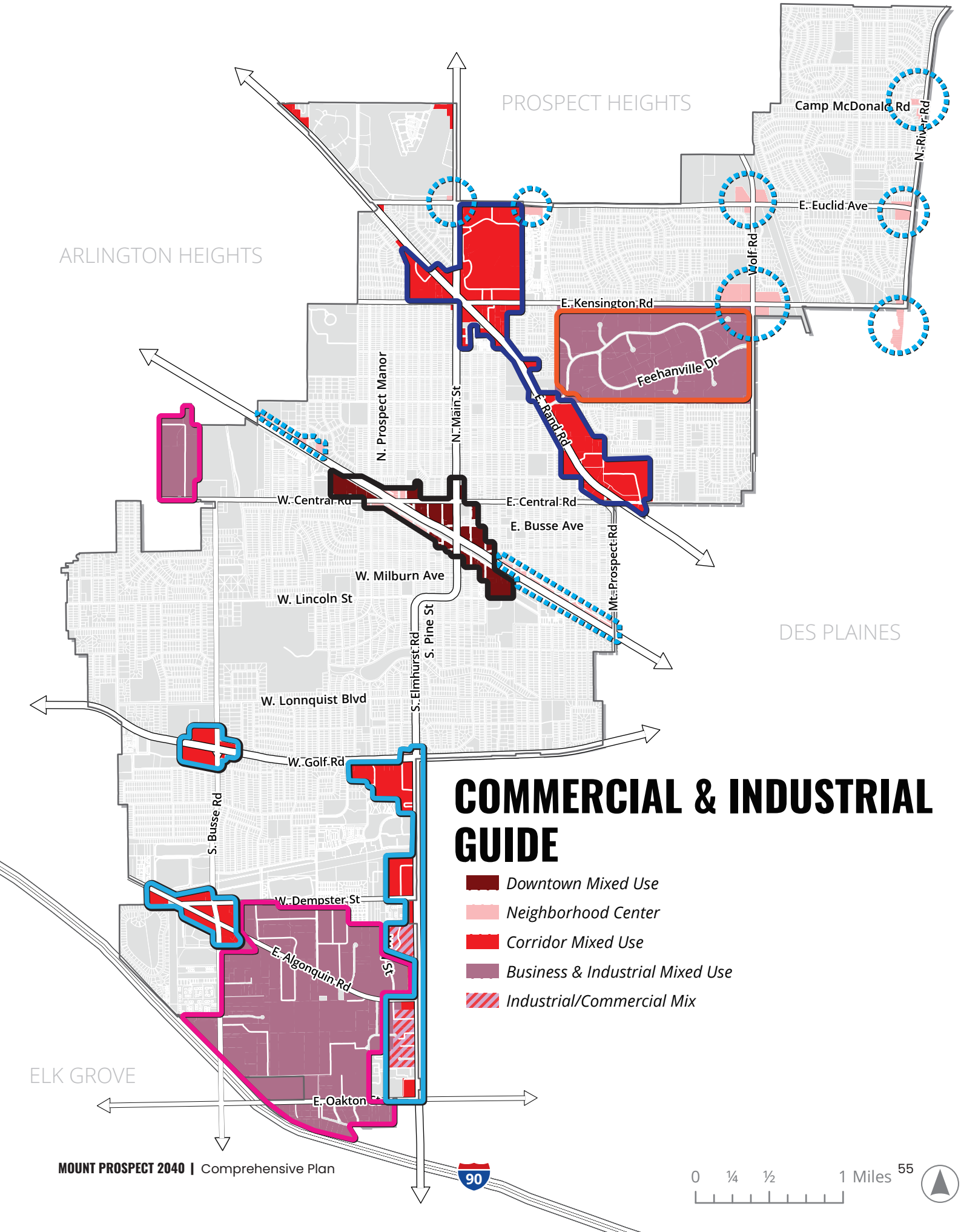
Several intersections in North Mount Prospect, near the Prospect Heights Metra Station at Wolf Road and Euclid Avenue, as well as along Northwest Highway, are well-suited for small-scale neighborhood commercial nodes. As properties turn over, the Village should encourage one- to two-story mixed-use development with ground-floor retail or services and potentially residential above, scaled to the surrounding neighborhood. Built form should prioritize parking, walkability, and reinforce the street edge to create convenient, neighborhood-serving destinations within walking distance of nearby residents.

INDUSTRIAL GROWTH IN SOUTH MOUNT PROSPECT AND ON WEST CENTRAL ROAD

The South Mount Prospect industrial area along Algonquin Road and Oakton Street, as well as the Industrial Park on West Central Road are critical parts of the Village's employment and tax base. The Village should focus on retaining existing employers, attracting quality infill uses on vacant and underutilized industrial parcels, and positioning the area for higher-tech, higher-wage users in sectors such as advanced manufacturing, life sciences, and logistics technology. Infrastructure quality, access management, and zoning flexibility will be key tools in making the area competitive for the next generation of industrial tenants.

KENSINGTON BUSINESS CENTER

The Kensington Business Center on the Village's north side is an established employment hub that has been reshaped by the broader softening of the suburban office market. The Village should support the Center's transition by encouraging adaptive reuse of under-performing office space, attracting technology, research, and professional service users, and maintaining the district's infrastructure and public realm. Kensington's regional accessibility and established identity remain genuine competitive advantages as the employment landscape continues to evolve.



COMMERCIAL & INDUSTRIAL GUIDE

- *Downtown Mixed Use*
- *Neighborhood Center*
- *Corridor Mixed Use*
- *Business & Industrial Mixed Use*
- *Industrial/Commercial Mix*

0 ¼ ½ 1 Miles







GOAL 13: STRENGTHEN DOWNTOWN AS THE VILLAGE'S PRIMARY ECONOMIC & SOCIAL HUB

Downtown Mount Prospect is the Village's most important commercial asset and its strongest economic development success story. Anchored by the Metra UP-Northwest station, supported by a walkable street grid, and increasingly populated by new residential development, Downtown has the building blocks of a thriving mixed-use district. Recent investments, including completed mixed-use projects, restaurant openings, and active programming, have reinforced its role as a community gathering place and dining destination.

But Downtown is not finished developing and it has even more potential. Vacant or underutilized parcels remain, lunchtime foot traffic is uneven, parking is a frequent point of contention, and the district's evening and weekend activity could be substantially expanded. **There is opportunity to build on Downtown's momentum with sustained, focused investment that adds housing, expands the restaurant and retail mix, and continues to enhance the public realm.**

STRATEGIES

A. **Reinforce Downtown's role as a dining, shopping, entertainment, and residential hub** through infill development, upper-floor activation, attractive streetscapes, and incremental development of parcels as appropriate.

B. **Prioritize and encourage active, publicly-oriented first-floor uses** — such as restaurants, experiential retail, and service businesses — to facilitate walkability, vitality, and a lively Downtown experience.

C. **Continually upgrade pedestrian infrastructure, lighting, parking access, and wayfinding** to foster all-day commercial activity and improve the experience of visiting Downtown on foot.

D. **Continue to support Downtown programming, events, and partnerships with local community organizations** to attract residents and visitors and reinforce the district's identity as the Village's civic and social heart.







GOAL 14: CULTIVATE DISTINCT & WALKABLE SECONDARY ACTIVITY CENTERS

Downtown cannot be the only place in Mount Prospect where commercial activity, walkability, and mixed-use development come together. **The Village's long-term economic vitality depends on cultivating additional activity centers in locations that have the right combination of land availability, regional access, and market potential.** Two locations stand out: Randhurst Village and South Mount Prospect.

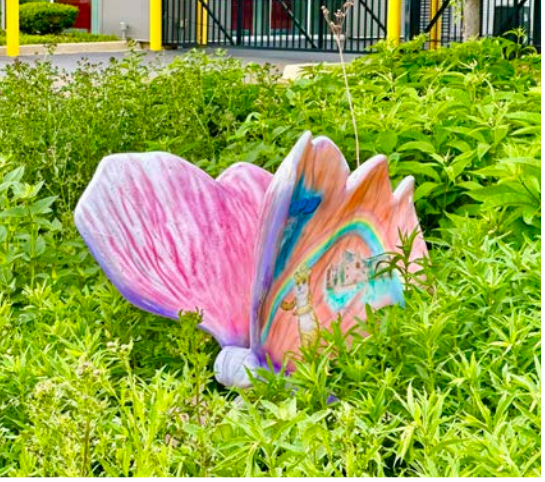
Randhurst Village is the most consequential. As one of the first regional shopping malls in the country, Randhurst was once a defining feature of suburban Chicago's economy. Its partial reinvention as Randhurst Village added value, but the district remains dominated by surface parking and a scale that limits walkability. There is a long-term opportunity to transform Randhurst Village into a true mixed-use destination that integrates housing, retail, dining, entertainment, plazas, and trail connections in a format that competes with newer lifestyle centers regionally.

STRATEGIES

A. **Transform Randhurst into a more walkable mixed-use entertainment destination** by supporting new outlot development, a redesign of the parking fields to support walkability, integration of plazas and trail connections, and active recruitment of dining, entertainment, and specialty retail uses.

B. **Establish stronger retail nodes in North Mount Prospect**, with mixed-use development standards that prioritize pedestrian comfort and district identity. Develop subarea plans to create clear, but flexible, visions for identified areas.

C. **Consider mixed-use and limited industrial redevelopment as an alternative to aging office buildings and under-performing sites in South Mount Prospect**, leveraging the area's available land and improving infrastructure as a foundation for reinvestment.







GOAL 15: BEAUTIFY COMMERCIAL DISTRICTS

The physical quality of commercial districts directly affects how often people visit them and how long they stay. Wider sidewalks, street trees, attractive lighting, comfortable seating, and active public spaces can be aesthetically pleasing, and they also serve as economic infrastructure. **Visual amenities and the built environment make districts feel safer and more inviting, support outdoor dining and retail, and create the conditions for the kind of unstructured browsing and lingering that drives sales.**

STRATEGIES

A. **Upgrade streetscapes** with wider sidewalks, greenery, shade, lighting, bike amenities, and pedestrian-focused design in Downtown, Randhurst, and along major commercial corridors.

B. **Integrate public art, plazas, outdoor dining areas, and seasonal programming** to activate commercial districts and create destinations that attract repeat visits and longer stays.

C. **Establish updated design guidelines for commercial corridors** that address building orientation, facade quality, signage, landscaping, and the relationship between buildings and the street.

D. **Over the coming decades, prioritize corridors for streetscape enhancements** and incrementally improve each corridor through investments in landscaping, bike lanes, expanded sidewalks, enhanced traffic management and other design improvements as appropriate.

E. **Develop a public art plan** that identifies priority locations for installations, establishes design and curation standards, and creates a funding strategy to integrate art into streetscapes, gateways, and public spaces as a place-making tool.







GOAL 16: INVESTIGATE THE FEASIBILITY OF NEIGHBORHOOD-SCALE CORNER STORES

Seventy-six percent of survey respondents expressed favorable views toward neighborhood-scale corner stores — an unusually strong signal of openness to a use type that is currently absent from most of Mount Prospect's residential areas. Done well, small neighborhood-serving retail can add convenience, create walkable amenities, and reinforce neighborhood identity without disrupting residential character. The path forward is to evaluate the concept carefully — through conditional uses or a pilot program — with strong context-sensitive standards that ensure compatibility with surrounding homes.

STRATEGIES

A. **Evaluate strategic regulatory approaches** — such as conditional uses, or pilot programs — at select residential street corners in transitional areas to determine whether small-scale, neighborhood-serving retail can be introduced in a manner compatible with surrounding areas in the community.

B. **Develop context-sensitive design, operational, and performance standards** — including building scale, site layout, hours of operation, and noise and lighting controls — to ensure compatibility with residential neighborhoods.

C. **Assess on-site and shared parking strategies, walkability, and access** considerations to minimize traffic and parking impacts on nearby streets.

D. **Ensure that any new neighborhood-serving commercial uses introduced in residential areas complement**, rather than compete with, existing retail anchors and commercial corridors elsewhere in the Village.

Note: Photos on this page show example best practices from other communities.





GOAL 17: REJUVENATE INDUSTRIAL AREAS & IMPROVE COMPATIBILITY

Mount Prospect's industrial areas, provide significant employment, tax base, and economic diversity and the Village's long-term economic strategy depends on keeping them viable. But viability requires active management. Aging buildings, deferred infrastructure investment, and changing tenant requirements mean that simply maintaining the status quo will not preserve these districts over the long term.

The Village should seek to attract high-quality employers such as technology firms, engineering companies, advanced manufacturing, and professional services, that pay better wages and generate economic spillover. Doing so requires infrastructure upgrades, improved site access, updated land use frameworks, and selective redevelopment of obsolete properties.

STRATEGIES

A. **Attract investment in industrial districts** through infrastructure upgrades, improved site access, and active outreach to growing employment sectors.

B. **Increase the number of businesses with larger employment counts and higher wages**, such as technology, engineering, and advanced manufacturing firms.

C. **Revitalize South Mount Prospect** with new investments in infrastructure, updated land use requirements, and strategic incentives that support the area's evolution into a more competitive employment district.

D. As the suburban office market evolves, **continually transition the Kensington Business Center into a mixed-use business area** capable of accommodating a broader range of complementary commercial and service uses.





GOAL 18: REVITALIZE AGING RETAIL CENTERS & CORRIDORS

Mount Prospect's arterial commercial corridors host a mix of retail, services, and aging strip centers that face increasing competitive pressure. Some properties are performing well, while others are struggling to attract and retain tenants. **The Village cannot sustain failing businesses, but it can deploy strategic financial incentives such as façade improvement grants, interior build-out assistance, and other economic development programs, to help viable tenants get established and existing businesses reinvest in place.**

STRATEGIES

A. **Support reinvestment and redevelopment in aging or under-performing commercial corridors and big-box centers** to facilitate modern retail formats, mixed-use development, and new employment opportunities.

B. **Introduce housing, plazas, trails, and public spaces in commercial opportunity areas** such as Randhurst Village, Golf Road, and Route 83 to diversify activity and increase the foot traffic that supports retail.

C. **Leverage economic incentives strategically** to stimulate redevelopment and site improvements at properties that would not otherwise attract reinvestment.







GOAL 19: DIVERSIFY THE VILLAGE'S BUSINESS BASE

Community engagement made the gaps in Mount Prospect's business mix clear. **Residents want more original restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations.** These are the kinds of businesses that thrive in walkable, diverse communities and Mount Prospect has the population base to support them.

STRATEGIES

A. Advocate for unique restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations to **fill identified market gaps and respond to community demand**.

B. **Promote flexible commercial space models** such as incubators, co-working spaces, pop-ups, and start-up retail environments that lower barriers to entry for new businesses and reduce vacancies.

C. **Proactively support 6b tax classifications and renewals as a recruitment and retention tool** to attract new businesses and support the long-term viability of existing ones, leveraging the property tax reduction to ensure Mount Prospect is a competitive place to do business.







GOAL 20: ADVANCE MOUNT PROSPECT'S IDENTITY & BRANDING

Mount Prospect's competitive position depends in part on how the Village is perceived by residents, visitors, businesses considering where to locate, and by developers considering where to invest. **Stakeholder interviews consistently identified Mount Prospect's lack of a clear, modernized economic brand as a competitive weakness.** Other suburban communities have invested in cohesive branding, marketing, and distinct identities that position them as destinations. Mount Prospect has the assets to do the same.

STRATEGIES

A. Building on marketing strategies, **investigate creating an updated Village economic brand** that positions Mount Prospect as a regional destination.

B. **Evaluate updating the Village logo and overall branding** to reflect the community's evolving identity and competitive position.

C. **Maintain consistent branding, signage, district markers, and corridor design standards** to unify design across the Village.







GOAL 21: CHAMPION BUSINESS RETENTION & A STRONG INVESTMENT CLIMATE

Business retention is critical to the Village's long-term advancement. **Existing businesses are the foundation of the local economy and serve as credible advocates for the Village among prospective investors.** Improving the investment climate requires action on multiple fronts: continually working to streamline permitting and development review, providing predictable and transparent processes, deploying incentives strategically and competitively, and maintaining ongoing communication with the businesses that drive the local economy.

