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

February 26, 2026 **Village Hall - 3rd Floor Board Room** **7:00 PM**

1. **CALL TO ORDER**
2. **APPROVAL OF MINUTES**
   - 2.1. PZ-31-25 / 200 S. Main Street / CU: Preliminary and Final Planned Unit Development
3. **NEW BUSINESS**
   - 3.1. PZ-12-25 / 1522 N Elmhurst Rd / CU: Tobacco / Village Board Final
   - 3.2. PZ-22-25 / 200 E Rand Rd / CU: Final PUD / Village Board Final
   - 3.3. PZ-13-25 / 301 LaSalle St / CU: Major Planned Unit Development Amendment with Dwelling Units Above First Floor / Village Board Final
   - 3.4. PZ-01-26 / 50 S Emerson St / Text Amendments / 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-31-25	Hearing Date: January 8, 2026
PROPERTY ADDRESS:	200 S. Main Street
PETITIONER:	200 S. Main Street, LLC (Arthur Holmer)
PUBLICATION DATE:	December 24, 2025
REQUEST:	Conditional use approval for a preliminary and final Planned Unit Development
MEMBERS PRESENT:	Walter Szymczak Ewa Weir Donald Olsen Michael Fricano Fay Costa
MEMBERS ABSENT:	Joseph Donnelly William Beattie Richard Rogers
STAFF MEMBERS PRESENT:	Ann Choi – Development Planner Jason Shallcross – Director of Community & Economic Development
INTERESTED PARTIES:	200 S. Main St, LLC (Arthur Holmer), Petitioner Neal Thompson, Architect

Acting Chair Szymczak called the meeting to order at 7:01 PM. Commissioner Costa made a motion seconded by Commissioner Olsen to approve the minutes from the Planning and Zoning Commission meeting on December 11, 2025 with a request by Commissioner Costa to revise the meeting minutes to include the discussion on the Village's tree replacement requirement. The minutes were approved 5-0.

Acting Chair Szymczak introduced case number PZ-31-25, 200 S. Main Street, a request for conditional use approval for a preliminary and final planned unit development.

Ms. Choi presented an overview of the petitioner's request for a conditional use for a preliminary and final planned unit development to construct a one-story restaurant with

outdoor dining on the subject property located at the southwest corner of South Main Street and West Evergreen Avenue. Ms. Choi reviewed the site's history, noting that it was formerly occupied by a service station and later an office building that was demolished in 2017, leaving the site largely paved and vacant. Ms. Choi stated that the proposed restaurant is oriented toward Evergreen Avenue and Main Street, with parking accessed from the existing public alley to the west. Ms. Choi presented the proposed floor plan that illustrated the indoor dining areas, outdoor dining patio, and back-of-house functions, with pedestrian connections to adjacent public sidewalks. Ms. Choi explained that the proposal requires zoning relief for reduced front yard setbacks along both Main Street and Evergreen Avenue, as well as a reduction in the required number of off-street parking spaces, and that these deviations are being requested as part of the planned unit development.

Ms. Choi also reviewed the architectural and site design elements of the project, including building materials, façade articulation, compliance with the Downtown Design Guidelines, and screening of rooftop mechanical equipment and solar panels. Ms. Choi noted that a condition of approval was included requiring a glare analysis for the solar panels to ensure there would be no adverse impacts on nearby residential properties. Ms. Choi also stated that landscaping will be finalized at the building permit stage, and stormwater management requirements will be subject to final determination by the Metropolitan Water Reclamation District (MWRD) and Public Works, with any necessary design modifications eligible for administrative approval by the Village Manager. Ms. Choi noted that a 5.7-foot-wide strip of land along the west property line is proposed to be dedicated to the Village to meet alley width requirements, with the dedication to be recorded prior to issuance of a Certificate of Occupancy. Ms. Choi stated that the proposal is consistent with the Comprehensive Plan and the Village's Strategic Plan goals for downtown redevelopment and concluded her presentation with staff's recommendation approving of the conditional use, subject to the conditions listed in the staff report. Ms. Choi requested 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. A conditional use for a preliminary and final Planned Unit Development (PUD) consisting of a one-story restaurant with outdoor dining, subject to the following conditions:
    a. Deviations or exceptions from the Village's Zoning Code as necessary to permit development of the Subject Property as a planned unit development in accordance with this Ordinance and the Approved Plans (as defined below), including all specific zoning deviations and exceptions set forth in the Petitioner's application materials.
    b. Development of the site in strict conformance with the following Approved Plans dated 12/19/2025:
        i. Architectural plan set (14 sheets) titled "New Free Standing One-Story Dine-In Service Restaurant With Exterior Patio Fatpour Tapworks

Zoning Review Package: 12/19/2025" and prepared by Aria Group Architects, Inc.;

ii. Architectural elevations (6 pages) titled "Fatpour Tap Works Zoning Review" prepared by Aria Group Architecture + design, and dated December 4, 2025;

iii. Engineering plan set (10 sheets) titled "Site Improvement Plans for Fatpour Tap Works" and prepared by Jacob & Hefner Associates, Inc.;

c. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations;

d. The use of stucco or engineered stucco systems (EIFS - type) is prohibited.

e. The proposed solar panels shall not be visible when viewed from the public right-of-way or from residentially zoned property and shall be fully screened by the raised parapet wall. The Petitioner shall submit a glare analysis for the rooftop solar panels demonstrating that glare or reflected light will not adversely impact the Prospect Place building (11 W. Prospect Place) or its dwelling units. The analysis shall include seasonal variations of the sun and its reflection on the Prospect Place building/units.

f. Should stormwater management requirements imposed by MWRD and/or the Village's Public Works/Engineering Department require modifications to the site design, staff recommends that such changes be subject to administrative review and approval by the Village Manager ~~via an application for a minor amendment to the PUD~~;

g. A five and seven-tenths-foot-wide (5.7') area extending along the entire length of the west property line shall be dedicated to the Village by the Petitioner through a plat of dedication. The plat of dedication shall be recorded prior to the issuance of a Certificate of Occupancy;

h. Submittal of irrigation and photometric plans that comply with Village codes and regulations;

i. All signs shall be submitted, reviewed, and approved during the permitting process. All signs shall conform to Village Code. Any future relief requested for signage shall require an application for a minor amendment to the PUD;

j. All rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. Screening of the RTUs shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. The parapet wall shall be raised to provide full screening of any RTUs. The Director of Community Development is authorized to approve the design of any additional required screening;

k. The Petitioner shall address all comments included in the Village review letter dated December 29, 2025 (PZ-31-25) attached as Exhibit B of the staff report.

Ms. Choi highlighted four conditions unique to the proposed request, including the requirement that all rooftop solar panels be screened; the submission of a glare analysis to confirm there will be no adverse impacts on the Prospect Place residences; authorization for any site plan modifications resulting from the MWRD or Public Works stormwater management requirements to be approved administratively by the Village Manager without the need for a minor PUD amendment; and the dedication of a 5.7-foot-wide strip of land along the west property line to the Village, with the dedication to be recorded prior to issuance of a Certificate of Occupancy.

Ms. Choi stated that the Village Board's decision is final for the case and concluded her presentation.

Acting Chair Szymczak asked whether the Commission had any questions for staff. Commissioner Weir inquired about the purpose of the dedication located along the rear of the building. Ms. Choi presented a slide depicting the dedication and explained that the alley measures 24 feet 6 inches in width, with a portion currently located on private property. Commissioner Weir asked whether the highlighted area contained any public utilities or if it was solely intended to achieve the required alley width. Ms. Choi responded that the dedication is needed to meet the required alley width. Director Shallcross added that a two-way drive aisle requires a minimum width of 24 feet and that, given the presence of perpendicular parking and two-way vehicular movements within the alley, the additional width is necessary to safely accommodate traffic.

Commissioner Weir asked whether relief was being requested for both the front yard setback along Evergreen Avenue and the side yard setback along Main Street, and also questioned why the walkway along the rear of the building was proposed at a width of 7 feet. Ms. Choi responded that relief is being sought for building setbacks along both Evergreen Avenue and Main Street. Director Shallcross explained that the Public Works Department requires a minimum sidewalk width of 7 feet when adjacent to parking stalls to account for potential vehicle overhang. Director Shallcross noted that while a 5-foot sidewalk typically satisfies ADA requirements, the additional width is necessary because vehicles will regularly overhang into the walkway, and staff therefore applied the minimum width required by the Village's Engineering Department. Commissioner Weir noted that wheel stops were provided and asked whether they would prevent vehicle overhang. Director Shallcross responded that wheel stops could prevent overhang if properly maintained, but that the wider sidewalk represents a belt-and-suspenders approach. Ms. Choi added that the wheel stops are designed to allow for a 2-foot vehicle overhang.

Commissioner Costa asked whether the parapet screening would obscure the solar panels and reduce their efficiency. Director Shallcross responded that staff does not believe the screening will materially affect the panels' performance, as the panels are tucked behind the north parapet wall and oriented to face south, away from the nearest parapet wall. Director Shallcross acknowledged that some partial shading could occur at times;

however, given the potential aesthetic impacts and the applicable design guideline requirements, staff required that the developer screen the solar panels along with the other rooftop mechanical equipment.

