



111 E Busse Site Tour Questions:

Answers to questions received on the September 3, 2026 Tour

1. What is a woonerf?
 - a. A shared street designed for pedestrians, bicycles, vehicles, outdoor activity, and public events, generally with design features that slow vehicle traffic. Please reference the Busse Ave Preferred Concept Plan prepared by The Lakota Group that is included in the RFQ.
2. Do we want a single grade for the woonerf?
 - a. While a single grade would be ideal for events, the Lakota concepts are conceptual. The Village is open to working with the selected developer on the final Busse Avenue design and how it integrates with the development.
3. Would the Village want some of the plan to be used for green/public space?
 - a. Yes, an inviting public realm is a key objective. The RFQ identifies plazas, pocket parks, outdoor seating, landscaping, wide sidewalks, and other public gathering and placemaking features.
4. What was wrong with the last RFP proposal?
 - a. The Village Board ultimately decided not to select a proposal and instead shifted to an RFQ focused on selecting the best development partner. The current RFQ places greater emphasis on meaningful for-sale housing, active commercial uses, public space, and the qualifications and ability of the development team to execute.
5. What percentage of the property needs to be for sale property?
 - a. There is no required percentage. The Village Board places a high priority on a meaningful for-sale residential component, including condominiums or townhomes.
6. What's "more" for residential?
 - a. There is no prescribed unit count or residential percentage. The RFQ seeks higher-density residential as part of a mixed-use project, with a transition to lower-intensity residential toward Maple Street.
7. Will the Village offer a financial incentive?
 - a. Potentially. The RFQ states that the Village is willing to consider financial assistance where necessary to make a for-sale condominium component feasible. Any assistance would need to demonstrate a financing gap and represent the minimum necessary amount.



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8. Will the Village be able to finance part of the project like in the surrounding communities (Des Plaines)?
 - a. Potential forms of Village participation can be discussed with the selected development partner. The property is within the Prospect & Main TIF District, and the RFQ expressly allows consideration of financial assistance, but no financing structure has been committed to.
9. What variables will be the most important for the submittal?
 - a. The largest factors are relevant development experience, conceptual development approach, and financial capacity / ability to execute. Emphasis is placed on experience with for-sale residential, commercial development / leasing, mixed-use development, adaptive reuse, and public-private partnerships. Please reference the RFQ Evaluation Criteria in the RFQ document.
10. Does the Village have a preferred order for the development?
 - a. No. The RFQ specifically states that the Village has no predetermined preference between demolition and adaptive reuse and wants the selected developer to objectively evaluate both alternatives.
11. Is there an ideal number for the parking spaces?
 - a. Parking should adequately support the development, including residential, commercial, guest, and public parking. The Village is interested in maintaining or increasing the overall public parking supply. For a broader understanding of parking in downtown Mount Prospect, please reference the [Downtown Parking Study Update prepared by KLOA and presented at the February 3, 2026 Village Board meeting.](#)
12. Do we have a preferred option for demo or repurpose the building?
 - a. No. The RFQ states that the Village has no predetermined preference between demolition and adaptive reuse and wants the selected developer to evaluate both alternatives.
13. Did we purchase the St. Marks property for a parking deck?
 - a. No. The Village acquired St. Mark for broader downtown redevelopment and parking flexibility; there is no commitment to construct a parking deck on the property.
14. Will any easements be required for utilities?
 - a. That will depend on the ultimate development plan and utility design and will be determined through due diligence and engineering.



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15. Will the drive-through be used for other properties?
 - a. This is not contemplated or required.
16. Will the cellular contract go away? Will the Village cover the cost?
 - a. The cellular equipment is intended to be relocated off-site. The Village is actively pursuing that relocation, and respondents should account for necessary coordination during redevelopment. The Village anticipates being responsible for the relocation pursuant to its existing contractual obligations.
17. Are there any utilities going through the property to other sites?
 - a. No, all utilities are located in surrounding right-of-way, with only a water and sewer service line for the building being located on the property.
18. Is the parkway between the site and Emersons a part of the development? Does the Village expect that to become a part of the easement?
 - a. Yes, the drive-through access adjacent to Emerson's is a part of the subject property. It is not required to remain.
19. Has the Village completed any environmental testing on the building? Is there a Phase I ESA or Hazardous Materials Survey?
 - a. Yes, the Village has performed a Phase I ESA. It is available for download on the RFQ website.
20. Is there a vault door?
 - a. Yes, there is a vault area in the basement.
21. Have neighbors around the property been inquiring about the property?
 - a. Yes, there has been substantial community interest in the property's redevelopment.
22. How did the property neighbors respond to the RFP being pulled?
 - a. I am unaware of any community input on the RFP process being abandoned in favor of an RFQ.
23. How does the RFQ process work?
 - a. The RFQ process is intended to select a development team, rather than a final binding development proposal. Teams submit their qualifications and a conceptual approach; the Village evaluates those submissions and may conduct interviews, reference checks, and financial analysis before selecting a preferred development partner.



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24. Will there be a balanced score card?

- a. Yes, the RFQ includes an evaluation framework.

25. Do we have a hard cap on building height?

- a. The development along Emerson should generally not exceed six stories and should transition to lower intensity residential uses along Maple Street.

26. Was the building serviced well?

- a. Developers should independently evaluate whether existing utility capacity is adequate for their proposed redevelopment. We are unaware of any previous service issues.

27. Does the woonerf factor into the total score?

- a. Not as a separate scoring category. However, the conceptual development approach is a considerable part of the evaluation framework and considers parking, public space, pedestrian connectivity, and placemaking, so integration with Busse Avenue as part of that realm is relevant.

28. Are the antennas active?

- a. Yes, they remain active and must be accommodated until they can be relocated.

29. What's the timeline for moving the antennas?

- a. The anticipated process is 12-18 months, subject to carrier approvals, engineering, permitting, and construction.

30. Can the antennas be moved to the water towers?

- a. Yes, that is the primary solution to the relocation that is being evaluated at this time.

31. Is the Village open to negotiating the purchase cost?

- a. Yes. Property economics and acquisition terms would be negotiated with the selected development partner.

32. When are the responses due?

- a. September 18, 2026 at 5:00 PM.