STRATEGIES

A. **Continually streamline permitting and development processes** to provide clarity, predictability, and efficiency for property owners, businesses, and investors.

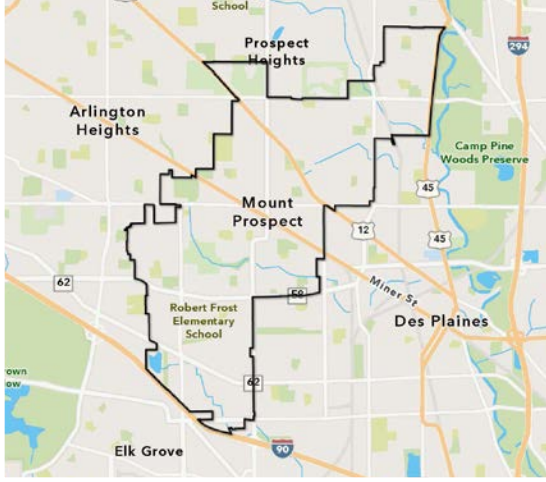
B. **Use incentives, including grants, Tax Increment Financing (TIF), sales tax incentives, and other financing alternatives** to strategically create catalytic projects that would not otherwise be possible, particularly in key activity centers.

C. **Reinforce communication and partnerships** with business owners, developers, and regional economic organizations through ongoing outreach, business retention visits, and proactive coordination.

D. **Proactively support 7b and 7c tax classifications** where applicable to support the rehabilitation and re-occupancy of underutilized commercial and mixed-use properties, reducing carrying costs for investors and making redevelopment more financially feasible in key activity centers.

E. **Promote and consider expansions to the facade improvement and interior buildout program** to help existing businesses reinvest in their properties, improve the visual quality of the community, and reduce the cost barrier for new tenants occupying vacant storefronts, making the program available to all businesses, not only those who generate sales tax revenues.





GOAL 22: LEVERAGE REGIONAL ASSETS & MAJOR DEVELOPMENTS

Mount Prospect does not exist in isolation. **The Village's economic future is affected by regional dynamics, including the strength of the Chicago metropolitan economy, the activity of O'Hare International Airport and Chicago Executive Airport, transportation investments at the regional scale, and major development projects in nearby communities.** Elk Grove Village is home to an increasingly active industrial sector, which could have positive spillover effects in South Mount Prospect. And the most consequential future development is perhaps the proposed Chicago Bears stadium in Arlington Heights, which has the potential to generate significant spillover demand for hospitality, dining, entertainment, and service-sector businesses. Mount Prospect is geographically well-positioned to capture a meaningful share of that demand if it has the right strategy, sites, and infrastructure in place.

STRATEGIES

A. **Prepare for opportunities created by nearby regional investments**, including the potential Chicago Bears stadium, by activating hospitality, dining, entertainment, and service-sector growth in locations well-positioned to capture spillover demand.

B. **Support transportation connections to major commercial and employment centers** around the region, including new bus services to regional destinations and increased frequencies on event days.

C. **Position Mount Prospect proactively in regional economic development conversations**, advocating for the Village's interests in transportation, transit, and infrastructure investments that affect commercial competitiveness.



06

TRANSPORTATION & MOBILITY

The Village's transportation network is its circulatory system: when it works well, residents have choices, businesses thrive, and neighborhoods feel connected. When it falls short, the consequences show up as congestion, safety hazards, limited access for non-drivers, and a diminished quality of life that no amount of good land use planning can overcome.

Mount Prospect benefits from strong regional connectivity. Interstate 90 runs along the Village's southern boundary, major arterials like Rand Road and Elmhurst Road carry regional traffic through the community, and two Metra stations provide direct commuter rail service to Downtown Chicago. Several Pace bus routes serve the Village, and the recently completed Arterial Bike Network Study has laid the groundwork for a more connected bicycle system.

But the system has clear gaps. Sidewalk networks are incomplete in several residential areas and the bicycle network, while growing, lacks the protected facilities needed to attract both recreational and functional users. Pace bus service operates at frequencies and coverage levels that limit its usefulness for daily trips. And traffic congestion at key intersections, particularly along Rand Road, Central Road, and Northwest Highway, remains a persistent frustration for residents and commuters alike.

Community engagement was emphatic on these points. Seventy-four percent of survey respondents said they would walk more if additional safe sidewalk and trail connections existed. Sixty percent wanted better bike lanes and pedestrian connections. At the same time, 97 percent of residents use a personal vehicle as their primary mode of transportation.

This chapter establishes Mount Prospect's transportation and mobility policy framework through 2040. It is organized around the Transportation & Mobility Goals and Objectives as part of the MP2040 Vision, Goals, and Objectives Report and is designed to move the Village toward a safer, more connected, and multimodal transportation network.

TRANSPORTATION & MOBILITY VISION

Create a safe, connected, and multimodal transportation network that facilitates mobility for all users, reduces congestion, and ensures access to destinations throughout Mount Prospect.



VISION BACKGROUND

Mount Prospect's transportation vision is pragmatic: most residents will continue to drive for most trips, and the Village's road network must function efficiently. But a transportation system that works only for drivers is a system that fails seniors who can no longer drive, children who cannot yet drive, residents who choose not to own a car or cannot afford one, and anyone who simply wants to walk to the store without crossing multiple lanes of traffic. A genuinely multimodal network where walking, biking, and transit are safe, convenient, and connected is a competitive advantage that attracts residents, supports businesses, and improves property values.

TRANSPORTATION & MOBILITY GOALS

23. Address Safety for All Forms of Transportation

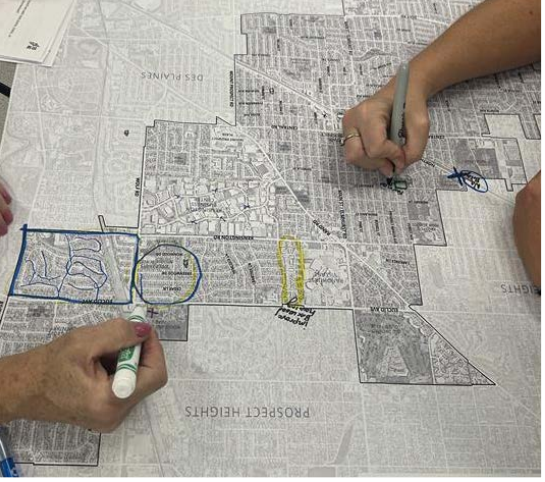
24. Invest in Multimodal Transportation Options

25. Support Public Transit Access & Reliability

26. Reduce Congestion & Modernize Traffic Operations

27. Embrace Emerging Mobility & Sustainability Practices

28. Rejuvenate Wayfinding, Connectivity, & Travel Experience







EXISTING CONDITIONS & KEY TRENDS

Mount Prospect's transportation network reflects its post-war suburban origins: a hierarchical roadway system designed primarily around automobile circulation, with pedestrian and bicycle infrastructure added over time. The Village maintains approximately 28 miles of signed bike routes and has implemented marked bike lanes and "sharrows" on several streets, but no fully protected on-street bicycle facilities yet exist. A shared-use path was completed along a portion of Rand Road in 2024, and additional paths are planned along Rand, Busse, Algonquin, and Kensington.

Several trends are reshaping the Village's transportation landscape:

Incomplete pedestrian networks. Sidewalk gaps persist in several residential neighborhoods, particularly in areas developed or annexed before the Village required sidewalks. These gaps limit safe walking routes to schools, parks, transit stops, and commercial areas.

A growing bicycle system. The Arterial Bike Network Study inventoried existing facilities across fourteen corridors and identified connectivity gaps between neighborhoods, schools, parks, and transit. Expanding the network will require a range of treatments suited to each corridor, including off-street paths on arterials and enhanced wayfinding on neighborhood streets.

28 Miles
Signed Bike Routes

0 Miles
Fully-Protected Bike Routes



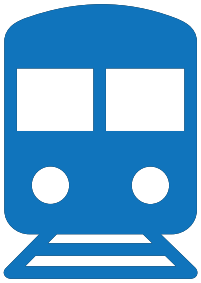




Limited transit frequency and coverage. Pace bus routes serve the Village but operate at low frequencies and coverage levels that do not support convenient, all-day mobility. Metra provides strong peak-period commuter service, but off-peak and weekend frequencies limit its utility for non-work trips. A Mount Prospect Transit Study was completed in 2025 to assess gaps and guide future improvements.

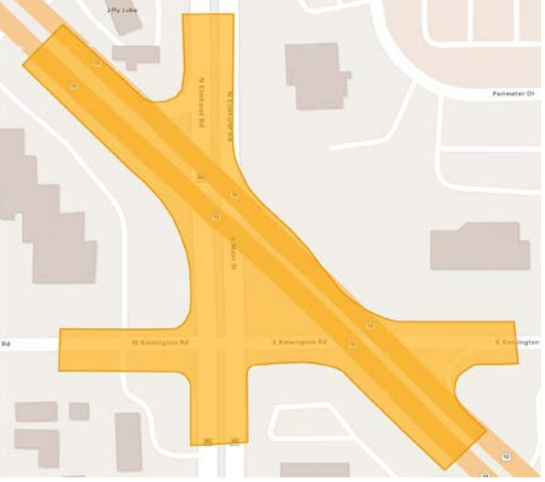
Congestion at key intersections. Outdated signal timing, complex intersection geometry, and high traffic volumes create persistent congestion along major corridors. Intersections along Rand Road, Golf Road, Central Road, and Northwest Highway are consistently cited by residents as problem areas.

Emerging mobility technologies. Electric vehicles, autonomous vehicle technology, and micro-mobility (e.g. scooters) options are reshaping how people think about transportation. The Village needs to plan proactively for EV charging infrastructure, and regulatory frameworks that accommodate these technologies as they mature.



1 *in* 5

Residents Commute by Train to Chicago







TRANSPORTATION & MOBILITY GUIDE

ADOPT CORRIDOR DESIGN GUIDELINES

Mount Prospect's key corridors - including **Elmhurst Road, Main Street, Central Road, Busse Avenue, Golf Road, Algonquin Road, Dempster Street, Oakton Street, Rand Road, Wolf Road, and Euclid Avenue** - are guided by design standards that no longer fully reflect contemporary best practices. Updated standards should address boulevard treatments, landscaping, traffic calming, signal timing and pedestrian access, with a framework that can be tailored corridor-by-corridor and revised over time as market conditions and development patterns continue to evolve.

ARTERIAL BIKE NETWORK PROPOSED ROUTES

The Village's Arterial Bike Network Study identifies 18 corridors for side-paths, shared-use paths, and on-street facilities connecting residential areas to Downtown, Metra stations, schools, and regional trails. Implementation should be phased based on corridor readiness, right-of-way availability, and proximity to key destinations, with priority given to routes that close existing gaps or improve transit access.

FILLING SIDEWALK GAPS

Sidewalk gaps in the northern and southern portions of the Village, particularly along Pace bus routes, near Metra stations, and in industrial areas, limit safe access to transit. The Village's Transit Study identified priority locations along Business Center Drive, Feehanville Drive, Algonquin Road, Oakton Street, and Linneman Road. Closing these gaps should potentially be prioritized in the capital improvement program and coordinated with IDOT and Cook County where applicable, depending on the character desired by residents in these areas.

METRA STATION ACCESS & AMENITIES

The Mount Prospect Metra station is the Village's most valuable transit asset and a downtown anchor. The Village should invest in the station's surrounding environment — bicycle parking, wayfinding, lighting, and pedestrian connections — and engage Metra on improving off-peak and weekend service frequency consistent with Metra's regional rail vision.

GOLF ROAD PACE PULSE CORRIDOR

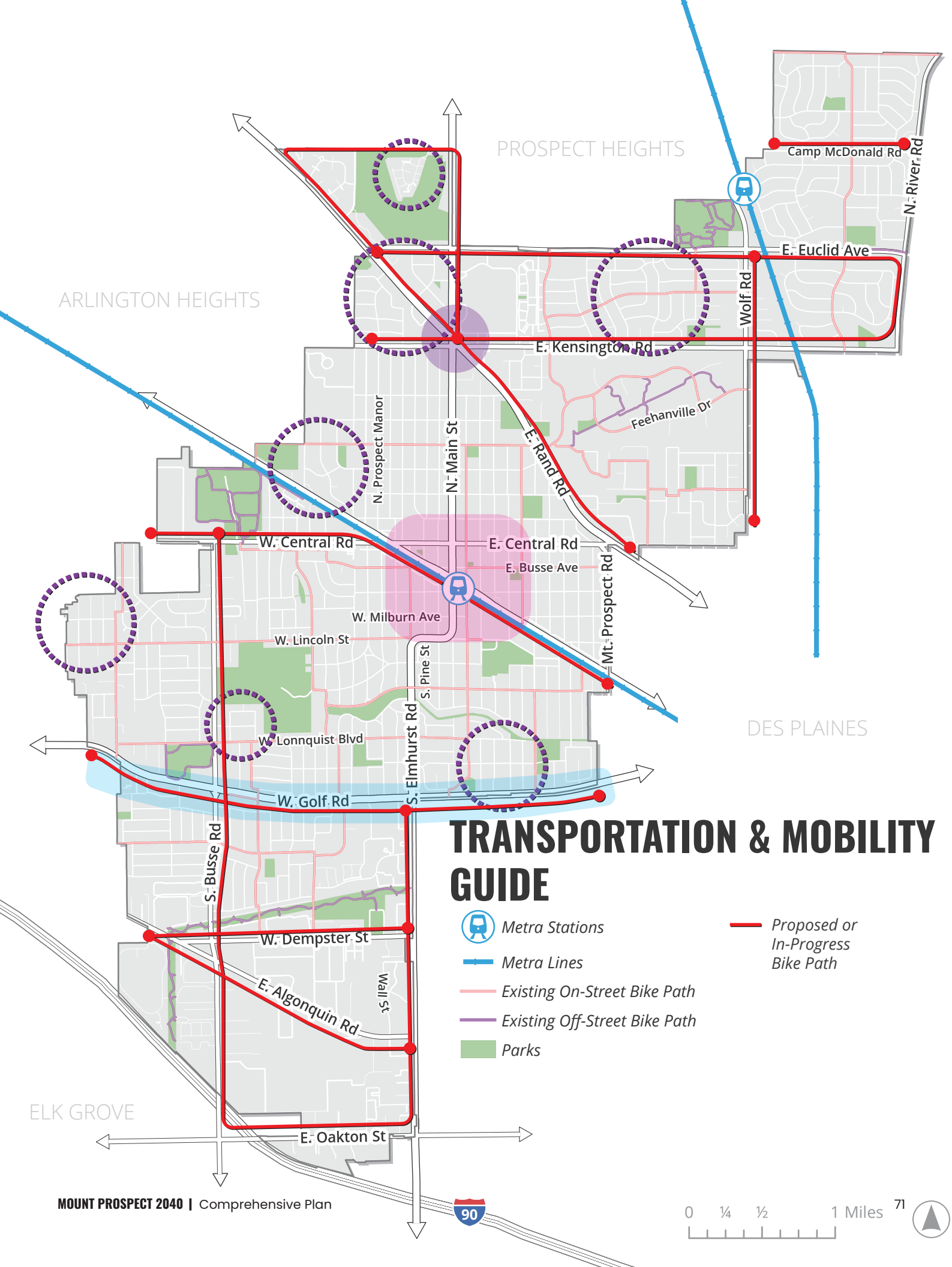
Pace's ReVision Plan designates Golf Road as a future Pulse corridor with 15- to 30-minute frequencies, significantly improving its usefulness for non-commute trips. The Village should support the Pulse designation, coordinate on bus stop infrastructure upgrades, and ensure land use patterns along the corridor support higher-frequency transit over time.

