Village of Mount Prospect
Planning and Zoning Commission
Regular Meeting Agenda
50 S. Emerson St. Mount Prospect, IL 60056

October 10, 2024	Village Hall - 3rd Floor Board Room	7:00 PM

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. PZ-12-24 / 2004 W Lonnquist Bl / VAR: Accessory Structure Location
   - 2.2. PZ-10-24 / 1780 Wall Street / CU: Major PUD Amendment
   - 2.3. PZ-09-24 / 2400 E Oakton St / Plats of Subdivision (Consolidation), Vacation and Easement
3. **NEW BUSINESS**
   - 3.1. PZ-13-24 / 50 S. Emerson Street / Text Amendments: Tobacco Establishments / Village Board Final
   - 3.2. PZ-11-24 / 950 E. Rand Road / Conditional Use for a Drive-Through / Village Board Final
4. **CITIZENS TO BE HEARD**
5. **QUESTIONS AND COMMENTS**
6. **ADJOURNMENT**

ANY INDIVIDUAL WHO WOULD LIKE TO ATTEND THIS MEETING BUT BECAUSE OF A DISABILITY OR NEEDS SOME ACCOMMODATION TO PARTICIPATE, SHOULD CONTACT THE VILLAGE MANAGER'S OFFICE AT 847|392-6000, EXTENSION 5307

MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

CASE NO. PZ-12-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	2004 W. Lonnquist Boulevard
PETITIONER/PROPERTY OWNER:	Deemy Rekkas
PUBLICATION DATE:	August 28, 2024
REQUEST:	A variation from the accessory structure location requirements to allow the installation of a shed in the front yard
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Deemy Rekkas, Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced Case No. PZ-12-24 / 2004 West Lonnquist Boulevard / Variation from the accessory structure location requirements to allow the installation of a shed in the front yard at the subject property.

Ms. Choi stated the subject property is located at the northeast corner of Lonnquist Boulevard and Meier Road, and that the subject property is the only lot with its legal front yard fronting Meier Road along this block. Ms. Choi also stated that the four neighbors to the north all have their rear yards facing Meier Road and that the front yards of these neighboring properties have frontages on Chris Lane, a cul-de-sac. Ms. Choi further stated that the subject property's front yard also faces the parking lot of St. Cecilia's Catholic Church across Meier Road.

Ms. Choi presented the next slide which shows photos of the existing property. Ms. Choi provided that the subject property was annexed into the Village in 1969 and that in 2004, the existing single-family home was constructed with various improvements including a swimming pool, since the original

construction. Ms. Choi stated that in 2020, a variation was granted via Resolution No. R-12-20 to permit the installation of a privacy fence around the front yard.

Ms. Choi explained that the Petitioner proposes to construct a new shed at the northwest corner of the subject property and would encroach past the front elevation of the home and into the legal front yard, which abuts Meier Road. Ms. Choi continued to explain that per code, accessory structures are not permitted in a required front yard; therefore, a variation to construct a shed in the front yard is required. Ms. Choi stated that the proposed shed would be less than ten feet (10') tall and would be mostly screened by the front yard fence. Ms. Choi presented the shed drawings that illustrated that the proposed shed would be 140 square feet (10' x 14') in size with a standard open gable roof with a roof pitch of 5:12. Ms. Choi provided that the proposal was reviewed by the Village's public works department, and it was noted that a drainage swale exists along the north property line carrying stormwater runoff from east to west. Ms. Choi stated that the Petitioner was made aware that corrective measures may be required if it is determined at any time in the future that the shed impedes the flow of stormwater.

Ms. Choi presented a table that outlines the requirements for accessory structures. Ms. Choi determined that aside from the location requirement, the shed conforms to all other accessory structure requirements including setbacks, height, and size requirements. Ms. Choi provided that the overall lot coverage and FAR is also below the maximum allowed for a R-1 zoned property.

Ms. Choi stated that the proposed variation request meets the standards for a variation and that based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"A variation to the accessory structure location regulations to allow the installation of a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the following conditions:

1. The Subject Property shall be developed in general compliance with the approved drawings which consist of the following:
    a. Plat of Survey, prepared by Spiewak Consulting, dated August 21, 2018, and providing the location of the proposed shed.
    b. Shed Specifications, prepared by Tuff Shed, Inc., 2 pages, and dated 6/16/23.
    c. Shed Elevations, prepared by Tuff Shed Inc., and dated 6/20/2024."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff.

Vice Chairman Beattie asked Ms. Choi why the frontage along Meier Road becomes the legal front yard for a corner lot in this case. Ms. Choi responded that the definition of frontage in the zoning code places the front yard within the narrowest portion of the lot. Chairman Donnely pointed out that only two-thirds of the front yard is enclosed by a fence on the subject property.

Chairman Donnelly swore in the petitioner and property owner, Deemy Rekkas at 2004 West Lonnquist Boulevard, Mount Prospect IL, and asked the petitioner to explain the variation request. Ms. Rekkas explained that she wants to install a shed to store her household and lawn equipment. Chairman Donnelly asked if Ms. Rekkas had spoken with her neighbors and Ms. Rekkas gestured to the audience. Chairman Donnelly made a statement to let the records show that there were a couple of neighbors in the audience who expressed support for the variation request.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion to approve the variation request.

Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"A variation to the accessory structure location regulations to allow the installation of a shed in the front yard for the property located at 2004 W. Lonnquist Boulevard, subject to the conditions listed in the staff report."

UPON ROLL CALL AYES: Szymczak, Olsen, Beattie, Donnelly
NAYS: None

The motion was approved by a vote of 4-0.

After hearing two more items of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.

Ann Choi
Development Planner

MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

CASE NO. PZ-10-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	1780 Wall Street
PETITIONER:	Tom Szafranski, Kimley-Horn
PROPERTY OWNER:	Lake Center Industrial, LP
PUBLICATION DATE:	August 28, 2024
REQUEST:	A conditional use to amend an existing planned unit development to construct buildings additions related site modifications
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Tom Szafranski, Kimley-Horn Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

After hearing one item of new business, Chairman Donnelly introduced the second item of business: Case PZ-10-24, 1780 Wall Street, a request for conditional use approval to amend an existing planned unit development (PUD). The Village Board's decision is final for this case.

Ms. Choi stated that the petitioner, Tom Szafranski of Kimley-Horn, is seeking conditional use approval to amend an existing planned unit development for additions to an existing industrial building totaling 17,400 square feet and related site modifications at the subject property located at 1780 Wall Street.

Ms. Choi provided some background on the subject property and stated that:

- In 1971, the Village annexed approximately 38 acres of vacant property including the Lake Center Plaza which was zoned B-3 with variations and special uses as part of the annexation agreement.
- In 1987 the Alter Group came before the Village to request a rezoning, text amendments, and variations to use the site for industrial & office research uses. Also requested and approved was the special use for a PUD to allow buildings in the I-1 and O-R districts with height relief.
- Today, the Lake Center Plaza PUD is composed of 8 parcels encompassing approximately 35 acres and has been rezoned and subdivided through the years since its creation in 1987.

Ms. Choi stated that in 2007, the PUD was amended to allow for the consolidation of six lots into two lots on the west side of Wall Street to allow for the construction of two large warehouse buildings. Ms. Choi explained that the subject property is Lot 1 of the Lake Center Subdivision No. 3 and is currently occupied by CVS Health, a division of CVS that is a high-volume mail order pharmacy that dispenses pharmaceuticals directly to their clients. Ms. Choi further explained that Lot 2 is located immediately north of the subject property with three different tenants, and the two lots share a common driveway between the two properties that is covered by an easement granting access to and from both properties. Ms. Choi stated that the Association overseeing the Lake Center Plaza has approved the expansion and has requested that the roadway be kept free of construction debris.

Ms. Choi presented a slide with an enlarged site plan illustrating the location of the two additions. Ms. Choi stated that the 12,000 square foot addition will be located along the north side of the building and a 5,000 square foot addition will be located along the west side of the building. Ms. Choi stated that the north addition would remove forty-four (44) standard and two (2) accessible parking spaces from the north parking lot creating a reduced parking lot and a modified driveway, and the west addition would remove twenty-six (26) standard parking spaces. The subject property currently provides three hundred ninety-seven (397) total parking spaces, but this number would be reduced to three hundred twenty-five (325) parking spaces. Ms. Choi stated that the site is more than sufficiently parked.

Ms. Choi presented floor plans illustrating the north addition that would be a one-story addition used for single and double row racks for storage up to twenty-four feet (24’) in height. Ms. Choi stated that the west addition at the top of the building would also be a one-story addition used for cold, floor storage up to ten feet (10’) in height. Ms. Choi further stated that the west wall has a shipping and receiving area with a truck dock door, and that there will also be no automation, dispensing, or walk-ins associated with these additions.

Ms. Choi presented the exterior building elevations stated that architecturally, the proposed additions will be composed of insulated precast concrete panels and painted to match the existing building. Spandrel glass windows and future windows would be provided periodically along the upper portion of the additions. Ms. Choi noted that the north addition proposes a bump-out that would be painted in the signature CVS blue color to match a similar accent wall facing Wall Street. The building height would measure slightly above thirty-five feet (35’-0”) at its highest point.

Ms. Choi presented the landscape plan and stated that the perimeter landscaping would consist of a variety of shade trees and shrubs, and would be provided around the north addition and modified north parking lot. A considerable amount of foundation landscaping will also be provided along the northern addition's north and east facades.

Ms. Choi provided that the proposed additions will eliminate seventy-two (72) parking spaces (including 2 accessible spaces). The development will be required to provide a minimum of two hundred eighty-three (283) parking spaces including eight (8) accessible spaces. Parking is sufficient as the development will provide a total of three hundred twenty-five (325) parking spaces including ten (10) accessible spaces.

Ms. Choi went on to explain that the proposed request aligns with the Village's long-range plans including the 2017 Comprehensive Plan and the 2020 Connect South Mount Prospect Subarea Plan which promote meeting the changing needs of existing business and focuses on business retention and expansion.

Ms. Choi stated that per the Petitioner, the proposed PUD amendment aligns with the standards originally approved for the existing PUD. Per the Petitioner, the architecture of the proposed additions is designed to match the aesthetics of the existing building to maintain a cohesive look throughout the existing business park. The Petitioner states that the use will remain unchanged and that the same business will remain in operation. The Petitioner further states that the proposed additions will allow the existing tenant to increase productivity of their mail-order pharmacy operations and will benefit the community. Lastly, the Petitioner does not anticipate a significant increase in traffic congestion and does not believe an inconvenient/unsafe access or an excessive burden on public facilities will result from the proposed project. Site access for workers and deliveries will remain the same and there will not be a shortage of parking as shown in the supporting documents of this application.

Ms. Choi stated that staff finds that the proposed building additions will conform to the bulk requirements and allowed uses in the I-1 zoning district, will provide more than a sufficient amount of off-street parking, adheres to the Village's Comprehensive Plan and Future Land Use Plan, meets the standards for a planned unit development, is in the public interest, and will not create inconvenient or unsafe access, traffic congestion in the streets, or excessively burden public parks, recreation areas, schools, and other public facilities which serve the planned unit development. Ms. Choi further stated that the proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted, the surrounding uses, and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, Ms. Choi stated that staff finds that the PUD amendment request meets the conditional use and planned unit development standards set forth in Village Code. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the

north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the following conditions:

1. The Subject Property shall be developed in strict compliance with the approved development plans which consists of the following:
    a. Final Engineering and Landscape Plans titled "Final Engineering Plans CVS Pharmacy Expansion", as prepared by Kimley – Horn, with the latest revision date of August 23, 2024;
    b. Exterior elevations, as prepared by GPD Group, issued August 8, 2024;
2. The Petitioner shall address all comments included in the Village review letter dated August 29, 2024;
3. Compliance with all applicable development, fire, building, and other Village Codes and regulations;
4. Submittal of landscape, irrigation, and photometric plans that comply with Village codes and regulations; and
5. The appropriate code analysis, architectural, structural, mechanical, electrical, plumbing, energy, and accessibility drawings shall be prepared for permit application review to the Village."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff and seeing none, Chairman Donnelly swore in the petitioner, Tom Szafranski at 4201 Winfield Road, Warrenville IL, and asked the petitioner to explain the request. Mr. Szafranski explained that there would be two separate building additions and that both would be used for storage. The north addition would be used as typical dry warehouse storage and the west addition would be used for cold storage.

Chairman Donnelly asked if any truck bays would be removed. Mr. Szafranski responded that he did not know the exact number but there would likely be a couple of truck bays eliminated and believes the facility could operate without them. Mr. Szafranski added that there would be an additional truck bay installed on the west side of the west addition to help facilitate deliveries.

Vice Chairman Beattie asked what is cold storage, and Mr. Szafranski responded that it is refrigeration for pharmaceuticals.

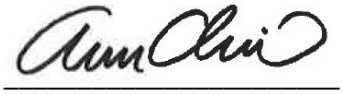
Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion. Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"Approve a conditional use to amend Ord. 3831, Ord. 5617 and Ord. 6369 of the Lake Center Plaza Planned Unit Development to construct additions totaling approximately 17,400 square feet to the north and west sides of the existing light industrial building and related site modifications for the property located at 1780 Wall Street, Case No. PZ-10-24, subject to the conditions listed in the staff report."

UPON ROLL CALL AYES: Szymczak, Olsen, Beattie, Donnelly
NAYS: None

The motion was approved by a vote of 4-0.

After hearing one more item of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

MINUTES OF THE REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

CASE NO. PZ-09-24	Hearing Date: September 12, 2024
PROPERTY ADDRESS:	2400 East Oakton Street
PETITIONER/PROPERTY OWNER:	Rob DiMeo, DiMeo Brothers Inc.
PUBLICATION DATE:	August 28, 2024
REQUEST:	Final Plat of Subdivision and Grant of Easement Plat of Vacation
MEMBERS PRESENT:	Joseph Donnelly William Beattie Walter Szymczak Donald Olsen
MEMBERS ABSENT:	Ewa Weir Greg Miller
STAFF MEMBERS PRESENT:	Jason C. Shallcross – Director of Community Development Ann Choi – Development Planner
INTERESTED PARTIES:	Rob DiMeo Village of Mount Prospect

Chairman Donnelly called the meeting to order at 7:01 PM. Vice Chairman Beattie made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on June 27, 2024. The minutes were approved 4-0.

Chairman Donnelly introduced Case No. PZ-09-24 / 2400 E. Oakton Street / Final Plat of Subdivision and Plat of Vacation.

Ms. Choi stated the in 2024, the petitioner was granted conditional use approval for a contractor's storage yard via Ord. 6724 (approved on 02/06/2024). As part of the conditional use approval, the petitioner is required to submit a plat of subdivision consolidating the three lots that comprise the subject property. The petitioner is also required to dedicate a ten-foot (10') wide easement exclusively to the Village for a public water main that runs along the entire length of the west lot line of the subject property. For background, Ms. Choi further stated that the Village annexed thirty-six (36) parcels along the south side of Oakton Street in June of this year, and the Village is in the process of designing a watermain extension along Oakton Street to improve fire protection and offer a source of Lake Michigan water to these recently annexed properties.

Ms. Choi stated that the petitioner has submitted two plats, a plat of subdivision and a plat of vacation. Ms. Choi presented a slide illustrating the footprint of the contractor's proposed building and the easements granted to Nicor, ComEd and Illinois Bell run underneath the proposed location of the proposed building. Ms. Choi stated that the petitioner has already submitted for a building permit for the site work and the construction of the building and is currently going through the review process. Ms. Choi explained that the plat of vacation will vacate the existing easements granted to Nicor, ComEd and Illinois Bell as noted in the hatched markings.

Ms. Choi explained that the plat of subdivision proposes to create one large I-1 Limited Industrial parcel from the existing three lots, and would also dedicate a ten-foot (10'-0") wide easement along the west property line of the subject property for a public water main that would connect the water distribution system along Terminal Drive to the future Oakton Street water main extension, and eventually to the recently annexed properties along the Oakton corridor. Ms. Choi stated that the vacation of these easements and the dedication of the new water main to the Village must be recorded with Cook County prior to the issuance of any building permits.

Ms. Choi stated that staff is still working with the petitioner on refining the information provided on the submitted plats. Ms. Choi also stated that staff has requested additional, minor changes to the plats and these comments can be found in the Village review letter dated August 22, 2024. Although still under review, staff is requesting a positive recommendation of the attached plats by the Planning and Zoning Commission to assist the petitioner in expediting the approval of their building permit. The final plat will be presented to the Village Board once all comments have been addressed

Ms. Choi stated that staff has reviewed the attached plats and found that the plats have been prepared according to all Village codes and requirements and is seeking Village Board approval of the Final Plat of Subdivision. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to recommend approval of the following:

"Approve the plat of subdivision and the plat of vacation that provide for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the following condition, subject to the following conditions:

1. The Petitioner shall address all comments included in the Village review letter dated August 22, 2024."

Ms. Choi stated that the Village Board's decision is final for this case.

Chairman Donnelly asked the Planning and Zoning Commission if there were any questions for staff.

Vice Chairman Beattie asked Ms. Choi to confirm that this was just the next step for the petitioner as part of their previous conditional use request. Ms. Choi confirmed in the affirmative.

Chairman Donnelly swore in the petitioners and property owners, Mark DiMeo at 737 Washington Avenue, Park Ridge IL and Rob DiMeo at 429 South Prospect Avenue, Park Ridge IL, and their consultant, Dave Kamano with Civil & Environmental Consultants at 1330 East Diehl Road, Naperville IL. Chairman Donnelly explained that this was the second requirement of what the petitioners were already approved for and asked if the petitioners were acceptable to the conditions in the review letter.

Mr. Mark DiMeo responded that the review comments were acceptable and that they are still working on the project and that it is a long process.

Chairman Donnelly acknowledged that staff has asked the Planning and Zoning Commission to make a positive recommendation to approve the plats even though revisions still need to be made.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a roll call following a motion to approve the plats.

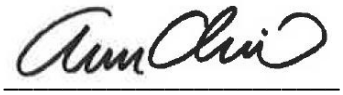
Vice Chairman Beattie made the motion seconded by Chairman Szymczak to approve the following motion:

"Approve the plat of subdivision and the plat of vacation that provide for the consolidation of three existing lots into a single lot, the vacation of existing Nicor, ComED and Illinois Bell easements, and the dedication of a 10-foot easement for a public water main across the west property line, for the property located at 2400 E. Oakton Street, Case No. PZ-09-24, subject to the conditions listed in the staff report."

UPON ROLL CALL AYES: Szymczak, Olsen, Beattie, Donnelly
NAYS: None

The motion was approved by a vote of 4-0.

After hearing no more items of new business and no citizens to be heard, Vice Chairman Beattie made a motion seconded by Commissioner Szymczak, and the meeting was adjourned at 7:26 PM.



Ann Choi
Development Planner

Item Cover Page

Subject	**PZ-13-24 / 50 S. Emerson Street / Text Amendments: Tobacco Establishments / Village Board Final**
Meeting	October 10, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

The Village has received complaints about local tobacco and vape shops selling tobacco products to underage customers. In Illinois, the minimum age to purchase tobacco products is twenty one (21). The goal of the proposed code revision is to increase scrutiny of tobacco establishments in order to deter business owners from engaging in criminal activity and to further curb illegal sales of tobacco products to persons under twenty one (21) years of age.

Discussion

Current Review Process in Mount Prospect

The Village of Mount Prospect allows tobacco shops by right in B-3, B-4, B-5, and B-5C zoning districts, and vape shops by right in B-3 and B-4 zoning districts. Tobacco lounges are a conditional use in B-3, B-4, B-5, and B-5C zoning districts. Vape lounges are a conditional use in B-3 and B-4 zoning districts.

Tobacco establishment owners are required to obtain a business license with an additional tobacco license fee. The business license application is submitted to the Community Development Department and is reviewed for compliance with applicable zoning, building, and fire codes, as well as the standards listed in Chapter 11 Article 8.

At this time, there is no requirement for tobacco establishments to undergo any kind of background investigation with the Police Department.

Summary of Proposed Changes to the Village of Mount Prospect Code

Staff is proposing several updates to the code to increase regulation of tobacco establishments where the primary use is tobacco product sales and / or consumption. Tobacco establishments include tobacco shops, vape shops, tobacco lounges, and vape lounges.

14.604: LAND USE TABLES

Staff proposes that tobacco shops, vape shops, tobacco lounges, and vape lounges shall require conditional

use approval in the following zoning districts:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounges			C	C					
Vape shops			~~P~~ **C**	~~P~~ **C**					

Tobacco product sales and consumption as a primary use would no longer be permitted by right in any zoning district in the Village.

Establishments that sell tobacco products as an accessory use (e.g. grocery stores, gas stations) would not be subject to conditional use approval unless otherwise noted in the land use tables.

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE
Staff proposes a more rigorous business license process for tobacco and vape shops and lounges. “Tobacco establishment” will be a new subtype of license for tobacco product sales and / or consumption as a primary use. Applicants will be required to submit a tobacco addendum with their business license application, and will be required to undergo a criminal record check and fingerprinting with the Mount Prospect Police Department.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE
Staff proposes that other establishments selling tobacco products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores. These establishments will not be required to submit a tobacco addendum, nor will they undergo additional investigation with the Mount Prospect Police Department.

11.803: ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT
Staff proposes that tobacco establishments will be denied a business license if the applicant has been found guilty of certain offenses, if the applicant has made fraudulent statements or omissions in their application, or if the applicant has had a similar permit or license revoked or suspended elsewhere.

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS
Staff proposes to prohibit tobacco product vending or self-service displays in any form and in any location in the Village.

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION
Staff proposes that upon sale, transfer, or relocation of the business, the tobacco establishment license shall be null and void. This provision would not apply to the tobacco sales license afforded to Class 1 and Class 2 businesses that sell tobacco products as an accessory use.

STANDARDS FOR TEXT AMENDMENTS
The Planning and Zoning Commission shall review the standards and findings of fact outlined in Exhibit A and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their recommendation to the Village Board.

Alternatives

1. Adopt the text amendments to Chapter 14, Chapter 11, and Appendix A of the Mount Prospect Village Code.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

The proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "To adopt the text amendments to Chapter 14, Chapter 11, and Appendix A of the Mount Prospect Village Code."

The Village Board's decision is final for this case.

Attachments

1. PZ-13-24 Staff Report
2. PZ-13-24 Administrative Content
3. PZ-13-24 Attachment 1_Chapter 14 Article 6_Land Use Tables_Redline_09.30.24
4. PZ-13-24 Attachment 2_Chapter 11 Article 8_Tobacco_Redline_09.30.24
5. PZ-13-24 Attachment 3_Appendix A Division II Fees Rates and Taxes_Redline_09.30.24

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason C Shallcross, AICP, CEcD
Director of Community Development

Antonia Lalagos
Development Planner

DATE: October 3, 2024

CASE NUMBER
PZ-13-24

PUBLIC HEARING DATE
October 10, 2024

APPLICANT/PROPERTY OWNER
Village of Mount Prospect

PROPERTY ADDRESS/LOCATION
50 South Emerson Street

BRIEF SUMMARY OF REQUEST
The purpose of this memo is to discuss proposed code amendments to Chapter 14, Chapter 11, and Appendix A of the Village Code. The motivation for the proposed code amendments, a summary of the proposed changes, and their potential impacts are described below.

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF STAFF RECOMMENDATION

PROPOSAL
The Village has received complaints about local tobacco and vape shops selling tobacco products to underage customers. In Illinois, the minimum age to purchase tobacco products is twenty one (21).

"Tobacco products" includes traditional tobacco leaf products such as cigarettes, cigars, and chewing tobacco and electronic nicotine delivery systems (ENDS) such as e-cigarettes, vapes, and e-cigars. "Tobacco establishments" are businesses where the primary use is tobacco product sales or consumption, such as tobacco shops, vape shops, tobacco lounges, and vape lounges. Tobacco products and tobacco establishments are inclusive of vape products and vape establishments.

The goal of the proposed code revision is to increase scrutiny of tobacco establishments in order to deter business owners from engaging in criminal activity and to further curb illegal sales of tobacco products to persons under twenty one (21) years of age.

The proposed text amendments to the zoning code are contained in the attached documents. Modifications to each of the chapters are indicated as ~~deletions~~ and **additions**.

- Attachment 1: Chapter 14, Article 6 – Land Use Tables
- Attachment 2: Chapter 11, Article 8 – Sale of Tobacco and Related Products
- Attachment 3: Appendix A, Division II Fees, Rates and Taxes

Information
Section 14.2401 provides the following definitions for various types of tobacco establishments:

TOBACCO LOUNGE: An establishment where patrons consume tobacco or alternative nicotine products by using combustible tobacco products such as cigarettes, cigars, pipes, and hookah/shisha.

TOBACCO SHOP: A retail establishment which offers the sale or distribution of combustible tobacco products (cigarettes, cigars, pipe tobacco, hookah/shisha), smokeless tobacco products, and dissolvable tobacco products.

VAPE LOUNGE: An establishment where patrons consume tobacco or alternative nicotine products by utilizing vapes, vaporizers, vape pens, hookah pens, electronic cigarettes (e-cigarettes or e-cigs), e-cigars, e-pipes and other electronic nicotine delivery systems (ENDS).

VAPE SHOP: A retail establishment which offers the sale or distribution of vapes, vaporizers, vape pens, hookah pens, electronic cigarettes (e-cigarettes or e-cigs), e-cigars, e-pipes and other electronic nicotine delivery systems (ENDS). These products use an "e-liquid" that may contain nicotine derived from tobacco, as well as flavorings, propylene glycol, vegetable glycerin, and other ingredients. The liquid is heated to create an aerosol that the user inhales.

Section 11.102 defines tobacco products in the following manner:

ELECTRONIC CIGARETTE OR E-CIGARETTE: Any electronically operated device which may or may not contain nicotine in a combination with other chemicals that are intended to be inhaled as a vapor via vapes, vaporizers, or vape pens, by the user. This is intended to include, but not be limited to, e-cigarettes, e-cigars, e-pipes, hookah pens, vape pens, and any other electronic nicotine delivery system (ENDS). Electronic cigarette excludes any product approved by the United States food and drug administration as a nontobacco product for sale as a tobacco use cessation product or for other medical purposes, and is being marketed and sold solely for that approved purpose.

TOBACCO AND RELATED PRODUCTS: For purposes of this chapter and for section 23.603 of this code, tobacco and related products shall include any substance containing tobacco leaf, including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, dipping tobacco, and dissolvable tobacco products, and electronic cigarettes as defined in this article.

Current Review Process in Mount Prospect

The Village of Mount Prospect allows tobacco shops by right in B-3, B-4, B-5, and B-5C zoning districts, and vape shops by right in B-3 and B-4 zoning districts. Tobacco lounges are a conditional use in B-3, B-4, B-5, and B-5C zoning districts. Vape lounges are a conditional use in B-3 and B-4 zoning districts.

Tobacco establishment owners are required to obtain a business license with an additional tobacco license fee. The business license application is submitted to the Community Development Department and is reviewed for compliance with applicable zoning, building, and fire codes, as well as the standards listed in Chapter 11 Article 8.

Other retail establishments such as grocery stores, gas stations, liquor stores, and pharmacies are permitted to sell tobacco products as an ancillary use. These businesses are required to obtain a business license, pay the additional tobacco license fee, and are subject to applicable zoning, building, and fire codes, as well as the standards listed in Chapter 11 Article 8.

At this time, there is no requirement for tobacco establishments to undergo any kind of background investigation with the Police Department.

Summary of Proposed Changes to the Village of Mount Prospect Code

Staff is proposing several updates to the code to increase regulation of tobacco establishments where the primary use is tobacco product sales and / or consumption. Tobacco establishments include tobacco shops, vape shops, tobacco lounges, and vape lounges.

14.604: LAND USE TABLES

Staff proposes that tobacco shops, vape shops, tobacco lounges, and vape lounges shall require conditional use approval in the following zoning districts:

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounge**s**			C	C					
Vape shop**s**			~~P~~ **C**	~~P~~ **C**					

Tobacco product sales and consumption as a primary use would no longer be permitted by right in any zoning district in the Village.

Establishments that sell tobacco products as an accessory use (e.g. grocery stores, gas stations) would not be subject to conditional use approval unless otherwise noted in the land use tables.

11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE

Staff proposes a more rigorous business license process for tobacco and vape shops and lounges. "Tobacco establishment" will be a new subtype of license for tobacco product sales and / or consumption as a primary use. Applicants will be required to submit a tobacco addendum with their business license application, and will be required to undergo a criminal record check and fingerprinting with the Mount Prospect Police Department.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE

Staff proposes that other establishments selling tobacco products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores. These establishments will not be required to submit a tobacco addendum, nor will they undergo additional investigation with the Mount Prospect Police Department.

11.803: ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT

Staff proposes that tobacco establishments will be denied a business license if the applicant has been found guilty of certain offenses, if the applicant has made fraudulent statements or omissions in their application, or if the applicant has had a similar permit or license revoked or suspended elsewhere.

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS

Staff proposes to prohibit tobacco product vending or self-service displays in any form and in any location in the Village.

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION

Staff proposes that upon sale, transfer, or relocation of the business, the tobacco establishment license shall be null and void. This provision would not apply to the tobacco sales license afforded to Class 1 and Class 2 businesses that sell tobacco products as an accessory use.

APPENDIX A, DIVISION II FEES, RATES AND TAXES

Staff proposes a new fee structure for the annual tobacco establishment license, with the first year fee at $250, and then $100 each year thereafter.

The annual tobacco sales license fee will remain at $50.

The tobacco vending machine fee will be stricken from the code.

STANDARDS FOR TEXT AMENDMENTS

The Planning and Zoning Commission shall review the standards and findings of fact outlined in Exhibit A and 1) accept them without changes, 2) accept them with changes, or 3) reject the findings. The Planning and Zoning Commission shall use the findings of fact to guide their recommendation to the Village Board.

STAFF RECOMMENDATION

The proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

1. "To adopt the text amendments to Chapter 14, Chapter 11, and Appendix A of the Mount Prospect Village Code."

The Village Board's decision is final for this case.

ATTACHMENTS:	ADMINISTRATIVE CONTENT (Zoning Request Application, Responses to Standards, etc...)	PLANS (Plat of Survey, Site Plan, etc.)	OTHER (Supplemental Information, Public Comments Received, etc...)