Hearing no further questions from the Planning and Zoning Commission, Acting Chair Szymczak swore in the following individuals:

- Petitioner, Arthur Holmer, 1307 N. Clybourn Avenue Suite A, Chicago, IL
- Architect, Neal Thompson, Aria Group Architects, 830 North Boulevard, Oak Park, IL

Commissioner Weir noted that there is a strong visual emphasis on the back-of-house area, as reflected by the black façade, and acknowledged that the petitioner is seeking relief for the side yard setback. Commissioner Weir asked whether additional visual mitigation could be provided along that façade. Mr. Thompson responded that the floor plan currently includes a setback between the front-of-house and back-of-house areas, and that this transition could be made more pronounced through the use of architectural piers to add depth and articulation. Mr. Thompson also noted that the outdoor patio and operable partitions opening to the patio would introduce activity and visual interest from the main dining area, with patrons eating and drinking, including people “curling”, circulating along that side of the building. Mr. Thompson added that, if required as a condition of approval, the petitioner would be willing to pull the back-of-house functions further back.

Commissioner Olsen asked the petitioner whether there were any concerns regarding parking. Mr. Holmer responded that he was not concerned, as he believes there is sufficient parking in the surrounding area to support the restaurant. Commissioner Weir asked how many on-street parking spaces are available, noting that the code requires 11 spaces while only 8 are proposed on site. Mr. Thompson responded that several on-street spaces are available along Evergreen Avenue, as well as in the adjacent parking lot associated with St. Mark’s Church.

Commissioner Weir then asked whether the petitioner would be able to utilize the adjacent parking lot. Mr. Thompson stated that there is an agreement between the church and the Village allowing use of that lot. Director Shallcross stated that the Village recently authorized the purchase of the parcel containing the parking lot and that, pursuant to the purchase, a parking rider requires that at least 30 parking stalls remain available within 500 feet of St. Mark’s Lutheran Church. Director Shallcross explained that, until at least 30 new parking stalls are provided elsewhere in the area, a minimum of 30 stalls in that lot will remain available for public use.

Director Shallcross further noted that nearly 50 public parking spaces are available in the Wille Street parking lot one block away, approximately 150 spaces are available along Prospect Avenue, and close to 50 additional spaces are available along Evergreen Avenue

west toward Wille and Pine Streets. Director Shallcross stated that there are hundreds of parking spaces in the immediate area and that the Village is currently conducting a separate parking utilization study to evaluate parking usage at various times and days. Based on current conditions, staff believes there is sufficient parking in the vicinity to accommodate the demand generated by Fatpour Tapworks and noted that the provision of 8 on-site parking spaces is also beneficial for patrons.

Commissioner Costa asked how many staff members would be employed at the facility. Mr. Holmer responded that the restaurant plans to employ approximately 50 individuals, with roughly 15 to the mid-20s employees working at any given time. Commissioner Weir then asked whether employees would park remotely rather than using the 8 on-site parking spaces located at the rear of the restaurant. Mr. Holmer responded that employees would likely park off-site.

Director Shallcross added that most on-street parking in the downtown area is limited to two- to four-hour durations, which is insufficient for restaurant staff who typically require longer parking periods. Director Shallcross noted that the restaurant would also want to avoid employees occupying the parking spaces immediately adjacent to the building. Director Shallcross explained that the Wille Street parking lot is available for businesses with employees who need extended-duration parking, and that staff may register their vehicles to receive authorization to park there for longer periods. Director Shallcross also noted that the Village Hall parking deck is available as an additional parking option.

Commissioner Weir noted that a sizable skylight is proposed over the bar area and asked whether the lights would be turned off when the restaurant is closed to avoid impacts on nearby residents. Mr. Thompson responded that the skylight is not expected to extend above the surrounding parapet wall and that the adjacent single-family residences would not be adversely affected. Mr. Thompson stated that residents of Prospect Place may be able to see the skylight when illuminated; however, the lighting would not be very bright. Mr. Thompson further noted that the restaurant intends to close at 11:00 p.m., at which time the lights would be turned off.

Commissioner Weir also asked whether light poles would be installed in the parking area or if the area would be illuminated by building-mounted lighting. Mr. Thompson responded that the parking area would be lit from the building. Commissioner Weir then inquired whether the proposed lighting would comply with the Dark Sky Association requirements. Mr. Thompson stated that a photometric plan had been submitted and, while additional refinements are needed, the project intends to comply with those standards.

Commissioner Costa asked the petitioner to explain how stormwater issues at the site would be addressed, noting that she continued to have some reservations about approving the planned unit development should the MWRD require significant changes that could affect the site. Commissioner Costa stated that the area is already fully developed and

congested and expressed concern that certain stormwater questions remained unresolved. Commissioner Costa acknowledged, however, that the provision of on-site stormwater detention was a positive aspect of the proposal. Mr. Thompson responded that the project's civil engineer was present and available to address those questions. Acting Chair Szymczak swore in the civil engineer for the project, Jason Cebulski, 1333 Butterfield Rd #300, Downers Grove, IL.

Mr. Cebulski stated that the subject site is approximately 0.4 acres in size and that the MWRD requires stormwater detention only for sites with three acres or more of contiguous ownership; therefore, the project does not trigger MWRD detention requirements and is subject only to the Village's ordinances. Mr. Cebulski further explained that MWRD volume control requirements apply to sites greater than one-half acre, and the project is also below that threshold.

Mr. Cebulski noted that a letter requesting confirmation of this determination was submitted to the MWRD the prior week following receipt of the Village's review letter, and that a response is anticipated within approximately one week. Regarding flooding concerns, particularly for the property to the south, he explained that storm sewer pipes are proposed along the southern portion of the site to collect runoff and convey it north. Mr. Cebulski added that the petitioner will continue to coordinate with Public Works staff on the detention basins and, if MWRD ultimately determines that detention is not required, the basins may be reduced to maximize green space. Mr. Cebulski stated that the project team is awaiting MWRD's formal determination, which will be independent of the Village's stormwater review.

Commissioner Weir asked about the origin of the name "Fatpour." Mr. Holmer explained that the name refers to the larger beer pours served in tall mugs, noting that patrons may order either a regular pour or a "fat pour." Mr. Holmer added that the proposed restaurant would be the company's fourth location. Mr. Holmer stated that the first location opened in Wicker Park in 2012, the second opened in 2018 adjacent to McCormick Place within a tri-brand Hilton hotel, and the third location recently opened in Lincolnwood.

Acting Chair Szymczak invited members of the public to provide comment. Charles Chen, 218 South Main Street, Mount Prospect, IL, asked about the proposed occupancy of the restaurant. Mr. Thompson responded that the restaurant would accommodate more than 100 patrons. Mr. Chen then asked whether the Village would receive any revenue for the use of public parking spaces. Director Shallcross responded that the Village would receive revenue in the form of taxes generated by the restaurant.

Mr. Chen expressed concern that the restaurant would use public parking spaces at no cost, to the detriment of the public. Director Shallcross responded that the Village has adopted a policy allowing forgiveness of floor area for downtown businesses when calculating parking requirements, as the Village does not expect each business to

accommodate all parking demands on-site. Mr. Chen further noted that, based on a parking ratio of four spaces per 1,000 square feet of floor area, he anticipated an overflow of approximately 20 to 30 vehicles beyond the on-site parking provided.

Mr. Chen also raised several additional concerns, including traffic circulation near the intersection of Main Street and Evergreen Avenue, noting that vehicles making right turns from Main Street onto Evergreen Avenue often do so sharply, which he believed could create safety issues for restaurant patrons walking along these streets. Mr. Chen suggested that the site's previous use as a gas station may have been better suited to vehicle maneuvering due to the available turning space.

Mr. Chen also expressed concern about pedestrian safety in the area, citing narrow 5-foot-wide sidewalks along both Main Street and Evergreen Avenue. Mr. Chen suggested that widening the sidewalks to 7 feet could help alleviate pedestrian congestion and reduce potential liability concerns. In addition, Mr. Chen noted that he was OK that there are several other pubs operating in the immediate area.

Mr. Chen suggested that a location between Le Peep and Continental Bakery might be more appropriate for a pub-style use, citing better access to parking and smaller adjacent streets that would be safer for patrons to cross compared to Evergreen Avenue, Main Street, and Northwest Highway. Mr. Chen further noted that The Dawson also has a vacant ground-floor tenant space that could potentially accommodate such a use.

Acting Chair Szymczak asked if any additional members of the public wished to speak. Nate DeVan, 210 S. Wille Street, Mount Prospect, IL, stated that he had identified approximately 6 pub or bar-style restaurants in the surrounding area and questioned the need for an additional establishment of a similar type. Mr. DeVan expressed concern regarding increased competition, the potential impact on existing businesses, and whether the community needs another restaurant offering similar fare, such as beer and burgers.

