



The historic Busse Building in downtown Mount Prospect was a 2-story structure built in the early 1920s. Timber roof and floor framing was supported on masonry bearing walls. The building contained a restaurant, the Chamber of Commerce, a realty company, and 6 upper-level residential units.

A fire that started in the basement of the restaurant resulted in significant smoke, fire, and water damage to the building. Shortly after the fire was extinguished, BTC was requested to evaluate the condition and stability of the remaining structure.

The evaluation indicated that the northernmost portion of the building that contained the restaurant was a complete loss. The timber floor and roof framing had been almost completely consumed in the fire. Steel floor support beams had significantly warped in the heat of the fire. In addition, portions of the masonry walls had collapsed. As such, the cost to repair this portion of the building would have been greater than demolishing and rebuilding it.

Although the remaining portion of the building exhibited only minor damage, it was judged to be more costly to salvage this portion of the building than to rebuild it with the northern portion. Therefore, this portion of the building was also demolished.

**Project Name:**  
*Fire Damage Investigation  
Busse Building*

**Project Location:**  
*Mount Prospect, Illinois*

**Client:**  
*Village of Mount Prospect*

**Approximate Construction Cost:**  
*Not Available*

**Year Completed:**  
*2014*

**Nature of Services:**  
*Forensic Investigation*