I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

Section 14.204(D) - Text Amendment Standards

Text Amendments: When a text amendment is proposed, the planning and zoning commission shall make findings based upon the evidence presented to it in each specific case with respect to, but not limited to, the following matters:

1) The degree to which the proposed amendment has general applicability within the Village at large and not intended to benefit specific property.
2) The consistency of the proposed amendment with the objectives of this chapter and the intent of the applicable zoning district regulations.
3) The degree to which the proposed amendment would create nonconformity.
4) The degree to which the proposed amendment would make this chapter more permissive.
5) The consistency of the proposed amendment with the comprehensive plan.
6) The degree to which the proposed amendment is consistent with village policy as established in previous rulings on petitioners involving similar circumstances.

<u>Staff's Findings:</u>
The proposed changes are applicable to the Village at large and will not benefit a specific property. The amendments will support the Zoning Ordinance purpose, which is to protect and promote the health, safety, comfort, convenience and general welfare of residents of the Village, by curbing sales of tobacco products to underage consumers. The existing tobacco establishments that were established by right will be allowed to continue as existing nonconforming uses unless the ownership changes, the location changes, or the use is discontinued for more than six months. The amendments are intended to make the chapter more restrictive for tobacco-related uses. The proposed changes reflect current Village objectives as outlined in the Comprehensive Plan and is consistent with Village policy as established in previous rulings on tobacco uses. Staff finds that the amendments satisfy the standards as required in Section 14.204(D) of the zoning code.

Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois 60056
Phone: (847) 818-5328

Zoning Request Application

Official Use Only (To be completed by Village Staff)

Case Number: P&Z - 13-24 - _____ Date of Submission: 09/18/24 Hearing Date: 10/01/24

Project Name/Address: Text Amendments: Tobacco Establishments

I. Subject Property

Address(es): 50 S Emerson St, Mount Prospect IL

Zoning District (s): n/a Property Area (Sq.Ft. and/or Acreage): n/a

Parcel Index Number(s) (PIN(s): n/a

II. Zoning Request(s) (Check all that apply)

- ☐ Conditional Use: For _____
- ☐ Variation(s): To _____
- ☐ Zoning Map Amendment: Rezone From _____ To _____
- ☒ Zoning Text Amendment: Section(s) 14.604; Chapter 11, Article 8; Appendix A Division II
- ☐ Other: _____

III. Summary of Proposal (use separate sheet if necessary)

Amending text pertaining to tobacco establishments in Chapter 14, Chapter 11, and Appendix A

IV. Applicant (all correspondence will be sent to the applicant)

Name: Jason C Shallcross Corporation: Village of Mount Prospect

Address: 50 S Emerson St

City, State, ZIP Code: Mount Prospect IL 60056

Phone: 847-818-5328 Email: comdev@mountprospect.org

Interest in Property: Director of Community Development
(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner	
☐ Check if Same as Applicant	
Name: N/A	Corporation:
Address:	
City, State, ZIP Code:	
Phone:	Email:

In consideration of the information contained in this petition as well as all supporting documentation, it is requested that approval be given to this request. The applicant is the owner or authorized representative of the owner of the property. The petitioner and the owner of the property grant employees of the Village of Mount Prospect and their agent's permission to enter on the property during reasonable hours for visual inspection of the subject property.

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Applicant: Jason C. Shallcross _____ Date: 9/18/24
(Signature)

Jason C Shallcross
(Print or Type Name)

If applicant is not property owner:

I hereby designate the applicant to act as my agent for the purpose of seeking the zoning request(s) described in this application and the associated supporting material.

Property Owner: N/A _____ Date: _____
(Signature)

_____
(Print or Type Name)

Modifications to the text are indicated as ~~deletions~~ and **additions**.

14.604: LAND USE TABLES:

LAND USE TABLE 2
COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS

Land Use	B-1	B-2	B-3	B-4	B-5	B-5C	I-1	I-2	I-3
Tobacco lounges			C	C	C	C			
Tobacco shops			~~P~~ **C**	~~P~~ **C**	~~P~~ **C**	~~P~~ **C**			
Vape lounge**s**			C	C					
Vape shop**s**			~~P~~ **C**	~~P~~ **C**					

Modifications to the text are indicated as ~~deletions~~ and **additions.**

ARTICLE VIII
SALE OF TOBACCO AND RELATED PRODUCTS

SECTION:

11.801: License Required

11.802: Application **for Tobacco Establishment License**

11.802.1: Application for Tobacco Sales License

11.803: ~~License Fee~~ **Issuance of License for a Tobacco Establishment**

11.803.1: Restricted Access

11.804: Prohibited Sales Or Delivery

11.805: Signage Prohibiting Sales To Underage Persons

11.806: Proof Of Age Required

11.807: Certain Distributions Prohibited

11.807.1: Home Deliveries; Consent Form, Person To Person Delivery

11.808: Vending Machines Or Self-Service Displays

11.809: Responsibility For Agents And Employees

11.810: Suspension; Revocation Of License, Fines, Costs

11.811: Use Of Premises After Revocation

11.812: Penalties

11.813: Sale or Transfer or Change of Location

11.801: LICENSE REQUIRED:

It shall be unlawful for any person, firm or corporation to sell, give away, deliver, possess with intent to sell at wholesale or retail, possess with intent to give away or deliver for promotional purposes, either retail or wholesale, any tobacco and related products within the Village without first having obtained a license therefor from the Village in the manner provided in this chapter. For the purposes of this chapter, tobacco products includes tobacco related products as defined in article I of this chapter, and includes traditional tobacco leaf products including but not limited to cigarettes, cigars, and chewing tobacco

and also electronic nicotine delivery systems including but not limited to e-cigarettes, vapes, and e-cigars. (Ord. 6672, 4-5-2023)

Tobacco lounges, tobacco shops, vape lounges, and vape shops, as defined in Section 14.2401, shall obtain a tobacco establishment license.

Other establishments selling tobacco and related products as an accessory retail use shall obtain a tobacco sales license in conjunction with a valid Class I or Class II business license. Such establishments include but are not limited to gas stations, liquor stores, pharmacy stores, and grocery stores.

11.802: APPLICATION **FOR TOBACCO ESTABLISHMENT LICENSE:**

~~A written application for a license hereunder shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter. (Ord. 6672, 4-5-2023)~~

Every applicant for a license to maintain, operate, or conduct a tobacco establishment shall file an application, under oath, with the Village of Mount Prospect upon a form provided by the Department of Community Development and pay a nonrefundable annual license fee, in the amount set forth in appendix A, division II of this code. Copies of the tobacco establishment business license application shall be forwarded to the building inspector and the health inspector. Each such inspector shall, within thirty (30) days, inspect the premises proposed to be operated as a tobacco establishment and upon inspection, each inspector shall file a written report with the Department of Community Development concerning compliance with the applicable regulations. The application, once accepted, shall also be referred to the Police Department for investigation. The Police Department will perform the required criminal record check. Background investigations shall require the submission of fingerprints. The cost of the criminal record check and cost of fingerprint submissions shall be borne by the applicant. Each application shall contain the following information:

A. A detailed description of services and products that will be offered, including any non-tobacco products and accessories.

B. The location, mailing address and all telephone numbers where the business is to be conducted.

C. Federal employer identification number (FEIN) and state of Illinois business tax number (IBT).

D. The name and residence address of each applicant (all provisions which refer to applicant include an applicant which may be a corporation, limited liability company or partnership).

1. If applicant is a corporation or limited liability company, the names and residence addresses of each of the officers and directors of the corporation or company and of each stockholder owning more than ten percent (10%) of the stock of the corporation or company, and the address of the corporation or company itself, if different from the address of the tobacco establishment.

2. If applicant is a partnership, the names and residence addresses of each of the partners including limited partners, and the address of the partnership itself, if different from the address of the tobacco establishment.

E. The two (2) previous addresses immediately prior to the present address of the applicant.

F. Proof that the applicant is at least twenty one (21) years of age.

G. Individual or partnership applicant's height, weight, color of eyes, hair and sex.

H. Copy of photo identification, such as a driver's license.

I. One portrait photograph of the applicant at least two inches by two inches (2" x 2") and a complete set of applicant's fingerprints shall be taken by the chief of police or his/her agent. If the applicant is a partnership, limited liability company, or corporation, the chief of police shall have the right to require fingerprints of any and all officers, shareholders, directors, partners, members, managers or agents of the entity along with the fee for each.

J. Business, occupation, or employment of the applicant for the three (3) years immediately preceding the date of application.

K. The business license history of the applicant, including:

1. Whether such person, in previously operating in this or another municipality, county or state, has had a business license revoked or suspended, the reason for the revocation or suspension, and the business activity or occupation subsequent to such action of suspension or revocation; and

2. Whether such person, in previously operating in this or another municipality, county or state, has had a business fined or suspended for FDA Tobacco Compliance Checks.

L. All criminal convictions other than misdemeanor traffic violations, including the dates of convictions, nature of the crimes and place convicted.

M. The name and address of any other business owned or operated by any person whose name is required to be given in subsection D of this section.

O. A description of any other business to be operated on the same premises or on adjoining premises owned or controlled by the applicant.

P. Authorization of the Village, its agents and employees to seek information and conduct an investigation into the truth of the statements set forth in the application and the qualifications of the applicant for the license.

Q. Such other identification and information necessary to discover the truth of the matters required to be set forth in the application.

R. Written statements of at least three (3) bona fide permanent residents of the United States that the applicant is of good moral character. Each written statement shall include the reference's name, current address, phone number, and a copy of a government-issued ID. If the applicant is able, the statement must first be furnished from residents of the village, then the county, then the state of Illinois, and lastly from the rest of the United States. These references must be persons other than relatives and business associates.

Upon the completion of the above provided form and the furnishing of all foregoing information, the Department of Community Development shall accept the application for the necessary investigations. The holder of a tobacco establishment license shall notify the Department of Community Development of each change in any of the data required to be furnished by this section within ten (10) days after such change occurs.

11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:

A written application for a tobacco sales license shall be made in writing to the Director of Community Development or his designee and shall be processed in accordance with requirements set forth in this chapter.

The license fee for a tobacco sales license shall be as set forth in appendix A, division II.

11.803: ~~LICENSE FEE:~~ **ISSUANCE OF LICENSE FOR A TOBACCO ESTABLISHMENT:**

~~The license fee for a tobacco dealer's license shall be as set forth in appendix A, division II. (Ord. 6672, 4-5-2023)~~

The village of Mount Prospect shall issue a license for a tobacco establishment if all requirements for a tobacco establishment described in this article are met unless it finds:

A. The correct license fee or other fees or fines owed to the village of Mount Prospect have not been tendered to the village; or

B. The operation, as proposed by the applicant, if permitted, would not comply with all applicable laws, including, but not limited to, the village's building, zoning, and health regulations; or

C. The applicant has been found guilty of any of the following offenses or found guilty of an offense outside the state of Illinois that would have constituted any of the following offenses if committed within the state of Illinois:

1. A violation of the Illinois Prevention of Tobacco Use by Persons under 21 Years of Age and Sale and Distribution of Tobacco Products Act, 720 Illinois Compiled Statutes 675 et seq., as amended from time to time.

2. An offense involving the use of force and violence upon the person of another that amounts to a felony.

3. A violation of the Illinois controlled substances act, 720 Illinois Compiled Statutes 570/100 et seq., as amended from time to time.

4. A violation of the Illinois cannabis control act, 720 Illinois Compiled Statutes 550/1 et seq., as amended from time to time.

5. A felony offense enumerated in article 24, deadly weapons, of the Illinois criminal code, 720 Illinois Compiled Statutes 5/24-1 et seq., as amended from time to time, or any other offense that involves the use of weapons.

The village of Mount Prospect may issue a license to any person found guilty of any of the crimes described in subsections C1 through C5 of this section only if it determines that such finding of guilt occurred at least ten (10) years prior to the date of the application and the individual has had no subsequent felony findings of guilty of any nature and no subsequent misdemeanor findings of guilty for a crime or crimes set forth in this section. Further, for the purpose of this section, any finding of guilty, including an order resulting in supervision, shall apply.

D. Any applicant has knowingly made any false, misleading or fraudulent statement of fact or failed to disclose required information or a fact in the license application or in any other document required by the village.

E. Any applicant has had a tobacco establishment or other similar permit or license denied, revoked or suspended by the village or any other state, county or local agency within five (5) years prior to the date of the application.

F. Any applicant is not over twenty one (21) years of age or older.

11.803.1: RESTRICTED ACCESS:

Any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products shall keep tobacco products behind a counter in an area restricted in access to the licensee or the licensee's agents or employees. (Ord. 6672, 4-5-2023)

11.804: PROHIBITED SALES OR DELIVERY:

A. It shall be unlawful for any person, firm or corporation to sell, offer for sale, give away, or deliver tobacco products to any person under twenty one (21) years of age.

B. Persons engaged in the business of retail tobacco ~~dealer~~ **sales** may engage, employ or permit a person under nineteen (19) years of age to work on the licensed premises, if the person under nineteen (19) years of age has no duties relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits a person under nineteen (19) years of age to work pursuant to this subsection shall not assign or permit that person to perform any duties or acts relating to the sale, dispensing, service or delivery of tobacco products on the premises. A licensee who engages, employs or permits persons under nineteen (19) years of age to work as allowed in this subsection shall be responsible for ensuring that such person does not consume, obtain or possess tobacco products on the licensed premises. (Ord. 6672, 4-5-2023)

11.805: SIGNAGE PROHIBITING SALES TO UNDERAGE PERSONS:

Signs informing the public of the age restrictions provided in section 11.804 of this article, shall be posted by every licensee within one foot (1') of every display of tobacco products, ~~on every vending machine which offers tobacco products for sale~~ and at each cash register or other point of purchase on the premises. Each such sign shall state:

The sale of tobacco products to persons under twenty one (21) years of age is prohibited by law. A photo identification showing proof of age shall be required of everyone under twenty seven (27) years of age desiring to purchase tobacco products. Violations shall be reported to the Police Department.

Said sign(s) shall be plainly visible and shall measure at least eight and one-half inches (81/2") in height and eleven inches (11") in width. Lettering on said sign shall be at least one-half inch (1/2") in height. Said signs shall also inform the public that the Village Police Department is to be contacted should the law be violated. (Ord. 6672, 4-5-2023)

11.806: PROOF OF AGE REQUIRED:

No tobacco products may be sold to any person under twenty seven (27) years of age unless that person has provided, at the point of purchase, a photo identification showing date of birth. (Ord. 6672, 4-5-2023)

11.807: CERTAIN DISTRIBUTIONS PROHIBITED:

It shall be unlawful for any licensee or any person in the business of selling or otherwise distributing, promoting or advertising tobacco products, or any employee or agent of any

such licensee or person in the course of such licensee's business, to deliver tobacco products to any person on any right-of-way, playground, park, or other property owned by the Village, any School District, any Park District, or any public library. (Ord. 6672, 4-5-2023)

11.807.1: HOME DELIVERIES; CONSENT FORM, PERSON TO PERSON DELIVERY:

A. It shall be unlawful to deliver tobacco products to a residence in the Village, unless the delivering agency has, on file at the time of delivery, an original consent form, executed by a person twenty one (21) years of age or older in the presence of an employee of the delivering agency.

B. It shall be unlawful to make a home delivery of a tobacco product except by face to face delivery into the hands of an individual providing proof that he or she is twenty one (21) years of age or older. (Ord. 6672, 4-5-2023)

11.808: VENDING MACHINES OR SELF-SERVICE DISPLAYS:

A. It shall be unlawful for any person to sell or offer for sale, give away, deliver or to keep tobacco products with the intention of selling, giving away, or delivering such products by use of a vending machine or self-service display.

~~B. The following premises are exempt from subsection A of this section:~~

~~1. Those premises including taverns and cocktail lounges where access by persons under twenty one (21) years of age is prohibited by law.~~

~~2. Premises where the public is generally not permitted, and where vending machines are strictly for the use of employees of a business located at such premises and none of those employees are under twenty one (21) years of age. (Ord. 6672, 4-5-2023)~~

11.809: RESPONSIBILITY FOR AGENTS AND EMPLOYEES:

Every act or omission of whatsoever nature constituting a violation of any of the provisions of this article by any officer, director, manager, or other agent or employee of any licensee, shall be deemed and held to be the act of such licensee; and such licensee shall be punished in the same manner as if such act or omission had been done or omitted by the licensee personally. (Ord. 4189, 5-15-1990; amd. Ord. 4914, 3-3-1998; Ord. 6672, 4-5-2023)

11.810: SUSPENSION; REVOCATION OF LICENSE, FINES, COSTS:

A. The Village President may fine and/or suspend and/or revoke the tobacco **establishment** license **or the tobacco sales license** of any licensee that the Village President determines has violated any Village regulation or other law of any kind or nature if the violation is related to the operation of the licensed premises. In addition, the Village President may fine any individual that the Village President determines has violated any provision of this chapter even if that individual is not a licensee. The procedure for declaring and enforcing such fine, suspension or revocation shall be as follows:

1. The Village Manager, the Chief of Police or the Village Attorney may file a written charge of a violation with the Village President.

2. The charges shall be served on the licensee. The charges shall set a hearing date and time informing the licensee of the right to such hearing for the purpose of presenting evidence to dispute the charges. The matter shall be set for a hearing to take place not less than seven (7) nor more than twenty one (21) days after service of the charges on the licensee.

3. The Village President may, in writing, delegate to the Village Manager the authority to confer with the licensee with respect to any charges. However, the penalty to be assessed and any waiver of a hearing shall be subject to the Village President's final approval.

4. If the licensee fails to respond to the charges, the Village President may enter a default order against the licensee.

5. If the Village President sustains the charge or any portion of it either after default, hearing or conference, the Village President may, by written order, suspend or revoke the tobacco license and/or may fine the licensee. The fine may be in addition to a revocation or suspension. If the Village President decides to suspend the license, the term of the suspension shall be within the discretion of the Village President.

6. If, after the conclusion of the hearing, the Village President finds the licensee to be guilty of any charges, the licensee will be responsible for all costs incurred for the hearing, including, but not limited to, court reporter fees, witness fees and attorney fees. This shall be in addition to any other penalties assessed against the licensee.

7. All proceedings before the Village President shall be recorded and placed in a certified official record of such proceedings taken and prepared by the certified court reporter.

B. In addition to any other powers set forth in this chapter, the Village President may immediately suspend, pending the exercise of the right to a hearing, the privilege of service of tobacco products of any licensee who does not display a currently valid State or local tobacco license or who in the judgment of the Village President is operating the business in such a manner as to endanger the health or safety of patrons of the premises or of the community.

C. The fines imposed shall be an amount set forth in appendix A, division III of this Code, for each violation.

D. The licensee shall pay any said fines and costs assessed under this section to the Village within thirty (30) days of notification of the costs by the Village President. Failure to pay said costs within thirty (30) days of notification shall be cause for immediate revocation of the license. No hearing as set forth in this article shall be necessary for revocation for failure to pay hearing costs. (Ord. 6434, 2-19-2019; amd. Ord. 6672, 4-5-2023)

11.811: USE OF PREMISES AFTER REVOCATION:

When any license shall have been revoked for any reason, no subsequent license shall be granted for that premises or to the licensee or any principal agent or manager of that licensee for a period of six (6) months thereafter for the conduct of the business of selling "tobacco products" as defined in this chapter in the premises of the revoked license. (Ord. 6672, 4-5-2023)

11.812: PENALTIES:

Nothing herein shall prevent the Village from proceeding against a licensee in the Circuit Court in lieu of administrative proceedings. Any person found guilty of violating any provisions of this article shall be fined an amount set forth in appendix A, division III of this Code, for each offense. A separate offense shall be deemed to have been committed on each day during or on which a violation occurs or continues. (Ord. 6672, 4-5-2023)

11.813: SALE OR TRANSFER OR CHANGE OF LOCATION:

Upon sale, transfer or relocation of a tobacco establishment, the tobacco establishment license shall be null and void.

Modifications to the text are indicated as ~~deletions~~ and **additions**.

DIVISION II
FEES, RATES AND TAXES

CHAPTER 11 - MERCHANTS, BUSINESSES, OCCUPATIONS AND AMUSEMENTS

~~Section 11.202: LICENSE FEES:~~

~~See section 11.3410 of this division II.~~

Section 11.407: CLASS I ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$60.00
1,000 -	2,499	75
2,500	4,999	100
5,000 -	9,999	125
10,000 -	19,999	150
20,000 -	29,999	200
30,000 -	39,999	250
40,000 -	49,999	300
50,000 -	74,999	350
75,000 -	99,999	425
100,000 and over		600

Section 11.408: CLASS II ESTABLISHMENTS:

A.

Gross Floor Area In Square Feet		Annual Fee
0 -	999	$135.00
1,000 -	2,499	150
2,500	4,999	175
5,000 -	9,999	200
10,000 -	19,999	225
20,000 -	29,999	275

30,000 -	39,999	350
40,000 -	49,999	425
50,000 -	74,999	500
75,000 -	99,999	600
100,000 and over		700

Section 11.409: HIGH HAZARD SURCHARGE:

A. Surcharge: 150% of the business' annual fee.

B. Surcharge: 150% increase in the inspection limit.

Section 11.410: MIDYEAR FEE REDUCTION:

50% of annual fee.

Section 11.411: TRANSFER OF LICENSE:

Fee: $20.00.

Section 11.412: LATE PAYMENTS FOR LICENSE RENEWALS:

A. Fee received in the month of January: 110% of the annual license fee.

B. Fee received in the month of February: 125% of the annual license fee.

C. Fee received in the month of March: 150% of the annual license fee.

D. Fee received in the month of April: 175% of the annual license fee.

E. Fee received after April 30 but before July 1: 200% of the annual license fee.

Section 11.506: LICENSE FEE:

Up to 120 days, maximum: $150.00

Up to 1 month: $75.00

Per day, for any period less than one month: $20.00 per day.

Section 11.603 A: LICENSE FEES; TERM:

Fee: $200.00 per license term. State licensed contractors are exempted from payment; only proper registration required.

Section 11.702: APPLICATION FOR MASSAGE ESTABLISHMENT:

First year: $250.00; each year thereafter (annually): $100.00.

Section 11.802: APPLICATION FOR TOBACCO ESTABLISHMENT LICENSE:

First year: $250.00; each year thereafter (annually): $100.00.

~~Section 11.803: LICENSE FEE:~~ **Section 11.802.1: APPLICATION FOR TOBACCO SALES LICENSE:**

$50.00 annually.

~~Section 11.808: VENDING MACHINES OR SELF-SERVING DISPLAYS:~~

~~$150.00 per machine, annually.~~

Section 11.904: APPLICATION FOR LICENSE:

C. Nonrefundable application fee: $25.00. If, at the end of 120 days, a raffle license holder wants to extend the license in order to continue issuing or selling chances for a single raffle for up to, but no more than 54 weeks, it shall pay an additional nonrefundable fee of $250.00.

Item Cover Page

Subject	**PZ-11-24 / 950 E. Rand Road / Conditional Use for a Drive-Through / Village Board Final**
Meeting	October 10, 2024 - REGULAR MEETING OF THE MOUNT PROSPECT PLANNING AND ZONING COMMISSION
Fiscal Impact (Y/N)	N
Dollar Amount	
Budget Source	
Category	NEW BUSINESS
Type	Action Item

Information

BRIEF SUMMARY OF REQUEST

The Petitioner, Lakeside Bank, is requesting conditional use approval to re-establish a drive-through associated with a bank, and other relief from the Village of Mount Prospect Village Code as may be required for this project. The subject property is commonly known as 950 E Rand.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1957 and first developed in 198 "Brown's Chicken," which operated until 2009. The property was then developed as drive-through Chase Bank in 2011 which operated until December 2020, when Chas opened a new location in Downtown Mount Prospect. The property became part of a Planned Unit Development (PUD) via Ord. No. 6148 in 2014.

Conditional Use History: When Chase Bank opened in 2011, the Village Board pa Ordinance No. 5820, granting a conditional use for a four-lane drive-through. Howe a hearing to re-establish the conditional use is necessary because the property has vacant for nearly four years and section 14.203 (F) of the Village Code of Ordinance states: *"The conditional use shall expire if the conditional use shall cease for more t twelve (12) months for any reason."*

Rand Road Expansion: Additionally, a widening of Rand Road was completed in 2 which caused the removal of mature landscaping and several trees, as depicted in t diagram below:

PROPOSAL

The Petitioner proposes to re-establish the existing commercial building as a bank, maintaining all exterior improvements made to the property by Chase in 2011. As proposed, the project requires conditional use approval to re-establish the use of th existing drive-through lanes. The various elements of the proposal are outlined belc

Site Plan: The proposed site plan indicates that the existing 4,229 square foot buil will be maintained on the Subject Property along with the four existing drive-throug lanes.

The Subject Property is currently accessed from two entrances along the Mount Pro Plaza parking lot access drive. The project proposes maintaining these existing acce

points. As the existing site layout is maintained, bank patrons can enter the bank parking lot via the two-way northwest access point. They can either park or procee the drive-through. There are fourteen parking spots, including two accessible spots. drive-through patrons, the two-lane drive continues along the southern frontage of lot and wraps around the eastern frontage. On the eastern frontage, there are four existing drive-through lanes which will be maintained. After patrons utilize the bank services, they may continue north to the Mount Prospect Plaza frontage road. Additionally, there is an exit to a plaza parking lot next to the drive-through area, a well as seven additional on-site parking spaces.

As the existing property is simply being opened as another bank with no major alterations to the exterior of the site, all bulk requirements of the building still confo to Village codes.

Hours of Operation: Other Lakeside Bank locations in the region operate at norma business hours and this location at 950 E Rand is expected to follow the same. The proposed hours of operation are as follows: Monday – Friday 8:00 AM to 5:00 PM, Saturday from 9:00 AM to 1:00 PM, and closed on Sunday.

Parking: No changes to the existing parking lot are proposed as part of this applica The Village Code requires three parking spaces per 1,000 square feet of gross floor for banking facilities. The proposed 4,299 square foot bank requires thirteen parkin spaces. The site exceeds the required parking spaces by providing a total of twenty parking spaces.

Traffic: This site was previously used as a bank, so a traffic impact study was not required by staff. No significant traffic challenges are anticipated to be created by tl proposed use, based on observed traffic impacts created by the previous bank user

Drive-Through Stacking and Service Vehicle Staging: Per the Drive-Through Stacking & Service requirements, four stacking spaces are required for each window The site provides adequate space for four or more cars to stack at each of the four drive-through windows. The stacking layout is shown on Site Plan A1.0 allowing a 1 maneuvering lane.

Building Elevations: The attached elevations indicate the existing building will be maintained. It is composed of a mix of stone and brick.

Signage: The attached sign package illustrates the proposed signs for the Subject Property. With some minor revisions, signage shall be allowed as presented on the drawings dated 08/05/2024 from Stratus Unlimited. The sign package includes wall signs, canopy signs, a freestanding sign, and on-site directional signs. All are typica drive-through bank and will replace signs that previously existed and will be require meet code.

Landscaping: The proposed site landscaping meets code. The landscaping is an

improvement over the existing conditions with the new user maintaining existing planting beds and, in many cases, improving them with additional plantings. Notabl the proposed landscape plan indicates a continuous row of permanent peripheral landscaping in the form of Feather Reed Grass (decorative tall grass) along the Ran Road Frontage. This replaces landscaping that was removed in 2023 during the Ran Road widening project.

Lighting Plan: The existing lighting system was last updated in 2011 and will be maintained.

COMPREHENSIVE PLAN DESIGNATION

The Comprehensive Plan's Future Land Use Map designates the Subject Property as Corridor Commercial which includes developments on predominantly large sites witl stand-alone type commercial uses and auto-oriented commercial uses such as gas stations or drive-through establishments. Key characteristics of the district include providing a mix of uses that serve the needs of residents, encouraging infill and redevelopment opportunities to provide a broader mix of uses. Corridor commercial are typically located in high visibility areas along major corridors. The proposed use located at one of the most prominent intersections and gateways into the Village. It an auto-oriented commercial use that will provide banking services to residents fror within and around the Mount Prospect; therefore, the Petitioner's proposal is consis with the long-range goals of the Comprehensive Plan.

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zo Ordinance and include seven specific findings that must be made in order to approv conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, sa morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of otl properties in the vicinity or impede the orderly development of those properti
- There is adequate provision for utilities, drainage, and design of access and e to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

The Petitioner's request to re-establish a drive-through bank meets the standards fo conditional use. The drive-through lanes would be maintained from the previous use the east side of the Subject property.

Staff is supportive of the Petitioner's conditional use request as the request meets t standards for a conditional use. The site was previously used as a drive-through ba nine (9) years and no adverse impacts are expected upon the reopening of the driv through. The proposed use complies with the Comprehensive Plan and conforms wi

Village code.

Alternatives

1. To approve a conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the conditions outlined in the staff report.
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Staff finds that the standards for conditional use have been met. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"To approve a conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the following conditions:

1. The site shall be developed in strict conformance with the following plan sets:
    - The "Lakeside Bank – Mount Prospect Plaza" plan set prepared by JRB Group Architects, dated 5/17/2023, with latest revision date of 09/16/2024.
    - The "Lakeside Bank Landscape Plan" prepared by Craig M. Patten Landscape Architecture, dated 5/17/2023, with latest revision date of 09/16/2024.
2. No more than ten percent (10%) of the area of any directional sign may be used to identify any business, product, or service."

The Village Board's decision is final for this case.