Mr. DeVan also raised concerns regarding parking and traffic, noting that Wille Street is frequently used as a cut-through from Main Street, often at high speeds. Mr. DeVan stated that nearby residents may be concerned about increased on-street parking and traffic impacts associated with the proposed restaurant.

Commissioner Weir asked the petitioner to respond to the concerns raised by members of the public, including questions related to traffic flow, whether the intersection of Main Street and Evergreen Avenue had been studied, and issues related to parking, congestion, and overall safety.

Mr. Thompson responded that a traffic study was not prepared, and the 7-foot walkway is located along the west side of the building to get people from the parking to the restaurant. Mr. Thompson stated that he does not believe a lot of people will be spilling out onto Main

Street because the main entrance is on Evergreen Avenue and the doors that open onto Main Street are for emergency egress only.

Commissioner Weir asked whether a public sidewalk exists along the street, its width, and whether it would remain in place without a carriage walk separating it from the roadway. Mr. Thompson responded affirmatively, stating that the sidewalk is 5 feet wide, would remain as-is, and that no carriage walk is proposed. Commissioner Weir also asked whether the outdoor seating area would be fenced and whether patrons would be contained within the patio area. Mr. Thompson responded in the affirmative, noting that the area would be enclosed and that gates are provided for emergency purposes only and would not serve as primary points of ingress or egress during normal business hours.

Acting Chair Szymczak asked about the hours of operation. Mr. Holmer stated that the hours have not been solidified but that they may extend past 11:00 p.m.

Commissioner Costa asked if the outdoor area would be packed up or still fenced off during the colder months. Mr. Thompson stated that the fence is permanent but express doubt that anyone would be sitting out there during the colder weather.

Commissioner Costa asked whether the petitioner was concerned about competition in the area. Mr. Holmer responded that he believes the restaurant would offer a distinct concept, describing it as a polished, casual American fare sports bar where patrons can feel comfortable in either formal or casual attire. Mr. Holmer stated that no similar establishment currently operates in the immediate area and that the concept is slightly elevated in terms of food quality, beverage selection, and décor. Mr. Holmer added that the restaurant would include a vibrant event space, would engage with the community, and would focus on attracting local patrons rather than visitors from Chicago, which he stated is key to the restaurant's long-term success.

Commissioner Weir asked staff if the sidewalk along Main Street is continuous against the road or if it jogs back. Director Shallcross responded that the sidewalk is a continuous carriage walk all the way through the S-curve of Main Street/Elmhurst Road.

Hearing no further comments from the Commission, Acting Chair Szymczak closed the public hearing and requested a motion. Commissioner Weir proposed adding a condition to address the black façade located at the southern end of the east elevation, stating that it should either be set back or treated architecturally to avoid appearing as a "black box." Director Shallcross restated Commissioner Weir's request to confirm accuracy and clarified that the Commission would be approving the petition as recommended by staff, with an additional condition requiring the black portion of the eastern elevation to either be further set back from Main Street, enhanced architecturally, or screened with landscaping, due to its prominence along Main Street, subject to approval by the Director of Community Development.

Commissioner Weir then made a motion to approve the request with the conditions outlined by Director Shallcross, and Commissioner Olsen seconded the motion.

UPON ROLL CALL AYES: Szymczak, Weir, Olsen, Fricano
NAYS: Costa

The Planning and Zoning Commission gave a positive recommendation (4-1) for the next Village Board meeting to be held on January 20, 2026.

After hearing no additional items of new business, Acting Chair Szymczak asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Weir made a motion, seconded by Commissioner Olsen, and the meeting was adjourned at 7:50 PM.



Ann Choi, Development Planner

Item Cover Page

Subject	**PZ-12-25 / 1522 N Elmhurst Rd / CU: Tobacco / Village Board Final**
Meeting	February 26, 2026 - 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 Petitioner (Rabia Maaz, Mazmus LLC) is seeking conditional use approval to operate an existing 900 square foot tobacco establishment (Smoke N Vape) at the subject property (1522 North Elmhurst Road). The tobacco shop has been closed since August 2024, therefore, the Petitioner must obtain conditional use approval to re-establish the use. The proposed business meets the standards for a conditional use and, therefore, staff is supportive of the request.

Discussion

BACKGROUND

The subject property is a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments. The tenant space was formerly occupied by FMMF LLC dba Smoke N Vape Guys from 2021 to 2024. The business license under the former owners was revoked in August 2024 due to tobacco sales to minors. Prior to the tobacco shop, the space was occupied by Focus Bookstore & Herbs from 2016 to 2020.

PROPOSAL

The Petitioner, Rabia Maaz of Mazmus LLC, proposes to re-open the tobacco establishment at the subject property. The Petitioner stated in the application that the business will be a retail smoke and vape shop offering a wide range of smoking and vaping products and accessories, including vape devices and accessories, pod systems, e-juices and e-liquids, glass pipes and accessories, tobacco and rolling products, grinders, hookahs and flavored shishas, and "Good Stuff" brand pipe tobacco. The proposed hours of operation are Monday through Sunday 10:00 AM to 9:00 PM, with two staff members trained in product knowledge, customer service, and compliance with age-restricted sales laws. The Petitioner notes this is the company's first retail business, and the owner will oversee daily operations, inventory management, and compliance with all local and state regulations. The Petitioner intends to use the existing floor plan with no interior or exterior renovations requiring a building permit.

Parking: The uses in the shopping center require 64 parking stalls, and the parking lot is

striped with 64 parking stalls. The minimum parking requirement is met.

Tobacco Addendum: The Petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

PUBLIC COMMENT
Staff received one written comment in opposition to re-establishing the tobacco shop. The resident noted that the prior tobacco shop generated litter (boxes, disposable vapes) that ended up in the parking lot, right of way, and on nearby residential properties.

STANDARDS AND FINDINGS
Staff has reviewed the Petitioner's request for a conditional use to operate a tobacco establishment and finds that the standards have been met. The Petitioner wrote in their application that they are aware of the local, state, and federal requirements regarding tobacco sales and distribution. Staff is unaware of any connection between the Petitioner and the former owners whose business license was revoked. The Police Department confirmed that the Petitioner has met the standards to obtain a tobacco establishment business license.

Alternatives

A. Approval of the following motion:
1. "A conditional use to operate a tobacco establishment at 1522 North Elmhurst Road, subject to the following conditions:
    a. Consumption of tobacco products on site is prohibited;
    b. The business shall hold a valid Mount Prospect business license;
    c. No lighting shall be used to illuminate window areas or the perimeter;
    d. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips);
    e. No temporary or A-frame signs shall be displayed outside the premises;
    f. No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings (e.g. "Must be 21+");
    g. The sale of branded or novelty items (e.g. cartoon-themed items, smoking accessories marketed toward youth) is prohibited;
    h. Compliance with all applicable development, fire, building, and other Village codes and regulations;
    i. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
    j. A new conditional use approval shall be required for:
        i. A change of ownership involving 50% or more of the officers or partners;
        ii. A change in legal entity; or
        iii. A change in location; and
    k. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law."

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of a conditional use to operate a tobacco establishment at 1522 North Elmhurst Road, subject to the conditions listed in the staff report.

Attachments

1. PZ-12-25 Staff Report
2. PZ-12-25 Administrative Content
3. PZ-12-25 Plans
4. PZ-12-25 Public Comment

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: February 19, 2026

CASE NUMBER
PZ-12-25

APPLICANT/PROPERTY OWNER
Mazmus LLC /
Colony Court Shopping Center LLC

PUBLIC HEARING DATE
February 26, 2026

PROPERTY ADDRESS/LOCATION
1522 N Elmhurst Rd

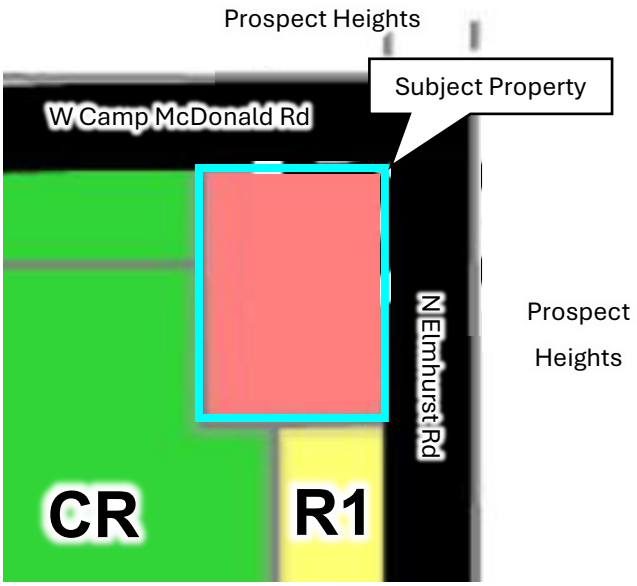
BRIEF SUMMARY OF REQUEST

The Petitioner (Rabia Maaz, Mazmus LLC) is seeking conditional use approval to operate an existing 900 square foot tobacco establishment (Smoke N Vape) at the subject property (1522 North Elmhurst Road). The tobacco shop has been closed since August 2024, therefore, the Petitioner must obtain conditional use approval to re-establish the use. The proposed business meets the standards for a conditional use and therefore Staff is supportive of the request.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3 Community Shopping	Multi-tenant commercial	North: B1 Retail Business (Prospect Heights) East: B1 Retail Business (Prospect Heights) South: R-1* Single Family Residential PUD West: C-R Conservation Recreation	900 SF (Tenant)

STAFF RECOMMENDATION APPROVE (APPROVE WITH CONDITIONS) DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property is a single-story multi-tenant commercial building with a mixture of restaurant, retail, medical, and personal service establishments. The tenant space was formerly occupied by FMMF LLC dba Smoke N Vape Guys from 2021 to 2024. The business license under the former owners was revoked in August 2024 due to tobacco sales to minors. Prior to the tobacco shop, the space was occupied by Focus Bookstore & Herbs from 2016 to 2020.