RAND/KENSINGTON/ELMHURST INTERSECTION

The intersection of Rand Road, Kensington Road, and Route 83 is among the most congested in the Village, with peak wait times reaching six minutes. The Village recently secured a $7 million grant for intersection improvements and should advance design and construction in coordination with IDOT, ensuring the project addresses pedestrian and bicycle crossings alongside vehicle throughput.

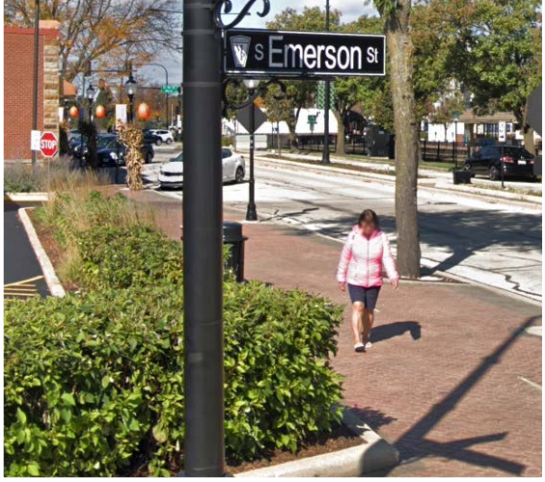
LOCAL TRANSIT & MOBILITY OPTIONS

Fixed-route Pace service does not reach all parts of Mount Prospect, leaving older adults and transit-dependent residents with limited options. The Village's Transit Study recommends microtransit service connecting underserved areas to key destinations. The Village should evaluate operating models, pursue federal and RTA funding, and explore partnerships with neighboring communities.


PROSPECT HEIGHTS
ARLINGTON HEIGHTS
DES PLAINES
ELK GROVE
Camp McDonald Rd
N. River Rd
E. Euclid Ave
Wolf Rd
E. Kensington Rd
Feehanville Dr
N. Prospect Manor
N. Main St
E. Rand Rd
W. Central Rd
E. Central Rd
E. Busse Ave
Mt. Prospect Rd
W. Milburn Ave
W. Lincoln St
S. Pine St
W. Lonnquist Blvd
S. Elmhurst Rd
W. Golf Rd
S. Busse Rd
W. Dempster St
E. Algonquin Rd
Wall St
E. Oakton St
90
TRANSPORTATION & MOBILITY GUIDE
Metra Stations
Metra Lines
Existing On-Street Bike Path
Existing Off-Street Bike Path
Parks
Proposed or In-Progress Bike Path
0 ¼ ½ 1 Miles







GOAL 23: ADDRESS SAFETY FOR ALL FORMS OF TRANSPORTATION

Traffic safety is a daily concern for everyone. Pedestrian and bicycle crashes, near-misses at poorly designed intersections, and speeding on residential streets affect quality of life and the sense of security that defines a walkable community. Community survey results identified unsafe crossings, poor intersection visibility, and school-area conflicts as top concerns -- findings consistent with the Village's own crash data and the ongoing work of the Central Road Pedestrian Corridor Study.

Mount Prospect has invested significantly in safety over the past two decades through its Traffic Calming Program, school-area improvements, and targeted infrastructure projects. Continuing that progress requires a balanced approach: engineering solutions where physical conditions create risk, combined with education and enforcement where behavior is the primary factor. **Street design should reduce vehicle speeds where conflicts with pedestrians and cyclists are most likely, improve visibility at intersections and crossings, and provide infrastructure that physically separates vulnerable road users from high-speed traffic where feasible.**

STRATEGIES

A. **Implement street design improvements** that reduce vehicle speeds and enhance visibility at high-risk intersections and corridors, including curb extensions, raised crosswalks, median refuge islands, grade separations, and signal timing adjustments.

B. **Incorporate pedestrian safety features** - including Rectangular Rapid Flashing Beacons, pedestrian-activated signals, improved lighting, and high-visibility crosswalk markings -- at priority locations identified through crash data and community input.

C. **Continue Safe Routes to School initiatives,** addressing circulation conflicts, pickup and drop-off congestion, and bicycle and pedestrian access near school campuses, with particular attention to emerging e-bike safety considerations.

D. **Pursue corridor-level safety improvements on state and county routes** through coordination with IDOT and Cook County, advocating for designs that balance regional throughput with local safety and access needs.

E. **Expand education and enforcement efforts** targeting distracted driving, speeding, and failure-to-yield behaviors, in coordination with the Police Department and school districts.







GOAL 24: INVEST IN MULTIMODAL TRANSPORTATION OPTIONS

A connected multimodal network is the physical infrastructure that makes walkable land use patterns work. Without safe sidewalks, protected bike lanes, and functional transit connections, even the best-designed mixed-use developments remain auto-dependent. **Mount Prospect has made meaningful progress in expanding its bicycle and pedestrian infrastructure, but significant gaps remain, particularly between residential neighborhoods and the schools, parks, commercial areas, and transit stops that residents need to reach on a daily basis.**

The Arterial Bike Network Study provides a detailed roadmap for the bicycle network's next phase. Implementing its recommendations, including protected lanes on arterial roads, shared-use path extensions, and improved intersection treatments, will be essential to moving the network from a collection of disconnected segments to a coherent, usable system. Simultaneously, filling sidewalk gaps in residential areas and improving pedestrian infrastructure along commercial corridors will expand mobility options for the one-quarter of the population that is either too young or too old to drive.

STRATEGIES

A. **Continue to advocate for a strong bicycle network** that safely connects neighborhoods to schools, parks, and commercial areas, implementing the priorities identified in the Arterial Bike Network Study, where feasible.

B. **Expand off-street trails and pedestrian infrastructure**, including multi-use paths and wider sidewalks, to improve access between residential areas, parks, retail, transit, and services.

C. **Fill sidewalk gaps and continually expand improve accessibility on arterial streets**, prioritizing routes to schools, parks, transit stops, and commercial areas based on demand, safety data, and equity considerations.

D. **Streamline last-mile connections** between neighborhoods, Metra stations, Pace service, and key destinations through improved wayfinding, bike parking, and pedestrian infrastructure at transit access points.







GOAL 25: SUPPORT PUBLIC TRANSIT ACCESS & RELIABILITY

Public transit is key to regional mobility in the Chicago Metropolitan Region. Residents who cannot drive, including seniors, people with disabilities, and zero and one-car households, depend on transit for access to employment, healthcare, and daily services. Metra's Union Pacific Northwest Line provides strong peak-period commuter service, but off-peak and weekend frequencies limit its usefulness for non-work trips. Pace bus service covers several corridors but operates at intervals that make transit an impractical choice for most daily needs.

Pace's proposed Pulse bus rapid transit service along Golf Road represents a significant opportunity for Mount Prospect to anchor high-quality transit service with supportive land use and station-area investments. **The Village should position itself as a proactive transit partner with these agencies.**

STRATEGIES

A. **Reinforce Metra's and Pace's efforts to increase service frequency, expand weekend service, and refresh station facilities**, advocating for improvements that serve Mount Prospect residents' evolving travel patterns.

B. **Support the potential Pace Pulse bus service** along Golf Road, Elmhurst Road, and other corridors, and prepare station-area streetscape and access improvements to maximize ridership and development potential.

C. **Update transit stops** with improved shelters, seating, lighting, heating pads, and real-time arrival information to enhance rider comfort and attract new users.

D. **Align land-use decisions with transit improvements** to encourage transit-supportive development patterns, including higher densities and mixed uses within a quarter-mile of high-frequency transit stops.







GOAL 26: REDUCE CONGESTION & MODERNIZE TRAFFIC OPERATIONS

Traffic congestion along Mount Prospect's major corridors is a quality-of-life issue that residents consistently rank among their top frustrations. Poor signal timing, uncoordinated intersection operations, and increasing traffic volumes, particularly along Rand Road, Golf Road, Central Road, and Northwest Highway, create negative outcomes that affect commuters, commercial vehicle operators, and emergency responders. **The Village should continue to work with IDOT and Cook County to manage refinements in the road system utilizing technology, operational improvements, and strategic fixes.**

STRATEGIES

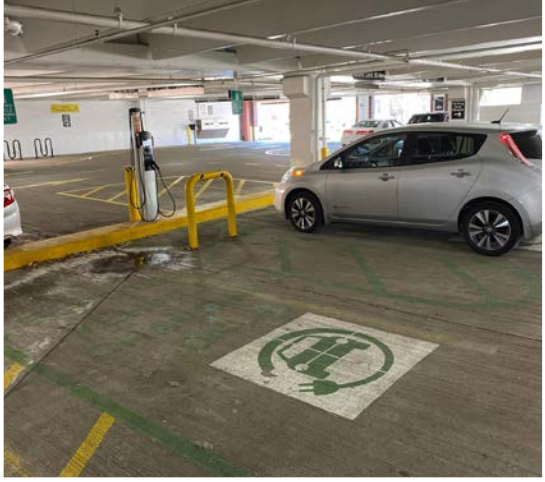
A. **Consider supporting adaptive signal technologies and corridor-wide timing coordination** to maintain traffic flow, reduce delays, and improve travel time reliability on major arterials.

B. **Support efficiency, queuing, and safety interventions at the Village's most congested intersections**, including turn-lane modifications, signal phasing adjustments, and access management improvements.

C. **Ensure adequate internal circulation** within and around commercial districts, schools, and event venues to reduce spillover traffic into residential neighborhoods.







GOAL 27: EMBRACE EMERGING MOBILITY & SUSTAINABILITY PRACTICES

The transportation sector is undergoing rapid technological change. Electric vehicles are approaching mainstream adoption, autonomous vehicle technology continues to advance, and micro-mobility options such as e-bikes and e-scooters are emerging. **Mount Prospect should prepare for these shifts proactively rather than reactively, building the infrastructure and regulatory frameworks that allow emerging technologies to serve residents effectively.**

At the same time, transportation is the Village's largest source of carbon emissions. **Shifting trips from single-occupancy vehicles to walking, biking, and transit, and facilitating the transition to electric vehicles, represents the most impactful sustainability strategy the Village can pursue through its transportation investments.**

STRATEGIES

A. **Reinforce walking, biking, and transit as preferred modes for short and medium-distance trips** to reduce per-capita vehicle miles traveled, emissions, and congestion.

B. **Foster electric vehicle charging infrastructure** in public facilities, commercial developments, and redevelopment areas, working with private partners to ensure charging access keeps pace with adoption rates.

C. **Plan for autonomous vehicle readiness** through updated curb management strategies, designated pickup and drop-off zones, and regulatory frameworks that can adapt as the technology matures.







GOAL 28: REJUVENATE WAYFINDING, CONNECTIVITY, & TRAVEL EXPERIENCE

The experience and ease of moving through Mount Prospect matters as much as the efficiency of the network. Clear wayfinding, attractive streetscapes, well-lit corridors, and cohesive signage make navigation easier, encourage walking and biking, and reinforce the Village's identity across its distinct neighborhoods and commercial districts. **Community engagement repeatedly identified wayfinding gaps and inconsistent corridor quality as barriers to comfortable travel, particularly for pedestrians and cyclists navigating between neighborhoods and commercial areas.**

STRATEGIES

A. **Expand the Village wayfinding system** with consistent pedestrian, bicycle, and vehicular signage that facilitates navigation to parks, neighborhoods, transit stations, and commercial districts.

B. **Continue to construct lighting, signage, and public amenities along major pedestrian and bicycle corridors** to improve safety, comfort, and the overall travel experience.

C. **Build regional connectivity through partnerships with IDOT, Cook County, Metra, Pace, and neighboring communities**, ensuring that Mount Prospect's local network integrates effectively with the broader regional transportation system.



07

COMMUNITY FACILITIES

Community facilities and infrastructure are the physical backbone of public life in Mount Prospect. Village Hall, fire stations, police headquarters, the public library, schools, recreation centers, and the Village Resource Center all serve functions residents depend on every day. Their condition, capacity, and location directly affect public safety, educational quality, recreational opportunity, and the Village's ability to serve an increasingly diverse and aging population.

The system is strong in many respects. Emergency services were rated 4.65 out of 5 in the MP2040 community survey, the highest of any category. The Mount Prospect Public Library circulates over one million items annually and welcomes more than 350,000 visitors. The park districts operate multiple recreation and aquatic facilities, and school districts serve residents across nine grade schools, three middle schools, and five high schools.

But real pressures exist. Much of the Village's water, sewer, and stormwater infrastructure dates to the post-war building boom and will require ongoing reinvestment. Flooding remains a recurring concern in areas with undersized drainage systems. Police and fire departments face rising call volumes, growing mental health-related calls, and recruitment challenges. And residents consistently expressed a desire for more indoor gathering spaces, youth programming, and multigenerational amenities. This chapter establishes the policy framework to guide community facility and infrastructure investment through 2040.

COMMUNITY FACILITIES VISION

Support high-quality, accessible, and resilient public facilities, utilities, and services that meet the evolving needs of Mount Prospect's residents and advance safety, sustainability, and long-term community well-being.



VISION BACKGROUND

Mount Prospect's community facilities vision is straightforward: maintain the high service levels that residents have come to expect while modernizing the systems and spaces that support them. Infrastructure investment is not always exciting, but it is one of the most important things a municipality does and underinvestment often compounds over time in ways that are far more expensive to address later. The strategies in this chapter prioritize proactive reinvestment, interagency coordination, and facility planning that reflects the needs of the Village.

COMMUNITY FACILITIES GOALS

29. Modernize Critical Infrastructure

30. Reinforce Public Safety Services & Facilities

31. Revitalize Community Facilities

32. Increase Access to Free, Welcoming Community Gathering Spaces, Especially for Children & Teenagers

33. Advance Sustainability & Resilience in Public Facilities

34. Catalyze Partnerships & Communication

35. Boost Community Growth Through Strategic Investment







EXISTING CONDITIONS & KEY TRENDS

Mount Prospect's community facilities reflect the Village's maturity as a built-out suburban community: the foundational infrastructure is in place, but some of it likely requires investment to meet current standards and future demand.

Several trends are driving the need for updated facilities planning:

Aging water, sewer, and stormwater infrastructure. Much of the Village's underground infrastructure dates to the 1950s through 1970s and is approaching or exceeding its design life. As of 2026, the Village Public Works Department is developing a Stormwater Management Master Plan to prioritize drainage improvements, evaluate green infrastructure opportunities, and guide long-term capital investment.

Rising and diversifying public safety demand. Police and fire departments report increasing call volumes and growing complexity, including a significant rise in mental health-related calls. Both departments face recruitment challenges that affect staffing levels. Emerging risks, including lithium-ion battery fires in residential and commercial settings, are adding new response and prevention requirements.

Growing demand for indoor community gathering spaces. Residents across all engagement activities - from visioning workshops to the Prospect High School student session - expressed a strong desire for more indoor spaces for recreation, youth programming, teen hangouts, and multigenerational activity. The Community Connections Center in South Mount Prospect serves a critical function but cannot meet Village-wide demand alone.







School facility modernization needs. Superintendent interviews highlighted aging buildings, ADA compliance gaps, and the need for long-range facility planning that aligns with enrollment trends and demographic shifts.

Park district capital investment. A 2024 referendum authorized major improvements at the Mount Prospect RecPlex and at Lions Memorial Park. The Lions Park improvements include a new community pool, expanded recreation center, arts spaces, and an indoor walking track. These investments will significantly enhance the Village's recreation infrastructure and represent a generational opportunity to position parks as community destinations.







COMMUNITY FACILITIES GUIDE

MAINTAIN VILLAGE BUILDINGS

Village Hall, the police station, fire stations, and other municipal facilities require ongoing investment to remain functional, safe, and efficient. The Village should continue a proactive capital maintenance program that addresses building systems, accessibility improvements, and energy efficiency upgrades before deferred maintenance becomes costly. Facility condition assessments should inform annual capital budgeting to ensure resources are allocated based on need.

NEW VILLAGE RESOURCE CENTER

The Village recently purchased a property at 1601 E. Algonquin Road to serve as the future home of a new Village Resource Center. The existing center, a partnership between the Village's Human Services Department and the Mount Prospect Public Library, has served South Mount Prospect residents since 2009, providing social services, library access, health services, and police outreach. A needs assessment completed in August 2025 will guide the expansion's programming and scope. The new facility represents a long-term commitment to serving the diverse needs of South Mount Prospect residents in a modern, purpose-built space.