Attachments

1. PZ-11-24 Staff Report
2. PZ-11-24 Administrative Content
3. PZ-11-24 Plans - Site Plan, Elevations, Landscaping, Photometric, Signs

VILLAGE OF MOUNT PROSPECT 50 S. Emerson Street, Mount Prospect, IL 60056

STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason Shallcross, AICP, CEcD
Director of Community Development

Charlie Hogan, AICP
Development Planner

DATE: September 30, 2024

CASE NUMBER
PZ-11-24

APPLICANT/PROPERTY OWNER
Lakeside Bank/ LBX Mount Prospect TH LLC

PUBLIC HEARING DATE
October 10, 2024

PROPERTY ADDRESS/LOCATION
950 East Rand Road

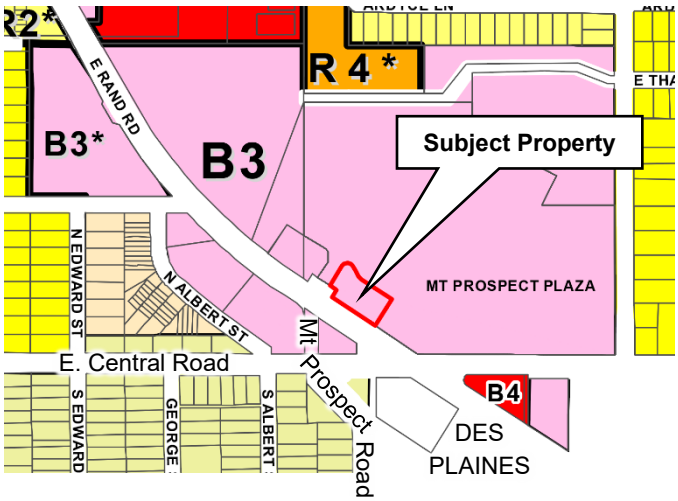
BRIEF SUMMARY OF REQUEST

The Petitioner, Lakeside Bank, is requesting conditional use approval to re-establish a drive-through associated with a bank, and other relief from the Village of Mount Prospect Village Code as may be required for this project. The subject property is commonly known as 950 E Rand.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image

2022 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping PUD	Vacant commercial building	North: B-3* Community Shopping PUD (Mount Prospect Plaza) East: B-3* Community Shopping PUD (Mount Prospect Plaza) South: B-3 Community Shopping (Mattress Firm) West: B-3* Community Shopping PUD (U.S. Bank and Mount Prospect Plaza)	0.73 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

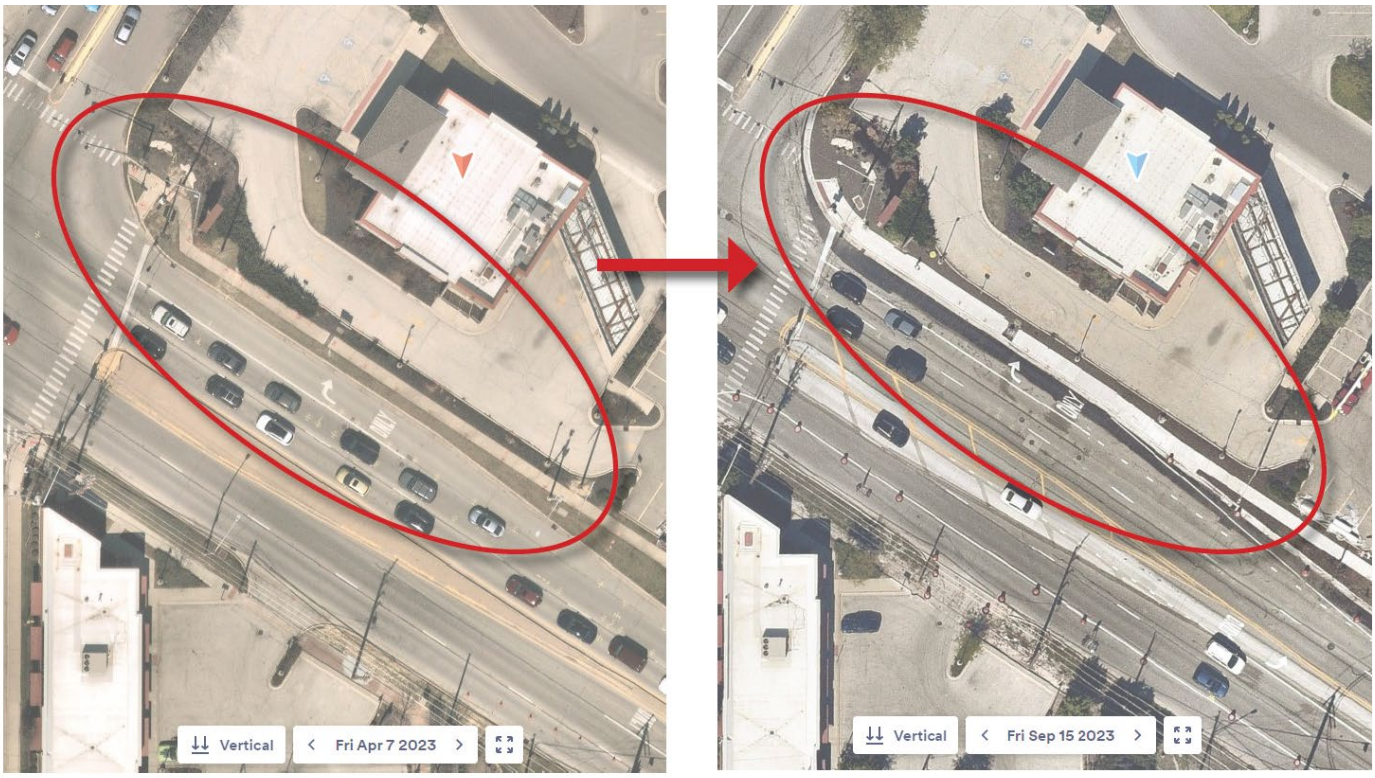
DENY

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1957 and first developed in 1988 as "Brown's Chicken," which operated until 2009. The property was then developed as a drive-through Chase Bank in 2011 which operated until December 2020, when Chase opened a new location in Downtown Mount Prospect. The property became part of a Planned Unit Development (PUD) via Ord. No. 6148 in 2014.

Conditional Use History: When Chase Bank opened in 2011, the Village Board passed Ordinance No. 5820, granting a conditional use for a four-lane drive-through. However, a hearing to re-establish the conditional use is necessary because the property has been vacant for nearly four years and section 14.203 (F) of the Village Code of Ordinances states: *"The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason."*

Rand Road Expansion: Additionally, a widening of Rand Road was completed in 2023, which caused the removal of mature landscaping and several trees, as depicted in the diagram below:



PROPOSAL

The Petitioner proposes to re-establish the existing commercial building as a bank, maintaining all exterior improvements made to the property by Chase in 2011. As proposed, the project requires conditional use approval to re-establish the use of the existing drive-through lanes. The various elements of the proposal are outlined below.

Site Plan: The proposed site plan indicates that the existing 4,229 square foot building will be maintained on the Subject Property along with the four existing drive-through lanes.

The Subject Property is currently accessed from two entrances along the Mount Prospect Plaza parking lot access drive. The project proposes maintaining these existing access points. As the existing site layout is maintained, bank patrons can enter the bank parking lot via the two-way northwest access point. They can either park or proceed to the drive-through. There are 14 parking spots, including 2 accessible spots. For drive-through patrons, the two-lane drive continues along the southern frontage of the lot and wraps around the eastern frontage. On the eastern frontage, there are four existing drive-through lanes which will be maintained. After patrons utilize the banking services, they may continue north to the Mount Prospect Plaza frontage road. Additionally, there is an exit to a plaza parking lot next to the drive-through area, as well as a 7 additional on-site parking spaces.

As the existing property is simply being opened as another bank with no major alterations to the exterior of the site, all bulk requirements of the building still conform to Village codes.

Hours of Operation: Other Lakeside Bank locations in the region operate at normal business hours and this location at 950 E Rand is expected to follow the same. The proposed hours of operation are as follows: Monday – Friday 8:00 AM to 5:00 PM, Saturday from 9:00 AM to 1:00 PM, and closed on Sunday.

Parking: No changes to the existing parking lot are proposed as part of this application. The Village Code requires three (3) parking spaces per 1,000 square feet of gross floor area for banking facilities. The proposed 4,299 square foot bank requires thirteen (13) parking spaces. The site exceeds the required parking spaces by providing a total of twenty-one (21) parking spaces.

Traffic: This site was previously used as a bank, so a traffic impact study was not required by staff. No significant traffic challenges are anticipated to be created by the proposed use, based on observed traffic impacts created by the previous bank user.

Drive-Through Stacking and Service Vehicle Staging: Per the Drive-Through Stacking & Service requirements, four (4) stacking spaces are required for each window. The site provides adequate space for four (4) or more cars to stack at each of the four (4) drive-through windows. The stacking layout is shown on Site Plan A1.0 allowing a 10’-0” maneuvering lane.

Building Elevations: The attached elevations indicate the existing building will be maintained. It is composed of a mix of stone and brick.

Signage: The attached sign package illustrates the proposed signs for the Subject Property. With some minor revisions, signage shall be allowed as presented on the drawings dated 08/05/2024 from Stratus Unlimited. The sign package includes wall signs, canopy signs, a freestanding sign, and on-site directional signs. All are typical of a drive-through bank and will replace signs that previously existed and will be required to meet code

Landscaping: The proposed site landscaping meets code. The landscaping is an improvement over the existing conditions with the new user maintaining existing planting beds and, in many cases, improving them with additional plantings.

Notably, the proposed landscape plan indicates a continuous row of permanent peripheral landscaping in the form of Feather Reed Grass (decorative tall grass) along the Rand Road Frontage. This replaces landscaping that was removed in 2023 during the Rand Road widening project.

Lighting Plan: The existing lighting system was last updated in 2011 and will be maintained.

COMPREHENSIVE PLAN DESIGNATION

The Comprehensive Plan's Future Land Use Map designates the Subject Property as Corridor Commercial which includes developments on predominantly large sites with stand-alone type commercial uses and auto-oriented commercial uses such as gas stations or drive-through establishments. Key characteristics of the district include providing a mix of uses that serve the needs of residents, encouraging infill and redevelopment opportunities to provide a broader mix of uses. Corridor commercial uses are typically located in high visibility areas along major corridors. The proposed use is located at one of the most prominent intersections and gateways into the Village. It is an auto-oriented commercial use that will provide banking services to residents from within and around the Mount Prospect; therefore, the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

CONDITIONAL USE STANDARDS

The standards for conditional uses are listed in Section 14.203.F.8 of the Village Zoning Ordinance and include seven specific findings that must be made in order to approve a conditional use. The following list is a summary of these findings:

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

The Petitioner's request to re-establish a drive-through bank meets the standards for a conditional use. The drive-through lanes would be maintained from the previous user on the east side of the Subject property.

Staff is supportive of the Petitioner's conditional use request as the request meets the standards for a conditional use. The site was previously used as a drive-through bank for nine (9) years and no adverse impacts are expected upon the reopening of the drive-through. The proposed use complies with the Comprehensive Plan and conforms with Village code.

STAFF RECOMMENDATION

Staff finds that the standards for conditional use have been met. Based on these findings, staff recommends that the Planning and Zoning Commission make a motion to adopt staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"To approve:

1. A conditional use to allow four drive-through lanes at the property commonly known as 950 East Rand Road, subject to the following conditions:
    a. The site shall be developed in strict conformance with the following plan sets:
        I. The "Lakeside Bank – Mount Prospect Plaza" plan set prepared by JRB Group Architects, dated 5/17/2023, with latest revision date of 09/16/2024.
        II. The "Lakeside Bank Landscape Plan" prepared by Craig M. Patten Landscape Architecture, dated 9/06/2024, with latest revision date of 09/16/2024.
    b. No more than ten percent (10%) of the area of any directional sign may be used to identify any business, product, or service."

The Village Board's decision is final for this case.

ATTACHMENTS:

ADMINISTRATIVE CONTENT
(Zoning Request Application, Responses to Standards, etc...)

PLANS
(Plat of Survey, Site Plan, etc.)

OTHER
(Supplemental Information, Public Comments Received, etc...)

I concur:

Jason Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS
Section 14.203.F.8 of the Village of Mount Prospect Zoning Ordinance provides that a Conditional Use shall conform to the following requirements:

1. That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare;
2. That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;
3. That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;
4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;
5. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;
6. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and
7. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

Petitioner's Findings: The Petitioner has provided that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. They state the addition of more banking service to the neighborhood will be a positive and helpful addition to the community. They state they are a well-seasoned financial institution business owner, who currently owns and operates ten (10) other Lakeside Bank branches in the region. The Petitioner has stated that the improvements will be made in compliance with Village standards and will not affect the use, enjoyment, or value of other properties in the vicinity. Additionally, the Petitioner has noted that the scope of the development is compatible with the existing character of the area and will not impede the normal and orderly development of neighboring properties. Further, they have indicated that adequate public utilities, access roads, drainage, and other necessary facilities have been or will be provided. The property will continue to maintain existing utility connections, and improvements will be made in accordance with applicable standards to ensure proper drainage and functionality. The site will remain accessible via the internal access road, and no significant increase in traffic congestion is anticipated as a result of the proposed development. Lastly, the Petitioner states that the drive-through complies with all zoning regulations and with the objectives of the current Comprehensive Plan for the Village.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a drive-through and finds that the standards have been met. Staff finds that the proposed will not endanger public health, safety, morals, comfort, or general welfare. The proposed additions will allow an existing, longtime tenant of the Village to modernize and expand their facility. Based on the information submitted and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

PERMIT PROJECT

FILE #: 24-004363
950 E RAND RD MOUNT PROSPECT IL 60056
FEE OUTSTANDING ON PARCEL - CALL BUILDING TO SEE IF IT SHOULD HOLD UP THE TRANSFER
CONDITIONAL USE PERMIT REQUEST TO ACCOMMODATE DRIVE THRU LANES

PERMIT #: PZZ24-000013

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-11-24: CU-Drive Thru for Bank

Applicant
Kolpak Law Group - Colleen Doherty

Status
Under Review

Valuation
0.00

FEES & PAYMENTS

Plan Check Fees
250.00

Permit Fees
0.00

Total Amount
250.00

Amount Paid
250.00

Balance Due
0.00

☐ Non-Billable

PERMIT DATES

Application Date
08/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

NOTE

STOP! Have you had a Preliminary Meeting the the Planning Department? If Yes, continue, else, please call 847-818-5328 to schedule.

Summary of Proposal

Enclosed please find the application for a Conditional Use to establish drive through lanes that will service the financial institution Lakeside Bank at the above referenced property. The property in question is Zoned B3 and currently improved with a commercial office building consisting of 4,200 square feet and four (4) drive through lanes. The property was previously occupied by Chase Bank

This application is meant to allow Lakeside Bank to use the property as a financial institution with drive through lanes. The services will be those customary included at a full-service retail banking operation, including drive through banking services. The applicant will make no physical changes to the exterior of the building, height, elevations, number of drive through lanes, or landscaping. Any construction planned at this

CLICK HERE for Conditional Uses, Variations, Zoning Map and Text Amendments

Submission Requirements

Proof of Ownership

LDOR 2022.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

Affidavit of Ownership exec 8.6.24.pdf

Paid Receipt of the most recent tax bill

Paid tax bill PIN - 056.pdf

Responses to applicable standards

Conditional Use Standards 950 Rand.docx

Plans

Site plans interior renovation.pdf

Legal Description

LEGAL DESCRIPTION.docx

Document indicating intent to buy or lease

LOI - JPMC - Lakeside Bank - Fully Executed.pdf

Legal Notice

Address Labels

Buffer Map

Other

LOI - JPMC - Lakeside Bank - Fully Executed.pdf

Owner Applicant signature page exec.pdf

Survey 2022.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

- [x] Conditional Use

Number of Conditional Uses
1

For
Drive Thru

Type of Conditional Use
Other properties less than 1 acre

- [ ] Variation(s)
- [ ] Zoning Map Amendment
- [ ] Zoning Text Amendment
- [ ] Other

I hereby affirm that all information provided herein and in all materials submitted in association with this application are true and accurate to the best of my knowledge.

Signature

signature.png

FEES

FEE	DESC	QUANTITY	AMOUNT	TOTAL	
Conditional Use Less than 1 acre fee				250.00	
			Plan Check Fees	**250.00**	
			Permit Fees	**0.00**	
			Total Fees	**250.00**	

PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
09/09/2024	Amex	806187498:	PZZ2	48834	Kolpak La	250.00	
					Amount Paid	**250.00**	
					Balance Due	**0.00**	

Affidavit of Ownership

COUNTY OF ~~COOK~~ Fulton)
STATE OF ~~ILLINOIS~~ Georgia)

I, Philip Block, under oath, state that I am
(print name)

- [ ] the sole owner of the property
- [ ] an owner of the property
- [x] an authorized officer for the owner of the property

commonly described as 950 E. Rand Road, Mount Prospect, IL.
(property address and PIN) 03-35-301-056-0000

and that such property is owned by LBX Mount Prospect TH LLC as of this date.
(print name)

X
Signature

Subscribed and sworn to before
me this 27th day of
August, 2024.

Notary Public

GREGORY S PAULETTE
MY COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 09, 2028
FULTON COUNTY, GEORGIA

THIS AFFIDAVIT OF OWNERSHIP IS DELIVERED IN CONNECTION WITH LAKESIDE BANK'S REQUEST FOR RELEASE OF CERTAIN PLANS/DRAWINGS RELATING TO PROPERTY AT 940-1100 E. RAND RD, MT. PROSPECT, IL, AND IS SUBJECT TO STIPULATIONS IN LETTER DATED 8/19/2024 (ATTACHED).

August 19, 2024

The Village of Mount Prospect
Community Development Department
50 S. Emerson Street
Mount Prospect, Illinois, 60056

RE: Authorization for the following site location in Mount Prospect, Illinois:

Shopping Center known as Mount Prospect Plaza located at 940-1100 E. Rand Road, Mount Prospect, IL 60056

To Whom It May Concern:

The undersigned LBX Mount Prospect TH LLC ("Owner") is the owner of the property located at 940-1100 E. Rand Road, Mount Prospect, IL 60056 (the "Property"). In contemplation of a proposed sublease transaction between JPMorgan Chase Bank, National Association, a national banking association ("Tenant") and Lakeside Bank, an Illinois banking corporation ("Subtenant") concerning a portion of said Property known as Suite OPB, containing approximately 4,300 square feet ("Leased Premises"), for the operation of a retail bank branch at the Leased Premises, Owner acknowledges, consents to, and supports Subtenant submitting to the The Village of Mount Prospect, Community Development Department a request for the release of certain plans/drawings that were submitted for the Leased Premises in approximately 2008 to 2011 in furtherance of Subtenant's zoning/land use application ("Application"); *provided*, *however*, that Owner's acknowledgment, consent to, and support of said Application is conditioned upon the following stipulations:

(1) Owner makes no representations, warranties, covenants or certifications in connection with the Application.

(2) Owner does not agree to incur any cost or expense in connection with the Application.

(3) In the event that a sublease agreement between Tenant and Subtenant is not executed, the Application and the approval(s) granted in connection therewith shall be null and void and Owner and the Property shall not be bound by, or liable in any way under, the Application or such approvals.

Please direct all future correspondence regarding this matter to the asset manager for the Shopping Center, Mike Allison, at mike@lbxinvestments.com, or (803) 622-2256.

Sincerely,

LBX Mount Prospect TH LLC

By: _____
Name: Philip Block
Title: Authorized Signatory

CC: Mike Allison

2

Doc# 2223610080 Fee $88.00

RHSP FEE:$9.00 RPRF FEE: $1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 08/24/2022 02:50 PM PG: 1 OF 14

This instrument was prepared by:
Simone Randolph
Thompson Hine LLP
20 North Clark Street, Suite 800
Chicago, Illinois 60602-4101

Name and Address of Taxpayer:
LBX Mount Prospect TH LLC
11054 Ventura Boulevard, #173
Studio City, California 91604

The above space for Recorder's use only

SPECIAL WARRANTY DEED

RPT REALTY, L.P., a Delaware limited partnership, whose address is 19 W. 44th Street, Suite 1002, New York, New York 10036 ("Grantor"), formerly known as Ramco-Gershenson Properties, L.P., a Delaware limited partnership, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid by LBX MOUNT PROSPECT TH LLC, a Delaware limited liability company, whose address is 11054 Ventura Boulevard, #173, Studio City, California 91604 ("Grantee"), receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE AND CONVEY unto Grantee, and to its heirs and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"): TO HAVE AND TO HOLD the Property, unto Grantee, its heirs and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee, its heirs and assigns, that it has not done; or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same, by through or under it, subject to the following: (i) real estate taxes and assessments, both general and special, not yet due and payable, (ii) those matters described in Exhibit B attached hereto and those items shown on the subdivision plat of the Property, (iii) zoning and building ordinances, (iv) those restrictions set forth in that certain Memorandum of Lease dated as of February 7, 2012 and recorded at Document # 1206919033 with the Cook County Recorder of Deeds, as described in

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Exhibit C attached hereto (the "Ross Restrictions") and (v) the rights of tenants in possession as tenants only. Grantor makes no other warranties or covenants.

[Signature on following page]

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Copy provided by cook county clerk

Copy provided by Cook County Clerk

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 27TH day of July, 2022, made effective as of August 10, 2022.

GRANTOR

RPT REALTY, L.P.,
a Delaware limited partnership

By: RPT Realty, a Maryland real estate investment trust, its general partner

By: _____
Brian Harper, President & CEO

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

This instrument was acknowledged before me on July 27, 2022, by Brian Harper, as President & CEO of RPT Realty, a Maryland real estate investment trust, the general partner of RPT Realty, L.P., a Delaware limited partnership, on behalf of the limited partnership.

_____
Notary Public

(Notarial Seal)

My commission expires: 5/23/2026

JILLIAN CATHERINE SULESKI
STATE OF NEW YORK
NOTARY PUBLIC
Qualified in New York City
01SU6433854
MY COMMISSION EXPIRES 05/23/2026

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
52236 $ 103,800.00

Once recorded, return to:
First American Title Insurance Company
Skylight Office Tower
1660 West Second Street, Suite 650
Cleveland, Ohio 44113
Attn: Ms. Rebecca S. Groetsch

RPT (Mount Prospect) – Special Warranty Deed Signature Page

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 1 (EXCEPTING THEREFROM THOSE PARTS THEREOF TAKEN FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION REGISTERED AS DOCUMENT NUMBER LR3201616, AND ALSO EXCEPTING THEREFROM THAT PART THEREOF TAKEN FOR CENTENNIAL SUBDIVISION BY PLAT REGISTERED AS DOCUMENT NUMBER LR3202476) IN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 16, 1979 AS DOCUMENT NUMBER LR3104778;

ALSO EXCEPTING THEREFROM THAT PART OF LOT 1 IN PLAZA SUBDIVISION AFORESAID DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 29 DEGREES 46 MINUTES 10 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, BEING ALSO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF RAND ROAD-AS DEDICATED BY DOCUMENT NUMBER LR3104778, A DISTANCE OF 296.41 (RECORD 297.66) FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE ON A TANGENTIAL CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2,072.46 FEET, FOR AN ARC DISTANCE OF 730 FEET; THENCE NORTH 20 DEGREES 56 MINUTES 31 SECONDS EAST, 615.26 FEET TO THE SOUTHWEST CORNER OF CENTENNIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF REGISTERED FEBRUARY 11, 1981 AS DOCUMENT NUMBER LR3202476; THENCE NORTH 00 DEGREES 00 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF CENTENNIAL SUBDIVISION AFORESAID, 234.66 FEET TO A POINT ON TUE NORTH LINE OF SAID LOT IN PLAZA SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE, 832.35 (RECORD 832.55) FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF WEST GATE ROAD AND THE NORTH LINE OF EAST CENTRAL ROAD, THENCE ALONG SAID WEST LINE, NORTH 617.80 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 58

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MINUTES 31 SECONDS WEST, 294.97 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 42 SECONDS EAST, 135.60 FEET; THENCE NORTH 63 DEGREES 15 MINUTES 52 SECONDS WEST, 389.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST, 250.91 FEET TO THE SOUTH LINE OF CENTENNIAL DRIVE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET TO A POINT OF CURVATURE; 2) 16.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; 3) SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 135.16 FEET; AND 4) S 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET TO THE WEST LINE OF WEST GATE ROAD; THENCE ALONG SAID WEST LINE, SOUTH 493.79 FEET TO THE POINT OF BEGINNING.

PARCEL 1 ABOVE ALSO MORE PARTICULARLY DESCRIBED, BY METES AND BOUNDS, AS FOLLOWS:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF WEST GATE ROAD AND EAST CENTRAL ROAD; THENCE NORTH 89 DEGREES 37 MINUTES 28 SECONDS WEST, 813.32 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 419.41 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 32 SECONDS EAST, 35.00 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 120.0 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 32 SECONDS WEST, 35.00 FEET; THENCE NORTH 56 DEGREES 54 MINUTES 28 SECONDS WEST, 38.52 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2,072.46 FEET AND ALONG A CHORD SUBTENDED BEARING OF NORTH 53 DEGREES 26 MINUTES 08 SECONDS WEST, 252.15 FEET; THENCE NORTH 20 DEGREES 57 MINUTES 12 SECONDS EAST, 615.30 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 28 SECONDS EAST, 698.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 21 SECONDS EAST, 123.99 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 40.00 FEET AND A LONG CHORD SUBTENDED BEARING OF SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; THENCE SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 235.16 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 1,111.59 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

PART OF LOT 1, PLAZA SUBDIVISION, IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL

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MERIDIAN, CITY OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF WEST GATE ROAD AND THE NORTH LINE OF EAST CENTRAL ROAD, THENCE ALONG SAID WEST LINE, NORTH 617.80 FEET TO THE POINT OF BEGINNING; THENCE N 89 DEGREES 58 MINUTES 31 SECONDS WEST, 294.97 FEET; THENCE NORTH 26 DEGREES 41 MINUTES 42 SECONDS EAST, 135.60 FEET; THENCE NORTH 63 DEGREES 15 MINUTES 52 SECONDS WEST, 389.30 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST, 250.91 FEET TO THE SOUTH LINE OF CENTENNIAL DRIVE; THENCE ALONG SAID SOUTH LINE THE FOLLOWING FOUR COURSES AND DISTANCES: 1) NORTH 89 DEGREES 39 MINUTES 43 SECONDS EAST, 416.97 FEET TO A POINT OF CURVATURE; 2) 16.23 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 20 SECONDS, AND A CHORD THAT BEARS SOUTH 78 DEGREES 43 MINUTES 34 SECONDS EAST, 16.11 FEET; 3) SOUTH 67 DEGREES 05 MINUTES 57 SECONDS EAST, 135.16 FEET; AND 4) S 89 DEGREES 26 MINUTES 43 SECONDS EAST, 24.37 FEET TO THE WEST LINE OF WEST GATE ROAD; THENCE ALONG SAID WEST LINE, SOUTH 493.79 FEET TO THE POINT OF BEGINNING.

FURTHER EXCEPTING THEREFROM THAT PORTION DEEDED TO THE VILLAGE OF MOUNT PROSPECT, A MUNICIPAL CORPORATION FOR PUBLIC ROAD PURPOSES BY WARRANTY DEED RECORDED MAY 26, 2022 AS DOCUMENT NO. 2214619024.

Permanent Real Estate Index Number(s):

03-35-301-055-0000
03-35-301-056-0000
03-35-301-058-0000
03-35-302-014-0000
03-35-302-015-0000

Address of real estate:

940-1100 East Rand Road, Mount Prospect, Illinois 60056

REAL ESTATE TRANSFER TAX		19-Aug-2022
	COUNTY:	17,300.00
	ILLINOIS:	34,600.00
	TOTAL:	51,900.00
03-35-301-055-0000	20220801601662	1-341-616-720

Exhibit A-3

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Terms, provisions and conditions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and JPMorgan Chase Bank, N.A., Lessee, dated October 27, 2010 as disclosed by a Memorandum of Lease recorded April 15, 2011 as document 1110529024, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

2. Terms, provisions and conditions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and Ross Dress for Less, Inc., Lessee, as disclosed by a Memorandum of Lease recorded March 9, 2012 as document 1206919033, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

3. Terms, provisions, restrictions and conditions contained in Lease by and between Mt. Prospect Plaza Owner, LLC, Lessor, and Fitness International, LLC, Lessee, dated July 25, 2012 as disclosed by a Memorandum of Lease recorded October 22, 2012 as document 1229619013, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

4. Terms, provisions, conditions, easements and restrictions contained in Lease by and between Mount Prospect Plaza Owner, LLC, Lessor, and Aldi Inc., Lessee, dated August 22, 2012 as disclosed by a Memorandum of Lease recorded March 28, 2013 as document 1308719004, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

5. Lease made by Cermak Plaza, Inc., Mt. Prospect Plaza Division, Lessor, to Marshall's of Mt. Prospect, Inc., Lessee, for a term of years, and the covenants and conditions as therein contained and of all persons claiming thereunder, including judgement creditors, as disclosed by memorandum dated November 30, 1976, and filed April 1, 1977 as document LR2929296.

6. Ground Lease made between Cermak Plaza, Inc., Mt. Prospect Plaza Division, Lessor, and St. Paul Federal Savings and Loan Association, Lessee, dated October 27, 1975, and filed March 5, 1980 as document LR3148567, demising the land for a term of years, together with provisions contained therein and of all persons claiming thereunder, including judgement creditors.

   Lease Modification Agreement dated March 6, 1979 and filed March 5, 1980 as document LR3148568.

7. Sublease Lease made by Maisel & Associates of Michigan, Lessor, to K Mart Corporation, Lessee, for a term of years, and the covenants and conditions as therein

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contained and of all persons claiming thereunder, including judgement creditors, as disclosed by memorandum dated June 15, 1978, and filed December 3, 1980 as document LR3191752.

First Amendment to Sublease dated April 9, 1980.

Second Amendment to Sublease dated May 22, 1980.

Third Amendment to Sublease dated March 25, 1981.

Fourth Amendment to Sublease dated April 3, 1985 and filed December 26, 1985 as document LR3486210.

Assignment of Lease from K Mart Corporation to Walgreen Co., dated April 3, 1985 and filed December 26, 1985 as document LR3486211.

Assignment and Assumption Agreement Relating to Sublease made by and between Maisel & Associates of Michigan limited partnership ("Assignor") and Mount Prospect Plaza limited partnership ("Assignee") filed November 2, 1987 as document LR3664122 and recorded November 2, 1987 as document 87590509.

Fifth Amendment to Sublease dated August 31, 1987 and filed January 19, 1988 as document LR3681903.

8. Terms, provisions and conditions of the Agreement made by and between Mount Prospect Plaza Limited Partnership and Walgreen Co., dated July 21, 1988 and filed November 21, 1988 as document LR3754847.

9. Terms and provisions of Hold Harmless Agreement executed by Mount Prospect Plaza Limited Partnership in favor of the Village of Mount Prospect dated March 9, 1993 and recorded April 13, 1993 as document 93269218.

10. Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded February 1, 1996 as document 96086396.

11. The fact, as disclosed by that certain document or documents recorded February 1, 1996 as document 96086396 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

12. Easement in favor of Public Service Company of Northern Illinois, its successors and assigns, for the purpose of laying, maintaining and operating an 18 inch gas main and appurtenances filed April 4, 1946 as document LR1092376.