PROPOSAL

The Petitioner, Rabia Maaz of Mazmus LLC, proposes to re-open the tobacco establishment at the subject property. The Petitioner stated in the application that the business will be a retail smoke and vape shop offering a wide range of smoking and vaping products and accessories, including vape devices and accessories, pod systems, e-juices and e-liquids, glass pipes and accessories, tobacco and rolling products, grinders, hookahs and flavored shishas, and "Good Stuff" brand pipe tobacco. The proposed hours of operation are Monday through Sunday 10:00 AM to 9:00 PM, with two staff members trained in product knowledge, customer service, and compliance with age-restricted sales laws. The Petitioner notes this is the company's first retail business, and the owner will oversee daily operations, inventory management, and compliance with all local and state regulations. The Petitioner intends to use the existing floor plan with no interior or exterior renovations requiring a building permit.

Parking: The Village code requires parking based on land use. The subject property is a shopping center under 30,000 square feet, which requires 4 spaces per 1,000 square feet of gross floor area. Heffy's Hotdogs (a restaurant) is calculated separately. Lou Malnati's is take-out only, therefore it qualifies under the shopping center parking calculation. The parking lot is striped with 64 parking stalls, including 3 accessible parking stalls. The minimum parking requirement for the existing and proposed uses are met.

Use	Parking Minimum	Variables	Spaces Required
Freestanding stores and shopping centers (up to 30,000 square feet)	4 spaces per 1,000 square feet of gross floor area. (Restaurants as tenants require separate parking calculations.)	13,560 SF	55
Restaurant without a bar	12 spaces per 1,000 square feet of floor area (excluding areas for storage, corridors, and bathrooms)	750 SF	9
		Total Required:	64 (3 accessible)
		Total Provided:	64 (3 accessible)

Tobacco Addendum: The Petitioner submitted a business license application and a tobacco establishment addendum according to the requirements of Village Code Chapter 11, Article 8 for Sale of Tobacco and Related Products.

PUBLIC COMMENT

Staff received one written comment in opposition to re-establishing the tobacco shop. The resident noted that the prior tobacco shop generated litter (boxes, disposable vapes) that ended up in the parking lot, right of way, and on nearby residential properties.

STANDARDS AND FINDINGS

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

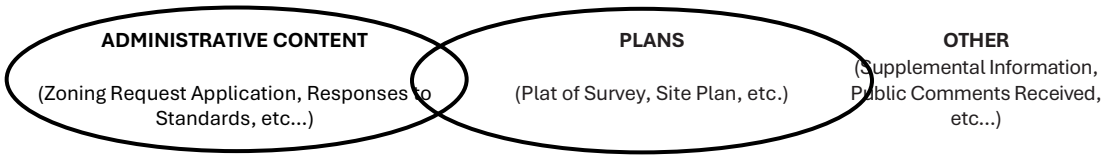
Staff finds that the proposed conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. Staff requests that the Planning and Zoning Commission make a motion to adopt Staff's findings as the findings of the Planning and Zoning Commission and recommend **approval** of the following motion:

"Motion to approve:

1. "A conditional use to operate a tobacco establishment at 1522 North Elmhurst Road, subject to the following conditions:
    a. Consumption of tobacco products on site is prohibited;
    b. The business shall hold a valid Mount Prospect business license;
    c. No lighting shall be used to illuminate window areas or the perimeter;
    d. Exterior lighting shall be limited to standard building-mounted fixtures required for safety and shall not include decorative or promotional lighting (e.g. neon, colored LED strips);
    e. No temporary or A-frame signs shall be displayed outside the premises;
    f. No window signage shall be permitted, including promotional materials, product advertisements, or decals, except for a small sign on the front door displaying only the business name, hours of operation, and required legal postings (e.g. "Must be 21+");
    g. The sale of branded or novelty items (e.g. cartoon-themed items, smoking accessories marketed toward youth) is prohibited;
    h. Compliance with all applicable development, fire, building, and other Village codes and regulations;
    i. Compliance with all applicable local, state, and federal laws regarding the sale and distribution of tobacco and related products;
    j. A new conditional use approval shall be required for:
        i. A change of ownership involving 50% or more of the officers or partners;
        ii. A change in legal entity; or
        iii. A change in location; and
    k. This conditional use may be revoked by the Village if substantiated complaints are received regarding non-compliance with these conditions or violations of law."

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

ATTACHMENTS:



I concur:

Jason C 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 states that the business will strictly comply with all local, state, and federal laws, and they will enforce a zero-tolerance policy for underage access. The Petitioner asserts that they will maintain a neat storefront and signage fully compliant with Village standards, and will contribute to an active, occupied commercial corridor. The Petitioner argues that the business aligns with the district's commercial character and will not impede development or improvement of surrounding properties. The Petitioner notes that all required utilities, including electric service, water, sewer, and storm drainage, are already available and sufficient for the proposed use. The Petitioner anticipates customer traffic that is moderate and consistent with typical retail patterns. Per the application, the proposed use is consistent with the Comprehensive Plan by supporting commercial vitality, occupying existing retail space, and contributing to the area's economic stability. The Petitioner concludes that they will comply fully with all applicable zoning district regulations, including signage, operational standards, licensing, and product display requirements.

Staff's Findings: Staff has reviewed the Petitioner's request for a conditional use to operate a tobacco establishment and finds that the standards have been met. Staff did not find evidence that the business would endanger public health, safety, morals, comfort, or general welfare. The Police Department confirmed that the Petitioner has met the standards to obtain a tobacco establishment business license. The Petitioner wrote in their application that they are aware of the local, state, and federal requirements regarding tobacco sales and distribution. Staff is unaware of any connection between the Petitioner and the former owners whose business license was revoked. No physical changes are proposed for the interior or exterior that would impede improvement of the surrounding properties, impact public utilities or drainage, or cause traffic congestion in the public streets. The subject property is designated "Neighborhood Center" in the future land use plan and the proposed retail use is compatible with the mix of small-scale commercial uses already established in this area.



PERMIT PROJECT

FILE #: 25-001956
1522 N ELMHURST RD MOUNT PROSPECT IL 60056
THIS ADDRESS HAS AN OPEN FILE WITH AN EXPIRED PERMIT ON IT.,FEE OUTSTANDING ON PARCEL - CALL BUILDING TO SEE IF IT SHOULD HOLD UP THE TRANSFER,THERE IS AN ALERT ON THIS PROPERTY - PLEASE CONTACT THE BUILDING DEPT.
PZ-12-25 (1522 N ELMHURST RD) CU - TOBACCO

PERMIT #: PZZ25-000008

Permit Type
Zoning Request Application

Subtype
Zoning Request

Work Description:
PZ-12-25 (1522 N Elmhurst Rd) CU - Tobacco

Applicant
Mazmus LLC dba Smoke N Vape 2 - Rabia Maaz

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
04/23/2025

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

We would like to open E-Cigarette and Tobacco shop/ Smoke Shop

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

Submission Requirements

Proof of Ownership

3_Deed (MP).pdf

Please upload the Property Owner's Signature by downloading this attachment HERE

1_Application_VILLAGE OF MOUNT PROSPECT.pdf

For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

2_Affidavit of ownership .pdf

Paid Receipt of the most recent tax bill

4_Cook County Treasurer's Office - Chicago, Illinois.pdf

4_property tax bill.pdf

Responses to applicable standards

6_SmokeNvape2-Conditional-Use-Statement.pdf

Plans

7_plat of survey.pdf

8a_Site plan.pdf

8c_Floorplan.pdf

8g_sign.pdf

8i_Details of Units in the Building.pdf

8j_SmokeNVape 2 Business plan .pdf

Legal Description

09_Legal Description.docx

Document indicating intent to buy or lease

5_New smoke shop lease - Mt Prospect - Maaz - pdf (1).pdf

Legal Notice

Address Labels

Buffer Map

Other

_Smoke N Vape 2_Tobacco Addendum_12.15.25.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
Tobacco Establishment

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	DESCRIPTION	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	RECEIVED FROM	AMOUNT	
12/17/2025	Mazmus LLC dba Smoke N Vape 2 - Rabia Maaz	250.00	
	Amount Paid	**250.00**	
	Balance Due	**0.00**	

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

Property Owner			
☐ Check if Same as Applicant			
Name:	Josephine Lampignano	Corporation:	
Address:	PO Box 204		
City, State, ZIP Code:	Addison, IL 60101		
Phone:	[redacted]	Email:	[redacted]

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: _____ Date: 04/22/2025
(Signature)

Rabia Maaz
(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: Josephine Lampignano Date: 04/22/2025
(Signature)

Josephine Lampignano
(Print or Type Name)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, JOSEPHINE LAMPIGNANO, under oath, state that I am
A.K.A GIUSEPPINA LAMPIGNANO (print name)

- ☐ the sole owner of the property
- ☑ an owner of the property
- ☐ an authorized officer for the owner of the property

commonly described as 1500-1522 - N. ELMHURST Rd. MT. PROSPECT IL. 60056
(property address and PIN) 03-27-100-008-0000

and that such property is owned by VINCENZO & JOSEPHINE LAMPIGNANO as of this date.
(print name)

Josephine Lampignano
Signature

Subscribed and sworn to before me this 7th day of April, 2025.