LIONS PARK AND LINCOLN MIDDLE SCHOOL

November 2024 was a landmark moment for community facilities in Mount Prospect. Voters approved a $46.2 million Mount Prospect Park District bond referendum to replace the aging Lions Recreation Center, replace the Big Surf Wave Pool with a new all-ages community pool, add outdoor courts and amenities at Lions Memorial Park, and add air conditioning and a turf field at RecPlex. Separately, voters also approved an $85 million District 57 referendum to construct a new 127,000-square-foot Lincoln Middle School — replacing a building originally constructed in 1953 — and expand Westbrook School for Young Learners to accommodate full-day kindergarten, with construction aiming for completion by the 2027 school year. Together, these investments represent a generational reinvestment in the community's parks and schools.

MAINTAIN UTILITIES

Water, sewer, and stormwater infrastructure underpin everything the Village does. The Village should continue systematic water main replacement, sewer rehabilitation, and stormwater management improvements, prioritizing areas with aging infrastructure or known capacity constraints. Capital programming should be guided by infrastructure condition data and coordinated with street and sidewalk improvements to minimize disruption and cost.



COMMUNITY FACILITIES GUIDE

1. *John Jay Elementary School*
2. *Frost Elementary School (Cypress Drive)*
3. *Fire Department Station 12*
4. *Forest View Elementary School & Holmes Middle School*
5. *Public Works HQ*
6. *Westbrook Elementary School*
7. *Lincoln Middle School*
8. *Lions Park Elementary School*
9. *Village Hall*
10. *Mount Prospect Public Library*
11. *Fairview Elementary School*
12. *Prospect High School*
13. *Fire Department Station 13*
14. *Police Department HQ*
15. *Euclid Elementary School*
16. *River Trails Middle School*
17. *Fire Department Station 14*
18. *Indian Grove Elementary School*
19. *Frost Elementary School (Aspen Drive)*
20. *Fire Station 11*
21. *Current Community Connections Center*
22. *Mount Prospect Golf Course*
23. *RecPlex*

0 ¼ ½ 1 Miles






GOAL 29: MODERNIZE CRITICAL INFRASTRUCTURE

The condition of Mount Prospect's underground and surface infrastructure determines the reliability of the services residents depend on most: clean water, functioning sewers, passable roads, and drainage systems that keep homes and businesses from flooding. The Village's Public Works department manages these systems on a daily basis.

Flooding is the most visible infrastructure challenge and the Village has dedicated significant resources to addressing it. Intense rainfall events overwhelm portions of the storm sewer system, leading to street flooding, basement backups, and damage to public and private property. The Stormwater Management Master Plan currently in development will provide the analytical foundation for a prioritized, phased program of drainage improvements. The comprehensive plan supports and reinforces that effort as a top Village priority.

STRATEGIES

A. **Upgrade aging water, sewer, roadway, and stormwater systems** through a capital reinvestment program that addresses the highest-risk and highest-impact infrastructure first.

B. **Mitigate flooding** through a combination of traditional infrastructure upgrades, green infrastructure (including bioswales, permeable paving, rain gardens, and naturalized stormwater systems) and strategic capital projects informed by the Stormwater Management Master Plan.

C. **Align infrastructure upgrades with designated opportunity areas and the Village's capital improvement program**, ensuring that infrastructure investment supports and enables the land use patterns envisioned by the Future Land Use Guide.

D. **Evaluate the infrastructure and utility impacts of large-scale energy and water-intensive land uses**, such as data centers and distribution facilities, when reviewing development proposals, and ensure that any approvals reflect realistic assessments of system capacity, cost recovery, and long-term operational implications for the Village.







GOAL 30: REINFORCE PUBLIC SAFETY SERVICES & FACILITIES

Mount Prospect's police and fire departments are well-regarded by residents and consistently deliver high-quality service. **Maintaining that standard in the face of increasing call volumes, evolving risks, and persistent recruitment challenges requires sustained investment in staffing, training, equipment, and facilities.**

STRATEGIES

A. **Provide staffing, training, and equipment for the Police and Fire departments** to sustain high service levels, including competitive compensation and recruitment strategies that address applicant pool challenges.

B. **Address emerging risks and growing mental health-related service demands** through updated strategies, co-responder programs, specialized training, and facility improvements that support crisis intervention.

C. **Continue to support interagency communication and coordination** for emergency response and long-term public safety planning, including partnerships with neighboring jurisdictions, school districts, and regional agencies.







GOAL 31: REVITALIZE COMMUNITY FACILITIES

Community facilities are places to gather, learn, recreate, and connect. The Community Connections Center, the Mount Prospect Public Library, recreation centers operated by the park districts, and school buildings all serve overlapping functions as community anchors. Ensuring that these facilities are accessible, well-maintained, and responsive to changing needs is essential to the Village's quality of life.

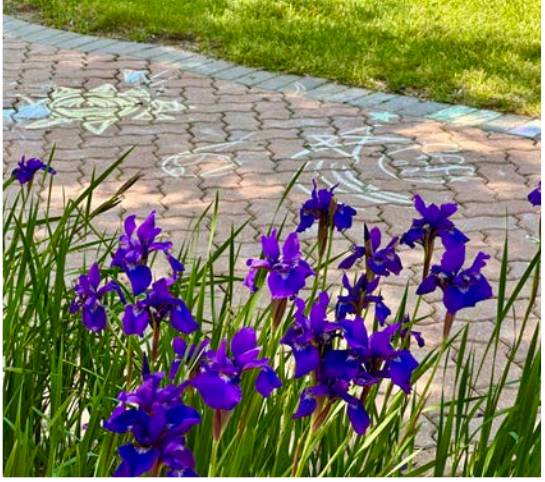
Referendum-funded capital projects for the Mt. Prospect Park District represent a transformative investment opportunity. Lions Memorial Park improvements will deliver a new community pool, expanded recreation center with arts and fitness programming, and an indoor walking track - directly addressing the community's most frequently requested amenities. **The Village should leverage these investments as catalysts for broader neighborhood improvement and community identity.**

STRATEGIES

A. **Expand Village Resource Center programming and capacity** for multigenerational recreation, health, and social amenities in South Mount Prospect, ensuring equitable access to services across all parts of the Village.

B. **Improve ADA accessibility across all Village facilities, parks, schools, and public spaces**, coordinating with partner agencies to ensure that accessibility upgrades are prioritized in capital planning.

C. **Modernize schools and learning environments** through collaboration with local school districts, and park districts, including coordinated long-range facility planning, enrollment forecasting, and joint-use agreements that maximize community benefit.





GOAL 32: INCREASE ACCESS TO FREE, WELCOMING COMMUNITY GATHERING SPACES, ESPECIALLY FOR CHILDREN & TEENAGERS

The demand for gathering spaces (both indoor and outdoor) was one of the most consistent themes across all engagement activities. Residents want places to meet informally, attend events, and participate in recreation and cultural programming, but the strongest signal came from young people. **Teens at the Prospect High School visioning event and across multiple workshops described a shrinking landscape of places to spend time without being expected to spend money.** The decline of free-to-enter indoor malls and similar "third spaces" has left a real gap in recent decades, and that gap is most acute for children, teens, and young adults whose social lives depend on welcoming, low-cost public space.

These needs cannot be met by a single facility. They require a distributed network of gathering spaces - public and private, indoor and outdoor - integrated into neighborhoods, commercial districts, and redevelopment projects throughout the Village, supported by consistent programming that gives residents a reason to show up.

STRATEGIES

D. **Support the creation of year-round indoor and outdoor spaces - including teen lounges, youth activity rooms, and flexible gathering areas** - within both public facilities and new developments, providing drop-in, no-cost environments where young people can spend free time without the expectation of spending money.

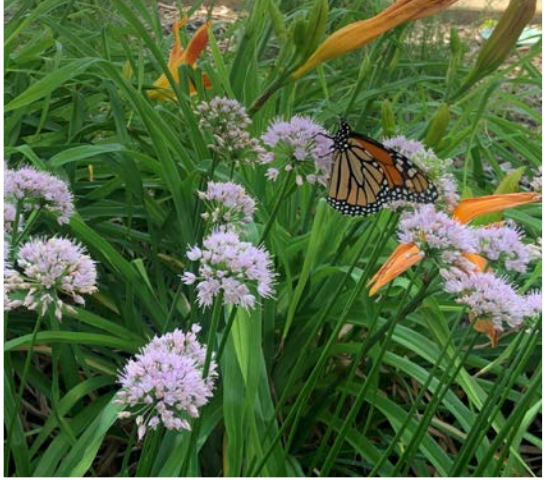
E. **Integrate public amenities** - including plazas, open spaces, and community rooms - into development projects through design standards, partnership agreements, and development incentives where appropriate.

F. **Partner with the Mt. Prospect Park District, River Trails Park District, the Mount Prospect Public Library, and local school districts to activate community spaces** through regular programming, including events, leagues, and drop-in activities, that give residents, especially youth, consistent reasons to gather.

G. **Evaluate approaches to leveraging the Lions Memorial Park Community Center and the planned expansion of the Village Resource Center in South Mount Prospect as anchors** for youth programming, drop-in activities, and community gathering, ensuring these facilities are designed and programmed to serve residents of all ages, including teens and young adults seeking free, welcoming spaces.







GOAL 33: ADVANCE SUSTAINABILITY & RESILIENCE IN PUBLIC FACILITIES

The Village's own buildings and operations represent an opportunity to lead by example on sustainability and resilience. Energy-efficient systems, renewable energy installations, and environmentally responsible building practices reduce long-term operating costs while demonstrating the feasibility and value of sustainable design to the broader community. The Sustainability Committee's engagement feedback called for clearer leadership on these issues.

STRATEGIES

A. **Incorporate energy-efficient systems, renewable energy, and sustainable design practices** into new and renovated Village-owned facilities, prioritizing investments with demonstrable life-cycle cost savings.

B. **Incorporate environmentally responsible building and site design practices** where feasible at Village-owned buildings and properties, including native landscaping, stormwater management features, and waste reduction measures.

C. **Evaluate and consider supporting green infrastructure approaches**, including bioswales, rain gardens, and permeable paving - when designing and reconstructing streetscapes, parking lots, public open spaces, and Village-owned facilities, where feasible and consistent with maintenance and operational considerations.

D. **Continue to Support the Green Building Grants Program** to incentivize property owners and developers to incorporate energy-efficient systems, sustainable materials, and environmentally responsible design practices into new construction and renovation projects throughout the Village.







GOAL 34: CATALYZE PARTNERSHIPS & COMMUNICATION

Mount Prospect does not deliver community services alone. Park districts, school districts, transit authorities, and regional partners all play essential roles. **The quality of coordination among these entities directly affects service delivery, capital efficiency, and the community's ability to respond to emerging needs.** Stakeholder interviews throughout the engagement process identified communication gaps between local agencies as a recurring theme because institutional structures do not always facilitate proactive alignment.

STRATEGIES

A. **Collaborate with park districts, schools, and regional partners to align long-term capital planning and facility needs**, including joint-use agreements, shared facility assessments, and coordinated enrollment and demographic forecasting.

B. **Continue to advance community outreach tools, event notifications, emergency alerts, and multilingual communication strategies** to ensure that information reaches all residents, including non-English-speaking households and digitally disconnected populations.






GOAL 35: BOOST COMMUNITY GROWTH THROUGH STRATEGIC INVESTMENT

In addition to being a service delivery mechanism, community facilities can be an economic development tool. High-quality schools, parks, public safety, and civic amenities are among the most important factors that attract and retain residents and businesses. **Strategic facility investments in key districts, particularly Downtown, Randhurst, and South Mount Prospect, can serve as catalysts for broader reinvestment and community improvement.**

STRATEGIES

A. **Ensure that facility planning reflects demographic trends**, including the needs of seniors, youth, families, and diverse populations, and that investments are calibrated to serve the community Mount Prospect is becoming, not just the community it has been.

B. **Leverage redevelopment opportunities to incorporate new or improved civic facilities**, including community rooms, public restrooms, event infrastructure, and public art, in key districts where new development is occurring.

[Intentionally Left Blank]



08

PARKS & ENVIRONMENT

Parks and open spaces are among the most tangible expressions of a community's quality of life — where children play, families gather, seniors walk, and neighbors connect in ways that build social fabric. In a built-out community like Mount Prospect, every acre of open space matters.

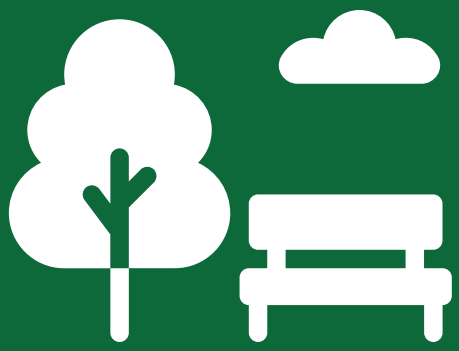
Mount Prospect's park system is a genuine strength. The Mt. Prospect Park District and River Trails Park District together manage more than 60 acres of parkland across community, neighborhood, and mini parks. Eighty-two percent of residential parcels are within a quarter-mile of a park, and 97 percent are within a half-mile — coverage that many suburban communities cannot match.

But coverage is not the same as quality and connectivity. Some parks could benefit from upgraded amenities and improved accessibility. Trail connections between parks, schools, neighborhoods, and commercial areas remain incomplete. South Mount Prospect and portions of the northeast lack the same level of access as central neighborhoods. And residents consistently identified a desire for more nature trails, passive recreation spaces, and year-round programming beyond organized athletics.

Environmental stewardship is equally central to this chapter. Flooding and stormwater management are inseparable from how land is used and developed. The Village's tree canopy and natural areas provide measurable value through stormwater absorption, heat reduction, and air quality improvement. Eighty-seven percent of survey respondents said preserving green spaces is very important, and 71 percent said sustainability should be central to future planning. This chapter establishes Mount Prospect's parks and environment policy framework through 2040.

PARKS & ENVIRONMENT VISION

Maintain and advance parks, open spaces, and environmental systems to support access, ecological health, climate resilience, and a high quality of life for all Mount Prospect residents.



VISION BACKGROUND

Mount Prospect's parks and environment vision is anchored in two complementary objectives: maintaining and improving the physical park system that residents rely on and strengthening the Village's environmental stewardship in ways that are practical, measurable, and aligned with fiscal realities. The Village already has a robust park system, active park districts, and a growing community support for sustainability. This chapter focuses on building on those strengths to close remaining access gaps, upgrading aging facilities, connecting the system through trails and pathways, and integrating environmental resilience into everyday land use and development decisions.

PARKS & ENVIRONMENT GOALS

36. Improve Access to Parks, Open Space, & Recreation

37. Rejuvenate Park Facilities

38. Add Natural Amenities & Passive Recreation

39. Position Parks as Community Destinations & Cultural Assets

40. Support Environmental Stewardship & Climate Resilience







EXISTING CONDITIONS & KEY TRENDS

Mount Prospect's park system includes six large multi-use parks (15+ acres each), 21 neighborhood parks (1-14 acres each), five mini parks (under 1 acre each), multiple recreation and fitness centers, aquatic facilities, and the Mount Prospect Golf Club. The system is supported by several independent park districts with their own taxing authority, governance, and capital planning processes.

Several trends are shaping the park and environmental landscape:

Two independent park districts primarily serve Mount Prospect, each with its own taxing authority, governance, and capital planning. The Mount Prospect Park District covers the majority of the Village, while the River Trails Park District serves the northern portion of Mount Prospect and neighboring Prospect Heights. River Trails operates nine parks and a range of facilities including the Weiss and Burning Bush Community Centers, Woodland Trails Pool and Aquatic Facility, and Rob Roy Golf Course, offering programs in athletics, arts, fitness, and recreation for all ages.