13. Easement in favor of Public Service Company of Northern Illinois, its successors and assigns, for the purpose of laying, maintaining and operating gas utility equipment filed June 4, 1947 as document LR1152244.

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14. Fifteen foot easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by document LR1952274, filed on November 16, 1960, and the terms and conditions thereof, also shown on the plat of subdivision filed July 16, 1979 as document LR3104778.

15. Grant of Easement in favor of the Village of Mount Prospect, 10 foot wide, for water lines and fire hydrants as shown on the plat attached to the instrument recorded July 9, 1962 as document 18526539.

16. Easement in favor of Illinois Bell Telephone Company and Commonwealth Edison Company for the purpose of installation, maintenance, relocation, etc., of telephone and electrical utility equipment dated October 1, 1964 recorded December 23, 1964 as document 19340603.

17. Grant of Easement in favor of the Village of Mount Prospect, 10 foot wide, for the right, privilege and easement to construct and maintain underground water mains as shown on the plat attached to the instrument recorded February 19, 1969 as document 20761400.

18. Easement in favor of the Commonwealth Edison Company, the Illinois Bell Telephone Company and Northern Illinois Gas Company, Village of Mount Prospect for the purpose of maintenance of electric, telephone and gas systems appurtenances, maintenance of water mains etc., as shown on the plat filed July 16, 1979 as document LR3104778 as amended by Easement Agreement executed by Cermak Plaza, Inc., Village of Mount Prospect and Maisel and Associates of Michigan, filed August 19, 1980 as document LR3173793 for the purpose of constructing, maintaining, replacing and renewing water main etc., said agreement vacated certain limited portions of easement areas granted in the Plat of Plaza Subdivision to the Village of Mount Prospect and granted compensating easement areas.

19. Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals and incidental purposes recorded September 14, 1987 as document 87502336 and filed January 11, 1988 as document LR3680217.

20. Ten foot easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals, and incidental purposes filed March 2, 1988 as document LR3691163.

21. Ten foot easement in favor of the Commonwealth Edison Company and the Illinois Bell Telephone Company for underground transmission and distribution of electricity, sounds and signals, and incidental purposes filed September 19, 1988 as document LR3740125.

22. Ten foot easement in favor of Northern Illinois Gas Company for the installation, relocation, renewal and removal of gas mains and appurtenances dated June 10, 1988 and recorded September 30, 1988 as document 88450089.

23. Twenty foot easement in favor of the Village of Mount Prospect for water service, valves and hydrants affecting the Property and other property as shown on the Plat of Easements recorded May 11, 1989 as document 89214371.

24. Easements, covenants, conditions, and restrictions contained in Easements With Covenants, Conditions and Restrictions Affecting Land dated September 28, 1990 and recorded September 28, 1990 as document 90474272 for parking, access, ingress, and egress, etc., and the further provisions contained therein.

    First Amendment to Easements with Covenants, Conditions and Restrictions Affecting Land recorded February 24, 2009 as Document No. 0905556000, and the terms and conditions therein contained.

    Easement Holder's Partial Release, Subordination to Permanent Easement and Consent to Temporary Construction Easement recorded May 26, 2022 as Document No. 2214619027, and the terms and conditions therein contained.

25. Easements for water main and sanitary sewer and incidental purposes affecting portions of the Property as shown and described on the Easement Plat recorded June 25, 1992 as document 92461457.

26. Terms, conditions and provisions of Ordinance No. 5246 entitled An Ordinance Granting a Conditional Use Permit for Property Commonly Known as 1018 Mount Prospect Plaza recorded as document 0020583327.

27. Terms, conditions and provisions of Ordinance No. 5820 entitled An Ordinance Granting a Conditional Use Permit for Property Located at 950 East Rand Road, Mount Prospect, Illinois recorded as document 1034931120.

28. Terms, conditions and provisions of Resolution No. R27SR-01 (Variation) for property at 1008 Mount Prospect Plaza, Rand Road, Mount Prospect, Illinois for conditional use permit recorded as document 0011210691.

29. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded March 14, 2002 as document 0020292186.

30. The fact, as disclosed by that certain document or documents recorded March 14, 2002 as document 0020292186 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

31. Terms, provisions, conditions and limitations of Environmental No Further Remediation Letter recorded April 6, 2011 as document 1109631066.

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32. The fact, as disclosed by that certain document or documents recorded April 6, 2011 as document 1109631066 of Official Records, that some violation of environmental protection laws may have occurred which may affect the Property.

33. Terms, conditions and provisions of Ordinance No. 6148 entitled An Ordinance Granting a Conditional Use Permit for a Final Planned Unit Development, Conditional Use for a Drive- Through Establishment & Variation for Property Located at Mount Prospect Plaza. (990-1145 Mt. Prospect Plaza, 940-950 East Rand Road and 1200-1220 East Central Road, Mount Prospect, IL) recorded July 21, 2014 as document 1420234072.

34. Terms, conditions and provisions of Ordinance No. 6205 entitled An Ordinance Amending Ordinance No. 6148 Granting a Conditional Use Permit for a Final Planned Unit Development, Conditional Use for a Drive-Through Establishment & Variation for Property Located at 990-1145 Mt. Prospect Plaza, 940-950 East Rand Road and 1200-1220 East Central Road, Mount Prospect, Illinois recorded August 18, 2015 as document 1523034052.

35. Terms, conditions and provisions of Resolution No. R-05-15, Resolution Approving Findings of Fact, recorded August 11, 2015 as document 1522329105.

36. Terms, provisions and conditions contained in Lease by and between Ramco-Gershenson Properties, L.P., Lessor, and AutoZone Parts, Inc., Lessee, dated February 6, 2016 as disclosed by a Short Form Lease recorded March 10, 2017 as document 1706929046, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

37. Reciprocal Easement Agreement recorded July 13, 2017 as document 1719439138, and the terms, provisions and conditions contained therein.

38. Terms, provisions and conditions contained in Lease by and between RPT Realty, L.P., Lessor, and Burlington Coat Factory of Texas, Inc., Lessee, dated February 28, 2019 as disclosed by a Memorandum of Lease recorded February 24, 2020 as document 2005515213, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

39. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

40. Map survey recorded on February 08, 2021 as document no. 2103916089.
41. Permanent Easement recorded May 26, 2022 as Document No. 2214619025, and the terms and conditions therein contained.

42. Temporary Construction Easement recorded May 26, 2022 as Document No. 2214619026, and the terms and conditions therein contained.

43. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Robert J. Winnicki, on behalf of

Blew & Associates, P.A. on June 22, 2022, last revised August 17, 2022, designated 22-4709:

a. Signs located southeast of the Property, ownership unknown;
b. Signs located north of the Property, ownership unknown; and
c. Utilities located on the Property without the benefit of a recorded easement.

44. Unrecorded Easement Agreement (Comcast 990-1141), dated October 24, 2014, entered into by Comcast Cable Communications Company, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor, as successor to Ramco-Gershenson Properties, L.P., a Delaware limited partnership.

45. Unrecorded Easement Agreement (Comcast – Panda Express A100), dated March 5, 2015, entered into by Comcast Cable Communications Company, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor, as successor to Ramco-Gershenson Properties, L.P., a Delaware limited partnership.

46. Unrecorded Access Agreement (US Bank), dated October 6, 2020, entered into by Comcast Cable Communications Management, LLC, a Delaware limited liability company, itself and on behalf of its affiliates, and Grantor.

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EXHIBIT C

THE ROSS RESTRICTIONS

"3.2.1. Retail Use. Tenant has entered into this Lease in reliance upon representations by Landlord that Landlord's Parcel is and shall remain retail in character, and, further (except as provided herein), no part of Landlord's Parcel shall be used for office or residential purposes or as a theater, auditorium, meeting hall, school, church or other place of public assembly, "flea market," mortuary, gymnasium (within one hundred fifty (150) feet of the front and side perimeter walls of the Store), veterinary services or pet vaccination clinic or overnight stay pet facilities (except as an incidental use in conjunction with the operation of a national or regional pet store retailer, provided such pet store retailer is not located within one hundred fifty (150) feet of the front and side perimeter walls of the Store), health club (within one hundred fifty (150) feet of the front and side perimeter walls of the Store), dance hall, billiard or pool hall, massage parlor (except massage services in connection with a full service spa shall be permissible), video game arcade, bowling alley, skating rink, car wash, facility for the sale, display, leasing or repair of motor vehicles, night club, Internet café, the sale of adult products or adult bookstores or adult audio/video products stores (which are defined as stores in which at least ten percent (10%) of the inventory is not available for sale or rental to children under the age of majority in the state in which the Store is located because such inventory explicitly deals with or depicts human sexuality). No ATM or similar machine shall be permitted in Landlord's Parcel within one hundred (100) feet of the front and side perimeter walls of the Store, except if located wholly within the interior of another tenant's or occupant's premises or is used as a drive up ATM facility in connection with a banking institution. Landlord shall not lease space nor allow space to be occupied in Landlord's Parcel by a national specialty coffee retailer with over five hundred (500) stores occupying three thousand (3,000) square feet of Leasable Floor Area or less, except for Dunkin' Donuts. Further, no restaurant or other "High Intensity Parking User" (as hereinafter defined) shall be permitted in Landlord's Parcel within one hundred fifty (150) feet of the front and side perimeter walls of the Store. Notwithstanding the preceding sentence, the restriction on a restaurant use shall not prohibit a quick serve type restaurant such as Subway, Jimmy Johns or a yogurt shop, provided no such quick serve type restaurant exceeds one thousand two hundred (1,200) square feet of Leasable Floor Area and, provided further, that no more than two (2) such quick serve type restaurants shall be permitted within one hundred fifty (150) feet of the front and side perimeter walls of the Store. A "High Intensity Parking User" is a tenant or occupant whose use requires more than five (5) parking spaces per one thousand (1,000) square feet of Leasable Floor Area in accordance with either customary shopping center practices or governmental regulations, whichever has a higher parking requirement. Notwithstanding the prohibition on offices set forth above, retail service offices such as, but not limited

to, full service banks, real estate brokers, title companies and insurance offices shall be permitted, provided that (a) no retail service office is located within one hundred fifty (150) feet of the Store, and (b) retail service offices in the aggregate do not exceed ten percent (10%) of the Leasable Floor Area of Landlord's Parcel. Notwithstanding the precedence sentence, Landlord shall be permitted to replace the existing retail service offices in Spaces 7, 8, 11, 14, 16, 18, 28, 34 and 35 designated on **Exhibit B** with retail office uses and Spaces 28, 34 and 35 may be replaced with another office use. In addition, Landlord shall be permitted to lease one (1) additional space for a retail service office use in either Space 9, 10, 12 or 13 designated on **Exhibit B**, provided that no retail service office use in Space 9, 10, 12 or 13 shall exceed one thousand five hundred (1,500) square feet of Leasable Floor Area. The foregoing use restrictions are referred to herein as the Ross Prohibited Uses. The Ross Prohibited Uses set forth in this Section 3.2.1 shall not apply to those tenants or occupants of Landlord's Parcel who, in accordance with the terms of existing leases or occupancy agreements in effect on the Effective Date ("Existing Tenants"), cannot be prohibited from so operating, but only for the balance of the term(s) of such existing lease(s) or occupancy agreement(s). Landlord covenants and agrees that if Landlord has the right to consent to a change in use of the premises occupied by any such Existing Tenant, Landlord shall not consent to a change in use of the premises which violates the Ross Prohibited Uses."

Copy provided by Cook County Clerk

Exhibit C-2

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$145,040**
Property Value:	**$1,285,832**
Total Debt % Attributed to Your Property Value:	**11.3%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

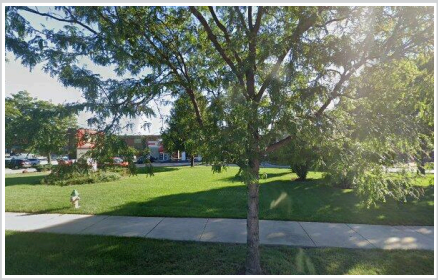
See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-35-301-056-0000**

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
802 E RAND RD
MOUNT PROSPECT, IL 60056-2565

Volume: 235

Mailing Information:
MOUNT PROSPECT PLAZA
802 E RAND RD
MT PROSPECT, IL 00000-0000

Update Your Information

Are Your Taxes Paid?

Tax Year 2022 (billed in 2023) Total Amount Billed: $91,672.68

1st INSTALLMENT - Tax Year 2022		2nd INSTALLMENT - Tax Year 2022	
Original Billed Amount:	$57,680.40	**Original Billed Amount:**	$33,992.28
Due Date:	04/03/2023	**Due Date:**	12/01/2023
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

Tax Year 2023 (billed in 2024) Total Amount Billed: $95,555.46

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$50,419.97	**Original Billed Amount:**	$45,135.49
Due Date:	03/01/2024	**Due Date:**	08/01/2024
Tax:	$0.00	**Tax:**	$0.00
Interest:	$0.00	**Interest:**	$0.00
Current Amount Due:	**$0.00**	**Current Amount Due:**	**$0.00**

Total Amount Due: **$0.00**

Expand Payment Details

About payments:

- Payments are recorded the date they are received. They appear on the website about three business days later.
- To find out if taxes for this PIN were sold or are delinquent for Tax Year 2020 and earlier, search the Cook County Clerk's records.

Download Your Tax Bill

Open a PDF of your tax bill that can be printed and used to pay in person or by mail.

Tax Year 2022 Second Installment **Due Friday, December 1, 2023**

Tax Year 2023 Second Installment **Due Thursday, August 1, 2024**

Stop receiving your tax bill by mail.

Sign up for eBilling to receive future tax bills via email.

Are There Any Overpayments on Your PIN?

Our records do not indicate a refund available on the PIN you have entered.

Have You Received Your Exemptions in These Tax Years?

	2023	2022	2021	2020	2019	2018
Homeowner Exemption:	NO	NO	NO	NO	NO	NO
Senior Citizen Exemption:	NO	NO	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO	NO	NO

Disabled Person Exemption:	NO	NO	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO	NO	NO

Apply for a missing exemption

20-Year Property Tax Bill History

Tax Year 2011:	$25,683.19
Tax Year 2023:	$95,555.46
Difference:	**+ $69,872.27**
Percent Change:	**+ 272.05%**

See your complete property tax history.

- Read "The Pappas Study" 20-Year Property Tax History
- See the Top 50 Largest Tax Increases since 2000 by Chicago ward and suburb
- Voter Turnout 2011-2020 Chicago and Cook County Suburbs
- Cook County Suburbs - Interactive Map
- Chicago by Ward - Interactive Map

Taxing District Debt Attributed to Your Property

Total Taxing District Debt Attributed to Your Property:	**$145,040**
Property Value:	**$1,285,832**
Total Debt % Attributed to Your Property Value:	**11.3%**

To see the 20-Year History of Your Property Taxes, click here.

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2023 value.

Select a taxing district name for detailed financial data.

Your Taxing Districts	Total Debts and Liabilities	District Property Value	Property Value	% of Taxing District Debt	Estimated Total Debts and Liabilities to Property
Northwest Mosquito Abatement Wheeling	$965,682	$99,462,645,968	$1,285,832	0.0012928%	$12
Metro Water Reclamation Dist of Chicago	$4,487,886,000	$615,525,376,003	$1,285,832	0.0002089%	$9,375
Mt Prospect Park District	$38,053,108	$7,010,442,703	$1,285,832	0.0183417%	$6,980
Harper Coll Comm College 512 (Palatine)	$322,598,943	$68,478,657,852	$1,285,832	0.0018777%	$6,057
Township HS District 214 (Arlington Hts)	$161,378,783	$34,503,061,344	$1,285,832	0.0037267%	$6,014
River Trails Elementary SD 26 (Mt Pros)	$25,946,938	$2,015,008,826	$1,285,832	0.0638127%	$16,557

Village of Mount Prospect	$301,363,362	$6,961,556,410	$1,285,832	0.0184705%	$55,663
Town of Wheeling	$16,237	$20,576,624,667	$1,285,832	0.0062490%	$1
Cook County Forest Preserve District	$548,552,253	$627,061,316,173	$1,285,832	0.0002051%	$1,125
County of Cook	$21,094,656,928	$627,061,316,173	$1,285,832	0.0002051%	$43,256
				Total Taxing District Debt Attributed to Your Property:	$145,040

To read Treasurer Pappas' Debt Study and use the interactive map, click here.

Highlights of Your Taxing Districts' Debt and Pension

Select a taxing district name for detailed financial data.

Your Taxing Districts	Money Owed by Your Taxing Districts (minus Total Net Pension Liability)	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	Employees	Retirees	Difference
Northwest Mosquito Abatement Wheeling	$183,732	$8,266,766	$863,125	21	8	13
Metro Water Reclamation Dist of Chicago	$4,169,629,820	$3,082,006,000	$1,046,664,000	1,957	2,485	-528
Mt Prospect Park District	$18,433,548	$33,278,233	$388,084	59	122	-63
Harper Coll Comm College 512 (Palatine)	$365,024,944	$67,129,060	$67,129,060	898	0	898
Township HS District 214 (Arlington Hts)	$151,145,161	$278,285,863	($48,859,038)	1,684	1,205	479
River Trails Elementary SD 26 (Mt Pros)	$24,881,230	$26,572,812	$7,085,785	252	143	109
Village of Mount Prospect	$173,460,847	$376,516,187	$125,260,376	329	474	-145
Town of Wheeling	$16,237	$5,441,297	$465,311	21	43	-22
Cook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	625	536	89
County of Cook	$8,693,862,550	$27,096,852,844	$12,815,325,282	23,760	20,138	3,622

Reports and Data for All Taxing Districts

View the financial reports filed by 547 local Taxing Districts across Cook County pursuant to the Debt Disclosure Ordinance authored by Treasurer Maria Pappas.

- Read the Executive Summary
- Read the Debt Report
- Cook County Debt Map
- Correlation Chart Between Debt and Higher Taxes
- Search your property to find out what portion of local government debt is attributed to your property
- Debt to Property Value by Municipality - Residential and Commercial
- Debt and Disclosure Data
- Browse all financial reports filed by a specific local government

BEGIN A NEW SEARCH

DISCLAIMER: The information on this screen comes from many sources, few of which are in the control of the Cook County Treasurer's Office. Taxpayers are advised to take personal responsibility for their PIN, property location, taxpayer address, and payment amounts posted due or paid, to be sure of their accuracy.

BrowseAloud

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

JPMORGAN CHASE & CO.

April 24, 2024

Mr. Shamus Conneely
John Greene Real Estate
shamusconneely@johngreenecommercial.com

RE: Letter of Intent to Sublease - 950 E. Rand Road, Mount Prospect, IL

Dear Shamus,

On behalf of JPMorgan Chase Bank, N.A. ("JPMC"), the following are terms and conditions on which Corporate Real Estate will present to JPMC Real Estate Committee for the sublease of the above property:

Premises:	Approximately 4,300 square feet of retail space located at 950 E. Rand Road, Mount Prospect, IL as outlined in the attached Exhibit A.
Landlord:	JPMorgan Chase Bank, National Association
Subtenant:	Lakeside Bank
Master Lease:	Subtenant acknowledges, that the Sublease is contingent upon receipt of Master Landlord's consent and that this Sublease shall be subject to the terms of the Master Lease between Sublandlord (as Tenant) and the Master Landlord.
Use:	Bank, all in compliance with applicable laws, regulations, statutes, and the Master Lease.
Hours of Operation:	
Term:	Seven (7) Years (lease expires 9/30/2031)
Common Area Maintenance:	Included in gross rent
Site Maintenance:	The Tenant shall be responsible for all required site maintenance during the lease term. This shall include but not limited to snow plowing and landscaping.
Taxes:	Included in gross rent
Gross Rent:	Years 1: $25.00 PSF Years 2-7: Two (2%) percent annual increases

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	First months' rent is due upon Due Diligence expiration. At Sublandlord's option rent shall be paid via ACH electronic payments.
Tenant Improvement Allowance:	None
Lease Effective Date:	The Sublease shall become effective and in full force on the date of execution- subject to Master Landlord's consent.
Delivery of Premises:	Sublandlord shall deliver the Premises in As-Is condition as of the date hereof.
Delivery Date:	**Sublandlord shall deliver premises following the expiration of the Due Diligence period. To be further defined in Sublease.**
Rent Commencement:	Rent shall commence on the earlier of (i): the date Subtenant opens for business or (ii): ninety (90) days after Sublandlord has delivered the Premises to the Subtenant.
Utilities:	Subtenant shall be responsible for payment for its usage of all utilities which shall be paid directly to the service provider.
Alterations/ Subtenant Work:	Subtenant reserves the right to retain its own contractor to make alterations to the premises, and with no overhead charges paid to Sublandlord. Subtenant shall obtain Sublandlord's prior approval for any alterations; provided, however, that Subtenant shall have the right to make, without Sublandlord's approval, alterations that are cosmetic in nature and that do not impact the building structure or systems. Subtenant shall be responsible for the permitting of any and all improvements, including but not limited to all improvements, furnishings, fixtures and equipment typically found in Sublessee's space. All plans and specifications shall be subject to Sublandlord's written approval, such approval not to be unreasonably withheld or delayed. Subject to Tenant's Allowance, Subtenant's Work shall be performed at Subtenant's sole cost and expense. Sublandlord also reserves the right to approve the Subtenant's General Contractor.
Permits:	Subtenant shall apply for permits during the Due Diligence period and provide copies of all applications prepared by Subtenant simultaneously with their delivery or submittal.
Signage:	At the Subtenant's sole cost and expense, the Subtenant shall construct the Subtenant's signage, in accordance with Landlord's signage criteria and subject to all necessary permits and approvals. Subtenant shall be responsible for obtaining all permits and approvals required for Subtenant's building signage. To be further defined in the Sublease.

JPMORGAN CHASE & CO.

Parking:	Per existing Master Lease
Security Deposit/ Letter of Credit:	**Equal to 1 months' rent ($8,958.33)due upon Sublease execution. Security Deposit shall be refunded should Subtenant be unable to obtain the necessary approvals during Due Diligence.**
Holdover:	If the Premise is not surrendered upon the termination of this Sublease, Subtenant shall indemnify Sublandlord against any liability resulting therefrom and Subtenant, at the option of Sublandlord, shall be deemed to be occupying the Premises month to month at a rental rate equal to 150% of the Base Rent for the first 3 months of the month to month tenancy. The monthly rental rate will increase to 200% of the Base Rent rate and continue until the termination of the tenancy.
Sublandlord Termination:	None
Sublease and Assignment:	Subtenant shall not sublet or assign any or all of the Premises or transfer possession or occupancy thereof without the prior written consent of the Sublandlord, which consent will not be unreasonably withheld. Subtenant shall not assign or sublet the Premises to any financial institution.
OFAC:	Subtenant represents and warrants that neither it nor any of its affiliates or agent(s) acting on behalf of it with respect to this Sublease is listed on the Specially Designated Nationals and Blocked Persons List maintained by the Office of Foreign Asset Control, Department of the Treasury (to be further negotiated in the lease/sublease.
Insurance:	Subtenant shall carry insurance as required under the Master Lease, or at minimum levels of commercial liability insurance and property insurance- naming Sublandlord (and any Master Landlord) as additional insureds- - and containing a waiver of subrogation (to be further negotiated in the sublease). Subtenant shall submit a Certificate of insurance at Sublease execution.
Surrender:	At the expiration (or earlier termination) of the Sublease term, Subtenant shall surrender the Premises in the condition required under the Master Lease; and Subtenant agrees to surrender the space in broom clean condition and in good working order, normal wear and tear excepted, with all of Subtenant's personal property removed

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

Brokers:	Sublandlord is represented by Peter Graham with CBRE, Inc and Subtenant is represented by Shamus Conneely with John Greene Real Estate. Commissions shall be paid per a separate agreement.
Contingencies:	Subject to approval of JPMC's Real Estate Committee and Master Landlord.
ADA and Asbestos Disclosures:	Subtenant acknowledges Sublandlord has made no representations or warranties regarding compliance with the Americans with Disabilities Act or related state and local laws (the "ADA") with the Premises or building/common areas. Subtenant hereby waives, and shall indemnify Sublandlord against any claim arising under the ADA as a result of Subtenant's occupancy and use of the Premises and the Building. Sublandlord shall have the right to terminate the Sublease in its sole and absolute discretion without liability if Subtenant's occupancy triggers any ADA upgrades or otherwise requires Sublandlord to make improvements to the Building or Premises to comply with the ADA. Subtenant further agrees that it shall be responsible for complying with all code compliance required within the Premises in connection with any performed improvements, including but not limited to the Americans with Disabilities Act.
Lease Documentation:	Sublandlord shall prepare its form Sublease for review by Subtenant.
Repair and Maintenance:	Subtenant at its own expense shall repair and maintain the Premise in good operating condition. Subtenant's maintenance, repair, and replacement responsibilities include, but are not limited to, responsibility for the HVAC unit which is solely serving the Suite.
Due Diligence:	**Subtenant shall have a 60 day contingency period to obtain any regulatory approvals, submit for use/special use of the premises, and to submit for permitting. Should Subtenant require additional time due to delays out of their control, Subtenant shall have the option to extend the Due Diligence period for an additional 30 days.**

Docusign Envelope ID: C9CEE82E-C7D4-4708-A163-354C25398BBF

JPMORGAN CHASE & CO.

The parties agree that the information set forth herein is intended to be private and confidential between the parties executing this Letter of Intent and shall not be disclosed to third parties without the consent of each party to this transaction; provided, however, that the terms of this Letter of Intent may be disclosed in confidence to prospective lenders, current or prospective business partners or joint ventures, legal counsel and other consultants to and contractors for said parties for purposes incidental to this agreement or to the conduct of business by said parties.

This Letter of Intent is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this Letter of Intent is not intended to create any agreement or obligation by either party to negotiate a definitive lease agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.

If the foregoing is acceptable, please sign a copy of this letter in the space provided below and return an executed copy to me. Upon receipt of this signed Letter of Intent, we will submit the terms to JPMC Real Estate Committee for their approval. Subject to approval, JPMC will draft a lease agreement and submit it for your review.

Sincerely,

Peter J Graham
CBRE, Inc

AGREED AND ACCEPTED *this* 30TH
day of APRIL, *2024.*
Subtenant - LAKESIDE BANK
By: [signature]
Name: DAVID V. PINKERTON
Its: PRESIDENT

JP Morgan Chase & Co.

DocuSigned by:
Matthew Dipietrantonio
2142D88DE53B467...
Matthew Dipietrantonio

GRE Transactions Management
Aug 7, 2024 | 11:58 PDT

Responses to Conditional Use Standards
950 E. Rand Road

Section 14.203(F)(8) of the Mount Prospect Village Code

8(a) That the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety morals, comfort, or general welfare;

The Applicant's proposal is to establish drive through lanes to service a financial institution at the subject property. The addition of the banking service to the neighborhood will be a positive and helpful addition to the community. The Applicant is also a well-seasoned financial institution business owner, who currently owns and operates ten (10) other Lakeside Bank branches throughout the Chicagoland area. Lakeside Bank anticipates to maintain its respectable reputation as an excellent neighbor to his community in Mount Prospect.

8(b) That the conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located;

The Applicant shall comply with all requirements pursuant to drive through use set by the Village. The Applicant will further keep the property in good working order, clean, and functioning orderly for all patrons, in order to be a positive addition to the municipality.

The use of a bank with drive through lanes is complementary with the commercial nature of the area, and will be a convenient fulfillment of the space, since it was recently vacated by a Chase Bank who also utilized drive through lanes. The proposed use will offer a convenience to the community as well as additional tax revenue to the Village, to be used for betterment of the Community at large.

8(c) That the establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;

Proposed development will be in full compliance with all the requirements of ingress, egress, as well as any other required site planning and maintenance to the proposed facility. The Applicant will be hands on in the development process, and readily available if issues of any kind arise. The proposed bank with drive through lanes are further in line with the commercial corridor of Rand Road, and will be an appropriate addition for the convenience of the community.

8(d) That adequate public utilities, access roads, drainage, and/or necessary facilities have been or will be provided;

Applicant will provide all driveway, driveway permits, driveway access as needed to effectuate the proposed plan. He will also meet and or exceed all drainage facility and or water retention requirements of the Village of Mount Prospect It is the Applicant's full intention to cooperate fully to ensure the bank with drive through lanes are a smooth addition to the Village.

8(e) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets;

To the extent further updates are necessary, Applicant will engage with the Village of Mount Prospect with full cooperation to ensure proper and safe ingress and egress to the subject property. This property has a history of utilizing drive through lanes for banking purposes without incident.

8(f) That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village;

The proposed drive through lanes conform with Village's comprehensive plan in the way of expanding business on Rand Road and thereby promoting public convenience. The additional business will be a betterment to the area over the currently vacant property.

8(g) That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the planning and zoning commission.