NAYELLI ALVAREZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 26, 2027

Notary Public

Mt. Prospect

1407235114D

Doc#: 1407235114 Fee: $42.00
RHSP Fee:$9.00 RPRF Fee: $1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 03/13/2014 02:50 PM Pg: 1 of 3

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 14TH day of FEB., 2014, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY Under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 7TH day of JAN., 1994 and known as Trust Number 94-001, party of the first part, and

COLONY COURT SHOPPING CENTER, LLC

whose address is :

1751 WHSIPERING COURT
ADDISON, IL 60101

party of the second part.

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
FEB 12 2014
39703 $ 3300

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

PERMANENT TAX #03-27-100-008-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

REAL ESTATE TRANSFER	02/27/2014
COOK	$550.00
ILLINOIS:	$1,100.00
TOTAL:	$1,650.00

03-27-100-008-0000 | 20140201601110 | P3S7VP

1st AMERICAN TITLE order # 2485237

S Y
P 3
S N
SC Y
INT

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY
as Trustee as Aforesaid

CHICAGO TITLE LAND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

By: _____
Assistant Vice President

State of Illinois
County of Cook **SS.**

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 14TH day of FEB. , 2014

"OFFICIAL SEAL"
KAREN M. FINN
Notary Public, State of Illinois
My Commission Expires 05/02/16

_____
NOTARY PUBLIC

PROPERTY ADDRESS:
-1522 N. ELMHURST ROAD
MOUNT PROSPECT, IL 54121
60056

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LASALLE ST SUITE 2750
CHICAGO, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Randall S. Hall, Attorney

ADDRESS 1149 Westfield Course OR BOX NO. ____

CITY, STATE Geneva, Illinois 60134

SEND TAX BILLS TO: _____

Colony Court Shopping Center
~~Address~~ Josephine Lamagnano
P. O. Box 204
Addison, IL 60101

EXHIBIT 'A'

Legal Description

Lot 3 in Old Orchard Country Club Subdivision, being a subdivision of part of the Northwest Quarter of Section 27, and part of the East Half of the Northeast Quarter of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Except that part described as follows: Beginning at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, a distance of 15 feet; thence Southeasterly to a point on the East line of said Lot 3 that is 15 feet South of the point of beginning; thence North along said East line 15 feet to the place of beginning, in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

1522 North Elmhurst Road
Mount Prospect, IL 60056

Tax identification no.: 03-27-100-008-0000 Vol. 233

Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	**$158,597**
Property Value:	**$1,552,264**
Total Debt % Attributed to Your Property Value:	**10.2%**

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 2024 value.

See Details Here

OVERVIEW - PAYMENTS

Property Index Number (PIN): **03-27-100-008-0000** BEGIN A NEW SEARCH



Incorrect Image? Click Here.

Scroll down for more information.

Property Location:
1522 N ELMHURST RD
MOUNT PROSPECT, IL 60056-0000

Volume: 233

Mailing Information:
COLONY COURT SHOPPING
P O BOX 204
ADDISON, IL 60101-0204

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $109,291.73

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$57,709.73	**Original Billed Amount:**	$51,582.00
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**

PAID PAID

Total Amount Due: **$0.00**

Tax Year 2024 (billed in 2025) Total Amount Billed: $112,205.30

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	$60,110.45
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	$0.00

PAID

2nd INSTALLMENT - Tax Year 2024	
Original Billed Amount:	$52,094.85
Due Date:	12/15/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	$0.00

PAID

Total Amount Due: $0.00

About payments: Payments are recorded the date they are received. They appear on the website about three business days later.

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

Tax Year 2024 Second Installment **Due Monday, December 15, 2025**

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?

	2024	2023	2022	2021
Homeowner Exemption:	NO	NO	NO	NO
Senior Citizen Exemption:	NO	NO	NO	NO
Senior Freeze Exemption:	NO	NO	NO	NO
Returning Veteran Exemption:	NO	NO	NO	NO
Disabled Person Exemption:	NO	NO	NO	NO
Disabled Veteran Exemption:	NO	NO	NO	NO

Apply for a missing exemption

20-Year Property Tax Bill History

TOTAL PAYMENT DUE

$ 60,110.45

By 03/04/25 (on time)

2024 First Installment Property Tax Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
03-27-100-008-0000	233	38063	2024	2025	WHEELING	5-31

PAY BEFORE 3-4-25 = MT. PROSPECT

IF PAYING LATE, PLEASE PAY	03/05/25 - 04/01/25 $60,561.28	OR	04/02/25 - 05/01/25 $61,012.11	OR	05/02/25 - 06/01/25 $61,462.94	LATE INTEREST IS .75% PER MONTH, BY STATE LAW

TAXING DISTRICT DEBT AND FINANCIAL DATA

our Taxing Districts	Money Owed by Your Taxing Districts	Pension and Healthcare Amounts Promised by Your Taxing Districts	Amount of Pension and Healthcare Shortage	% of Pension and Healthcare Costs Taxing Districts Can Pay
lorthwest Mosquito Abatement Wheeling	$455,316	$8,630,076	$461,013	94.66%
letro Water Reclamation Dist of Chicago	$3,126,243,000	$3,151,727,000	$1,449,923,000	54.00%
rospect Heights Park Dist	$6,775,103	$7,447,609	$845,284	88.65%
arper Coll Comm College 512 (Palatine)	$322,598,943	$32,974,963	$32,974,963	0.00%
ownship HS District 214 (Arlington Hts)	$90,904,159	$296,515,358	$1,194,163	99.60%
rospect Heights School District 23	$15,982,009	$24,443,960	$5,016,373	79.48%
illage of Mount Prospect	$171,861,845	$385,434,723	$140,636,940	63.51%
own of Wheeling	$32,449	$5,659,083	$232,813	95.89%
ook County Forest Preserve District	$214,441,242	$617,834,550	$382,643,760	38.07%
ounty of Cook	$8,262,580,154	$26,512,006,772	$14,493,276,944	45.33%
otal	$12,211,874,220	$31,042,674,094	$16,507,205,253	

PAY YOUR TAXES ONLINE

at cookcountytreasurer.com from your bank account or credit card

TAX CALCULATOR

2023 TOTAL TAX		109,291.73
2024 ESTIMATE	X	55%
2024 TOTAL TAX	=	60,110.45

The First Installment amount is 55% of last year's total taxes. All exemptions, such as homeowner and senior exemptions, will be reflected on your Second Installment tax bill.

IMPORTANT MESSAGES

I-INST. = 60,110.45 ck. 1648

PROPERTY LOCATION

1522 N ELMHURST RD
MOUNT PROSPECT IL 60056

MAILING ADDRESS

COLONY COURT SHOPPING
P O BOX 204
ADDISON IL 60101-0204

Mt. Prospect - = 60,110.45

CHASE

Deposit cash or checks
at most Chase ATMs.
An image of your check can
be printed on your receipt.

My Transaction Summary
****

Transaction #131
Payment-Cook County $60,110.45
[redacted]

JPMorgan Chase Bank, N.A.
Army Trail and Bloomingdale, Branch 000
486
1-800-935-9935
Your satisfaction matters. Share your
feedback at: chase.com/sendusfeedback

Member FDIC, Equal Housing Lender
Please keep your receipt
02/27/2025 11:21

Business Date 02/27/2025
Session #50

Thank you - Veronica
Cashbox #04

SHOPPING CENTER LEASE

THIS LEASE is made and entered into on this 20th day of February 2025, by and between Josephine Lampignano as a member of Colony Court Shopping Center, LLC, hereinafter called "Landlord" and Rabia Maaz hereinafter called "Tenant".

In consideration of the mutual Covenants and Agreements herein stated to be kept and performed by Tenant, the Landlord hereby leases to Tenant and Tenant does hereby lease from Landlord the Premises herein described:

1. PREMISES
The premises leased hereunder consist of a store unit defined as a Unit located at 1522 N Elmhurst Rd, in the Shopping Center commonly known as Colony Court Shopping Center, in the City of Mount Prospect, County of Cook, State of Illinois. Said premises consist of approximately 900 square feet, 5.43% of total gross square feet of floor area in all buildings located in the Shopping Center.