Strong coverage with remaining access gaps. While 97 percent of residential parcels are within a half-mile of a park, approximately 3 percent (concentrated in South Mount Prospect) are more than a half-mile from the nearest park. These gaps represent opportunities for pocket parks, trail connections, or creative use of redevelopment sites to expand access.







Aging park infrastructure requiring reinvestment. Playgrounds, athletic fields, aquatic facilities, and recreation buildings across the system require modernization. The 2024 Lions Park referendum authorized transformative improvements, including a new community pool, expanded recreation center, arts space, and indoor walking track, that will address some of the community's most frequently requested amenities. The project is currently underway and will be completed in 2027.

Growing demand for passive recreation and nature access. Engagement activities consistently identified trails, gardens, native landscapes, quiet zones, and nature-based recreation as high priorities. Weller Creek presents a particular opportunity for trail improvements and naturalization, subject to feasibility, environmental, and maintenance considerations.

Stormwater and environmental resilience challenges. Flooding is Mount Prospect's most significant environmental challenge. Green infrastructure can serve dual purposes as both flood mitigation tools and park/open space amenities, and should be integrated into park and site design where feasible.

Rising expectations for parks as community destinations. Park district leadership described a shift in community expectations: parks are no longer just athletic facilities but are expected to serve as cultural venues, event spaces, gathering places, and identity-shaping community assets. Programming, public art, and placemaking are increasingly as important as physical infrastructure.





PARKS & ENVIRONMENT GUIDE

MAINTAIN PARKS

Mount Prospect has a well-distributed park system serving the majority of residents within a quarter mile of open space. The Village and Park District should continue proactive maintenance of existing parks, prioritizing safety, accessibility, and programming quality. As facilities age, capital reinvestment should focus on upgrading amenities, improving ADA accessibility, and ensuring parks remain functional and attractive for a range of ages and abilities.

CREEK IMPROVEMENTS

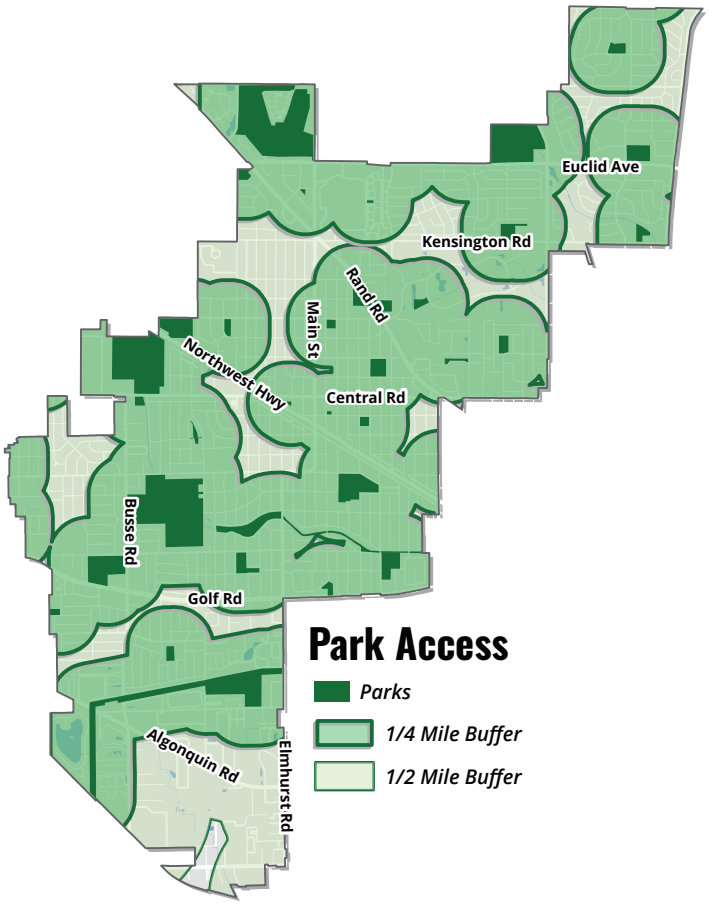
Weller Creek, McDonald Creek and Higgins Creek are important drainage corridors in Mount Prospect and represent important opportunities for environmental stewardship, flood mitigation, and recreational connectivity. The Village should prioritize naturalized bankings, native plantings, and trail connections along Weller Creek and McDonald Creek. Along Higgins Creek, the Village should focus on flood mitigation efforts - including stormwater detention, channel improvements, and coordination with neighboring municipalities - to reduce risk and improve resilience in affected neighborhoods.

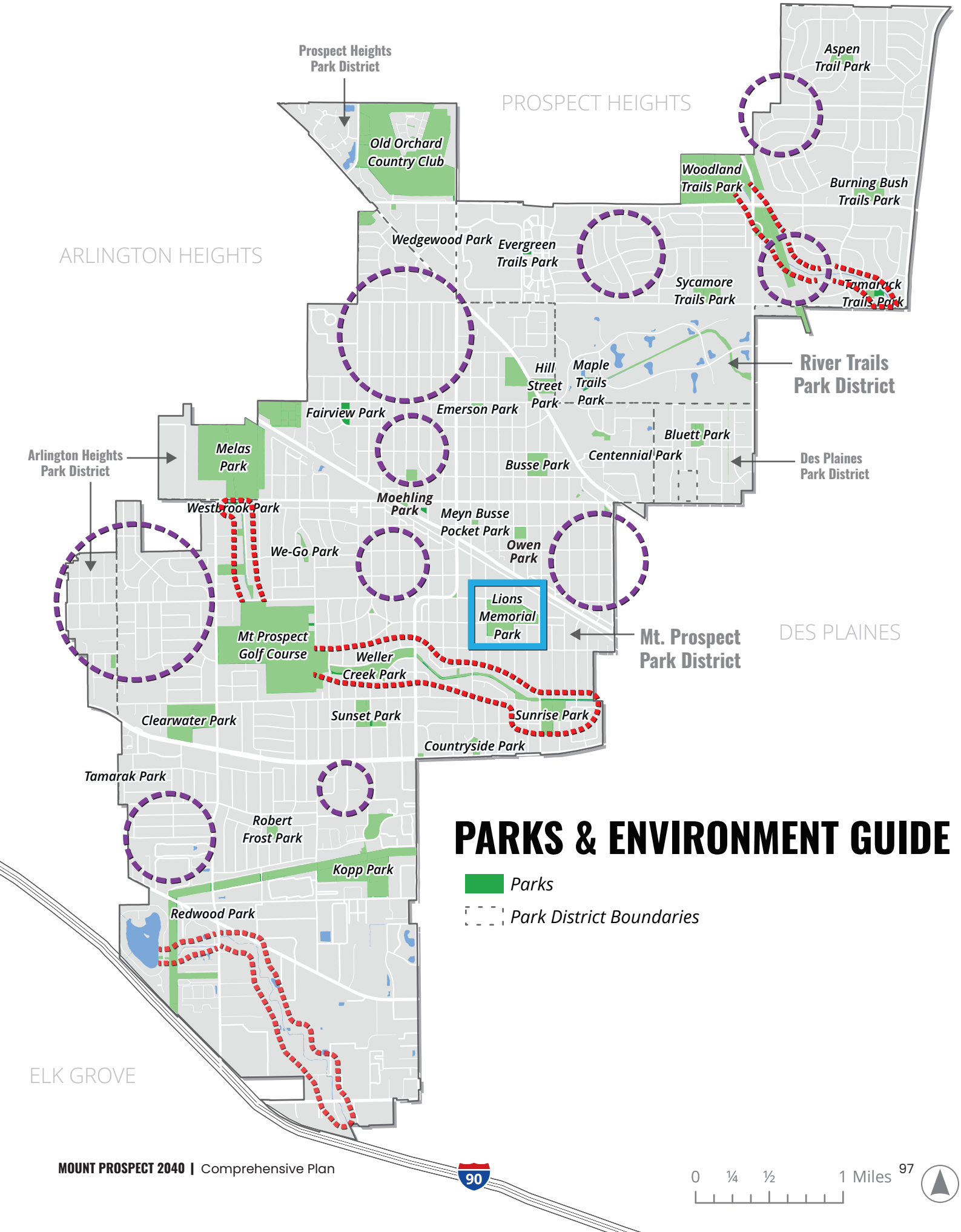
LIONS MEMORIAL PARK IMPROVEMENTS

Voters approved a $46.2 million Mount Prospect Park District referendum in November 2024 to reinvest in the Lions Memorial Park campus. The project will replace the aging Lions Recreation Center with a new multipurpose facility, replace the Big Surf Wave Pool with a new all-ages community pool, and add outdoor courts, an outdoor game area, and site improvements at Lions Memorial Park. Together these projects will transform the park into the Village's primary multi-use recreation destination, with facilities serving residents of all ages for decades to come.

FOCUS AREAS FOR NEW PARKS

Ideally, every resident lives within a 5 minute walk from a park (approximately a 1/4 mile radius). Most of the Village already meets that standard, but gaps remain. The Village should prioritize these underserved areas when evaluating land acquisition, pocket park opportunities, or public access agreements as redevelopment occurs. Weller Creek and its corridor present additional opportunities to expand linear green space connections between existing parks. Even modest additions in gap areas would meaningfully improve access for residents currently without a nearby option.





PARKS & ENVIRONMENT GUIDE

Parks

Park District Boundaries

0 ¼ ½ 1 Miles





GOAL 36: IMPROVE ACCESS TO PARKS, OPEN SPACE, & RECREATION

Park access is a foundational quality-of-life issue. Every resident of Mount Prospect should be able to reach a park, playground, or recreational opportunities within a reasonable walk. **The Village's park coverage is strong overall, but the remaining gaps, particularly in South Mount Prospect and areas with limited pedestrian connectivity, deserve thoughtful attention.** Closing these gaps does not necessarily require large new parks. Pocket parks, trail extensions, shared-use agreements with schools, and green space requirements in redevelopment projects can all contribute to a more equitable distribution of park access.

STRATEGIES

A. **Explore land acquisition, redevelopment partnerships, and new pocket parks in underserved areas**, prioritizing locations in South Mount Prospect and neighborhoods more than a half-mile from existing park facilities.

B. **Link parks, schools, neighborhoods, and commercial areas** through trail, sidewalk, and wayfinding networks that create a connected green infrastructure system, not just a collection of isolated park sites.

C. **Support year-round and all-ages recreation opportunities**, including indoor and outdoor amenities that respond to evolving community needs, from splash pads and pickleball courts to nature trails and quiet gardens.





GOAL 37: REJUVENATE PARK FACILITIES

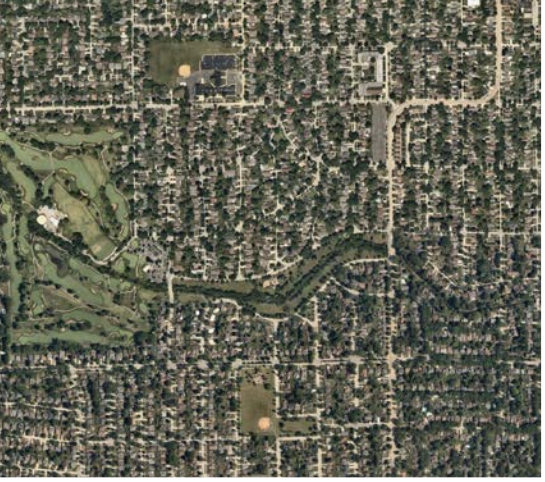
The quality of park facilities affects how often residents use them. Outdated playgrounds, poorly drained fields, aging aquatic facilities, and parks that lack basic amenities like restrooms, shade, and seating discourage use — particularly by seniors, young children, and people with disabilities. The Lions Park referendum represents the most significant single investment in the park system in a generation, funding a new community pool, expanded recreation center, arts space, and indoor walking track. The RecPlex will also undergo significant improvements as part of the referendum, enhancing one of the Village's most heavily used community facilities. The River Trails Park District is continually pursuing facility improvements to modernize its parks and community centers. **The Village should work with the park districts to ensure that this momentum extends to system-wide facility improvements.**

STRATEGIES

A. **Partner with and support local park districts in the planning and enhancement of park amenities** - including restrooms, water stations, lighting, seating, shade structures, and accessible pathways - to improve user experience and accessibility across the entire system.

B. **Coordinate with park districts and other public partners to support reinvestment in aging park infrastructure**, including playgrounds, athletic fields, aquatic facilities, and recreation centers, as part of broader community improvement efforts.

C. **Support catalytic transformational capital projects with partner organizations** (including school, library, and park districts), particularly where joint investment can achieve outcomes that no single agency could accomplish alone.







GOAL 38: ADD NATURAL AMENITIES & PASSIVE RECREATION

Not every park visit is about organized athletics. Many residents want access to quieter, nature-oriented spaces such as walking trails, gardens, and areas where they can simply sit and enjoy being outdoors. Weller Creek, which runs through the Village, presents a notable opportunity for trail improvements and naturalization that could create a signature linear green space connecting multiple neighborhoods.

Environmental education and interpretive programming also emerged as community interests during engagement. **Connecting residents to local ecosystems through signage, storytelling, and partnerships with schools and environmental organizations builds the long-term stewardship ethic that sustains community investment in natural resources.**

STRATEGIES

A. **Assess and prioritize opportunities to create or enhance** nature trails, quiet zones, gardens, and access to water features and natural amenities, through strategic reforestation, edge treatments, and access improvements, to support wellness, environmental education, and ecological function.

B. **Evaluate the feasibility and naturalization of trail improvements along Weller Creek**, including environmental benefits, access, maintenance considerations, and coordination with relevant agencies.

C. **Explore interpretive and educational strategies**, including signage, environmental storytelling, and partnerships with schools, park districts, and environmental organizations, to strengthen connections between residents and local ecosystems.

D. **Explore flood mitigation and naturalization opportunities along Higgins Creek** in coordination with relevant agencies, including channel improvements, native vegetation, and stormwater management features that reduce flood risk, improve water quality, and enhance the creek corridor as a natural amenity for adjacent neighborhoods.







GOAL 39: POSITION PARKS AS COMMUNITY DESTINATIONS & CULTURAL ASSETS

Parks are more than recreation infrastructure - they are civic gathering spaces, cultural venues, and identity-shaping community assets. Lions Memorial Park's Veterans Memorial and bandshell, concerts in the park, and seasonal festivals all demonstrate the role that parks play in building community identity and social cohesion. The park districts' referendum improvements - particularly the expanded arts and performance space at Lions Park - will significantly enhance the Village's capacity to program parks as cultural destinations.

Public art was one of the most frequently mentioned desires across all engagement activities. Murals, sculptures, fountains, and culturally inclusive installations in parks and green spaces would strengthen Mount Prospect's identity and create destinations that attract visitors from within and beyond the Village.

STRATEGIES

A. **Coordinate with park districts and community partners to support the use of parks** as venues for community events, seasonal programming, performances, and cultural celebrations that bring residents together and reinforce Mount Prospect's identity.

B. **Collaborate with park districts and other public partners to explore opportunities** for public art, placemaking elements, and identity-focused features in major parks and green spaces, where appropriate.

C. **Work with park districts and leverage development and reinvestment efforts to identify opportunities** for new or enhanced green spaces, plazas, and gathering areas that contribute to neighborhood vibrancy and community identity.



GOAL 40: SUPPORT ENVIRONMENTAL STEWARDSHIP & CLIMATE RESILIENCE

Environmental stewardship is a practical response to real challenges. Flooding, tree canopy loss, urban heat, and stormwater management affect property values, infrastructure costs, and daily quality of life. **The Village's approach should be grounded in measurable actions with demonstrable benefits — green infrastructure that reduces flooding, tree planting that lowers cooling costs, and sustainable site design that limits runoff are investments that pay for themselves over time.**

Climate resilience means preparing for conditions the Village already experiences and that are projected to intensify over the plan horizon. Heavier rainfall strains the storm sewer system, hotter summers affect all residents and infrastructure, and drought stress threatens the tree canopy. MP2040 takes a grounded approach: identify vulnerabilities, integrate stormwater and climate improvements into capital projects, coordinate with regional partners, and keep codes current so new construction reflects evolving standards.