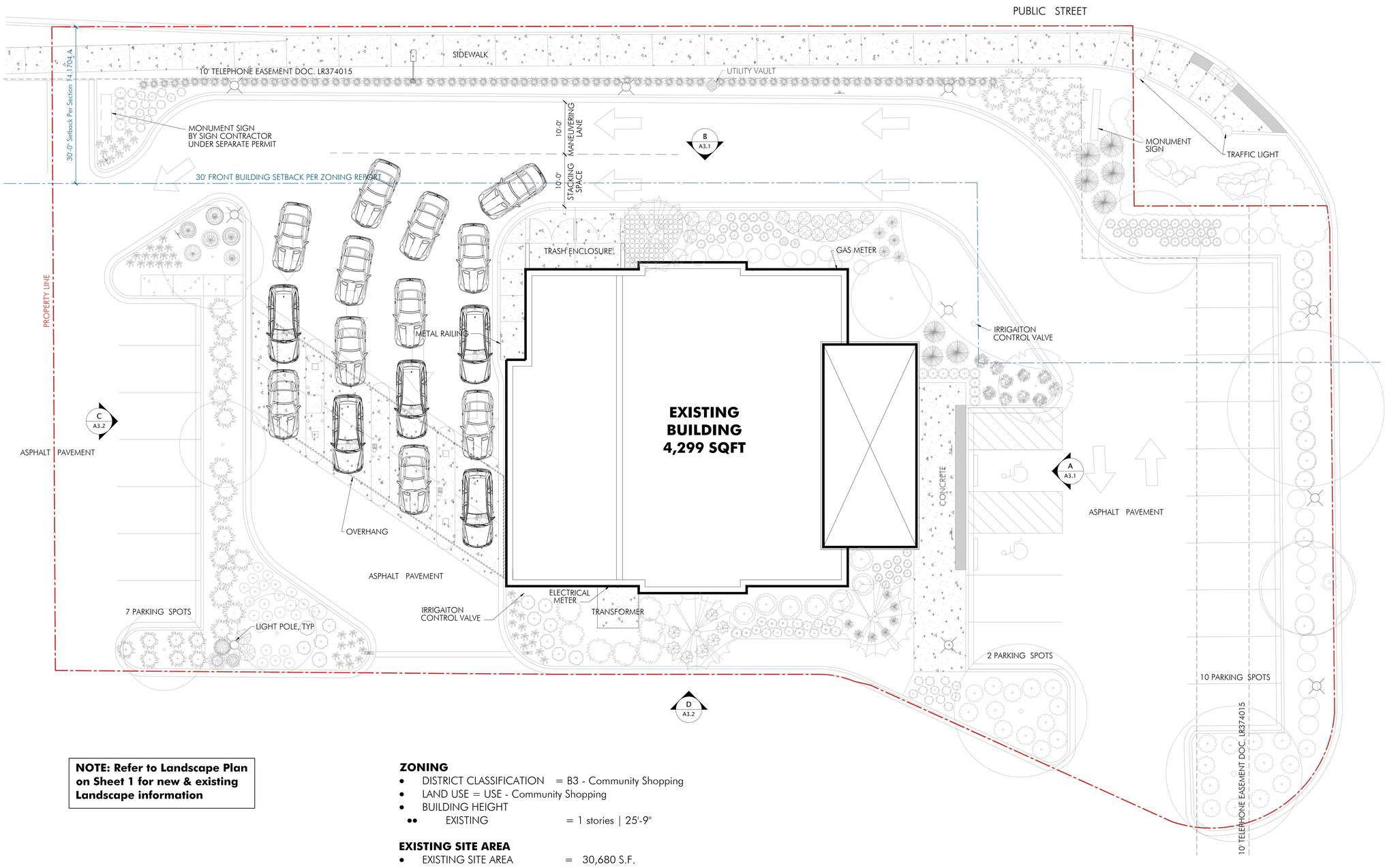
Applicant confirms that applicant shall otherwise comply with all remaining applicable regulations of the district in which it is located and any modifications made by the Villlage pursuant to the recommendations of the Planning and Zoning Commission.

LEGAL DESCRIPTION

THAT PART OF LOT 1 IN PLAZA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 16, 1979 AS DOCUMENT NUMBER LR 3104778, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF A PARCEL TAKEN FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY CONDEMNATION REGISTERED AS DOCUMENT NUMBER LR 3201616, SAID POINT ALSO BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12) AS DEDICATED BY SAID PLAZA SUBDIVISION; THENCE NORTH 32 DEGREES 53 MINUTES 09 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL, 35.00 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 36.76 FEET TO A POINT ON A NON TANGENT CURVE; THENCE NORTHEASTERLY 6.82 FEET, ALONG THE ARC OF SAID NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 32.00 FEET AND WHOSE CHORD BEARS NORTH 26 DEGREES 30 MINUTES 37 SECONDS EAST, 6.81 FEET TO A POINT OF TANGENCY; THENCE NORTH 32 DEGREES 37 MINUTES 12 SECONDS EAST, 89.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY 48.51 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 24.00 FEET AND WHOSE CHORD BEARS SOUTH 89 DEGREES 28 MINUTES 38 SECONDS EAST, 40.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31 DEGREES 34 MINUTES 28 SECONDS EAST, 51.42 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 21.81 FEET, ALONG THE ARC OF A TANGENT CIRCLE TO THE LEFT, HA VINO A RADIUS OF 50.00 FEET AND WHOSE CHORD BEARS SOUTH 44 DEGREES 04 MINUTES 15 SECONDS EAST, 21.64 FEET TO A POINT OF TANGENCY; THENCE SOUTH 56 DEGREES 34 MINUTES 01 SECONDS EAST, 143.97 FEET; THENCE SOUTH 32 DEGREES 53 MINUTES 09 SECONDS WEST, 124.30 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF RAND ROAD (US ROUTE 12); THENCE NORTH 57 DEGREES 06 MINUTES 51 SECONDS WEST, ALONG SAID LINE, 207.85 FEET TO THE POINT OF BEGINNING; CONTAINING 31,093 SQUARE FEET OR 0.714 ACRES MORE OR LESS.

Commonly known as: 950 E. Rand Road, Mt. Prospect, IL 60056

E RAND ROAD



NOTE: Refer to Landscape Plan on Sheet 1 for new & existing Landscape information

ZONING

- DISTRICT CLASSIFICATION = B3 - Community Shopping
- LAND USE = USE - Community Shopping
- BUILDING HEIGHT
  - EXISTING = 1 stories | 25'-9"

EXISTING SITE AREA

- EXISTING SITE AREA = 30,680 S.F.

EXISTING BUILDING AREA

- EXISTING BLDG. AREA = 4,299 S.F.

EXISTING LOT COVERAGE AREA:

(Per Section 14.1704.C the maximum lot coverage for a B3 zoned lot is 75%)

- 4,299S.F. / 30,680 S.F. X 100 = 14%

EXISTING PARKING

- EXISTING PROVIDED: 19 SPACES + 2 ADA SPACES

A Site Plan
Scale: 1/8" = 1'-0"

N

JRB
The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

INTERNATIONAL CONTRACTORS, INC
1 Mid America Plaza, 7th Floor
Oak Brook Terrace, IL 60181
630.834.8043

No.	Date	Comments
	09.16.24	CU Permit Review
	09.09.24	CU Permit Review
	07.18.24	Issued for Permit/Bid
	07.08.24	Review Set

Revisions

Lakeside Bank

Lakeside Bank - Mount Prospect Plaza
950 E Rand Road
Mount Prospect, IL 60056

Project Number E2094
Date 05/17/23
Drawn by ICI

Copyright © The JRB Group Architects 2024

Certification
I hereby certify that these drawings were prepared under my supervision and that they comply, to the best of my knowledge, with the codes and ordinances of,
Mt Prospect, Illinois

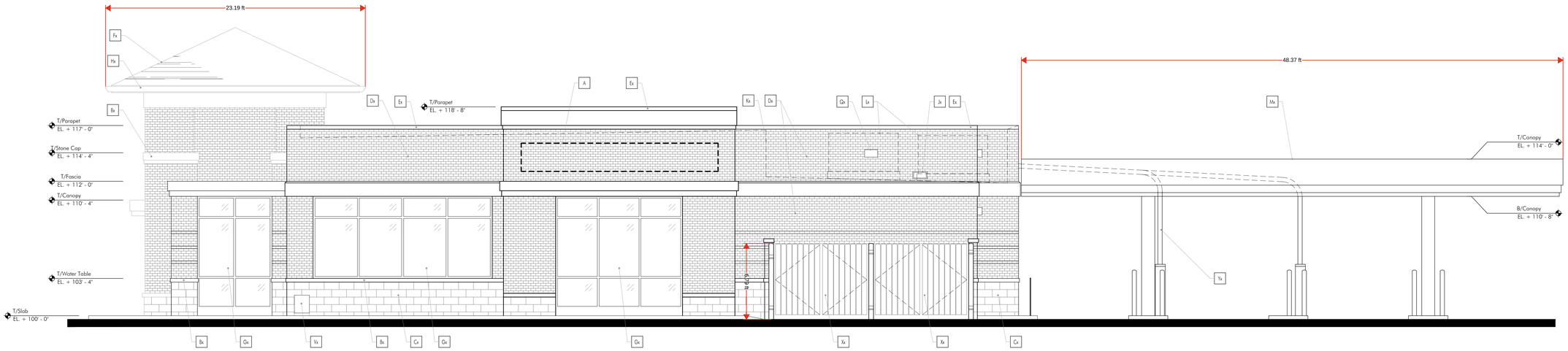
001010109
IL Registered Architect
07/18/2024
Date Signed
11/30/2024
Expiration Date
Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Site Plan

Sheet No.
A1.0

Exterior Elevations Notes

A	Signage by Sign Contractor. Under a separate Permit.
Bx	Existing Cast Stone Trim.
Cx	Existing Cast Stone Veneer.
Dx	Existing Brick Veneer.
Ex	Existing Metal Coping.
Fx	Existing Roof Shingles.
Gx	Existing Clear Anodized Aluminum Storefront System
Hx	Existing Gutter System
Jx	Existing Pre-Finished Aluminum Overflow Scupper
Kx	Existing Line of Roof beyond shown dashed
Lx	Existing Line of Roof HVAC Equipment beyond shown dashed
Mx	Existing Pre-Fab Canopy at Drive-Up
Nx	Existing 1½" dia Pre-Finished Aluminum Guard Rail
Ox	Existing Hollow Metal Door & Frame
Px	Existing Knox Box
Qx	Existing Wall Mounted Light Fixture
Rx	Existing Roof Overflow Drain
Sx	Existing Hose Bibb
Tx	Existing Fire Department Connection
Ux	Existing Electrical Meter
Vx	Existing Gas Meter
Xx	Existing Trash Enclosure Gate
Yx	Existing Bank Equipment
Zx	Existing Drive-up canopy structure shown dashed for clarity.



B South Exterior Elevation
Scale: 1/4"= 1'-0"

A West Exterior Elevation
Scale: 1/4"= 1'-0"

JRB
The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

INTERNATIONAL CONTRACTORS, INC
1 Mid America Plaza, 7th Floor
Oak Brook Terrace, IL 60181
630.834.8043

No.	Date	Comments
	09.16.24	CU Permit Review
	09.09.24	CU Permit Review
	07.18.24	Issued for Permit/Bid
	07.08.24	Review Set

Revisions

Lakeside Bank
Lakeside Bank - Mount Prospect Plaza
950 E Rand Road
Mount Prospect, IL 60056

Project Number	E2094
Date	05/17/23
Drawn by	ICI

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Certification
I hereby certify that these drawings were prepared under my supervision and that they comply, to the best of my knowledge, with the codes and ordinances of,
Mt Prospect, Illinois

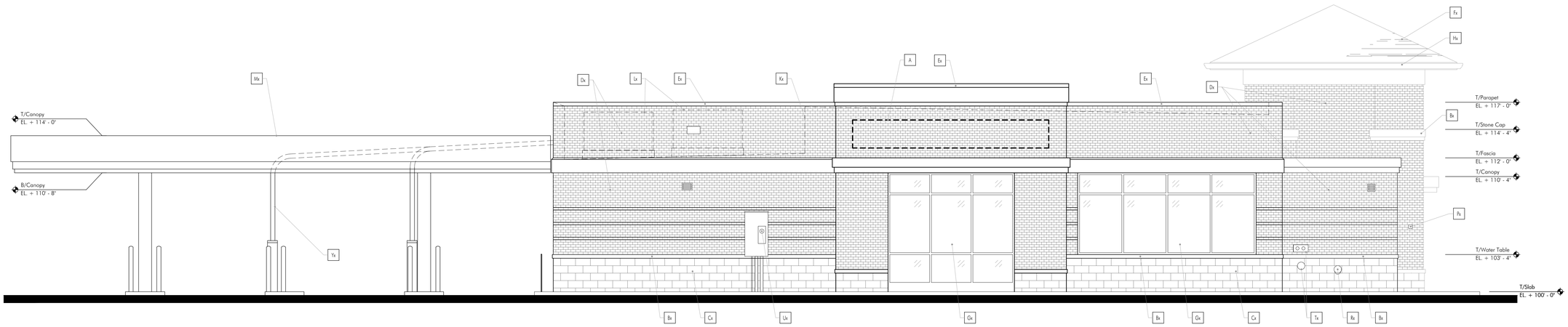
001010109
IL Registered Architect
07/18/2024
Date Signed
11/30/2024
Expiration Date
Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Exterior Elevations

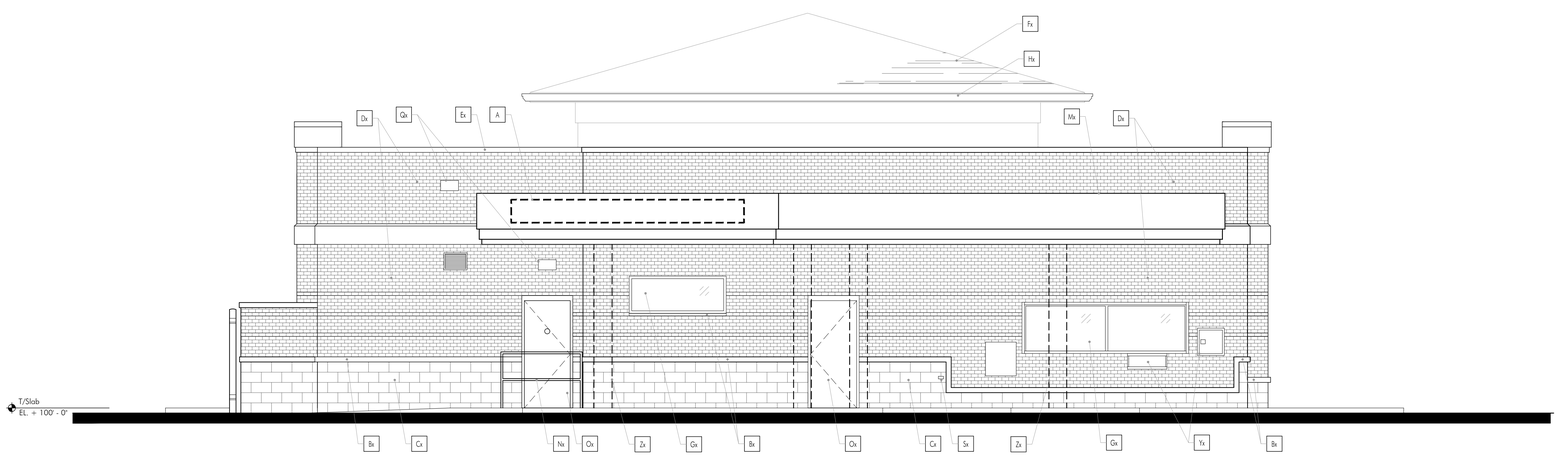
Sheet No.
A3.1

Exterior Elevations Notes

A	Signage by Sign Contractor. Under a separate Permit.
Bx	Existing Cast Stone Trim.
Cx	Existing Cast Stone Veneer.
Dx	Existing Brick Veneer.
Ex	Existing Metal Coping.
Fx	Existing Roof Shingles.
Gx	Existing Clear Anodized Aluminum Storefront System
Hx	Existing Gutter System
Jx	Existing Pre-Finished Aluminum Overflow Scupper
Kx	Existing Line of Roof beyond shown dashed
Lx	Existing Line of Roof HVAC Equipment beyond shown dashed
Mx	Existing Pre-Fab Canopy at Drive-Up
Nx	Existing 1½" dia Pre-Finished Aluminum Guard Rail
Ox	Existing Hollow Metal Door & Frame
Px	Existing Knox Box
Qx	Existing Wall Mounted Light Fixture
Rx	Existing Roof Overflow Drain
Sx	Existing Hose Bibb
Tx	Existing Fire Department Connection
Ux	Existing Electrical Meter
Vx	Existing Gas Meter
Xx	Existing Trash Enclosure Gate
Yx	Existing Bank Equipment
Zx	Existing Drive-up canopy structure shown dashed for clarity.



D North Exterior Elevation
Scale: 1/4"= 1'-0"



C East Exterior Elevation
Scale: 1/4"= 1'-0"

JRB
The JRB Group Architects
3115 N. Wilke Road Arlington Heights, Illinois 60004
Phone 847.506.0123 Fax 847.506.0145

INTERNATIONAL CONTRACTORS, INC
1 Mid America Plaza, 7th Floor
Oak Brook Terrace, IL 60181
630.834.8043

No.	Date	Comments
	09.16.24	CU Permit Review
	09.09.24	CU Permit Review
	07.18.24	Issued for Permit/Bid
	07.08.24	Review Set

Revisions

Lakeside Bank
Lakeside Bank - Mount Prospect Plaza
950 E Rand Road
Mount Prospect, IL 60056

Project Number	E2094
Date	05/17/23
Drawn by	ICI

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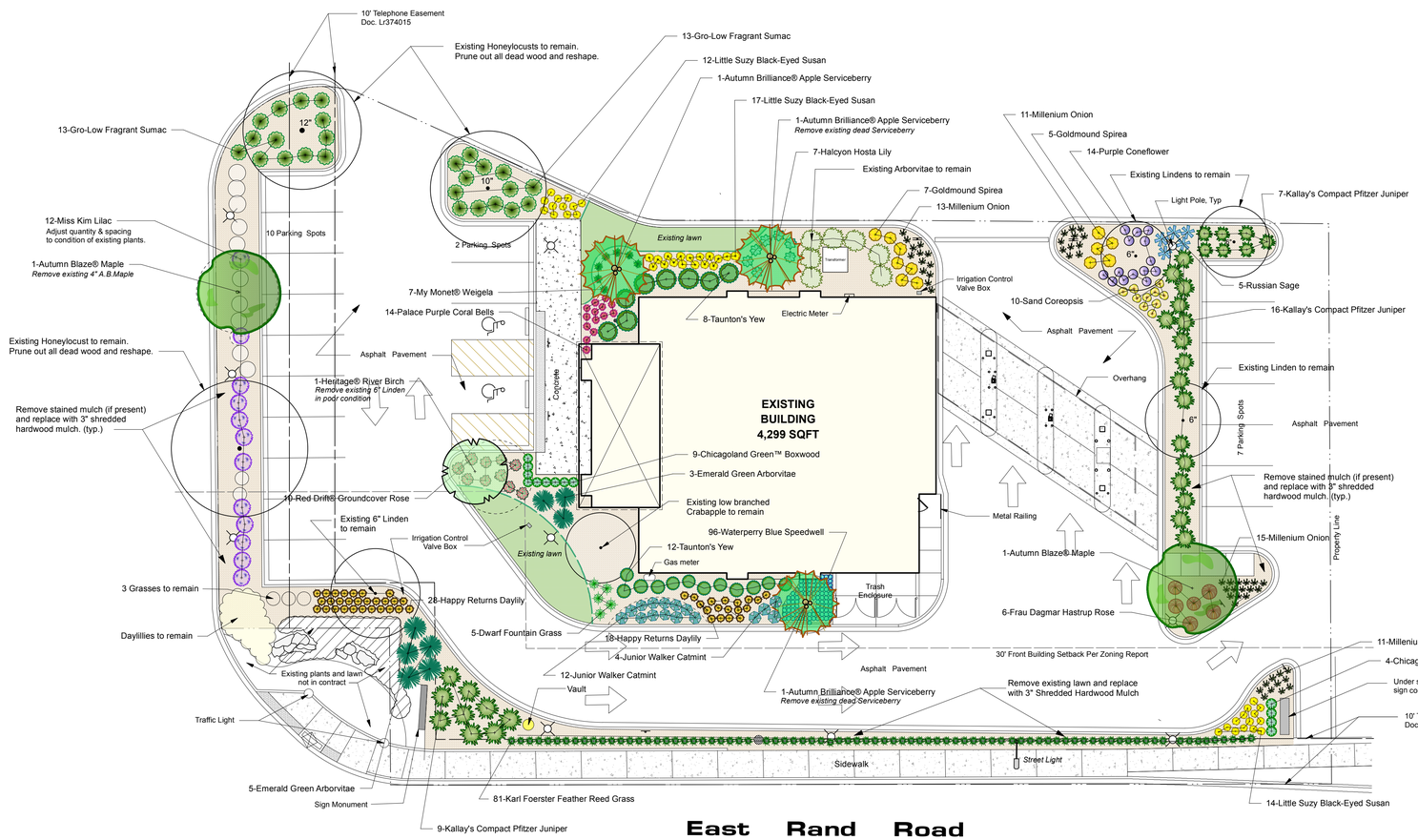
Certification
I hereby certify that these drawings were prepared under my supervision and that they comply, to the best of my knowledge, with the codes and ordinances of,
Mt Prospect, Illinois

001010109
IL Registered Architect
07/18/2024
Date Signed
11/30/2024
Expiration Date
Seal: STATE OF ILLINOIS JEFFREY R. BROWN 001010109 LICENSED ARCHITECT

Sheet Title
Exterior Elevations

Sheet No.
A3.2



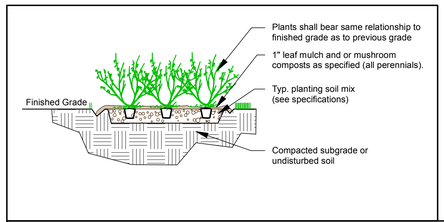
Plant List

QTY	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HT.	MATURE HT.	NOTES
Deciduous Trees						
2	Acer x freemanii 'Jeffsred'	Autumn Blaze® Maple	2 ½" cal.	2 ½" cal.	50 - 80 ft	
3	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance® Apple Serviceberry	8' cl	5' cl	20 - 25 ft	
1	Betula nigra 'Cully'	Heritage® River Birch	10' cl	5' cl	40 - 60 ft	
Deciduous Shrubs						
26	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	24"	24"	24 - 30 in	
6	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	3 gal		3 - 4 ft	not sold by plant size
10	Rosa 'Meigalpio'	Red Drift® Groundcover Rose	3 gal		12 - 18 in	not sold by plant size
12	Spiraea x bumalda 'Goldmound'	Goldmound Spirea	24"	24"	24 - 30 in	
12	Syringa patula 'Miss Kim'	Miss Kim Lilac	36"	36"	5 - 10 ft	
7	Weigela florida 'Verweig'	My Monet® Weigela	2 gal		12 - 18 in	not sold by plant size
Upright Evergreens						
8	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5'	5'	8 - 12 ft	
Evergreen Shrubs						
32	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Pfitzer Juniper	24"	24"	24 - 36 in	
20	Taxus x media 'Tauntonii'	Taunton's Yew	24"	24"	3 - 4 ft	
Broadleaf Evergreens						
13	Buxus x 'Glencoe'	Chicagoland Green™ Boxwood	24"	24"	3 - 4 ft	
Ornamental Grasses						
81	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	2 gal		4 - 6 ft	
5	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 gal		24 - 36 in	
Perennials						
50	Allium 'Millenium'	Millenium Onion	1 gal		12 - 18 in	
10	Coreopsis lanceolata	Sand Coreopsis	1 gal		18 - 24 in	
14	Echinacea purpurea	Purple Coneflower	1 gal		30 - 36 in	
46	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal		12 - 18 in	
14	Heuchera 'Palace Purple'	Palace Purple Coral Bells	1 gal		12 - 18 in	
7	Hosta 'Halcyon'	Halcyon Hosta Lily	1 gal		12 - 18 in	
16	Nepeta x faassenii 'Novanepjun'	Junior Walker Catmint	1 gal		12 - 18 in	
5	Perovskia atriplicifolia	Russian Sage	1 gal		3 - 4 ft	
43	Rudbeckia fulgida 'Viette's Little Suzy'	Little Suzy Black-Eyed Susan	1 gal		12 - 18 in	
Groundcovers						
96	Veronica 'Waterperry Blue'	Waterperry Blue Speedwell	2 ½"		3 - 6 in	24 per flat

Section 14.2304 Requirements - 50% deciduous shrubs and 50% evergreen shrubs.
- 73 Deciduous Shrubs
- 8 Upright Evergreens, 52 Evergreen Shrubs, 13 Broadleaf Evergreens. Equals 73 Evergreen Shrubs

Landscape Notes

1. All existing plant materials including trees, shrubs, evergreens, perennials and groundcovers are to be removed unless otherwise noted on plans. Since most of the existing plant materials are dead, broken, overgrown and/or missing, creating an accurate schedule as to what is being removed would be useless. This landscape plan indicates what plant are being saved.
2. Remove existing stained mulch from all planting beds.
3. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades.
4. All lawn areas to be sodded.
5. All lawn areas shall not be higher than adjacent paved surfaces in order to maintain positive surface drainage.
6. Loosen subgrade of lawn areas to a minimum depth of 6 inches. Remove stones measuring over 1 inch. Remove sticks, roots, rubbish, and other extraneous matter, Limit preparation to areas which will be planted promptly after preparation.
7. There shall be a minimum 4" layer of topsoil for all all lawn areas. If there is not sufficient topsoil left on site from construction, topsoil shall be brought in from off site.
8. After a lawn section has been installed and rolled, watering shall commence immediately while installation continues on other sections of the job.
9. All areas disturbed by construction shall be fine graded and seeded. Blend into existing grade. Use erosion control blanket in all areas greater than 5:1.
10. All existing trees shall be protected during construction with fences and other barriers to prevent damage as necessary.
11. All off site restoration work shall be restored with 6" of topsoil, fine graded and sodded.
12. All plant material shall be nursery grown and be either balled and burlapped (B&B) or container grown according to the plant material list provided.
13. Mulch all tree, shrub and evergreen planting beds with a shredded hardwood bark mulch to a depth of 3" unless otherwise noted.
14. Ground cover, ornamental grass, and perennial plant beds shall be mulched with a leaf mulch not less than 2" thick. No shredded bark mulch is to be used in these beds.
15. Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.
16. Where mulch beds meet lawn areas, provide a sharp vertical spade edge.
17. Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots, moist by covering with mulch, burlap or other acceptable means of retaining moisture.
18. Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer Indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
19. Do not remove container grown stock from containers until planting time.
20. Plant trees and shrubs after final grades, are established and prior to planting of lawns. If planting of trees and occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
21. Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.
22. Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless, otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during deliveries.
23. Provide healthy, vigorous nursery stock grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects.
24. Prune broken or cross branching before planting. Do not remove tree leader, but prune out double leaders.
25. All planting areas will require a topsoil mixture consisting of 1/4 topsoil, 1/2 mushroom compost and 1/4 sand. The groundcover beds shall have a 4" minimum of this mixture. Existing soil shall be removed.
26. During landscape work, keep pavements clean and work area in an orderly condition.
27. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during Installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.
28. All lawn areas disturbed by construction shall receive a minimum 6" layer of topsoil either from respread or off site locations.
29. Re-set settled plants to proper grade and position. restore planting saucer and adjacent material and remove dead material.
30. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.
31. Contractor responsible for maintenance of plant materials until final acceptance of work. Work includes but not limited to weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain trees and shrubs free of insects and disease and pruning of all plants except trees.



Irrigation Note:

There is an existing, approved irrigation system in place and is operational. This landscape plan follows the planting bed layout of the original, approved landscape plan. This system may have to be adjusted by moving or replacing sprinkler heads to accommodate changes in the size and/or location of plants that have changed since the original installation over 13 years ago.
Since the irrigation system was approved, there should be a copy of the plan on file with the village.

Mulching Note:

ALL existing planting beds that contain a stained mulch shall be replaced with 3"shredded hardwood mulch. All other plantings beds shall receive the same, 3" shredded hardwood mulch.

ZONING

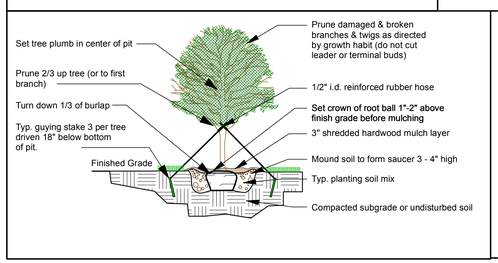
- District Classification = B3 - Community Shopping
- Land Use = Use - Community Shopping
- Building Height - Existing = 1 stories | 25'-9"

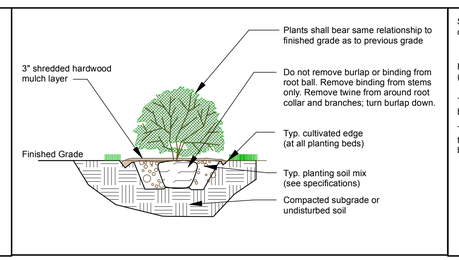
- Existing Site Area = 30,680 S.F.

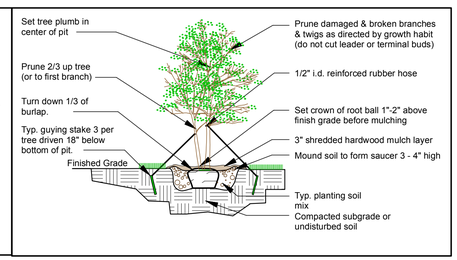
- Existing Total Building Area E = 4,299 S.F.

- Existing Building Coverage Area
  4,299S.F. / 30,680 S.F. X 100 = 14%

- Existing Parking Provided = 19 Spaces + 2 ADA Spaces





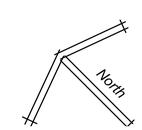


Landscape Plan

Scale: 1" = 15'-0"

Craig M. Patten
Landscape Architect

License # 157-000710 - Expires: August 31, 2025



Scale: 1" = 15'-0"

0 15 30 45 60 75 FT

Landscape Plan

Lakeside Bank

950 East Rand Road
Mount Prospect, IL

H Ph-
W Ph-
Mobile Ph. -

Date:	September 6, 2024
Drawn By:	C. M. Patten
Project No.:	24-0018

REVISIONS

No.	Date:	Description:
A	9/9/24	CU Permit Review
B	9/16/24	CU Permit Review

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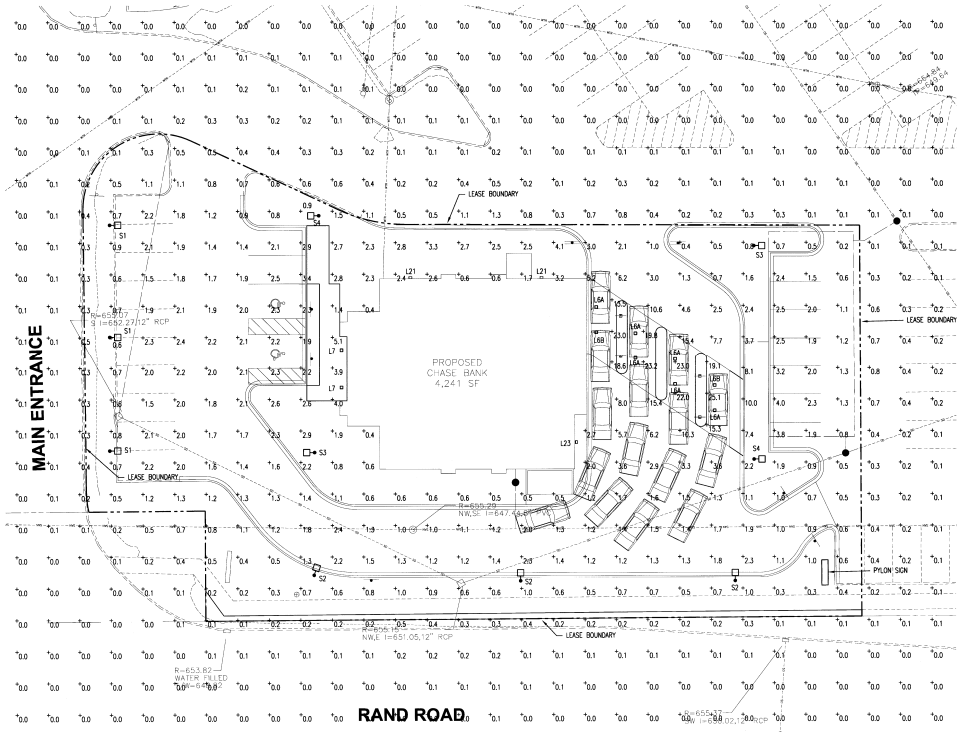
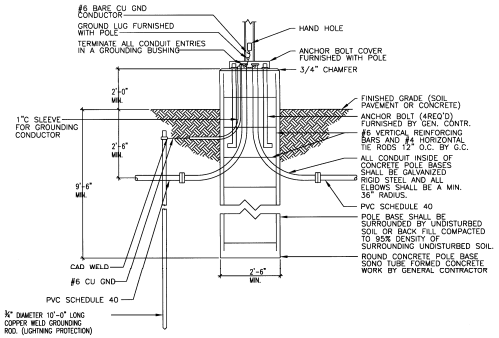
Craig M. Patten
Landscape Architecture
13375 Meyer Road
Hoffman Estates, IL 60169
630-649-3067
cmplandarch@sbcglobal.net

Sheet No.
1 / 1



SITE LIGHTING - PHOTOMETRICS

SCALE: 1/16" = 1'-0"



1 / E0.1 POLE MOUNTED FIXTURE

SCALE: N.T.S.