2. TERM
The term of the Lease shall be for a period of 2 years with a 2% increase in rent on February 20, 2026 and each year thereafter during the term hereof; it shall commence on February 20, 2025, and it shall terminate on February 19, 2027, unless it is sooner terminated as provided hereinafter. **This lease is contingent upon Village of Mount Prospect approval.**

3. LEASE YEAR
Each period of twelve consecutive calendar months commencing on the fourth (20th) day of February and ending on the following 19th of February during the term shall be known as "Lease Year" for the purpose of Tenant's year end. If the rental shall commence to accrue or terminate under the terms hereof, on a date other than the Lease Year, then the first lease year or the last year, as the case may be, or both, shall be treated on a proportionate basis for the purpose of "calculating" Rent as hereinafter defined.

4. OPTION
Provided Tenant is not in default of the terms and provisions hereof, Tenant shall have the option to extend the term and provisions of this lease for an additional two (2) years. The conditions, covenants and provisions hereof shall remain in full force and effect; except that the initial rent due hereunder shall be $2,084.00 with a 2% yearly increase. The option may be exercised by Tenant giving written notice of its election to so exercise to the Landlord, by Registered or Certified Mail, at least one hundred twenty (120) days, but not sooner than one hundred eighty (180) days, prior to the end of the original lease term.

5. USE
Tenants shall use the Premises for selling all tobacco, cigars, CBD products, **and all related smoke shop products approved by the Village of Mount Prospect** and shall not use or permit the Premises to be used for any other purpose without the prior written consent of Landlord. Tenant shall at all times conduct their business in accordance with the highest standards of that type of

business and which will not injure or detract from the reputation of the Shopping Center or its other tenants. No auction, fire, bankruptcy, liquidation or similar sales shall be conducted in or from the Premises. Tenant shall not sell or serve or permit the sale or service of any alcoholic beverage on or from the Premises, nor occupy nor use the Premises (nor permit the use of occupancy of the Premises) for any purpose of or in any manner which: a) is unlawful or in violation of any applicable legal, governmental or quasi-governmental requirement, ordinance or rule (including the Board of Fire Underwriters); b) may be dangerous to person or property; c) may invalidate or increase the amount of premiums for any policy of insurance affecting the Shopping Center, (and if any additional amounts of insurance premiums are so incurred, Tenants shall pay such additional amounts to Landlord on demand); or d) may create a nuisance, disturb any other tenant of the Shopping Center or any occupant of neighboring property or injure the reputation of the Shopping Center. Tenant shall be the sole exclusive provider of services and of sales of the related products as aforementioned in the Shopping Center.

6. RENT

Tenant agrees to pay $2,003 to the Landlord as Rent, without notice or demand, the monthly sum as shown on the Rent Schedule attached on page 13. Said rental shall be paid to the Landlord without deduction or offset, in lawful money of the United States of America, at such place as Landlord may from time to time designation in writing. The first month rental shall be paid upon the signing of the lease. Any payments received after the 5th of each month shall have a late payment fee of 1.5% of the rent prorated per day. The parties understand and agree that the Rent due and payable hereunder is Gross Rent, inclusive of common area maintenance expenses, real estate taxes and landlord's insurance costs.

7. SECURITY DEPOSIT

Tenant will provide a security deposit in the amount of $1,850.00. Said sum shall be held by the Landlord as security of the faithful performance by Tenant of all terms, covenants, and conditions of this lease to be kept and performed by Tenant during the term hereof. If Tenant defaults with respect to any provisions of this Lease, including, but not limited to the provisions relating to the payment of rent, Landlord may (but shall not be required to) use, apply or retain all or any part of this security deposit for the payment of any rent or any other sum in default, or to compensate Landlord for any other loss or damage which Landlord may suffer by reason of Tenant's default. If any portion of said deposit is so used or applied, Tenant shall, within sixty (60) days after written demand therefore, deposit the sum required in order to restore the security deposit to its original amount. Landlord shall not be required to keep this security deposit separate from its general funds, and Tenant shall not be entitled to interest on such deposits.

If Tenant shall fully and faithfully perform every provision of this Lease to be performed by it, the security deposit or any balance thereof shall be returned to Tenant (or at Landlord's option, to the last assignee of Tenant's interest hereunder) within thirty (30) days following expiration of the Lease term. In the event of termination of Landlord's interest in this Lease, Landlord shall transfer said deposit to Landlord's successor in interest.

8. COMMON AREAS

The term "Common Area" refers to all areas within the boundaries of the Shopping Center which

are now hereafter made available for general use, convenience and benefit of Landlord, all Tenants and other persons entitled to occupy spaces in the Shopping Center, which areas shall include, but not be limited to, Parking Areas, Driveways, Open or Enclosed Malls, Sidewalks, Sidewalk Overhang, Shopping Center Roof, and Landscaped and Planted Areas. The use of Parking and other Public Areas shall be subjected to the following.

A) The right of the Landlord to substitute, from time to time, for any parking area, or part thereof, other parking space reasonably accessible to the Tenant and Tenant's employees, agents, customers, invitees;

B) The right of the Landlord to make such changes in the public area as will not substantially reduce the total public area but will, in the sole judgment of the Landlord, be for the best interests of the Tenant, including the right to relocate any public improvements thereof, so long as it does not impair Tenant's business operation;

C) The right to improve, remodel, make changes in buildings and other premises, including entrances loading docks and other portions of said Shopping Center, so as to keep the character of the Shopping Center up to standard.

For the good and welfare of all Tenants in said Shopping Center, their employees, agents, customers and invitees, Landlord expressly reserves the right to determine the manner in which said Parking Areas, and other areas common to all Tenants of the said Shopping Center, shall be maintained, and to promulgate reasonable rules and regulations relating to the use of all public areas. Any changes in the rules and regulations of Shopping Center shall not, however, unreasonably interfere with the Tenant's use or enjoyment of the Premises. Landlord shall be responsible for the snow removal on the sidewalk and entry door to the space.

9. ALTERATIONS AND ADDITIONS

Tenant shall not make nor allow to be made any alteration, additions or improvements to or of the Premises, or any part thereof, without the written consent of Landlord first had and obtained, and any alterations, additions or improvements to or of said premises, including, but not limited to, wall covering, paneling, and built-in cabinet work, but excepting movable furniture and trade fixtures, shall at once become a part of the realty and belong to the Landlord and shall be surrendered with the Premises. In the event Landlord consents to the making of any alterations, additions, or improvements to the Premises by Tenant, the same shall be made by Tenant at Tenant's sole cost and expense. Upon the expiration or sooner termination of the term hereof, Tenant shall, upon written demand by Landlord, given at least thirty (30) days prior to the end of the term, at Tenant's sole cost and expense, forthwith and with all due diligence, remove any alterations, additions, or improvements made by Tenant, designation by Landlord to be removed, and Tenant shall forthwith and with all due diligence, at its sole cost and expense, repair any damage to the premises caused by such removal. Landlord acknowledges that all current signage, alterations and condition of the premises are acceptable as of the date of this Lease.

10. REPAIRS

By entry hereunder, Tenant shall be deemed to have accepted the Premises as being in good, sanitary order, condition, and repair. Tenant shall, at Tenant's sole cost and expense, keep the Premises and every part thereof in good condition and repair, including, without limitation, the maintenance, replacement and repair of any storefront, front and rear doors, window casements, glazing, heating and air-conditioning systems, (Tenant shall obtain a service contract for repairs and maintenance of said system, said maintenance contract to conform to the requirements under the warranty, if any on said system), plumbing, and plumbing issues connected with the sewer or any backups, pipes, electrical wiring and conduits. Tenant shall, upon the expiration or sooner termination of this Lease, surrender the Premises to the Landlord in good condition, broom clean, ordinary wear and tear and damage from causes beyond the reasonable control of Tenant excepted. Any damage to adjacent premises caused by Tenant's use of the Premises shall be repaired at the sole cost and expense of Tenant.

11. LIENS

Tenant shall keep the Premises and property in which the premises are situated free from any liens arising out of any work performed, materials furnished or obligations incurred by Tenant. Landlord may require, at Landlord's sole option, that Tenant shall provide to Landlord, at Tenant's sole cost and expense, a lien and completion bond in an amount equal to one and one-half (1-1/2) times the estimate cost of any improvements, additions, or alterations in the Premises which the Tenant desires to make, to insure Landlord against any liability for mechanic's and materialmen's liens and to ensure completion of the work.

12. RULES

Tenant shall not erect, install, display, inscribe, paint or affix any sign, lettering or advertising medium to, upon or above the exterior of the leased Premises or the building in which the leased Premises are situated, nor to the interior glass surface of any entrance door or show window nor within any show or display window space, without, in each instance, the prior written approval of Landlord. Tenant shall not use any advertising medium that shall reasonably be deemed objectionable to Landlord or a nuisance to other Tenants, including, without limiting the generality of the foregoing: loud speakers, phonographs, and radio or television broadcasts, in a manner to be heard outside of the leased Premises in an unreasonably loud manner. Tenant shall not install any exterior lighting or plumbing fixtures, shades or awnings, or any exterior decorations, or painting, or build any fences; nor install any radio or television antenna, loud speaker's, sound amplifiers, or similar devices on the roof or exterior walls of the building unless with the advance written consent of Landlord.