The Sustainability Committee's engagement feedback called for a clearer long-term sustainability vision supported by stronger programs, policy leadership, and community education. Survey data reinforced this: 81 percent of respondents supported tree planting, 70 percent supported recycling and waste reduction, 63 percent supported renewable energy projects, and 59 percent supported both green building incentives and water conservation programs.

STRATEGIES

A. **Encourage green infrastructure** — including bioswales, rain gardens, and naturalized stormwater systems — integrating stormwater management into park, streetscape, and site design where feasible.

B. **Preserve and expand the Village's tree canopy** by protecting existing trees, planting new trees, and incorporating native landscaping and habitat restoration in parks, public spaces, and development areas where consistent with maintenance and operational considerations.

C. **Integrate green infrastructure and stormwater improvements into public capital projects**, including streetscape reconstruction, park renovations, and parking lot redesigns where feasible.

D. **Continue working with the Metropolitan Water Reclamation District and other regional agencies** to coordinate watershed-scale resilience efforts that exceed the Village's individual capacity.

E. **Continually assess the vulnerability of parks, open spaces, and infrastructure to extreme weather** — including flooding, heat, and drought — and factor climate impacts into capital decisions.





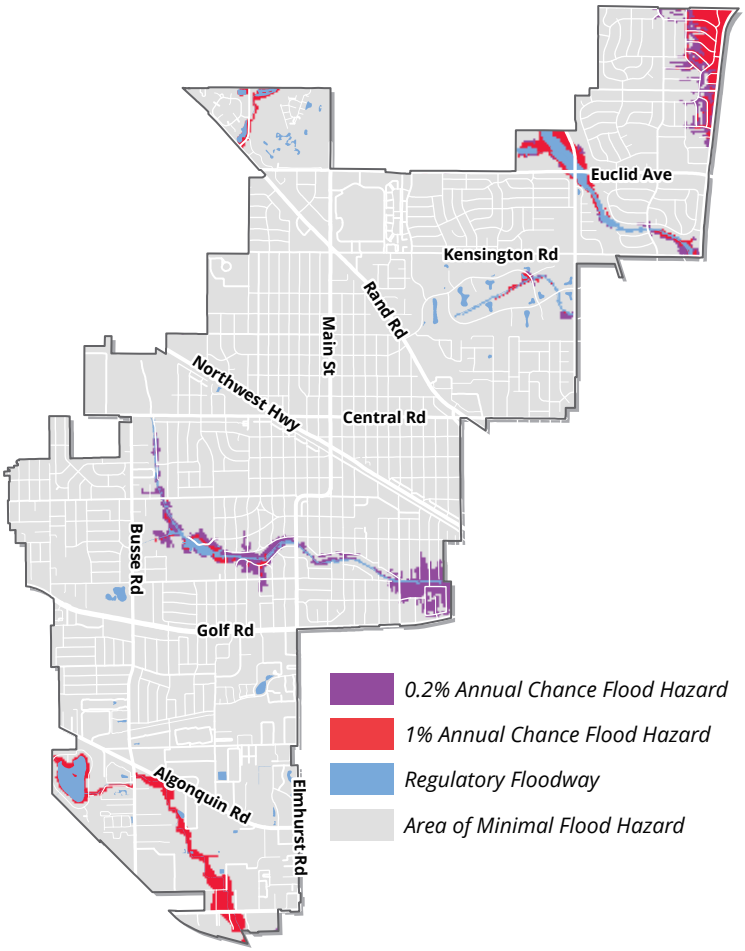


F. **Support sustainability initiatives** including conservation programs, composting, renewable energy integration, and environmentally responsible maintenance practices, as capacity and resources allow.

G. **Encourage sustainable site design and energy-efficient building practices** in commercial and industrial redevelopment where appropriate.

H. **Regularly review and update local building and development codes** to align with current standards for energy efficiency, renewable energy readiness, and resilient construction.

I. **Evaluate opportunities for adaptive reuse of existing buildings** to reduce demolition waste when consistent with economic viability and redevelopment objectives.





09

IMPLEMENTATION

MP2040 reflects years of technical analysis, community engagement, and policy deliberation, but translating that work into lasting change requires sustained action across Village departments, partner agencies, and the broader community. This chapter bridges the plan's goals and strategies with steps the Village will take to realize them.

Implementation does not proceed at a uniform pace. Some actions are immediate priorities that Village staff can advance within existing authority and resources. Others depend on funding, interagency coordination, or market conditions that will take years to develop. Some are ongoing responsibilities embedded in day-to-day operations (such as code enforcement, capital programming, business outreach, etc.) rather than specific projects with start and end dates. The matrix on the following pages organizes implementing actions across all six topic areas of the plan, providing a working roadmap that reflects these differences.

Realizing the vision for Mount Prospect's future will require the active engagement of the Village Board, the Planning and Zoning Commission, Village staff, partner agencies, and the private sector.

HOW TO USE THIS CHAPTER

This chapter is organized in two parts: a narrative section that explains the framework for plan implementation, and the MP2040 Implementation Matrix that follows. Together, they are intended to serve three audiences and three functions.

FOR VILLAGE STAFF

The matrix is a day-to-day reference tool. When preparing staff reports, evaluating development proposals, advancing capital projects, or initiating policy studies, staff should use it to identify the relevant plan strategies and confirm that proposed actions are consistent with MP2040's direction. The chapter's sections on referencing the plan, plan maintenance, and interagency coordination provide guidance on how the plan should inform routine decisions over time.

FOR THE PLANNING AND ZONING COMMISSION AND VILLAGE BOARD

The matrix provides a policy baseline against which individual decisions can be evaluated. It does not create binding commitments on specific projects — the Village Board retains full authority over capital expenditures, zoning changes, and all policy actions referenced here. What the matrix does provide is a shared picture of the plan's implementing priorities, organized in a way that supports annual prioritization and progress review.

FOR RESIDENTS, DEVELOPERS, AND PARTNERS

The plan and this chapter are public documents. Residents, property owners, businesses, and partner agencies should use MP2040 as the Village's official statement of land use policy and development priorities. Where a proposed project, program, or investment is consistent with plan goals and strategies, this chapter helps identify the appropriate Village contact and relevant policy context.

REFERENCE THE PLAN REGULARLY

The effectiveness of MP2040 depends on its use as a living policy document rather than a one-time product. Village staff, boards, and commissions should reference the plan regularly when making planning decisions, evaluating development proposals, and setting programmatic priorities. The plan should be used to:

- Evaluate and shape land use policies, zoning amendments, and development regulations.
- Review and provide context for development proposals, rezoning petitions, and conditional use requests.
- Prioritize public expenditures, capital improvements, and infrastructure investments.
- Coordinate programs and initiatives across Village departments and with partner agencies.
- Encourage private sector investment in areas identified as priorities for reinvestment.
- Guide conversations with developers, property owners, and regional agencies about long-term expectations for key sites and corridors.

Service providers, developers, and partner organizations should also be encouraged to consult MP2040 when considering new development, facilities, infrastructure improvements, or programming within Mount Prospect.

PRIORITIZATION AND ANNUAL REVIEW

MP2040 covers a 20-year planning horizon, and not all 154 implementing strategies can or should be pursued simultaneously. Priority and timeframe for each action will be determined by the Village Board on a year-to-year basis, informed by available resources, emerging opportunities, changing conditions, and ongoing community input.

When preparing for annual strategic planning, Village staff should:

- Review the Implementation Matrix and identify actions ready for initiation or advancement based on current resources, funding availability, and strategic priorities.
- Evaluate progress on actions already underway, noting completions and flagging items that may need to be reprioritized, restructured, or deferred.
- Coordinate with partner agencies to align Village priorities with their own capital programs, service plans, and grant application cycles.

PLAN MAINTENANCE AND UPDATES

MP2040 is a long-range policy document, but should be updated continually. Conditions will change, opportunities will emerge, and some strategies will prove more or less effective than anticipated. The plan should be reviewed regularly and updated as needed to ensure it remains responsive to the community it serves.

Village staff should regularly review the plan to assess whether its goals, strategies, and implementing actions remain relevant given current conditions, and to determine whether any amendments are warranted. A more comprehensive update — addressing major policy questions, revisiting the Future Land Use Guide, or responding to significant shifts in the regional context — should be initiated approximately every seven to ten years, or sooner if circumstances warrant.

The matrix on the following pages represents the Village's best current assessment of what needs to be done, by whom, and in what domain. It will evolve as implementation proceeds.

INTERAGENCY COORDINATION AND PARTNERSHIPS

Many of MP2040's goals extend beyond what the Village can accomplish alone. Park districts, school districts, transit authorities, Cook County, IDOT, CMAP, the Metropolitan Water Reclamation District, and neighboring municipalities all play roles in the transportation network, environmental systems, community facilities, and economic development landscape that the plan addresses. Sustained coordination with these partners key to implementing many of the plan's strategies.

Key partner categories identified throughout the matrix include:

- **Regional transportation agencies.** Metra, Pace, and IDOT for transit investment, bike network development, intersection improvements, and corridor-level safety projects.
- **Park districts.** The Mt. Prospect Park District and River Trails Park District for parks capital investment, trail connections, and environmental stewardship.
- **School districts.** District 26, District 57, District 59, and Township High School District 214 for Safe Routes to School, joint facility use, and demographic planning.
- **Mount Prospect Public Library.** For community outreach, programming and resident support.
- **Cook County.** For property tax tools (6b, 7b, 7c, abatements), infrastructure investment, and regional housing and economic development programs.
- **CMAP and regional planning partners.** For data, technical assistance, grant programs (including Homes for a Changing Region), and regional coordination on transportation, housing, and environmental resilience.
- **The Metropolitan Water Reclamation District.** For watershed-scale stormwater management, flood mitigation, and green infrastructure coordination.

The Village should maintain and actively cultivate these relationships, ensuring that Mount Prospect participates meaningfully in regional planning processes and positions itself to access the grant programs, technical resources, and collaborative investments that implementation will require.

FUNDING IMPLEMENTATION

Implementing a 10+ year comprehensive plan requires sustained investment from multiple sources. The Village can lead on many initaitves, but federal, state, and regional funding programs are essential for larger infrastructure investments, transportation projects, and targeted economic development initiatives.

Key funding categories relevant to MP2040 implementation are sorted by category below:

ECONOMIC DEVELOPMENT AND LAND USE

Tax Increment Financing (TIF) districts, sales tax incentives, Business Development Districts and façade improvement programs are tools already in the Village's economic development toolkit. The 6b, 7b, and 7c Cook County property tax classifications, targeted to industrial rehabilitation and commercial reinvestment respectively, should be proactively supported for qualifying projects. CMAP, the Illinois Department of Commerce and Economic Opportunity (DCEO), and regional economic development organizations are additional resources for business recruitment, technical assistance, and small business support.

TRANSPORTATION AND INFRASTRUCTURE

Federal Surface Transportation Block Grant Program (STBGP) and Congestion Mitigation and Air Quality Improvement (CMAQ) funds, administered through CMAP and IDOT, are the primary sources for major roadway, bicycle network, and pedestrian infrastructure projects. The Highway Safety Improvement Program (HSIP) supports targeted safety interventions. Safe Routes to School (SRTS) funds pedestrian and bicycle improvements near school campuses at up to 100 percent reimbursement. The Illinois Motor Fuel Tax (MFT) Fund provides annual distributions for roadway maintenance and improvement.

PARKS, TRAILS, AND OPEN SPACE

The Illinois Department of Natural Resources (IDNR) administers the Open Space Land Acquisition and Development (OSLAD) program, the Park and Recreational Facilities Construction (PARC) program, and the Illinois Trails Grant Programs — each providing cost-share funding for land acquisition, park development, and trail construction. The federal Recreational Trails Program and Land and Water Conservation Fund (LWCF) are additional sources for trail-related and open space investments.

COMMUNITY FACILITIES AND GREEN INFRASTRUCTURE

Community Development Block Grant (CDBG) funds through the Cook County HOME Consortium support housing rehabilitation, accessibility improvements, and community facility investments serving lower-income populations. The Illinois Environmental Protection Agency (IEPA) administers several green infrastructure and water quality grant programs relevant to the Village's stormwater management priorities. Energy efficiency programs through DCEO and the Illinois Environmental Trust Fund can support sustainability investments in Village-owned facilities.

Funding programs, eligibility requirements, and application deadlines change over time. Village staff should continue to monitor grant announcements through CMAP, IDOT, IDNR, DCEO, and Cook County on an ongoing basis, and should coordinate the Village's grant application calendar with the annual implementation review process to ensure priority projects are ready when funding opportunities become available.

THE IMPLEMENTATION MATRIX

The MP2040 Implementation Matrix on the following pages identifies 154 specific implementing actions drawn from the plan's six topical chapters: Land Use, Housing and Neighborhoods, Commercial and Industrial Areas, Transportation and Mobility, Community Facilities, and Parks and Environment.

- Each action is keyed to a specific goal and strategy in the plan using the reference numbering system introduced in this chapter's matrix (for example, 1.A refers to Goal 1, Strategy A in the Land Use chapter).
- Actions are grouped based on short-term(1-4 years), long-term (5+ years), and ongoing timeframes.

Each row in the matrix includes:

- **Reference Number.** A goal and strategy reference (e.g., 13.B) that links the action directly to the corresponding strategy in the plan text.
- **Strategy.** A short label summarizing the strategy the action advances.
- **Implementing Action.** The specific step, program, study, regulation, or investment the Village should pursue.
- **Chapter.** The topical chapter from which the action is color-coded for quick reference.
- **Potential Lead.** The Village department or body best positioned to initiate and advance the action. Lead responsibility means accountability for moving the action forward — not that the department acts alone.
- **Potential Partners.** Agencies, districts, organizations, or entities whose participation is likely necessary or beneficial. Partner relationships are not assumed and will require deliberate outreach and coordination.

Note: The leads and partners identified in the matrix are potential and suggested. Many actions will require coordination across multiple Village departments and with external agencies.