LUMEN CALCULATION

PER MT. PROSPECT OUTDOOR LIGHTING REGULATIONS 14.314.H.1:

THE TOTAL LIGHT OUTPUT FROM ALL LUMINAIRES USED FOR OUTDOOR LIGHTING ON ANY ZONING LOT, EXCEPT FOR STREET LIGHTING, OUTDOOR SALES DISPLAY AREAS, AND OUTDOOR LIGHTING OF PLAYING FIELDS, SHALL NOT EXCEED ONE HUNDRED TWENTY FIVE THOUSAND (125,000) LUMENS PER NET ACRE.

LOT SIZE = .71 ACRES.

ALLOWED LUMENS (.71 X 125,000) = 88,750

DESIGN LUMENS = 83,709

SITE LIGHTING STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANOPY AREA	+	16.6 fc	26.4 fc	5.2 fc	5.1:1	3.2:1
EAST DRIVE	+	3.0 fc	5.7 fc	0.7 fc	8.1:1	4.3:1
EAST PARKING	+	2.3 fc	4.3 fc	1.1 fc	3.9:1	2.1:1
SOUTH DRIVE	+	1.4 fc	2.4 fc	0.8 fc	3.0:1	1.8:1
WEST PARKING	+	1.8 fc	2.4 fc	0.6 fc	4.2:1	3.0:1

SITE LIGHTING FIXTURE SCHEDULE

S1	KIM LIGHTING: 1SA-SAR-4-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH TYPE 4 DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,467 LUMENS EACH.
S2	KIM LIGHTING: 1SA-SAR-3-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH TYPE 3 DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,485 LUMENS EACH.
S3	KIM LIGHTING: 1SA-SAR-L-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH LEFT DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,249 LUMENS EACH.
S4	KIM LIGHTING: 1SA-SAR-R-60-L5K-208-DB POLE: KRS20 5120 LED POLE MOUNTED LUMINAIRE WITH RIGHT DISTRIBUTION AND FLAT GLASS LENS. PROVIDE STANDARD MOUNTING ARM AND 20' ROUND STEEL POLE. POLE WILL BE MOUNTED ON A 2'-0" BASE, CUT POLE TO ACHIEVE A MOUNTING HEIGHT OF 20'-0". 3,249 LUMENS EACH.
L6A	LSI LIGHTING: CRO S LED 50 CW 120-240V WHT AMBIENT TYPE LED FIXTURE FURNISHED IN PRE-ENGINEERED CANOPY. 5,000 LUMENS EACH.
L6B	LSI LIGHTING: CRO-FQ-LED-30CW-120-240V-WHT FOCUS TYPE LED FIXTURE FURNISHED IN PRE-ENGINEERED CANOPY. 3,000 LUMENS EACH.
L7	PRESCOLITE LIGHTING: LF6CFH132EBR6CFH1PL RECESSED, LOW PROFILE WET LOCATION LISTED RECESSED DOWNLIGHT WITH (1) 26W CFL AND PRISMATIC LENS. 3,420 LUMENS EACH.
L21	KIM LIGHTING: WD14 D3 60 L5K 120 DB A30 FULL CUTOFF WALL MOUNTED LED FIXTURE WITH TYPE 3 DISTRIBUTION, FACTORY INSTALLED PHOTOCELL. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS. 3,485 LUMENS EACH.
L23	KIM LIGHTING: WD14 D4 60 L5K 120 DB A30 FULL CUTOFF WALL MOUNTED LED FIXTURE WITH TYPE 4 DISTRIBUTION, FACTORY INSTALLED PHOTOCELL. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHTS. 3,467 LUMENS EACH.

ALL LIGHTING FIXTURES SHALL BE ORDERED FROM THE NATIONAL ACCOUNT VENDOR, LOEB ELECTRIC:

DOUG HAMRICK
NATIONAL ACCOUNTS DIRECTOR
LOEB ELECTRIC
915 WILLIAMS AVENUE
COLUMBUS, OH 43212
614.421.3369 OR 888.563.2669

CHASE LIGHTING STANDARDS

STANDARDS FOR CHASE ATM AND ND LOCATIONS ARE DETAILED IN THE CHASE CORPORATION PHYSICAL SECURITY STANDARDS, WHICH HAVE BEEN ADOPTED BY EACH STATE'S BOARD OF DIRECTORS.

LIGHTING STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING LIGHTING STANDARDS DURING THE HOURS OF DARKNESS (30 MINUTES AFTER SUNSET AND 30 MINUTES BEFORE SUNRISE):

SITE LOCATION	REQUIRED LIGHTING (IN FOOT-CANDLES)
AT THE FACE OF THE ATM AND ND, EXTENDING OUTWARD 5 FEET	10
WITHIN 50 FEET OF THE ATM AND ND	1
WITHIN THE ACCESS AREA	1
ALL PARKING AREAS WITHIN 50 FEET OF THE WALK-UP ATM AND THE WALK-UP ND	1
ALONG THE FIRST 40' UNOBSTRUCTED FEET OF THE ADJACENT SIDE OF THE BUILDING (IF THE ATM OR ND IS WITHIN 10 FEET OF THE CORNER OF THE BUILDING AND THE ATM OR ND IS GENERALLY ACCESSIBLE FROM THE ADJACENT SIDE)	1

VISIBILITY AND ACCESS STANDARDS ARE SUMMARIZED AS FOLLOWS:

- CHASE WILL MEET ALL COUNTY/PARISH, CITY AND STATE REGULATIONS FOR ATM AND ND LOCATIONS.
- IN THOSE LOCATIONS WHERE STANDARDS ARE NOT MANDATED BY LOCAL OR STATE LEGISLATION, CHASE HAS ESTABLISHED THE FOLLOWING STANDARDS AS THEY PERTAIN TO VISIBILITY AND ACCESS:
  - ATMS AND NDS MUST BE LOCATED IN AREAS WITH HIGH VISIBILTY.
  - LANDSCAPING, LIGHTING, VEGETATION, AND OTHER OBSTRUCTIONS MUST BE CONSIDERED.

STATES REGULATING ATM LIGHTING INCLUDE FLORIDA, ILLINOIS, LOUISIANA, AND TEXAS. LOUISIANA ALSO REGULATES LIGHTING AT NIGHT DEPOSITORY.

NUDELL ARCHITECTS
307 North Michigan Avenue
Chicago, IL 60601
t 312 558 1144 f 312 558 1158
OFFICES IN
Dallas Texas 972 387 5900
Orlando Florida 407 740 8022
Farmington Hills, Michigan 248 324 8800

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CLARK TROMBLEY RANDERS
CONSULTING ENGINEERS
6105 West St. Joseph, Suite 200
Lansing, Michigan (517) 886-0550
www.ctrlansing.com
CTR Job No. 10509.00

project title

CHASE

Mt Prospect, IL

Rand and E Central Rd
Mount Prospect, IL 60056

sheet title

SITE LIGHTING PHOTOMETRICS

DO NOT SCALE DRAWINGS
USE FIGURED DIMENSIONS ONLY

project number
2010-089

drawn	NRT
checked	GPH
approved	GPH

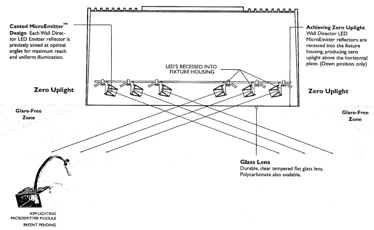
issued for	date
BIDS AND PERMITS	01.06.2011

sheet

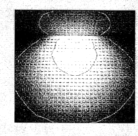
ESP.1

WALL DIRECTOR LED

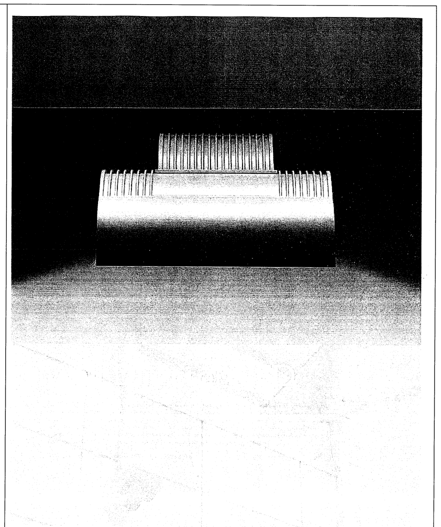
Exclusive Optical Technology



Utilizing the superior optical performance of Kim Lighting's MicroEmitter technology, the Wall Director LED is available in IES Type II, III, and IV distributions, and can be specified in the up or down orientation. The patent pending optical system provides superior glare control, uniformity of illumination, and elimination of nadir dump beneath the luminaire.



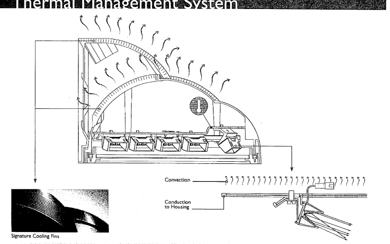
FIXTURE L21 & L23



FIXTURE L21 & L23

WALL DIRECTOR LED

Thermal Management System



Wall Director LED luminaires employs two distinct but complimentary methods to manage the life-limiting heat produced by the LED diode. Both conduction and convection are used to disperse heat, thereby maintaining diode performance and long life. Heat is drawn away from the housing chamber and dispersed into the free air around the luminaire. Additionally, each MicroEmitter module incorporates a solid aluminum heat sink, which is mechanically secured to the EmitterDeck™. The EmitterDeck is composed of a heavy gauge aluminum carrier plate and is affixed directly to the housing to dissipate heat to the outside environment.

Each EmitterDeck incorporates two temperature sensors located at the hottest locations of the back side of the deck. Each sensor sends temperature readings every 30 seconds to Kim Lighting's exclusive LifeShield Protection System. In extreme conditions, LifeShield detects above tolerance temperature and automatically lowers the current to the MicroEmitter to preserve diode life. Lumen output is restored to full capacity once the temperature is stabilized to within acceptable limits. The LifeShield Protection System provides consistent performance with minimal output reduction in extreme and fluctuating environmental conditions. See page 9 for further details.

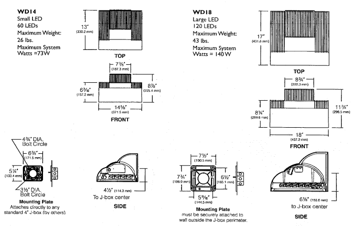
FIXTURE L21 & L23

WALL DIRECTOR LED

Specifications

WD14
Small LED
60 LEDs
Maximum Weight: 26 lbs.
Maximum System Watts =73W

WD18
Large LED
120 LEDs
Maximum Weight: 43 lbs.
Maximum System Watts = 140W



REFLECTOR HOUSING: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral cooling fins. Rotates against ballast housing to provide 10° of adjustment with degree markers cast into the housing. At 0° adjustment, lens is totally concealed from view above horizontal with fixture aimed downward.

LENS FRAME: One-piece die-cast, low copper (<0.6% Cu) aluminum alloy with integral hinges and stainless steel pins. Two stainless steel screws secure lens frame to reflector housing with sealing provided by a one-piece extruded and vulcanized silicone gasket for WD18, and tool-less entry to reflector housing for the WD14. Lens is clear flat thick tempered glass sealed to lens frame with a silicone gasket and retainer clips. For up models, lens is mounted flush with frame for water run off, and is silicone sealed.

ELECTRONIC MODULE: All electrical components are UL recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Modules include a driver, thermal control device and surge protector. Drivers is rated for -40°F starting and has a 0-10V dimming interface. Electrical module attaches to housing with no-tool hinges and latches, accessible by removing the EmitterDeck.

OPTICAL MODULE: Precision, replaceable MicroEmitters are positioned to achieve directional control toward desired task. The entire EmitterDeck fastens to the housing as a one-piece module.

ELECTRICAL COMPONENTS: High power factor ballasts are rigidly mounted inside the housing and are factory prewired with a quick-disconnect plug for mating to the EmitterDeck.

MOUNTING PLATE: For WD14 the mounting plate attaches directly to any standard 4" junction box. For WD18 the standard mounting plate is attached to wall (by others) outside the junction box perimeter. All mounting plates are die-cast aluminum with reinforced ribs. Two studs are provided in each plate with flange nuts to allow fixture mounting by keyhole slots. Sealant must be applied (by others) between mounting plate and mounting surface to insure a dry junction box.

FINISH: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

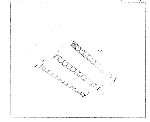
LISTINGS AND RATINGS		
ETL listed to UL 1598 standards[1]	IP66 Rated	25°C Ambient

[1] Suitable for wet locations
Kim Lighting reserves the right to change specifications without notice.

FIXTURE L21 & L23

LED FOCUS CANOPY LIGHT (CRO)

Crossover



lighting facts℠ — Crossover® LED Lighting — A Program of the U.S. DOE

Light Output (Lumens)	3000
Watts	40
Lumens per Watt (Efficacy)	75
Color Accuracy (Color Rendering Index (CRI))	69
Light Color (Correlated Color Temperature (CCT))	5100 (Daylight)

Warm White | Bright White | Daylight — 2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: KGGN-EQT6XW
Model Number: CRO-FO-LED-30-CW-UE
Type: Surface-mounted fixtures with directional head(s)

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated values for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT

Fixture	Distribution	Lumens (Nominal)
CRO	Type FO	1000 (for each of 3 banks - total 3000)
	Input Power of 40 watts	

U.S. Patent D574955 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS – Ultra-High efficiency optics provide precise beam placement for optimal retail surface illumination. Each bank of LEDs in a light cartridge is independently adjustable between +/- 45° allowing targeted zone illumination. Regardless of light cartridge position luminaire provides cutoff.

OPTICAL UNIT – Featuring a slim 2" profile luminaire. Housing is die-formed aluminum with independently adjustable extruded aluminum light cartridges. Each light cartridge is provided with a gasketed clear tempered glass lens providing a water-resistant seal.

DRIVER HOUSING – Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and providing "knock-out" entry for primary wiring.

INSTALLATION – Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-240V VAC, (50/60 Hz) input.

DRIVER – State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Input power is 50 watts. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE – -40°C to +50°C (-40°F to +122°F)

FINISH – Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS – Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

American Innovation American Made — Suitable for wet locations — IP67

11/03/09
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Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6B

LED FOCUS CANOPY LIGHT (CRO)

Crossover

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: CRO FO LED 30 CW 120-240V WHT

Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CRO	FO - Focus	LED	30	CW - Cool White (5000° K nom)	120-240V	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

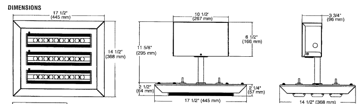
Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CRO (Ambient or Focus)	353675
Retrofit Panels - EC to CRO (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CRO)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
Retrofit RIC Cover Panel Blank	354702
Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1320540

[1] Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

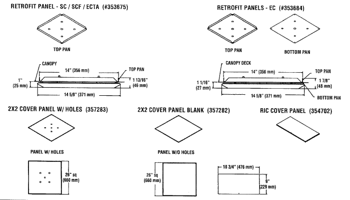
SUPERKITS® to Retrofit Crossover to Existing Housings (see separate spec sheets)

Description	Order Number
Universal 2x2 to Crossover Ambient 50	368402
Universal 2x2 to Crossover Ambient 100	368407
Universal 2x2 to Crossover Focus	368410
Universal Recessed (Richmond type) to Crossover Ambient 50	368491
Universal Recessed (Richmond type) to Crossover Ambient 100	368492
Universal Recessed (Richmond type) to Crossover Focus	368493

DIMENSIONS



SHIPPING WEIGHTS	
12.2 lbs.	1 fixture
53.3 lbs.	4 fixtures



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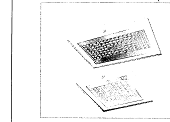
Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6B

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover



lighting facts℠ — Crossover® LED Lighting — A Program of the U.S. DOE

Light Output (Lumens)	4957
Watts	62.2
Lumens per Watt (Efficacy)	79
Color Accuracy (Color Rendering Index (CRI))	69
Light Color (Correlated Color Temperature (CCT))	5100 (Daylight)

Warm White | Bright White | Daylight — 2700K 3000K 4500K 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results. Products qualified under the DOE ENERGY STAR® program have the ENERGY STAR mark on this label.

Visit www.lightingfacts.com for the *Label Reference Guide*.

Registration Number: KGGN-GCG1GH
Model Number: CRO2-S-LED-50-CW-UE
Type: Surface and pendant-mounted downlights

This "Lighting Facts Label" represents LSI's commitment, through participation in the Department of Energy's SSL Quality Advocates program, to accurately report performance criteria of our LED fixtures. **This label represents a single test of a single fixture. Input power below represents rated wattage for the family.** Color temperature and lumen output for each variation of this Crossover® fixture can be found in the ordering information below as well as at www.lightingfacts.com.

LIGHT OUTPUT

Fixture	Distribution	Lumens (Nominal)
CRO2 50	Type S	5000
	Input Power of 60 watts	
CRO2 100	Type S	9000
	Input Power of 115 watts	

U.S. Patent D574994, D590100 and other U.S. and international patents pending

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs. 5000°K color temperature (nominal).

OPTICS / DISTRIBUTIONS – Ultra-High efficiency reflectors provide custom beam distribution for optimal surface illumination. Luminaire is rated Full Cutoff.

OPTICAL UNIT – Featuring an ultra slim 1" profile luminaire. Housing is die-formed aluminum with a gasketed clear tempered glass lens providing a water-resistant seal. Integral, single blade heat sink does not trap dirt and grime, ensuring cool running performance over the life of the fixture.

DRIVER HOUSING – Weather-tight aluminum driver/electrical enclosure is elevated above canopy deck to ensure no water entry and provide "knock-out" entry for primary wiring.

INSTALLATION – Installs in a 12" or 16" deck pan. Deck penetration consists of 5 drilled holes simplifying installation and water sealing.

ELECTRICAL - Universal voltage power supply 120-277 VAC, (50/60 Hz) input.

LIGHT OUTPUT – Two sizes of optical units are available to suit differing light level requirements.

DRIVER – State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency. Components are fully encased in potting for moisture resistance. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH – Standard color is white powder coat finish. Each fixture is finished with LSI's DuraGrip® polyester powder coat finish process. LSI's DuraGrip finishes withstand extreme weather changes without cracking or peeling and come with a 5-year guarantee.

WARRANTY - Limited 5-year warranty

PHOTOMETRICS – Application layouts are available upon request. Contact LSI Petroleum Lighting or petroleum.apps@lsi-industries.com

LISTING - ETL listed to U.S. and Canadian safety standards. Suitable for wet location.

American Innovation American Made — Suitable for wet locations — IP67

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Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6A

LED AMBIENT CANOPY LIGHT (CRO2)

Crossover

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: CRO2 S LED 50 CW UE WHT

Luminaire Prefix	Distribution	Light Source	# of LEDs	Color Temperature	Input Voltage	Finish
CRO2	S-Symmetric	LED	50 100	CW - Cool White (5000° K nom)	UE - Universal Voltage (120-277 AC)	WHT - White

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Retrofit Panel - SC / SCF / ECTA to CRO (Ambient or Focus)	353675
Retrofit Panels - EC to CRO (Ambient or Focus)	353684
Retrofit 2x2 Cover Panel (w/ centered hole pattern for CRO)	357283
Retrofit 2x2 Cover Panel Blank (without holes)	357282
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Kit - Hole Plugs and Silicone (enough for 25 retrofits)[1]	1320540

[1] Consists of (25) 7/8" plugs, (100) 5/16" plugs and (1) 10.3 oz tube of RTV

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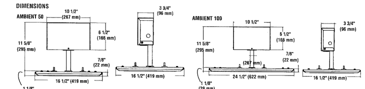
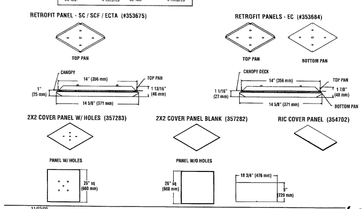
Universal Recessed (Richmond type) to Crossover Focus	368493

DIMENSIONS



SHIPPING WEIGHTS

CRO2 50		CRO2 100	
12.5 lbs.	1 fixture	15.5 lbs.	1 fixture
50 lbs.	4 fixtures	62 lbs.	4 fixtures



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Project Name ______ Fixture Type ______
Catalog # ______

FIXTURE L6A

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CTR Job No. 10509.00

project title

CHASE
Mt Prospect, IL
Rand and E Central Rd
Mount Prospect, IL 60056

sheet title

SITE LIGHTING CUT SHEETS

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USE FIGURED DIMENSIONS ONLY

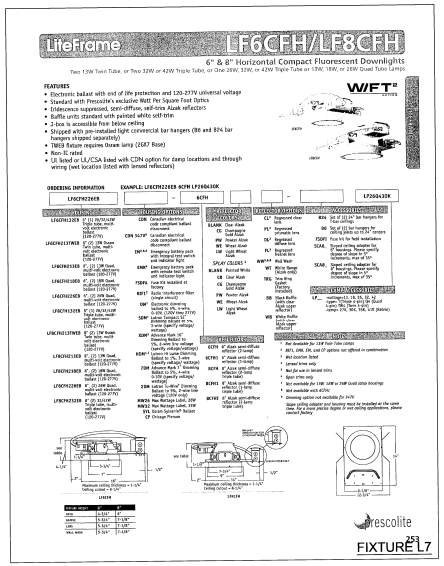
project number
2010-089

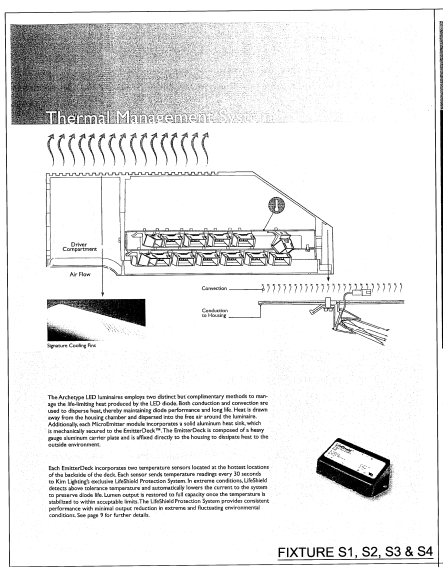
drawn NRT
checked GPH
approved GPH

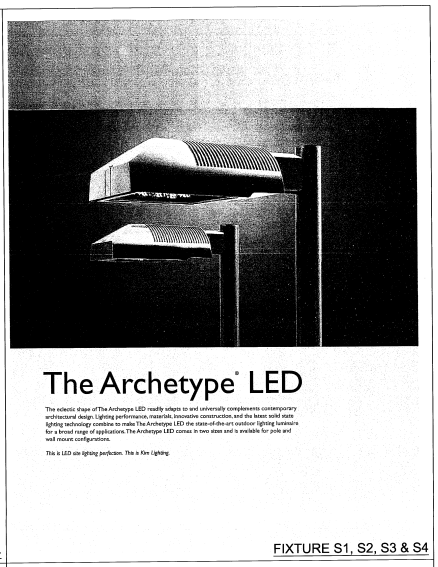
issued for — date
BIDS AND PERMITS — 01.06.2011

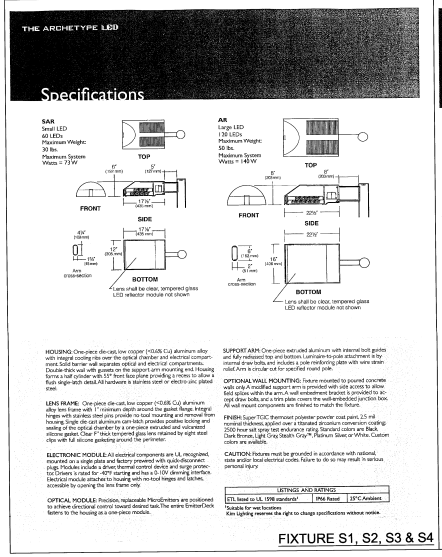
sheet

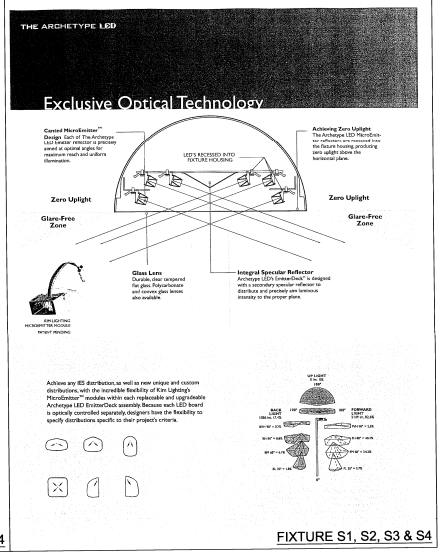
ESP.2











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CTR Job No. 10509.00

project title

CHASE

Mt Prospect, IL

Rand and E Central Rd
Mount Prospect, IL 60056

sheet title

SITE LIGHTING CUT SHEETS

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USE FIGURED DIMENSIONS ONLY

project number
2010-089

drawn	NRT
checked	GPH
approved	GPH

issued for	date
BIDS AND PERMITS	01/06/2011

sheet

ESP.3

Stratus®

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

2

SITE ADDRESS:

950 East Rand Road
Mt. Prospect, IL 60056

View in Google Maps

SIGN CODE:

ALL SIGNAGE PROPOSED IS SUBJECT TO CODE REVIEW

Lakeside Bank

Infinite possibilities, ideal solutions.