Except as otherwise herein provided, Tenant shall have the right, at its sole cost and expense, to erect and maintain within the interior of the Premises all signs and advertising matter customary or appropriate in the conduct of Tenant's business; provided, however, that Tenant shall upon demand of the Landlord, immediately remove any sign, advertisement, decoration, lettering or notice which Tenant has placed or permitted to be placed in, upon or about the Premises and which Landlord reasonably deem objectionable or offensive, and if Tenant fails or refuses so to do, the

Landlord may enter upon the Premises and remove the same at Tenant's cost and expense. In this connection, Tenant acknowledges that the Premises are a part of an integrated Shopping Center, and agrees that control of all signs by the Landlord is essential to the maintenance of uniformity, property and the aesthetic values in or pertaining to the Shopping Center.

Tenant shall not use the sidewalks of the Shopping Center for business purposes except ingress and agrees, without the written consent of the Landlord, nor permit the use of any part of the leased Premises for sleeping apartment or lodgings. No auction, fire, bankruptcy or closing-out sales shall be conducted in the leased Premises without the advance written consent of the Landlord. Tenant will not use or permit the use of the premises in any such matter that will tend to create a nuisance or tend to unnecessarily disturb other Tenants or occupants of the Shopping Center. The restrictions set forth in this Paragraph shall extend to all Agents and Employees of Tenant.

13. INSURANCE

Tenant shall procure companies satisfactory to Landlord and maintain during the term of this Lease at its own cost and expense, a policy or policies of insurance in form satisfactory to Landlord insuring Landlord and Tenant as their interest may appear as hereinafter required.

A. Public Liability and Property Damage Insurance: From and after the commencement date of this lease and throughout the residue and term of this lease and any extensions thereof, the Tenant shall protect, indemnify and save harmless the Landlord from and against any and all liability to third parties incurred by any act or neglect of the Tenant, or any of its agents, servants, or employees in or about the leased Premises, and shall at all times at its own cost obtain and keep in force general liability insurance including public liability and property damage insurance insuring Tenant with Landlord as an additional party insured, in amount not less than $1,000,000.00 in case of damage or injury to one person, nor less than $2,000,000.00 in case of damage or injury to more than one person in any one accident. The property damage insurance coverage required hereunder shall not be less than $50,000.00 in case of damage to property arising out of any one accident.

B. Fire & Extended Coverage: The fire and extended coverage insurance required on Tenant's chattels and leasehold improvements hereunder shall not be less than full insurable value.

C. Rental Insurance: Included in Gross Rent. Landlord shall procure and maintain rental insurance insuring the rental payments in the event of fire or other casualty to the leased Premises, rendering said leased Premises untenable in accordance with this Lease. Said insurance shall insure the payment of the rental terms herein for a minimum of six (6) months. Landlord shall pay the premiums, therefore, which insurance may be included in Landlord's Policy of extended coverage.

D. Plate Glass Insurance: Tenant shall procure and maintain insurance against breakage of glass in exterior and interior windows and doors in or upon the leased Premises. In the event of any damages to the aforementioned Premises covered by insurance, the Tenant shall within sixty (60) days of notice thereof, file proof of loss with the insurance carrier and proceed with the collection of the claim under said policies of insurance without delay. The Tenant shall further proceed as promptly as possible with the repairing or remodeling of the damages to the Premises. In the event

the Tenant shall fail to proceed in prosecution of this insurance claim after notice of damage, or fails to make the repairs as aforesaid, then the Landlord may, at its option, proceed with or undertake the collection of the insurance claim and also with the work of repair of remodeling of said damaged Premises. In the event the insurance fund is insufficient to cover the cost of repairs, the excess costs shall be borne by the Tenant.

14. SUBROGATION

Tenant hereby releases, Landlord, Landlord's Beneficiaries, the Agent and their officers, directors, employees, and agents, from liability or responsibility for any loss or damage to property covered by valid and collectible fire insurance with standard extended coverage endorsement, and shall extend to liability and responsibility for anyone claiming, through or under the parties by way of subrogation or otherwise. All of Tenant's insurance policies covering the Premises or their contents shall include a clause or endorsement to the effect that any release shall not adversely affect or impair such policy or prejudice the right of the party to recover thereunder, as long as the same shall be obtainable, and any extra cost therefore shall be borne by Tenant.

15. RULES AND REGULATIONS

Such reasonable rules and regulations as may hereafter be adopted by Landlord for the safety, care and cleanliness of the Premises and the preservation of good order thereon, are hereby expressly made part hereof, and Tenant agrees to obey all such rules and regulations. The violation of any such rules and regulations by Tenant shall be deemed a default under this Lease by Tenant, affording Landlord all those remedies set out in Section 12 hereof. Landlord shall not be responsible to Tenant for the non-performance by any other tenant or occupant of the Building of any of said rules and regulations. At the time of the signing of this Lease the Landlord has yet to establish a formal list of rules and regulations for the building; however, the Landlord establishes the following rules at this time:

(a) No Tenant or agent or employee of the Tenant shall be allowed on the roof of the Premises without the express consent of the Landlord or the Landlord's managing agent. Consent for the access required for Tenant's maintenance of the roof-top HVAC equipment is hereby expressly granted.

(b) The Landlord shall not permit the Tenant or any of the Tenant's employees or agents to park vehicles of any kind or nature overnight in the parking lot without the permission of the Landlord.

16. HOLD HARMLESS

Tenant agrees to indemnify and save Landlord harmless against and from any and all claims, damages, costs and expenses, including reasonable attorney's fees, arising from the conduct or management of the business conducted by Tenant in the leased Premises, or from any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to the terms of this Lease, or from any act or negligence of Tenant, its agents, contractors, servants, employees, subleases, concessionaires or licensees in or about the leased Premises. In case any action or proceeding be brought against Landlord by reason of any

such claim, Tenant, upon notice from Landlord, covenants to defend such action or proceeding by counsel reasonably satisfactory to Landlord.

Neither the Landlord nor the Landlord's agents, servants, employees, officers or directors, shall be liable, and to the extent allowed by law the Tenant waives and releases all claims for damage to persons or property sustained by the Tenant, or by Tenant's employees, agents, servants, invitees and customers or by any other occupant of the building in which leased Premises are located, resulting directly or indirectly from any act or neglect of any other tenant or occupant of said building. This article shall apply especially, but not exclusively, to damage caused by refrigerators, air-conditioning apparatus, water, snow, frost, steam, excessive heat or cold, sewage, gas, odors, or noise or the bursting or leaking of pipes or plumbing fixtures, and shall apply equally whether any such damage results from the act or neglect of other tenants, occupants, or servants in the building, or of any other person. If any such damage results from any act or neglect of Tenant, Landlord may, at the Landlord's option, repair such damage, whether caused to the building or to tenants thereof, and Tenant shall thereupon pay to Landlord the total cost of such repairs and damages, both to the building and to tenant thereof. All personal property belonging to Tenant, or any other person that is in the leased Premises, or any other part of said building, shall be there at the risk of the Tenant, or such other person only, and neither the Landlord nor its agents or employees shall be liable for any damage thereto or the theft or misappropriation thereof.

Any and all property which may be removed from the Premises by Landlord pursuant to the authority of this Lease or of Law, to which Tenant is or may be entitled, may be handled or removed by Landlord at the risk, cost and expense of Tenant, and Landlord shall in no event be responsible as warehouseman, bailee or otherwise for any property left in the Premises or the building by Tenant, or the building by Tenant, or for the value, preservation or safekeeping thereof. Tenant shall pay to the Landlord, upon demand, for all reasonable expenses incurred in any such removal of Tenant's property.

17. ASSIGNMENT OR SUBLETTING

Tenant agrees not to sell, assign, mortgage, pledge, or in any manner transfer this lease or any Estate or interest thereunder and not to sublet the leased Premises or any part or parts thereof and not permit any licensee or concessionaire therein without the previous written consent of Landlord in each instance. Consent by Landlord to one assignment of this Lease or to one subletting of the Leased Premises shall not be a waiver of Landlord's rights under this Article as to any subsequent assignment or subletting. Landlord's rights to assign this Lease are and shall remain unqualified.

In addition, Landlord shall not allow or permit any transfer of this Lease or any interest under it or any lien upon Tenant's interest by operation of Law without first obtaining written consent from Landlord, and any transfer, lien, assignment or subletting not so consented to by Landlord at Landlord's option shall be invalid and of no force or effect whatsoever.