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
Short-term Actions (1-4 years) (25 actions)					
8.A	Refine subarea plan boundaries	Refine subarea plan boundaries based on redevelopment potential, infrastructure needs, transit proximity, or land use pressures	**Land Use**	Community Development	Village Board; P&Z Commission
8.B	Engage stakeholders in subarea planning	Engage stakeholders within and adjacent to subarea plan boundaries in the planning process	**Land Use**	Community Development	Residents; property owners; businesses
8.D	Use subarea plans to shape development expectations	Use subarea plans as a tool for shaping developer conversations and establishing community expectations before proposals come forward	**Land Use**	Community Development	Developers; property owners
8.E	Adopt subarea plans as official policy	Adopt subarea plans as official Village policy and reference them in zoning and development review	**Land Use**	Community Development	Village Board; P&Z Commission
9.D	Investigate utility undergrounding	Investigate moving overhead utilities underground where feasible to reduce tree canopy interference, improve aesthetics, and enhance reliability	**Housing & Neighborhoods**	Public Works	ComEd; utility providers; Finance
9.E	Beautify community gateways	Beautify community gateways with special signage, landscaping, and entry design features that convey a welcoming sense of arrival	**Housing & Neighborhoods**	Public Works / Community Development	Park Districts; IDOT
9.F	Expand community programs and events	Consider sponsoring additional programs, activities, events, and celebrations that stimulate public involvement and foster community spirit	**Housing & Neighborhoods**	Village Manager's Office	Human Services; Park Districts; Library
9.G	Improve Downtown gathering spaces	Improve and expand existing community gathering spaces in Downtown to better host events and support seasonal programming	**Housing & Neighborhoods**	Community Development	Park Districts; business community
11.C	Investigate housing type flexibility	Investigate greater flexibility in housing types, densities, and mixed-use formats in walkable areas and subareas, without uniform density increases in established neighborhoods	**Housing & Neighborhoods**	Community Development	Village Board; P&Z Commission
11.D	Evaluate housing funding tools	Evaluate fiscally responsible funding tools and incentive programs that help offset rising construction and financing costs	**Housing & Neighborhoods**	Finance / Community Development	IHDA; Cook County; Village Board
12.B	Improve maintenance and safety in multifamily areas	Develop strategies to improve building maintenance, management practices, and public safety in developments with higher call volumes, including proactive owner engagement	**Housing & Neighborhoods**	Community Development / Police	Human Services; Fire

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
15.C	Establish commercial corridor design guidelines	Establish updated design guidelines addressing building orientation, facade quality, signage, landscaping, and the building-to-street relationship	**Commercial & Industrial**	Community Development	P&Z Commission; Village Board
15.E	Develop a public art plan	Develop a public art plan identifying priority locations, establishing design and curation standards, and creating a funding strategy	**Commercial & Industrial**	Community Development	Park Districts; arts organizations
16.A	Evaluate corner store regulatory approaches	Evaluate conditional uses or pilot programs at select residential corners to determine whether small-scale neighborhood retail can be introduced compatibly	**Commercial & Industrial**	Community Development	Village Board; P&Z Commission
16.B	Develop context-sensitive corner store standards	Develop context-sensitive design, operational, and performance standards including building scale, site layout, hours, and noise and lighting controls	**Commercial & Industrial**	Community Development	P&Z Commission
16.C	Assess parking and access for neighborhood retail	Assess on-site and shared parking strategies, walkability, and access considerations to minimize traffic and parking impacts on nearby streets	**Commercial & Industrial**	Community Development	Public Works
20.A	Investigate an updated economic brand	Building on marketing strategies, investigate creating an updated Village economic brand positioning Mount Prospect as a regional destination	**Commercial & Industrial**	Village Manager's Office / Community Development	Village Board; Communications
20.B	Evaluate Village logo and branding updates	Evaluate updating the Village logo and overall branding to reflect the community's evolving identity and competitive position	**Commercial & Industrial**	Village Manager's Office	Village Board; Communications
21.E	Expand facade and interior buildout program	Promote and consider expansions to the facade improvement and interior buildout program, making it available to all businesses	**Commercial & Industrial**	Finance / Community Development	Village Board
26.A	Consider adaptive signal technologies	Consider supporting adaptive signal technologies and corridor-wide timing coordination on major arterials	**Transportation**	Public Works	IDOT; Cook County; Finance
27.C	Plan for autonomous vehicle readiness	Plan for AV readiness through updated curb management, designated pickup/drop-off zones, and adaptable regulatory frameworks	**Transportation**	Public Works	Community Development; Village Manager
30.B	Address mental health service demands	Address emerging risks and growing mental health-related demands through updated strategies, co-responder programs, and specialized training	**Community Facilities**	Police / Fire	Human Services; regional partners

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
31.A	Expand Village Resource Center capacity	Expand Village Resource Center programming and capacity for multigenerational recreation, health, and social amenities in South Mount Prospect	**Community Facilities**	Human Services	Library; Park Districts; Cook County
32.G	Leverage Lions Park and Resource Center as anchors	Evaluate leveraging the Lions Memorial Park Community Center and expanded Village Resource Center as anchors for youth and multi-generational programming and gathering	**Community Facilities**	Human Services	Park Districts; Library
38.B	Evaluate Weller Creek trail feasibility	Evaluate the feasibility and naturalization of trail improvements along Weller Creek, including environmental benefits, access, and maintenance considerations	**Parks & Environment**	Community Development / Public Works	Park Districts; MWRD; Finance
38.C	Explore environmental education strategies	Explore interpretive and educational strategies — signage, environmental storytelling, partnerships with schools and environmental organizations	**Parks & Environment**	Park Districts / Community Development	School Districts; Library
38.D	Explore Higgins Creek flood mitigation	Explore flood mitigation and naturalization along Higgins Creek in coordination with relevant agencies, including channel improvements and native vegetation	**Parks & Environment**	Public Works	MWRD; neighboring municipalities; Finance
39.B	Explore public art and placemaking in parks	Collaborate with park districts and public partners on public art, placemaking elements, and identity-focused features in major parks and green spaces	**Parks & Environment**	Community Development / Park Districts	Finance; arts organizations

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
Long-term Actions (5+ years)					
14.A	Transform Randhurst into a walkable destination	Support new outlot development, parking field redesign, plaza and trail integration, and recruitment of dining, entertainment, and specialty retail at Randhurst	**Commercial & Industrial**	Community Development	Village Board; Randhurst ownership
15.D	Prioritize corridors for streetscape enhancement	Over the coming decades, prioritize corridors for streetscape enhancements and incrementally improve each through landscaping, bike lanes, and design improvements	**Commercial & Industrial**	Public Works	Community Development; Finance; IDOT
22.A	Prepare for regional development spillover	Prepare for opportunities created by nearby regional investments, including the potential Chicago Bears stadium, by activating hospitality, dining, and service growth	**Commercial & Industrial**	Community Development	Finance; Village Manager's Office
23.B	Install pedestrian safety features	Incorporate RRFBs, pedestrian-activated signals, improved lighting, and high-visibility crosswalk markings at priority locations identified through crash data	**Transportation**	Public Works	Finance; Police
23.D	Pursue corridor safety on state and county routes	Pursue corridor-level safety improvements on state and county routes through coordination with IDOT and Cook County	**Transportation**	Public Works	IDOT; Cook County
24.B	Expand off-street trails and pedestrian infrastructure	Expand off-street trails and pedestrian infrastructure, including multi-use paths and wider sidewalks, to improve access between destinations	**Transportation**	Public Works	Finance; Park Districts; IDOT
24.C	Fill sidewalk gaps on arterials	Fill sidewalk gaps and continually improve accessibility on arterial streets, prioritizing routes to schools, parks, transit, and commercial areas	**Transportation**	Public Works	Finance; IDOT; Cook County
24.D	Streamline last-mile transit connections	Streamline last-mile connections between neighborhoods, Metra stations, Pace service, and key destinations through wayfinding, bike parking, and pedestrian infrastructure	**Transportation**	Public Works	Metra; Pace; Finance
25.B	Support Pace Pulse corridors	Support potential Pace Pulse service along Golf Road, Elmhurst Road, and other corridors, and prepare station-area streetscape and access improvements	**Transportation**	Public Works / Community Development	Pace; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
25.C	Upgrade transit stop amenities	Update transit stops with improved shelters, seating, lighting, heating pads, and real-time arrival information	**Transportation**	Public Works	Pace; Finance
26.B	Improve congested intersections	Support efficiency, queuing, and safety interventions at the most congested intersections, including turn-lane modifications and signal phasing adjustments	**Transportation**	Public Works	IDOT; Cook County; Finance
28.A	Expand the Village wayfinding system	Expand wayfinding with consistent pedestrian, bicycle, and vehicular signage that facilitates navigation to parks, neighborhoods, transit, and commercial districts	**Transportation**	Public Works / Community Development	Finance
31.B	Improve ADA accessibility across facilities	Improve ADA accessibility across all Village facilities, parks, schools, and public spaces, coordinating with partner agencies on capital priorities	**Community Facilities**	Public Works	School Districts; Park Districts; Finance
35.B	Incorporate civic facilities in redevelopment	Leverage redevelopment opportunities to incorporate new or improved civic facilities — community rooms, restrooms, event infrastructure, public art — in key districts	**Community Facilities**	Community Development	Village Board; developers
36.A	Explore new parks in underserved areas	Explore land acquisition, redevelopment partnerships, and pocket parks in underserved areas, prioritizing South Mount Prospect	**Parks & Environment**	Community Development / Park Districts	Finance; Village Board
36.B	Link parks through connected networks	Link parks, schools, neighborhoods, and commercial areas through trail, sidewalk, and wayfinding networks creating a connected green infrastructure system	**Parks & Environment**	Public Works / Park Districts	Finance; IDOT; Cook County
37.A	Support park amenity enhancements	Partner with park districts on planning and enhancing amenities — restrooms, water stations, lighting, seating, shade, accessible pathways	**Parks & Environment**	Park Districts	Community Development; Finance
37.B	Coordinate reinvestment in aging park infrastructure	Coordinate with park districts and public partners on reinvestment in playgrounds, athletic fields, aquatic facilities, and recreation centers	**Parks & Environment**	Park Districts / Public Works	Finance; School Districts

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
Ongoing Actions					
1.A	Preserve neighborhood character	Enforce zoning standards that maintain compatible building forms, lot coverage, massing, and setbacks in single-family and low-density areas	**Land Use**	Community Development	P&Z Commission; Village Board
1.B	Direct higher-intensity development to key areas	Direct multi-story mixed-use, larger multifamily, and significant commercial uses to Downtown, Randhurst, major corridors, and Opportunity Sites	**Land Use**	Community Development	Village Board; P&Z Commission
1.C	Require compatible transitions	Require stepped building heights, landscape buffers, design standards, and thoughtful site planning between higher- and lower-intensity land uses	**Land Use**	Community Development	P&Z Commission; property owners
1.D	Leverage PUDs for contextual development	Utilize PUDs, existing zoning rules, and financial incentives to ensure new development is contextually appropriate in scale, materials, and orientation	**Land Use**	Community Development	Village Board; developers
2.A	Support mixed-use development formats	Support mixed-use formats combining ground-floor commercial or service uses with upper-floor residential, office, or hospitality in walkable configurations	**Land Use**	Community Development	Village Board; P&Z Commission
2.B	Improve design and use regulation in walkable areas	Continually improve design quality and use regulation in Downtown, transit station areas, and corridors to facilitate development with appropriate heights, parking, and amenities	**Land Use**	Community Development	P&Z Commission; Village Board
2.C	Prioritize infill near Metra stations	Prioritize infill development, redevelopment, and adaptive reuse of underutilized properties within a half-mile of Metra stations	**Land Use**	Community Development	Village Board; Metra; developers
2.D	Coordinate land use with transit investments	Coordinate land use decisions with existing and planned transit investments, including alignment of designations with Pace Pulse corridors	**Land Use**	Community Development	Pace; Metra; Cook County
2.E	Require pedestrian-oriented streetscape improvements	Require wide sidewalks, street trees, activated ground floors, and bike infrastructure as conditions of approval for major mixed-use and commercial redevelopment	**Land Use**	Community Development	Public Works; developers
3.A	Align land use with economic development goals	Align land use designations and zoning standards with economic development goals to attract businesses, support job creation, and encourage reinvestment	**Land Use**	Community Development	Village Board; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
3.B	Promote flexible land use designations	Promote flexibility in land use designations and development formats, particularly through increased use of PUDs, to adapt to changing market conditions	**Land Use**	Community Development	Village Board; P&Z Commission
3.C	Encourage redevelopment of obsolete sites	Encourage redevelopment of underutilized and obsolete sites, including aging office buildings and under-performing big-box retail	**Land Use**	Community Development	Finance; developers
3.D	Deploy financial tools for reinvestment areas	Use TIF, sales tax incentives, and low-interest financing programs to support quality projects in important reinvestment areas that would not otherwise proceed	**Land Use**	Finance / Community Development	Village Board; Cook County
3.E	Streamline permitting and development review	Continually work to streamline permitting and development review processes to provide clarity, predictability, and efficiency	**Land Use**	Community Development	Village Manager's Office
4.A	Continue to integrate stormwater and resilience into site review	Continue to incorporate stormwater management, green infrastructure, and climate resilience into land use planning and site design review	**Land Use**	Community Development / Public Works	Sustainability Commission; MWRD
4.B	Promote efficient infill development patterns	Promote infill development patterns that make efficient use of existing land and infrastructure, reducing per-capita costs and environmental impacts	**Land Use**	Community Development	Village Board
4.C	Protect natural areas and tree canopy	Protect and enhance natural areas, open spaces, and the Village's tree canopy through land use designations, development standards, and agency coordination	**Land Use**	Community Development	Park Districts; Public Works; MWRD
4.D	Evaluate adaptive reuse as demolition alternative	Evaluate adaptive reuse of existing buildings as an attractive alternative to demolition where consistent with economic viability	**Land Use**	Community Development	Village Board; developers
4.E	Encourage sustainable site design practices	Encourage sustainable site design practices, including green space maximization and drainage infrastructure in development, where feasible	**Land Use**	Community Development	Public Works; Sustainability Commission
5.A	Support industrial transitions in South Mount Prospect	Support the gradual transition of aging industrial areas to a mixture of light industrial, commercial, and residential uses where conditions support it	**Land Use**	Community Development	Village Board; property owners
5.B	Require buffering at industrial-residential edges	Require adequate buffering, landscaping, design standards, and mobility improvements at industrial-residential edges	**Land Use**	Community Development	Public Works; P&Z Commission
5.C	Strengthen performance standards	Continually evaluate and strengthen performance standards addressing noise, lighting, truck routing, hours of operation, and outdoor storage	**Land Use**	Community Development	P&Z Commission; Police / Fire

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
5.D	Support Kensington Business Center evolution	Support the ongoing transition of the Kensington Business Center into a mixed-use business area accommodating a broader range of uses	**Land Use**	Community Development	Property owners; developers
6.A	Align land use with capital planning	Align land use planning with the Village's capital improvement program, utility master plans, transportation investments, and community facility plans	**Land Use**	Community Development / Public Works	Finance; Village Manager's Office
6.B	Require adequate infrastructure before approval	Continue to require that development be adequately served by existing or planned public infrastructure and services before approval	**Land Use**	Community Development	Public Works; P&Z Commission
6.C	Secure infrastructure through development agreements	Use development agreements and PUD requirements to secure infrastructure improvements and community benefits from major projects	**Land Use**	Community Development	Village Board; developers
7.A	Conduct fiscal impact analyses for annexation	Conduct thorough fiscal impact analyses for potential annexation areas, including tax revenue, service costs, and utility extension projections	**Land Use**	Finance / Community Development	Village Manager's Office; Village Board
7.B	Evaluate annexation infrastructure feasibility	Evaluate the feasibility of infrastructure investment (water, sewer, roads) required to serve annexed areas before committing to Village service levels	**Land Use**	Public Works	Finance; Community Development
8.C	Ensure consistency with the Comprehensive Plan	Ensure subarea plans are consistent with the Comprehensive Plan while providing greater specificity on land use mix, building form, circulation, and public realm	**Land Use**	Community Development	P&Z Commission
9.A	Maintain neighborhood streetscape qualities	Maintain tree-lined streets, sidewalks, and distinguishing qualities through maintenance, right-of-way tree care, and compatible zoning standards	**Housing & Neighborhoods**	Public Works / Community Development	Park Districts; P&Z Commission
9.B	Promote high residential design standards	Promote high standards of building design and construction consistent with the Village's character, scale, and charm for all residential development	**Housing & Neighborhoods**	Community Development	P&Z Commission
9.C	Invest in neighborhood public spaces	Invest in neighborhood public spaces and key corridors through wider sidewalks, enhanced crossings, street trees, lighting, stormwater upgrades, and public art	**Housing & Neighborhoods**	Public Works	Community Development; Park Districts
10.A	Support senior-oriented community facilities	Support investment in age-restricted senior-oriented facilities, including independent living, assisted living, and memory care options	**Housing & Neighborhoods**	Community Development	Village Board; developers; IHDA