SITE PLAN

For Reference - NTS

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PRELIMINARY
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Mentor, Ohio 44060
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CLIENT: Lakeside Bank

ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 2

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					

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E01.1 WEST (Entrance) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-B

OPTION A

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

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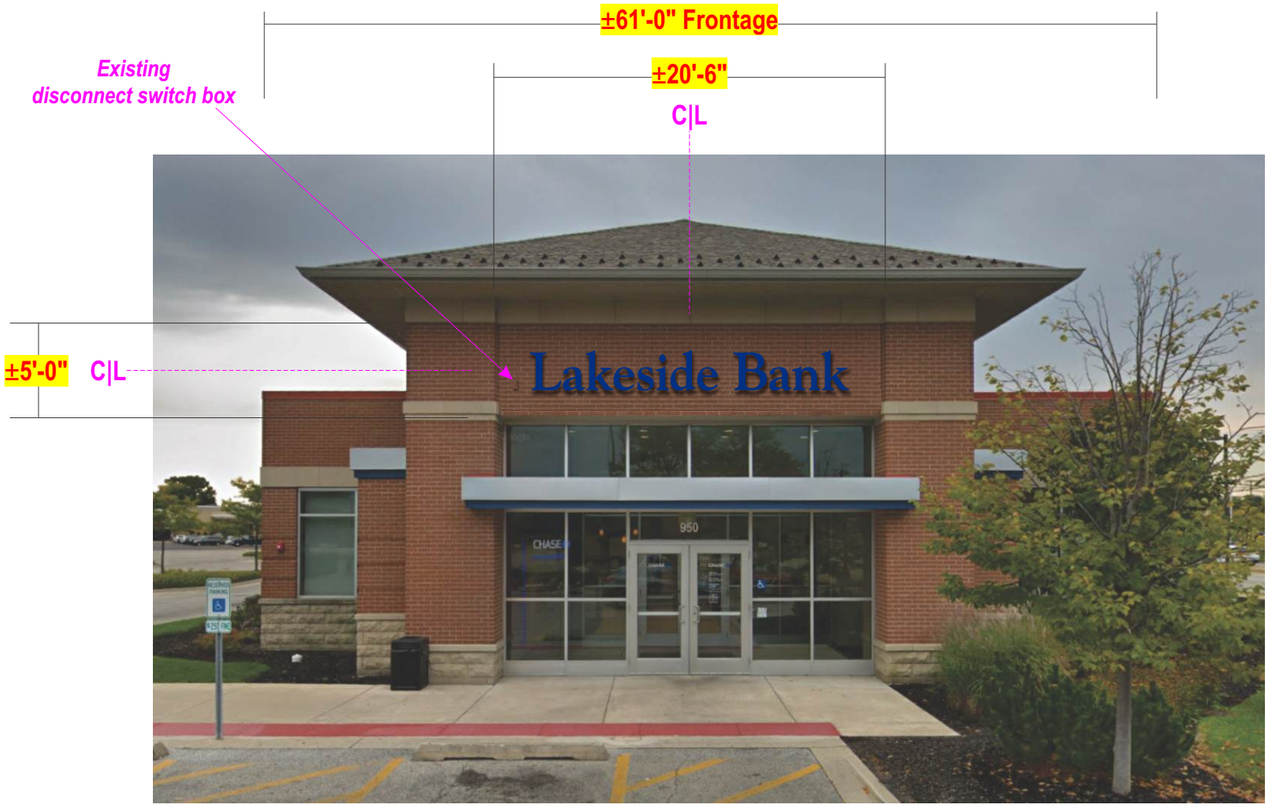

EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED

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ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 3

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E01.2 SOUTH (Right Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-B

OPTION A

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

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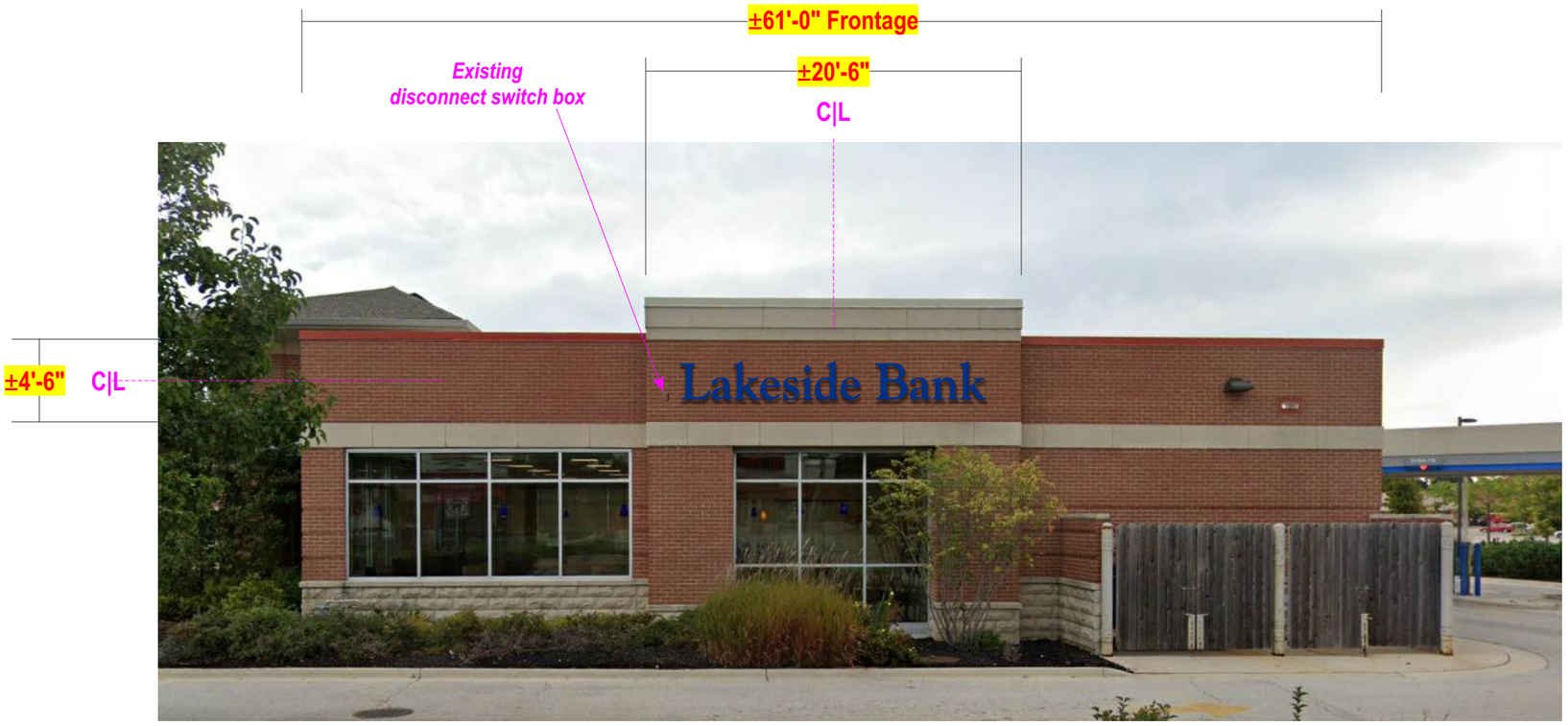
PRELIMINARY FOR DISCUSSION PURPOSES ONLY



EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED;
WALL TO BE REPAIRED AS REQUIRED

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ADDRESS: 950 East Rand Road
Mt. Prospect, IL 60056

PAGE NO.: 4

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E01.3 NORTH (Left Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-B

OPTION A

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

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EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED

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PAGE NO.: 5

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

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Original	488442	08/05/24 JT					

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E01.1
E01.2
E01.3

OPTION A

FACE LIT / HALO LIT CHANNELS

Scale: 3/4"=1'-0"

LB-FH-CL-24-B

33.7 square feet

SURVEY REQUIRED

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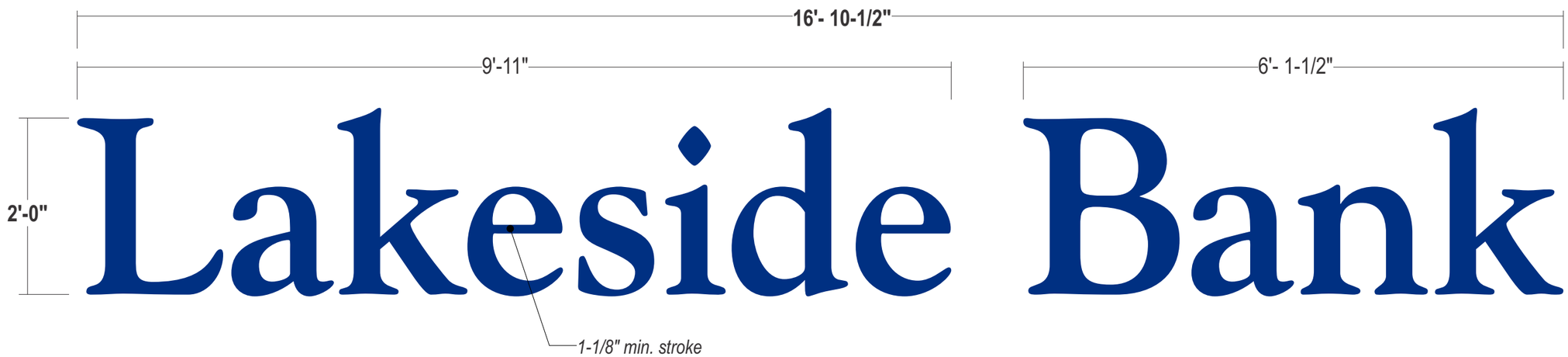


FACES: 3/16" #2447 White acrylic with surface applied perf. dual color film digitally printed to match color shown; *Letters will illuminated White at night*

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue; Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: White and Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Brick

INSTALL: Letters to stand off wall 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match wall

QUANTITY: **(3) THREE LETTERSETS required for NORTH, SOUTH and WEST elevations**

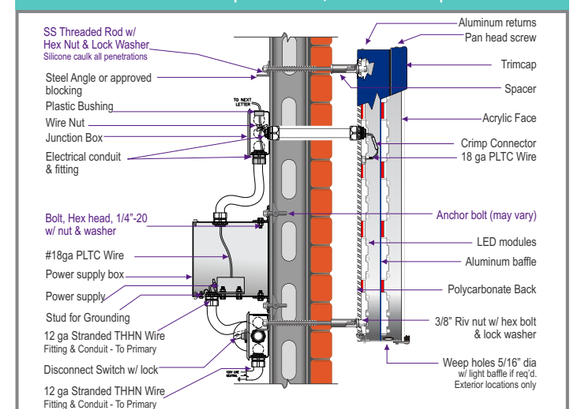
COLOR PALETTE

- PMS 288 C Blue
  3M Perf. dual color film digitally printed to match
- PMS 288 C Blue
- **SPACERS**
  Paint match to be provided

All paint finishes to be Satin unless otherwise specified

SIMULATED NIGHT VIEW

FACE / HALO LIT | REMOTE, STANDOFF | BRICK



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

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888.503.1569

CLIENT: Lakeside Bank

ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 6

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					

PRINTS ARE THE EXCLUSIVE PROPERTY OF STRATUS. THIS MATERIAL SHALL NOT BE USED, DUPLICATED, OR OTHERWISE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF STRATUS.

E01.1 WEST (Entrance) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-W

OPTION B

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED

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PAGE NO.: 7

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E01.2 SOUTH (Right Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-W

OPTION B

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

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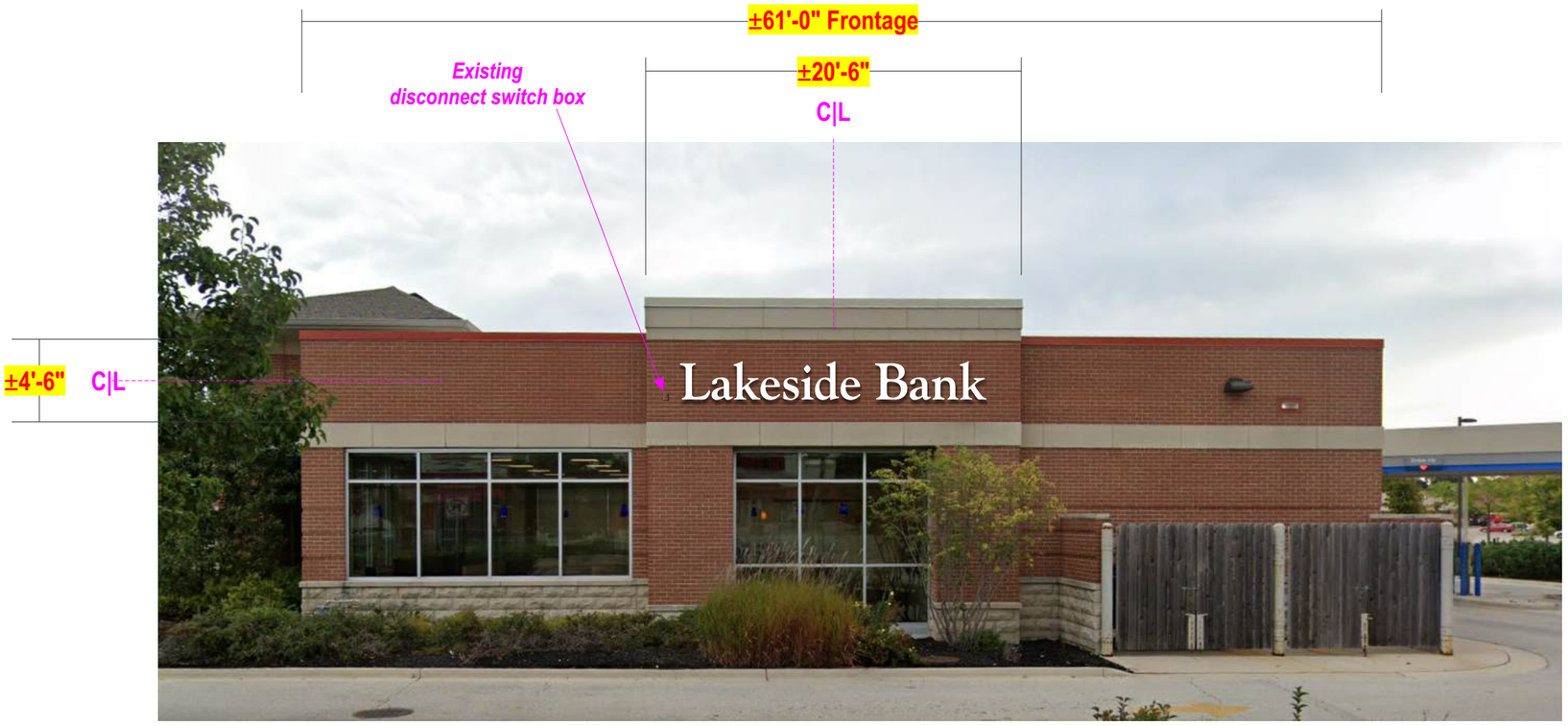
PRELIMINARY FOR DISCUSSION PURPOSES ONLY



EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED;
WALL TO BE REPAIRED AS REQUIRED

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PAGE NO.: 8

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E01.3 NORTH (Left Side) ELEVATION

Scale: 1/8"=1'-0"

LB-FH-CL-24-W

OPTION B

EXISTING SIGN SF:	57.8
PROPOSED SIGN SF:	33.7

SURVEY REQUIRED

All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

FOR DISCUSSION PURPOSES ONLY — PRELIMINARY

EXISTING CONDITIONS

EXISTING 30"H "CHASE" LETTERSET TO BE REMOVED & REPLACED; WALL TO BE REPAIRED AS REQUIRED

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PAGE NO.: 9

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E01.1
E01.2
E01.3

OPTION B

FACE LIT / HALO LIT CHANNELS

Scale: 3/4"=1'-0"

LB-FH-CL-24-W

33.7 square feet

SURVEY REQUIRED

All signage, specs and sizes subject to change;
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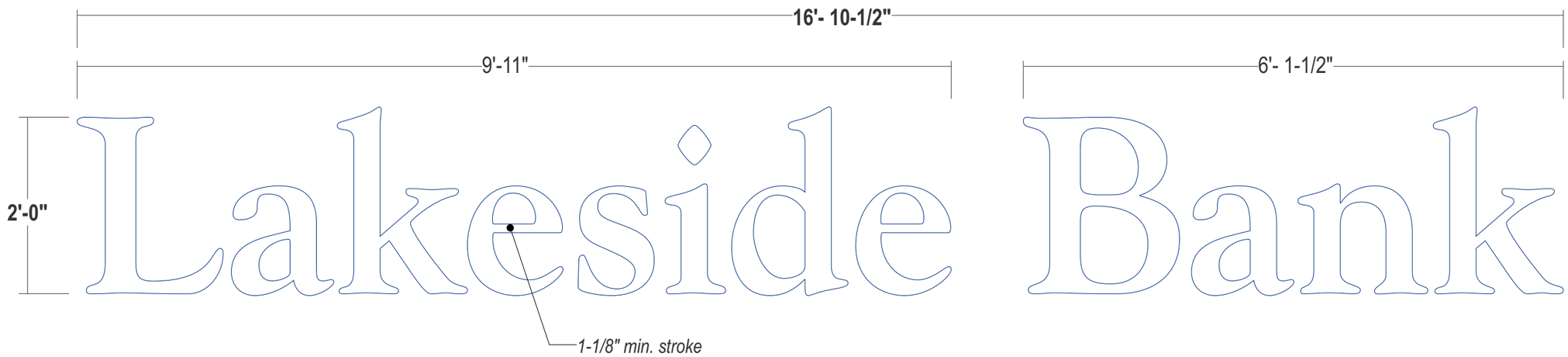
FOR DISCUSSION PRELIMINARY PURPOSES ONLY



FACES: 3/16" #7328 White acrylic

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue; Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: White and Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Brick

INSTALL: Letters to stand off wall 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match wall

QUANTITY: **(3) THREE LETTERSETS required for NORTH, SOUTH and WEST elevations**

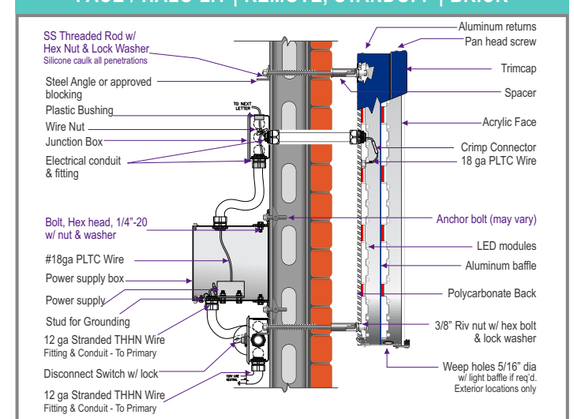
COLOR PALETTE

- #7328 White acrylic
- PMS 288 C Blue
- **SPACERS** Paint match to be provided

All paint finishes to be Satin unless otherwise specified

SIMULATED NIGHT VIEW

FACE / HALO LIT | REMOTE, STANDOFF | BRICK



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS
Underwriters Laboratories Inc.
ELECTRIC SIGN
PRIMARIES AND FINAL CONNECTION TO BE BY CERTIFIED ELECTRICIAN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED.
BRANDING AND MARKING PER N.E.C. 600.4.
ALL TO BE ELECTRICALLY GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1.
GROUNDING AND BONDING PER N.E.C. 250-90 - 95, 04, 96.
SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS.
GROUNDING & BONDING
AS PER N.E.C. 250-90 & NEC 600.7

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ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 10

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					

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E02 EAST (Drive-Thru) ELEVATION

Scale: 1/4"=1'-0"

LB-FH-CL-18-B

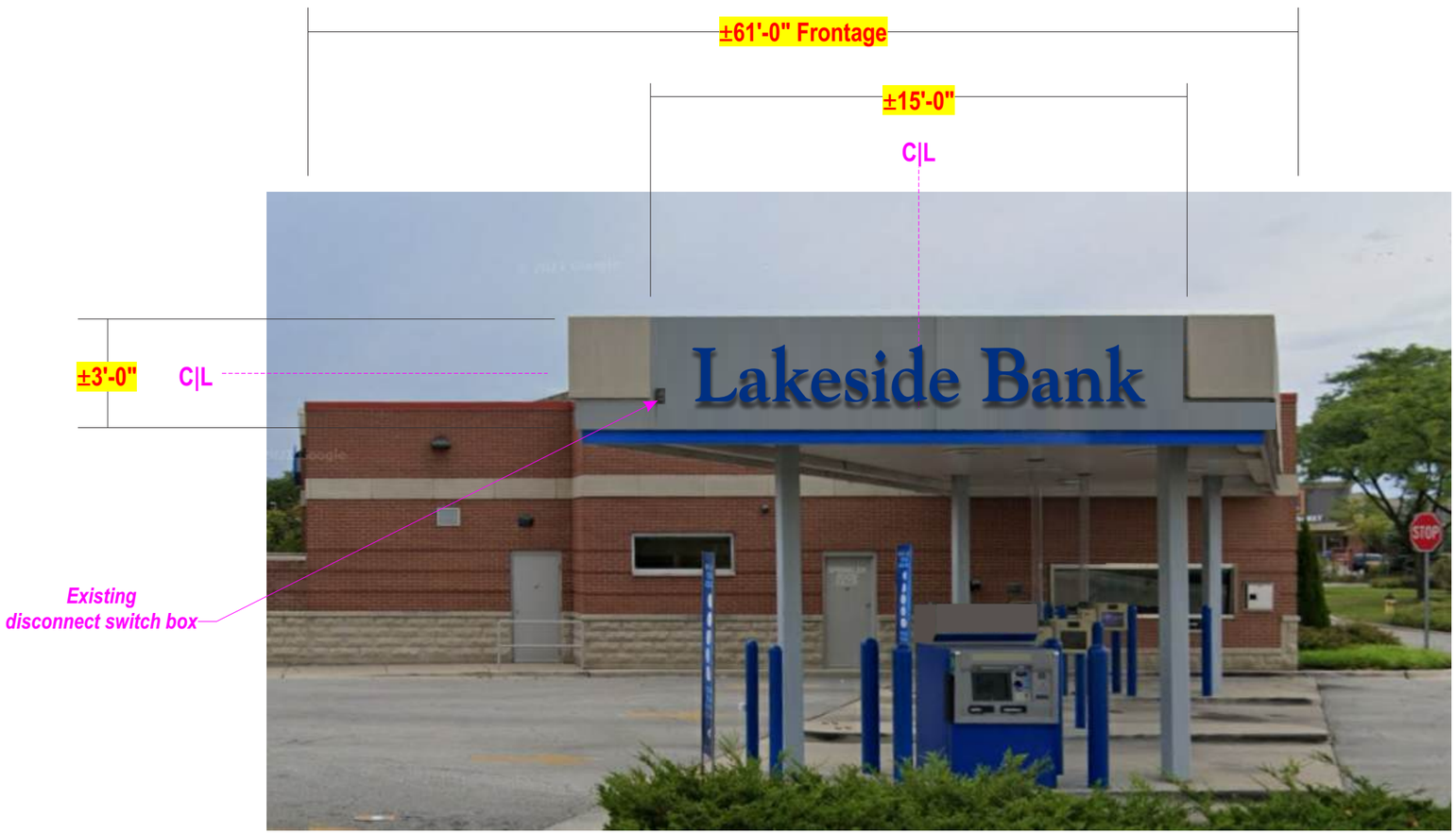
OPTION A

EXISTING SIGN SF:	36.9
PROPOSED SIGN SF:	19

SURVEY REQUIRED

All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

PRELIMINARY FOR DISCUSSION PURPOSES ONLY



EXISTING CONDITIONS

EXISTING 24"H "CHASE" LETTERSET TO BE REMOVED & REPLACED;
CANOPY TO BE REPAIRED AS REQUIRED

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ADDRESS: 950 East Rand Road
Mt. Prospect, IL 60056

PAGE NO.: 11

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E02 FACE LIT / HALO LIT CHANNELS — LB-FH-CL-18-B

Scale: 3/4"=1'-0" — 19 square feet

SURVEY REQUIRED

All signage, specs and sizes subject to change;
All signage shown is for presentation & quoting purposes only

PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

OPTION A

FACES: 3/16" #2447 White acrylic with surface applied perf. dual color film digitally printed to match color shown; *Letters will illuminated White at night*

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue; Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: White and Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Metal canopy

INSTALL: Letters to stand off canopy 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match canopy

QUANTITY: **(1) ONE LETTERSET required for EAST DRIVE-THRU CANOPY elevation**

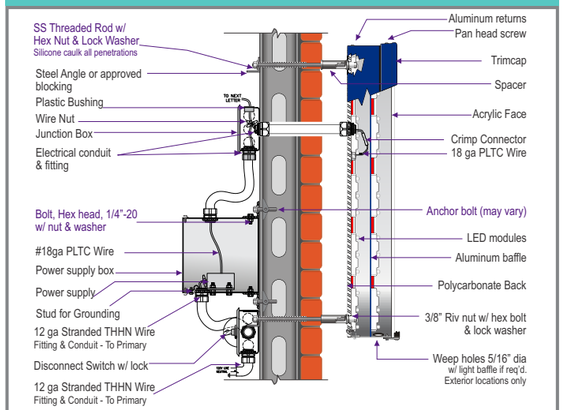
COLOR PALETTE

- PMS 288 C Blue
  3M Perf. dual color film digitally printed to match
- PMS 288 C Blue
- **SPACERS**
  Paint match to be provided

All paint finishes to be Satin unless otherwise specified

SIMULATED NIGHT VIEW

FACE / HALO LIT | REMOTE, STANDOFF | BRICK



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THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

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PAGE NO.: 12

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E02 EAST (Drive-Thru) ELEVATION

Scale: 1/4"=1'-0"

LB-FH-CL-18-W

OPTION B

EXISTING SIGN SF:	36.9
PROPOSED SIGN SF:	19

SURVEY REQUIRED

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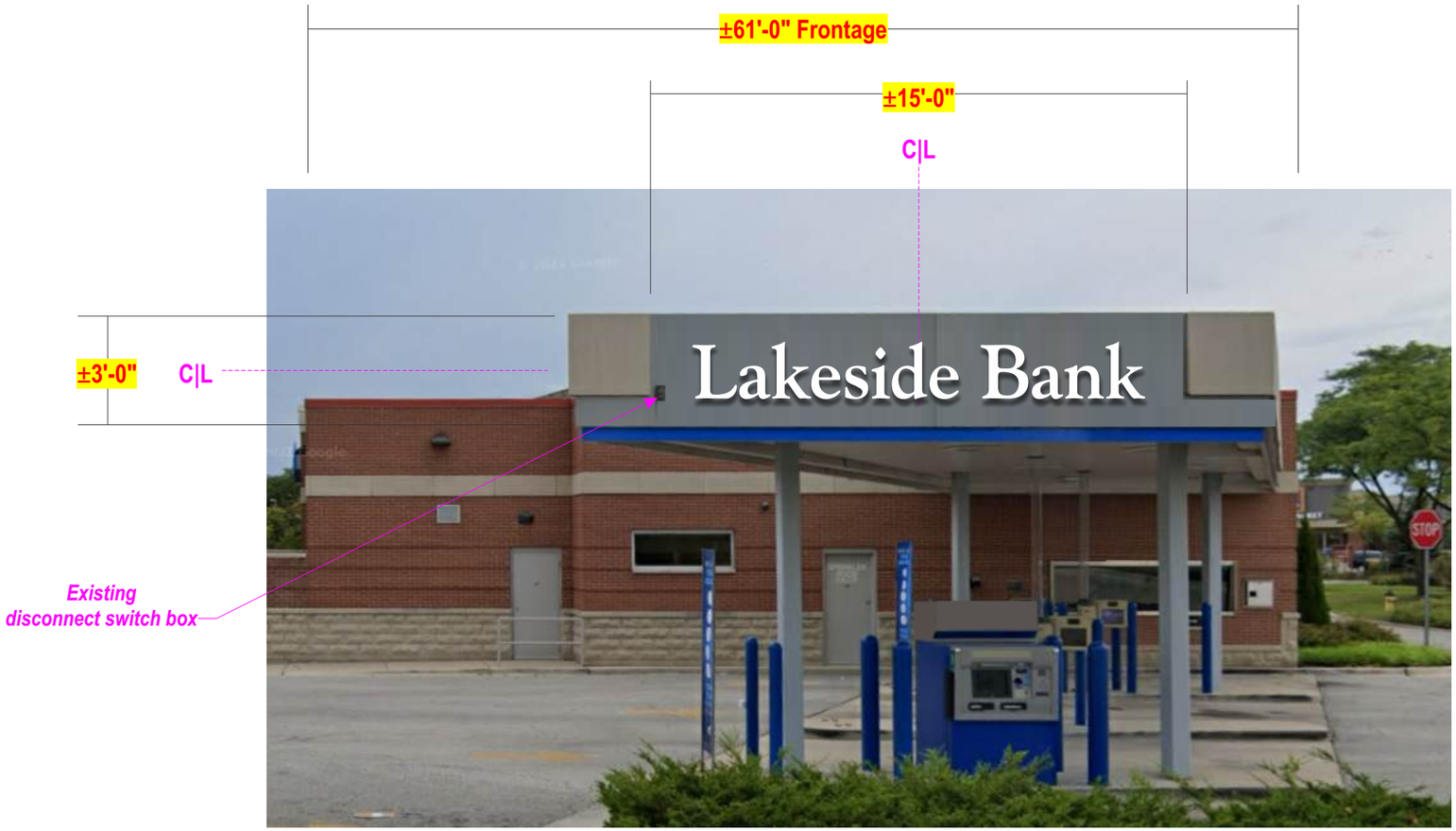
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY



EXISTING CONDITIONS

EXISTING 24"H "CHASE" LETTERSET TO BE REMOVED & REPLACED; CANOPY TO BE REPAIRED AS REQUIRED

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PAGE NO.: 13

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

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PROJECT MANAGER: ROBERT SCHAEFFER

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E02 FACE LIT / HALO LIT CHANNELS

Scale: 3/4"=1'-0"

LB-FH-CL-18-W

19 square feet

SURVEY REQUIRED

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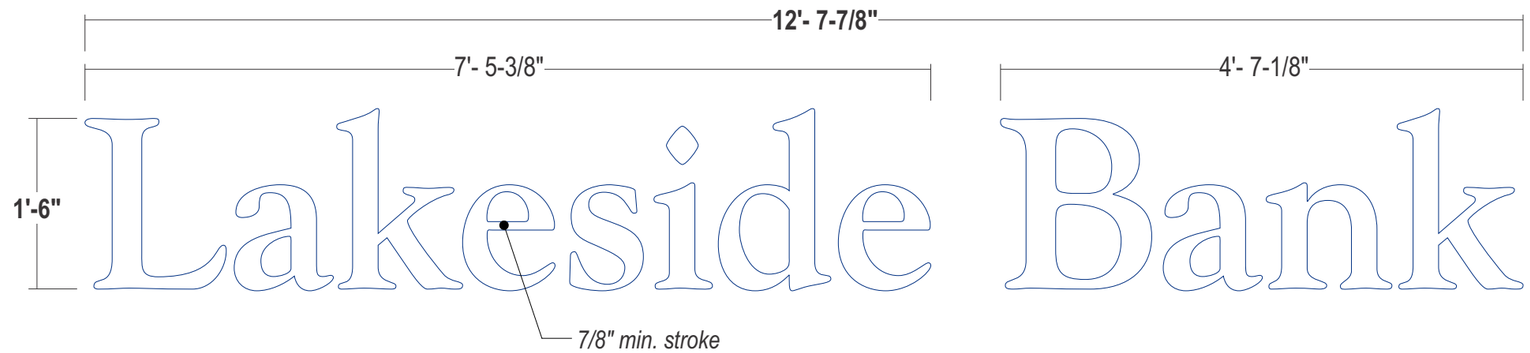
PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

OPTION B



FACES: 3/16" #7328 White acrylic

TRIMCAP: 1" Jewelite painted Blue to match returns

RETURNS: 5" deep .063 aluminum returns - insides pre-finished White; Outsides painted Blue; Aluminum baffle inside letters as required to allow for face and halo illumination

BACKS: 1/4" Clear polycarbonate

ILLUM.: White and Blue LED's as required by manufacturer; **Remote Power Supplies**

WALL MAT.: Metal canopy

INSTALL: Letters to stand off canopy 1-1/2" to allow for halo illumination;
Thru bolted using all thread into blocking as required;
12" standard length of threaded rod will be supplied unless otherwise noted;
3/8" threaded rod into blocking or Stratus approved equivalent;
Spacers to be provided and painted to match canopy

QUANTITY: **(1) ONE LETTERSET required for EAST DRIVE-THRU CANOPY elevation**

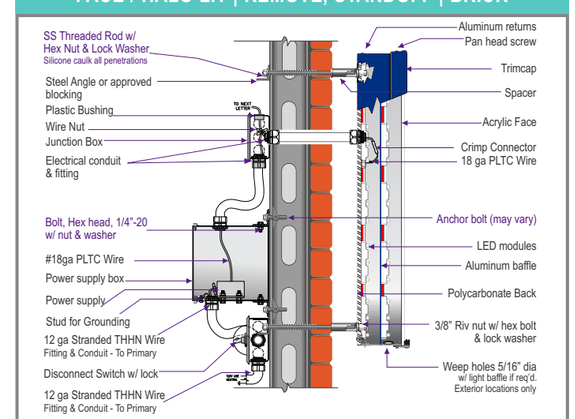
COLOR PALETTE

- #7328 White acrylic
- PMS 288 C Blue
- **SPACERS** Paint match to be provided

All paint finishes to be Satin unless otherwise specified

SIMULATED NIGHT VIEW

FACE / HALO LIT | REMOTE, STANDOFF | BRICK



***MOUNTING METHOD:**
(Use appropriate method following wall inspection)
Thru bolt - all thread fasteners w/ wood blocking or angle iron stringer
Toggle bolts w/ hollow core- plywood backing
Kwik Bolts or Expansion lag bolts & shields w/ solid concrete