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
10.B	Support accessible market-rate housing near services	Support investment in non-restricted market-rate housing that is accessible and near healthcare, transit, Downtown amenities, and community facilities	**Housing & Neighborhoods**	Community Development	Village Board; developers
10.C	Facilitate aging-in-place	Facilitate aging-in-place by encouraging universal design features and first-floor living configurations, paired with walkability improvements	**Housing & Neighborhoods**	Community Development / Human Services	Public Works; Park Districts
11.A	Strategically encourage missing middle housing options	Encourage duplexes, triplexes, quadplexes, and rowhomes through strategic zoning refinements and design standards in appropriate transitional areas	**Housing & Neighborhoods**	Community Development	Village Board; P&Z Commission
11.B	Support housing near Metra stations	Support incremental increases in housing within a half-mile of Metra stations by prioritizing infill, redevelopment, and adaptive reuse	**Housing & Neighborhoods**	Community Development	Village Board; Metra; developers
11.E	Participate in regional housing planning	Support regional housing planning efforts by participating in initiatives such as CMAP's Homes for a Changing Region program	**Housing & Neighborhoods**	Community Development	CMAP; IHDA; neighboring communities
12.A	Encourage multifamily rehabilitation	Encourage rehabilitation and modernization of aging multifamily stock through code requirements and available incentive programs	**Housing & Neighborhoods**	Community Development	IHDA; Cook County; property owners
13.A	Reinforce Downtown's hub role	Reinforce Downtown's role as a dining, shopping, entertainment, and residential hub through infill, upper-floor activation, and attractive streetscapes	**Commercial & Industrial**	Community Development	Village Board; business community
13.B	Prioritize active first-floor uses	Prioritize and encourage active, publicly-oriented first-floor uses such as restaurants, experiential retail, and service businesses	**Commercial & Industrial**	Community Development	Village Board; property owners
13.C	Upgrade Downtown pedestrian infrastructure	Continually upgrade pedestrian infrastructure, lighting, parking access, and wayfinding to foster all-day commercial activity	**Commercial & Industrial**	Public Works / Community Development	Business community; Finance
13.D	Support Downtown programming and partnerships	Continue to support Downtown programming, events, and partnerships with local community organizations	**Commercial & Industrial**	Community Development / Village Manager	Park Districts; Library; business community
14.B	Establish stronger North Mount Prospect retail nodes	Establish stronger retail nodes in North Mount Prospect with mixed-use standards prioritizing pedestrian comfort; develop subarea plans for identified areas	**Commercial & Industrial**	Community Development	Village Board; property owners
14.C	Consider mixed-use redevelopment in South Mount Prospect	Consider mixed-use and limited industrial redevelopment as an alternative to aging office buildings and under-performing sites in South Mount Prospect	**Commercial & Industrial**	Community Development	Finance; Village Board; developers

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
15.A	Upgrade commercial district streetscapes	Upgrade streetscapes with wider sidewalks, greenery, shade, lighting, bike amenities, and pedestrian-focused design in Downtown, Randhurst, and major corridors	**Commercial & Industrial**	Public Works / Community Development	Finance; IDOT; Cook County
15.B	Integrate public art and programming	Integrate public art, plazas, outdoor dining areas, and seasonal programming to activate commercial districts	**Commercial & Industrial**	Community Development	Park Districts; business community
16.D	Ensure new neighborhood retail complements existing anchors	Ensure any new neighborhood-serving commercial uses complement, rather than compete with, existing retail anchors and corridors	**Commercial & Industrial**	Community Development	Business community
17.A	Attract industrial district investment	Attract investment in industrial districts through infrastructure upgrades, improved site access, and active outreach to growing employment sectors	**Commercial & Industrial**	Community Development / Public Works	Finance; Cook County
17.B	Recruit higher-wage employers	Increase the number of businesses with larger employment counts and higher wages, such as technology, engineering, and advanced manufacturing firms	**Commercial & Industrial**	Community Development	Cook County; regional economic partners
17.C	Revitalize South Mount Prospect employment district	Revitalize South Mount Prospect with new infrastructure investments, updated land use requirements, and strategic incentives	**Commercial & Industrial**	Community Development / Public Works	Finance; Village Board
17.D	Transition Kensington Business Center	As the office market evolves, continually transition the Kensington Business Center into a mixed-use business area with complementary commercial and service uses	**Commercial & Industrial**	Community Development	Village Board; property owners
18.A	Support reinvestment in aging retail corridors	Support reinvestment and redevelopment in aging commercial corridors and big-box centers to facilitate modern formats, mixed-use development, and new employment	**Commercial & Industrial**	Community Development	Finance; Village Board; property owners
18.B	Introduce complementary uses in opportunity areas	Introduce housing, plazas, trails, and public spaces in commercial opportunity areas such as Randhurst Village, Golf Road, and Route 83	**Commercial & Industrial**	Community Development	Park Districts; developers
18.C	Leverage incentives for redevelopment	Leverage economic incentives strategically to stimulate redevelopment and site improvements at properties that would not otherwise attract reinvestment	**Commercial & Industrial**	Finance / Community Development	Village Board; Cook County
19.A	Advocate for businesses filling market gaps	Advocate for unique restaurants, specialty retail, entertainment venues, multicultural businesses, and family-friendly destinations	**Commercial & Industrial**	Community Development	Business community; brokers

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
19.B	Promote flexible commercial space models	Promote incubators, co-working spaces, pop-ups, and start-up retail environments that lower barriers to entry and reduce vacancies	**Commercial & Industrial**	Community Development	Cook County; SBA; property owners
19.C	Support 6b tax classifications	Proactively support 6b tax classifications and renewals as a recruitment and retention tool for industrial businesses	**Commercial & Industrial**	Finance / Community Development	Cook County Assessor
20.C	Maintain consistent branding and signage	Maintain consistent branding, signage, district markers, and corridor design standards to unify design across the Village	**Commercial & Industrial**	Public Works / Community Development	Finance
21.A	Streamline permitting for businesses	Continually streamline permitting and development processes to provide clarity, predictability, and efficiency for owners, businesses, and investors	**Commercial & Industrial**	Community Development	Village Manager's Office; Building Division
21.B	Use incentives for catalytic projects	Use grants, TIF, sales tax incentives, and other financing alternatives to strategically create catalytic projects, particularly in key activity centers	**Commercial & Industrial**	Finance / Community Development	Village Board; Cook County
21.C	Reinforce business communication and partnerships	Reinforce communication and partnerships with business owners, developers, and regional economic organizations through outreach and retention visits	**Commercial & Industrial**	Community Development	Village Manager's Office; chambers
21.D	Support 7b and 7c tax classifications	Proactively support 7b and 7c tax classifications to support rehabilitation and re-occupancy of underutilized commercial and mixed-use properties	**Commercial & Industrial**	Finance / Community Development	Cook County Assessor; Village Board
22.B	Support transit connections to regional centers	Support transportation connections to major regional commercial and employment centers, including new bus services and event-day frequencies	**Commercial & Industrial**	Public Works	Pace; Metra; IDOT
22.C	Advocate in regional economic conversations	Position Mount Prospect proactively in regional economic development conversations, advocating for transportation and infrastructure investments	**Commercial & Industrial**	Village Manager's Office / Community Development	CMAP; Cook County; IDOT
23.A	Continue to implement safety-focused street design	Implement street design improvements that reduce speeds and enhance visibility at high-risk locations, including curb extensions, raised crosswalks, and refuge islands	**Transportation**	Public Works	IDOT; Cook County; Finance
23.C	Continue Safe Routes to School	Continue Safe Routes to School initiatives addressing circulation conflicts, pickup/drop-off congestion, and bike/pedestrian access, including e-bike safety	**Transportation**	Public Works / Police	School Districts; Finance

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
23.E	Expand traffic safety education and enforcement	Expand education and enforcement targeting distracted driving, speeding, and failure-to-yield behaviors	**Transportation**	Police	School Districts; Public Works
24.A	Advocate for a connected bicycle network	Continue to advocate for a strong bicycle network connecting neighborhoods to schools, parks, and commercial areas, implementing Arterial Bike Network Study priorities	**Transportation**	Public Works	Finance; IDOT; Cook County
25.A	Advocate for Metra and Pace service improvements	Reinforce Metra's and Pace's efforts to increase frequency, expand weekend service, and refresh station facilities	**Transportation**	Village Manager's Office	Metra; Pace; RTA
25.D	Align land use with transit improvements	Align land-use decisions with transit improvements, encouraging higher densities and mixed uses within a quarter-mile of high-frequency stops	**Transportation**	Community Development	Pace; Metra; Village Board
26.C	Ensure adequate internal circulation	Ensure adequate internal circulation within and around commercial districts, schools, and event venues to reduce spillover into residential neighborhoods	**Transportation**	Public Works	Community Development; School Districts
27.A	Promote walking, biking, and transit	Reinforce walking, biking, and transit as preferred modes for short and medium-distance trips to reduce VMT, emissions, and congestion	**Transportation**	Public Works / Community Development	Sustainability Commission; Pace; Metra
27.B	Foster EV charging infrastructure	Foster EV charging infrastructure in public facilities, commercial developments, and redevelopment areas, working with private partners	**Transportation**	Public Works / Community Development	Finance; private partners
28.B	Construct corridor lighting and amenities	Continue to construct lighting, signage, and public amenities along major pedestrian and bicycle corridors	**Transportation**	Public Works	Finance; Park Districts
28.C	Build regional connectivity partnerships	Build regional connectivity through partnerships with IDOT, Cook County, Metra, Pace, and neighboring communities	**Transportation**	Public Works / Village Manager	IDOT; Cook County; Metra; Pace
29.A	Upgrade aging infrastructure systems	Upgrade aging water, sewer, roadway, and stormwater systems through a capital reinvestment program addressing highest-risk infrastructure first	**Community Facilities**	Public Works	Finance; Village Manager's Office
29.B	Mitigate flooding	Mitigate flooding through traditional upgrades, green infrastructure, and strategic capital projects informed by the Stormwater Management Master Plan	**Community Facilities**	Public Works	Finance; MWRD; Sustainability Commission

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
29.C	Align infrastructure with opportunity areas	Align infrastructure upgrades with designated opportunity areas and the CIP, ensuring investment supports the Future Land Use Guide	**Community Facilities**	Public Works / Community Development	Finance
29.D	Evaluate impacts of intensive land uses	Evaluate infrastructure and utility impacts of large-scale energy and water-intensive uses, such as data centers, when reviewing development proposals	**Community Facilities**	Community Development / Public Works	Finance; Village Board
30.A	Sustain public safety staffing and equipment	Provide staffing, training, and equipment for Police and Fire, including competitive compensation and recruitment strategies	**Community Facilities**	Police / Fire	Village Manager's Office; Finance
30.C	Support interagency emergency coordination	Continue to support interagency communication and coordination for emergency response and long-term public safety planning	**Community Facilities**	Police / Fire	Neighboring jurisdictions; School Districts
31.C	Support school modernization coordination	Modernize schools and learning environments through collaboration with school and park districts, including joint-use agreements	**Community Facilities**	Village Manager's Office	School Districts; Park Districts
32.D	Support youth and teen gathering spaces	Support year-round indoor and outdoor spaces — teen lounges, youth activity rooms, flexible gathering areas — providing drop-in, no-cost environments	**Community Facilities**	Human Services / Community Development	Park Districts; Library; School Districts
32.E	Integrate public amenities into development	Integrate plazas, open spaces, and community rooms into development projects through design standards, partnerships, and incentives	**Community Facilities**	Community Development	Village Board; developers
32.F	Activate community spaces through programming	Partner with the park districts, Library, and school districts to activate community spaces through regular programming, events, leagues, and drop-in activities	**Community Facilities**	Human Services / Village Manager	Park Districts; Library; School Districts
33.A	Incorporate energy efficiency in Village facilities	Incorporate energy-efficient systems, renewable energy, and sustainable design into new and renovated Village facilities, prioritizing life-cycle savings	**Community Facilities**	Public Works	Finance; Sustainability Commission
33.B	Apply responsible building and site practices	Incorporate environmentally responsible building and site design at Village properties, including native landscaping and stormwater features	**Community Facilities**	Public Works	Sustainability Commission
33.C	Evaluate green infrastructure in public projects	Evaluate and consider green infrastructure — bioswales, rain gardens, permeable paving — when designing and reconstructing streetscapes, parking lots, and facilities	**Community Facilities**	Public Works	Sustainability Commission; MWRD

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
33.D	Continue Green Building Grants Program	Continue supporting the Green Building Grants Program to incentivize energy-efficient systems and sustainable design in private projects	**Community Facilities**	Finance / Community Development	Sustainability Commission; Village Board
34.A	Align capital planning with partner agencies	Collaborate with park districts, schools, and regional partners on long-term capital planning, joint-use agreements, and coordinated forecasting	**Community Facilities**	Village Manager's Office	Park Districts; School Districts; CMAP
34.B	Advance outreach and multilingual communication	Continue advancing outreach tools, event notifications, emergency alerts, and multilingual communication strategies	**Community Facilities**	Village Manager's Office	Human Services; Police; Library
35.A	Reflect demographic trends in facility planning	Ensure facility planning reflects demographic trends — seniors, youth, families, diverse populations — and serves the community Mount Prospect is becoming	**Community Facilities**	Village Manager's Office / Human Services	Park Districts; School Districts; Finance
36.C	Support year-round, all-ages recreation	Support year-round and all-ages recreation opportunities, from splash pads and pickleball courts to nature trails and quiet gardens	**Parks & Environment**	Park Districts	Human Services; Finance
37.C	Support catalytic joint capital projects	Support catalytic transformational capital projects with school, library, and park districts where joint investment achieves shared outcomes	**Parks & Environment**	Village Manager's Office	Park Districts; School Districts; Library
38.A	Prioritize nature trails and passive amenities	Assess and prioritize opportunities for nature trails, quiet zones, gardens, and access to water features through reforestation, edge treatments, and access improvements	**Parks & Environment**	Park Districts / Public Works	Finance; MWRD
39.A	Use parks as event and cultural venues	Coordinate with park districts and community partners to support parks as venues for events, seasonal programming, performances, and cultural celebrations	**Parks & Environment**	Park Districts / Human Services	Village Manager's Office; Library
39.C	Identify new green spaces through reinvestment	Work with park districts and leverage development efforts to identify opportunities for new or enhanced green spaces, plazas, and gathering areas	**Parks & Environment**	Community Development / Park Districts	Finance; Village Board; developers
40.A	Encourage green infrastructure in design	Encourage green infrastructure — bioswales, rain gardens, naturalized stormwater systems — integrated into park, streetscape, and site design	**Parks & Environment**	Public Works / Park Districts	MWRD; Sustainability Commission
40.B	Preserve and expand tree canopy	Preserve and expand the tree canopy by protecting existing trees, planting new trees, and incorporating native landscaping and habitat restoration	**Parks & Environment**	Public Works	Park Districts; Sustainability Commission

Land Use	Housing & Neighborhoods	Commercial & Industrial	Transportation	Community Facilities	Parks & Environment
Ref	**Strategy**	**Implementing Action**	**Chapter**	**Potential Lead**	**Potential Partners**
40.C	Integrate green infrastructure in capital projects	Integrate green infrastructure and stormwater improvements into public capital projects, including streetscape reconstruction and parking lot redesigns	**Parks & Environment**	Public Works	MWRD; Finance
40.D	Coordinate watershed-scale resilience	Continue working with MWRD and other regional agencies to coordinate watershed-scale resilience efforts exceeding the Village's individual capacity	**Parks & Environment**	Public Works	MWRD; Cook County; neighboring municipalities
40.E	Assess climate vulnerability of parks and infrastructure	Continually assess the vulnerability of parks, open spaces, and infrastructure to extreme weather and factor climate impacts into capital decisions	**Parks & Environment**	Public Works / Park Districts	Finance; Sustainability Commission
40.F	Support sustainability initiatives	Support sustainability initiatives — conservation programs, composting, renewable energy integration, responsible maintenance practices — as capacity allows	**Parks & Environment**	Public Works	Sustainability Commission; Finance
40.G	Encourage sustainable commercial site design	Encourage sustainable site design and energy-efficient building practices in commercial and industrial redevelopment where appropriate	**Parks & Environment**	Community Development	Sustainability Commission; P&Z Commission
40.H	Update codes for energy efficiency and resilience	Regularly review and update local building and development codes to align with current standards for energy efficiency, renewable readiness, and resilient construction	**Parks & Environment**	Community Development	Sustainability Commission; Village Board
40.I	Evaluate adaptive reuse to reduce waste	Evaluate opportunities for adaptive reuse of existing buildings to reduce demolition waste when consistent with economic viability	**Parks & Environment**	Community Development	Village Board; P&Z Commission

[Intentionally Left Blank]

MOUNT PROSPECT 2040

PLANNING OUR FUTURE

COMPREHENSIVE PLAN