SIGN TO BE U.L. LISTED AND SHALL MEET N.E.C. STANDARDS — Underwriters Laboratories Inc. — ELECTRIC SIGN — PRIMARIES AND FINAL CONNECTION TO BE BY CERTIFIED ELECTRICIAN

ALL ELECTRICAL COMPONENTS TO BE U.L. LISTED.
BRANDING AND MARKING PER N.E.C. 600.4.
ALL TO BE ELECTRically GROUNDED PER N.E.C. 250.
ALL POWER SUPPLIES TO BE FUSED PER U. L. 48, 28.2.1.
GROUNDING AND BONDING PER N.E.C. 250-96 , 96, 04, 96.
SIGN TO MEET N.E.C. AND U. L. 48 STANDARDS FOR ELECTRICAL SIGNS.
GROUNDING & BONDING
AS PER N.E.C. 250-90 & NEC 600.7

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ADDRESS: 950 East Rand Road, Mt. Prospect, IL 60056

PAGE NO.: 14

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	488442	08/05/24 JT					

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TIMERS AND PHOTO CELL - For Bldg Signage

TO BE REMOVED AND REPLACED

For Reference - NTS

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PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

EXISTING TIMERS

EXISTING EXTERIOR PHOTO CELL - North elevation

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PAGE NO.: 15

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

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SOUTH (Drive-Thru Canopy) ELEVATION

Scale: 3/16"=1'-0"

EXISTING SIGN SF:	24 TOTAL
PROPOSED SIGN SF:	24 TOTAL

SURVEY REQUIRED

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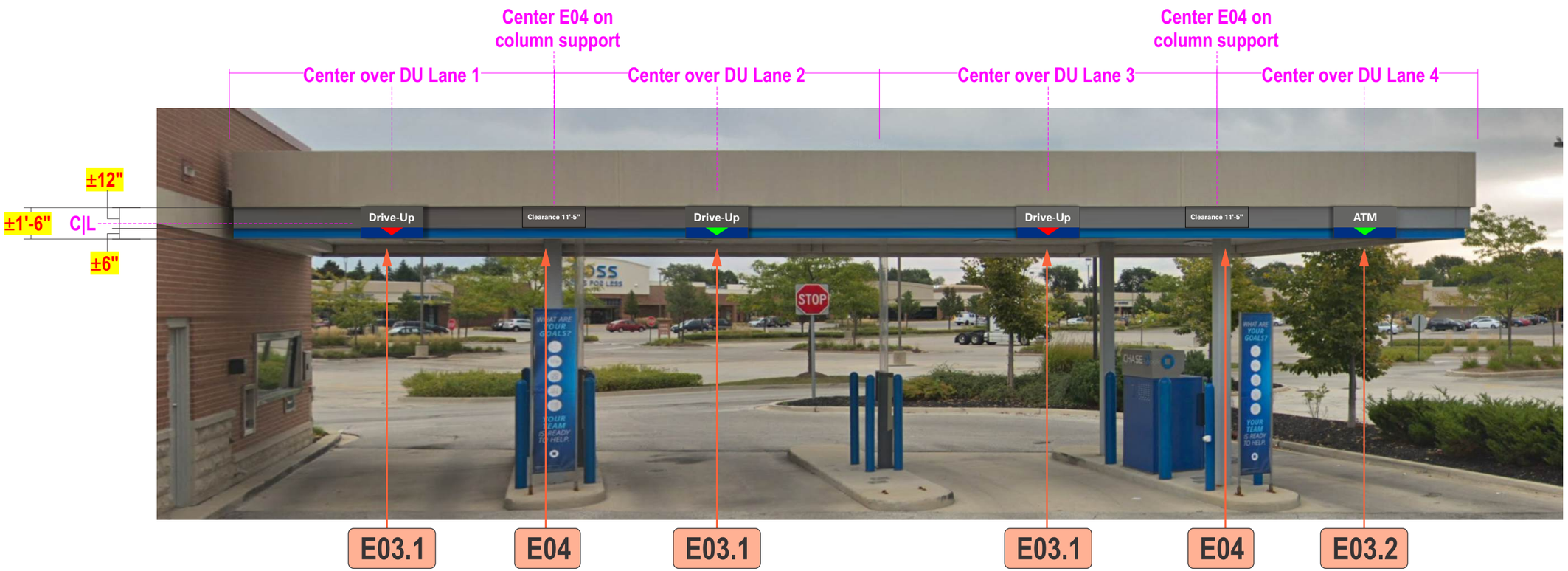
FOR DISCUSSION PURPOSES ONLY PRELIMINARY

EXISTING CONDITIONS

(4) FOUR EXISTING S/F CABINETS and (2) TWO PANEL SIGNS
TO BE REMOVED & REPLACED; CANOPY TO BE REPAIRED AS REQUIRED



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ADDRESS: 950 East Rand Road
Mt. Prospect, IL 60056

PAGE NO.: 16

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

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E03 S/F ILLUM. CABINETS

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

LB-CAB

4.5 square feet

SURVEY REQUIRED

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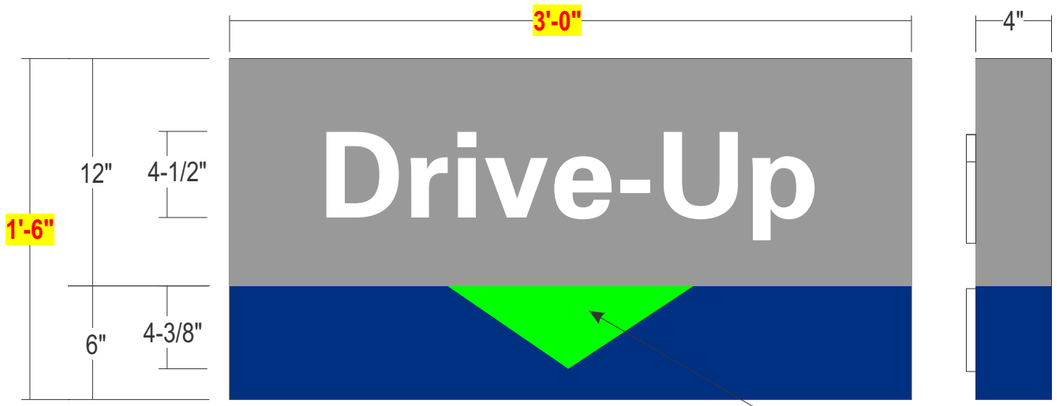
FOR DISCUSSION PRELIMINARY PURPOSES ONLY

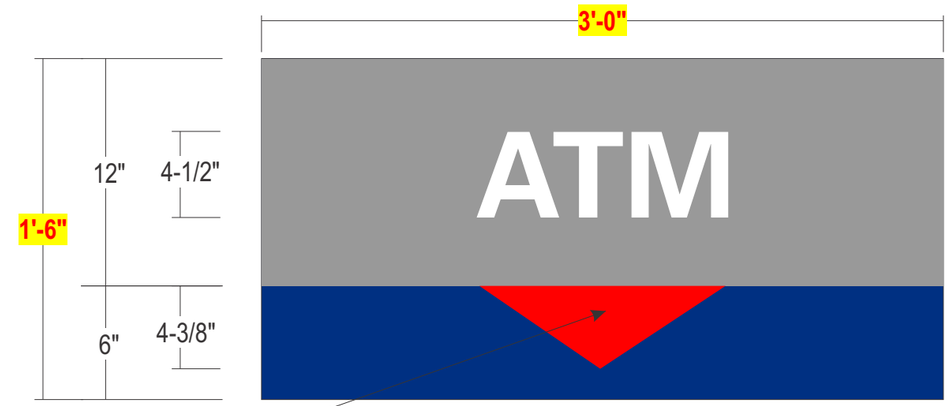
Stratus SHOP DRAWINGS REQUIRED



QTY: 3

E03.1 LB-CAB-DU

END VIEW



QTY: 1

E03.2 LB-CAB-ATM

Arrow will illum. Green/Red depending on lane access

CABINET: 4" Deep fab'd aluminum S/F cabinet with internal framework;
All painted Blue and Gray - colors TBV

FACES: .125" aluminum shoebox face painted Blue

GRAPHICS: Routed outed out from aluminum face with 1/2" push-thru clear acrylic;
Copy to have first surface White trans. vinyl w/ second surface diffuser film;
Arrow to remain as clear acrylic to allow for dual LED illumination; SPEC TBV
Arrow will illuminate either Green or Red based on lane access

FONT: Universe 65 Bold

ILLUM. : White, Red and Green LED's as required by manufacturer;
Power supplies to be housed within cabinet

CANOPY: Not provided at this time

INSTALL: Cabinets flush mounted to canopy using min. 3/8" toggle bolts;
Mounting method TBV

QUANTITY: **(4) FOUR S/F ILLUM. CABINETS required for SOUTH DRIVE-THRU CANOPY elevation;**
Qtys of each as noted

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

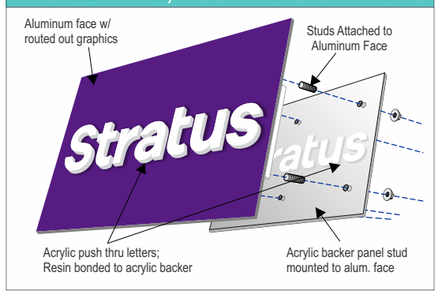
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.

COLOR PALETTE

- Gray
  Paint match to be provided
- PMS 288 C Blue
- White
  3M 3630-20 White trans. vinyl
  3M 3635-70 Diffuser film
  (2nd surface)

All paint finishes to be Satin unless otherwise specified

ROUTED FACE; PUSH-THRU GRAPHICS



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PAGE NO.: 17

ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

ELECTRONIC FILE NAME: G:\ACCOUNTS\L\LAKESIDE BANK\2024\IL\2_Mt Prospect\2_Mt Prospect.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
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E04 S/F ALUM. PANEL - Clearance

Scale: 3"=1'-0"

LB-PNL

3 square feet

SURVEY REQUIRED

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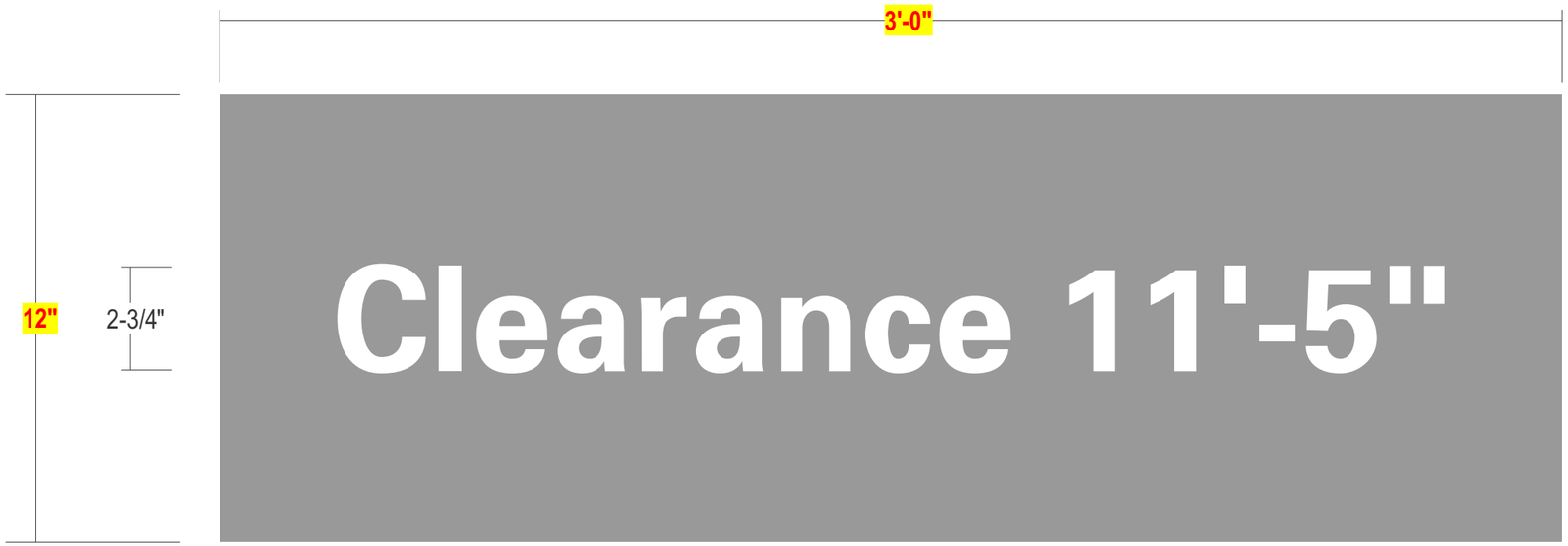

PANEL: .080 flat aluminum panel painted Gray - color TBV

GRAPHICS: Surface applied White die-cut vinyl

FONT: Universe 65 Bold

CANOPY: Not provided at this time

INSTALL: Panel flush mounted to canopy using fasteners thru face;
Fastener heads painted to match panel; Mounting method TBV

QUANTITY: **(2) TWO PANELS required for SOUTH DRIVE-THRU CANOPY elevation**

COLOR PALETTE

- Gray — Paint match to be provided
- White — 3M 7725-10 Opaque White vinyl

All paint finishes to be Satin unless otherwise specified

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E05 D/F ILLUM. MONUMENT SIGN

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

LB-MON

20 square feet

OPTIONAL SIGNAGE

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PRELIMINARY — FOR DISCUSSION PURPOSES ONLY

Stratus SHOP DRAWINGS REQUIRED

ALL MANUFACTURING AND INSTALL SPECS TBV PRIOR TO PRODUCTION

CABINET: 12" deep extruded alum. D/F cabinet w/ internal support pipe and aluminum framework; All painted Gray

FACES: .125" aluminum brake formed shoebox faces painted Gray

GRAPHICS: Routed out from aluminum faces and backed up with #7328 White acrylic w/ first surface Blue vinyl

ILLUM. : White LED's as required by manufacturer; ***Power supplies to be housed within cabinet***

REVEAL: Fab'd min. .063 aluminum painted Black

POLE COVER: Fab'd min. .063 aluminum painted Gray

ADDRESS: 1/4" thick aluminum flat cut outs painted Black; Studs at backside for mounting

INSTALL: Internal support pipe to be welded to base plate and secured to min. 3/8" j-bolts embedded in concrete footing using locking nuts and washers

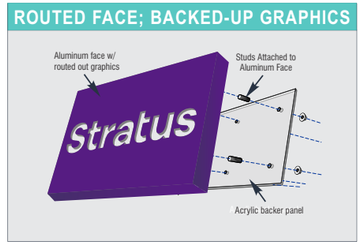
QUANTITY: **(1) ONE D/F ILLUM MONUMENT REQUIRED**

COLOR PALETTE

- PMS 656 C Gray
- PMS 288 C Blue
  3M 3630-157 Sultan Blue
- Black

All paint finishes to be Satin unless otherwise specified

ROUTED FACE; BACKED-UP GRAPHICS



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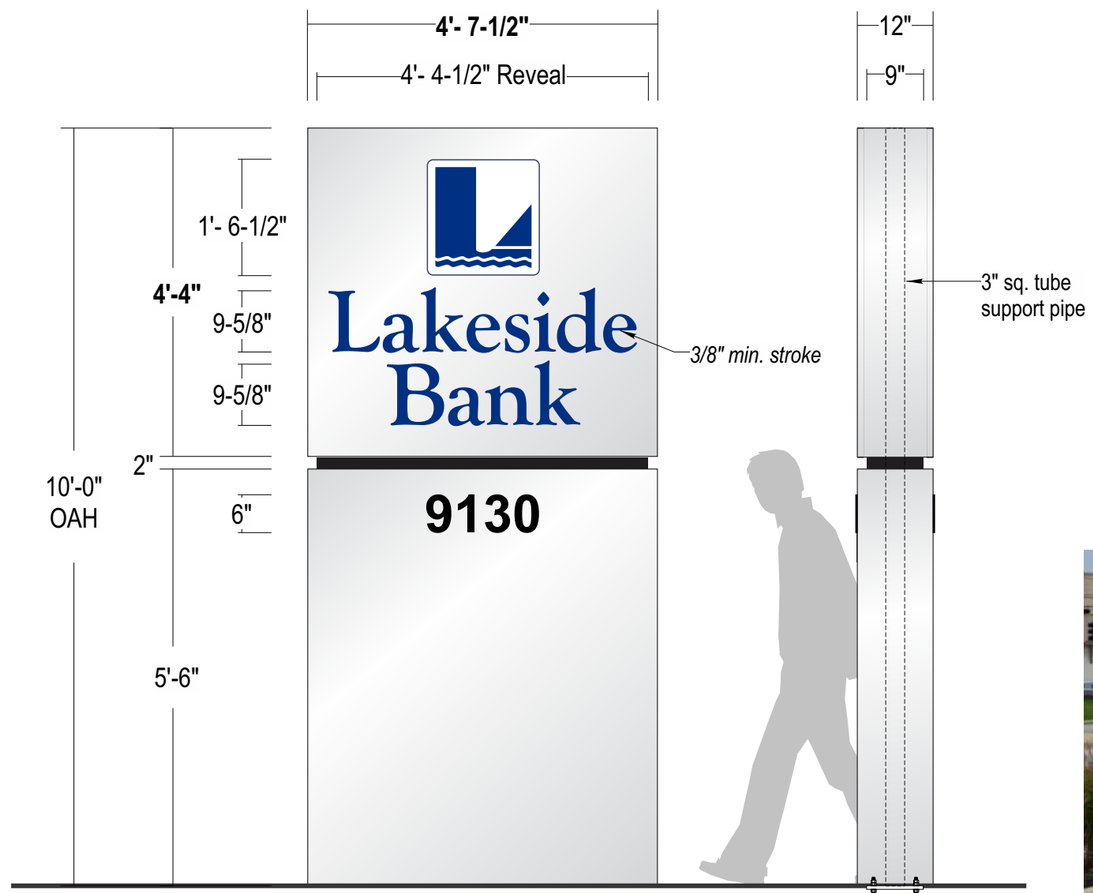
THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRIC CODE.



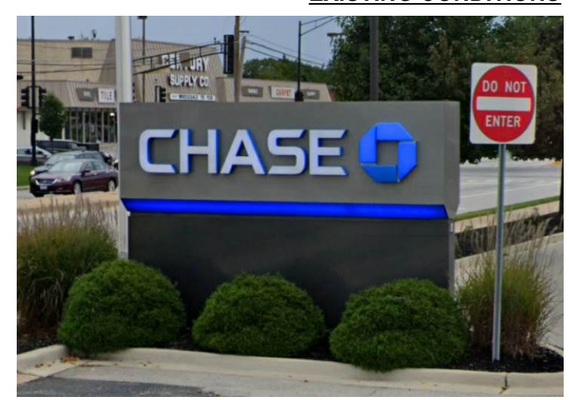
ELEVATION VIEW

END VIEW

FOUNDATION & POLE SIZES SUBJECT TO CHANGE ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

SIMULATED NIGHT VIEW

EXISTING CONDITIONS



EXISTING "CHASE" MONUMENT TO BE REMOVED & REPLACED; NEW SIGN TO BE INSTALLED FAR ENOUGH AWAY FROM EXISTING TO ALLOW FOR NEW FOOTING

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ORDER NUMBER: 1221614

PROJECT NUMBER: 88040

SITE NUMBER: 2

PROJECT MANAGER: ROBERT SCHAEFFER

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E06 NON-ILLUMINATED DIRECTIONAL

LB-DIR-NI

Scale: 3/4"=1'-0"

7.5 square feet

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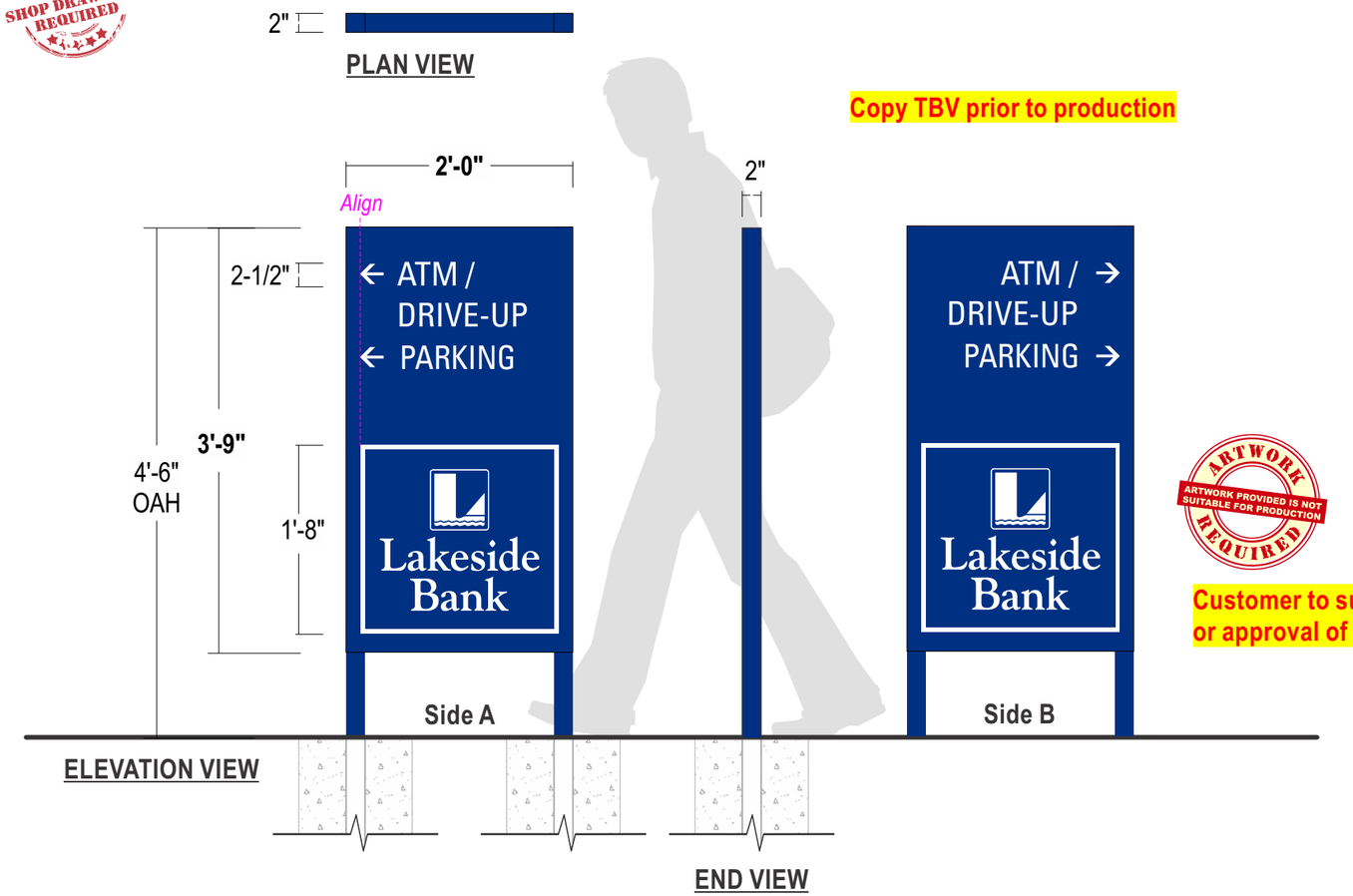


Copy TBV prior to production

ARTWORK REQUIRED — ARTWORK PROVIDED IS NOT SUITABLE FOR PRODUCTION

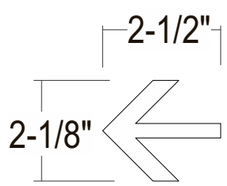
Customer to supply stacked logo or approval of shown required

CONST.:	2" deep aluminum sq tube framing with 2" sq tube posts capped at top; All painted Blue
FACES:	.090" flat aluminum painted Blue
GRAPHICS:	Surface applied White die-cut vinyl; **Font: Universe 57 Condensed Regular**
INSTALL:	Direct burial of posts into concrete pier footings in accordance with engineering requirements and city code
QUANTITY:	**(1) ONE REQUIRED**

COLOR PALETTE

- White — 3M 7725-10 White
- PMS 288 C Blue

All paint finishes to be Satin unless otherwise specified



ARROW DETAIL

EXISTING CONDITIONS

Side A

Side B

(1) ONE EXISTING DIRECTIONAL TO BE REMOVED AND REPLACED

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E07

REGULATORY PANEL - Handicap Parking

For Reference - NTS

LEAVE AS IS

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EXISTING PARKING PANEL TO REMAIN "AS IS";
NO STRATUS SCOPE OF WORK REQUIRED AT THIS TIME

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E08

NIGHT DEPOSIT PANEL

For Reference - NTS

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EXISTING NIGHT DEPOSIT PANEL TO REMAIN "AS IS";
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E09 **DRIVE-UP ATM**

For Reference - NTS

SCOPE OF WORK BY OTHERS

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I01 ALUMINUM FLAT CUT OUTS

LB-FCO-ALUM-16

Scale: 3/4" = 1'-0"

SURVEY REQUIRED

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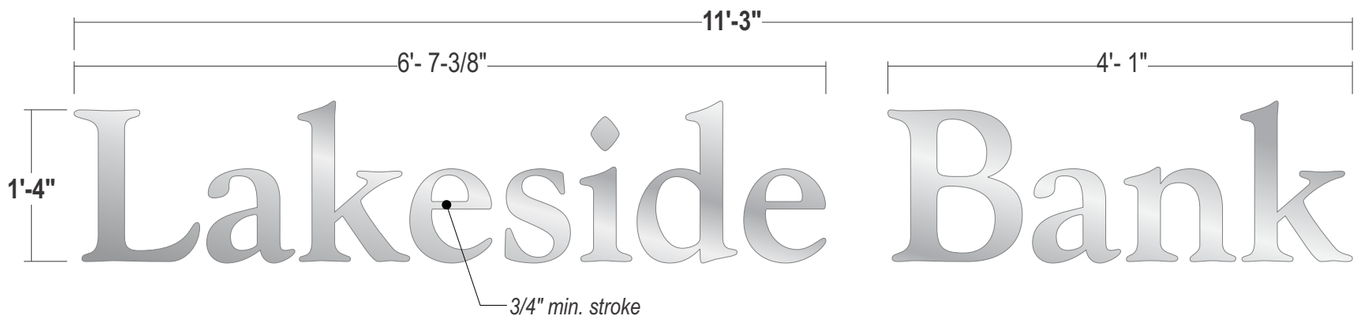


EXISTING CONDITIONS

EXISTING 18"H "CHASE" LETTERSET TO BE REMOVED AND REPLACED;
SOFFIT WALL GRAPHIC TO BE REMOVED AND DISCARDED;
SOFFIT TO BE REPAINTED BY OTHERS - TBV

LETTERS: 1/4" thick flat cut out Brushed Aluminum letters w/ #4 horizontal grain finish; Studs at backside for mounting

WALL MAT'L: Drywall over studs presumed

INSTALL: Stud mounted flush to wall

QUANTITY: **(1) ONE LETTERSET REQUIRED**

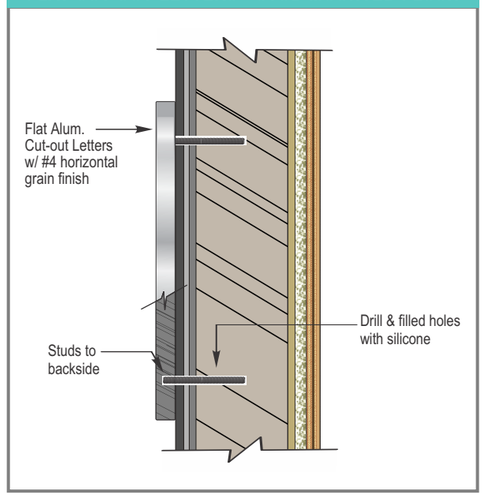
JOB NOTE: **Soffit to be painted Blue - Color TBV**

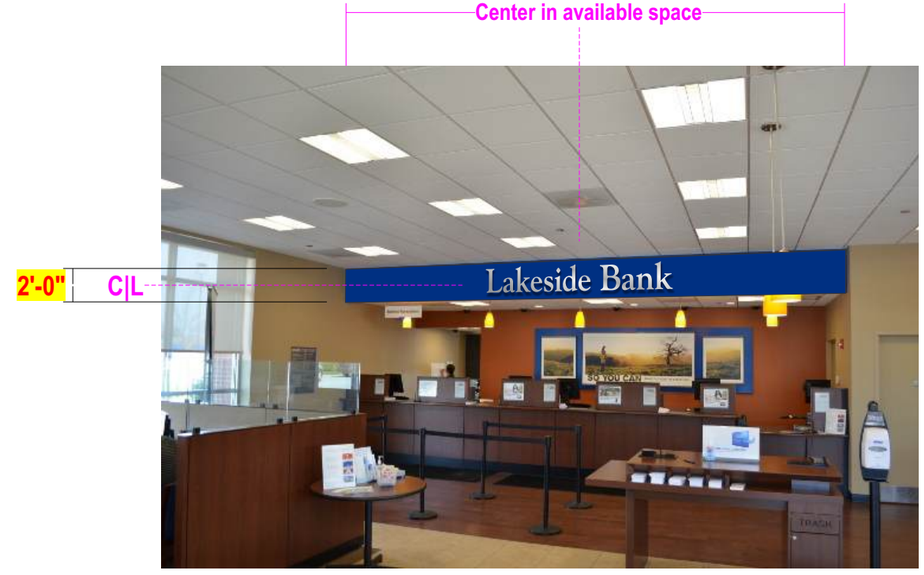
COLOR PALETTE

- Brushed Aluminum w/ #4 horizontal grain finish
- 288 C Blue

All paint finishes to be Satin unless otherwise specified

FLAT CUT-OUT LETTERS - STUD MOUNTED FLUSH





PROPOSED SIGNAGE *Scaled Proportionally*

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I02

INTERIOR VESTIBULE ATM

For Reference - NTS

TO BE REMOVED BY OTHERS

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