Any such subletting, even with approval of the Landlord, shall not relieve Tenant from liability for payment of the rental herein provided, or from the obligation to keep and be bound by the terms, conditions and covenants of this Lease. The acceptance of rent from any other person shall not be deemed to have waived any of the provisions of this Article or to be consent to the subletting

of the leased Premises absent written consent thereto. This Paragraph shall be binding upon the Executors, Administrators and personal representatives of Tenant. Any and all of the Landlord's expenses, including reasonable legal fees, relating to such subletting or an assignment shall be at the Tenant's expense.

18. RIGHT TO ENTER

Landlord reserves the right to enter upon the leased Premises at reasonable hours to inspect the same, or to make repairs, additions or alterations to the leased Premises or other property, or to exhibit the Premises to prospective tenants, purchasers, or others, or to enter at any time in the event of an emergency and to display during the last one hundred twenty (120) days of the term, without hindrance or molestation of Tenant, "For Rent" or similar signs on windows or doors in the leased Premises.

19. HOLDING OVER

If Tenant remains in possession of the Premises or any part thereof after expiration of the term hereof without the express written consent of Landlord, such occupancy shall be a tenancy from month to month at a rental in the amount of two (2) times the last monthly Minimum Rent, plus all other terms hereof applicable to a month to month tenancy.

20. UTILITIES

Tenant shall pay for all water, gas, heat, electric power, sewer charges, telephone service and all other services and utilities supplied to the Premises, together with any taxes thereon. If any such services are not separately metered to Tenant, Tenant shall pay a reasonable proportion to be determined by the Landlord of all charges jointly metered with other premises.

21. UNTENANTABILITY

In the event the leased Premises shall be destroyed, or so damaged by fire, explosion, windstorm or other casualty as to be untenantable, Landlord may restore the leased Premises within a reasonable time after the casualty insurance claim has been paid, or in the alternative, terminate this Lease as of the date of the destruction or damage, in either case by giving Tenant notice within sixty days (60) after the date of the destruction or damage. The Rent shall abate on a per diem thirty-day month basis during the period of restoration. In the event the leased Premises shall be damaged as aforesaid but are not thereby rendered untenantable, Landlord shall restore the leased Premises with reasonable dispatch, and while such damage is being repaired, Tenant shall be entitled to any equitable abatement or the Minimum Rent as determined by Landlord. Landlord shall not be liable or responsible for any delay in rebuilding or repairing due to labor controversies, riots, acts of God, national emergency, acts of a public enemy, governmental laws or regulations, inability to procure materials or labor, or both, or the delay in payment by the insurer, or any other cause beyond its control.

22. EMINENT DOMAIN

If twenty-five (25%) percent or more of the Premises shall be taken or appropriated by any public or quasi-public authority under the power of eminent domain, either party hereto shall have the right, at its option, within sixty (60) days after said taking to terminate this Lease upon thirty (30)

days written notice. If less than 25% of the Premises are taken (and neither party elects to terminate as herein provided), The Rent thereafter to be paid shall be equitably reduced. If any part of the Shopping Center other than the Premises may be taken or appropriated, Landlord shall within sixty (60) days of said taking have the right at its option to terminate this Lease upon written notice to Tenant. In the event of any taking or appropriation what-so-ever, Landlord shall be entitled to any and all awards and or settlements which may be given and Tenant shall have no claim against Landlord for the value of any unexpired term of this Lease.

23. TENANT'S DEFAULT

The occurrence of any one or more of the following events shall constitute a default and breach of this Leased by Tenant: abandonment of the Premises by Tenant; the failure by Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when due, where such failure shall continue for a period of five (5) days after written notice thereof by Landlord to Tenant; the failure by Tenant to observe or perform any covenants or provisions of this Lease to be observed or performed by Tenant, where such failure shall continue for a period of ten (10) days after written notice thereof by Landlord to Tenant; the making by Tenant of any general assignment or general arrangement for the benefit of creditors; the operation or supervision of the business conducted in the leased Premises by a creditor's committee or by anyone other than the Tenant; the taking of any action for the voluntary dissolution of Tenant; or the filing by or against Tenant of a petition to have Tenant adjudged bankrupt, or a petition of reorganization or arrangement under any law relating to bankruptcy (unless, in the case of petition filed against Tenant, the same is dismissed within sixty (60) days); or the appointment of a trustee or a receiver to take possession of all or substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where possession is not restored to Tenant within thirty (30) days, or the attachment, execution or other judicial seizure of all or substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease, where such seizure is not discharged in thirty (30) days.

24. REMEDIES IN DEFAULT

In the event of any such default or breach by Tenant, Landlord may at any time thereafter, exercise any or all following remedies, after notice or demand and without limiting Landlord in the exercise of a right or remedy which Landlord may have by reason of such default or breach:

(A) Terminate, Tenant's right to possession of the Premises, in which case this Lease shall terminate and Tenant shall immediately surrender possession of the Premises to the Landlord . In such event, Landlord shall be entitled to recover from Tenant all damages incurred by Landlord by reason of Tenant's default including, but not limited to, the cost of recovering possession of the Premises; expenses of re-letting, including necessary renovation and alteration of the Premises; reasonable attorney's fees;

(B) Maintain Tenant's right to possession, in which case this Lease shall continue in effect whether or not Tenant shall have abandoned the Premises. In such event, Landlord shall be entitled to enforce all of Landlord's rights and remedies under this Lease, including the right to receive the rent and any other charges and adjustments as may become due hereunder;

(C) Upon the termination by reason of the foregoing, Landlord may re-enter the leased premises with process of law, using such force as may be necessary, and remove all persons and chattels therefrom, and Landlord shall not be liable for damages or otherwise by reason of re-entry or termination of the term of this Lease. Not-withstanding such termination, the liability of Tenant for the Rent provided for here-in-above shall not be extinguished for the balance of the term remaining after said termination, and Landlord shall be entitled to recover immediately as liquidated damages an amount equal to the Rent for the said balance of the term less any rental receive from the Premises for the said balance of the term. Landlord shall use commercially reasonable best efforts, re-let the leased Premises or any part thereof for account of Tenant for such rent. The term of said re-letting shall be at the Landlord's sole discretion;

In the event of any breach by Tenant of any of the provisions of this Lease, Landlord may immediately or any time thereafter, with notice to Tenant, cure such breach for the account and at the expense of Tenant. If Landlord at any time, by reason of such breach, is compelled to pay, or elects to pay, any sum of money or do any act which will require the payment of any sum of money, or incurs any expense, including reasonable attorney's fees, in instituting or prosecuting any action or proceedings to enforce Landlord's rights hereunder, the sum or sums so paid by Landlord, with interest thereon at the rate of one and one-half (1-1/2%) percent per month from the date of payment thereof, until paid in full, shall be deemed to be additional rent hereunder and shall be due from Tenant to Landlord on the first day of the month following the payment of such respective sums or expenses. The Tenant covenants and agrees that no waiver of any breach of the same or any other covenant.

All rights and remedies of Landlord herein enumerated shall be cumulative and none shall exclude any other right of remedy allowed by Law, and said rights and remedies may be exercised and enforced concurrently and whenever and as often as occasion therefore arises. No receipt of money by Landlord from Tenant after the commencement of any suit, or after final judgment for possession of the Premises shall reinstate, continue or extend the term of this Lease or affect any such notice, demand or suit unless acknowledged by Landlord in writing.

25. CORPORATE AUTHORITY

If Tenant is a corporation, each individual executing this Lease on behalf of said corporation represents and warrants that he (she) is duly authorized to execute and deliver this Lease on behalf of said corporation, in accordance with a duly adopted resolution of the board of directors of said corporation, a copy of which is attached hereto, in accordance with the by-laws of said corporation, and that this Lease is binding upon said corporation in accordance with its terms.

26. CHANGES AND ADDITIONS

Landlord reserves the right to make such changes and additions in and to the Shopping Center as from time to time constituted, as in Landlord's absolute discretion are desirable, provided, however, that no such changes or additions shall reduce the ratio of total square feet of parking area to the total square feet of rentable floor space in all buildings located in the Shopping Center. Such ratio shall be established on the basis of the Zoning and Building Codes of the Municipality having jurisdiction of the Shopping Center, however, Landlord shall not impair the access or

visibility of the premises so as to prevent Tenant from conducting its business.

27. SUCCESSORS AND ASSIGNS

The Landlord and the Tenant covenant and agrees between the Parties hereto that all covenants, conditions, and agreements and undertakings in this Lease shall extend to and be binding on the respective successors and assigns of the respective Parties hereto in the same manner as if they were in every case named and expressed.

It is expressly understood and agreed by and between the Parties hereto that this Lease and any Riders attached hereto forming a part thereof, set forth all the promises, agreements, conditions and understanding between the Landlord and the Tenant relative to the leased Premises, and that there are no other promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. It is understood and agreed that no subsequent alteration, amendments, change or addition to this Lease shall be binding upon the Landlord or the Tenant unless reduced to writing and signed by them, and by direct reference therein made a part hereof.

28. SIGNS

No Tenant shall install any exterior sign without the express written consent of the Landlord. The Landlord may establish at his own discretion a general motif for the entire Property including all exterior signage. Also signage shall comply with local ordinances and regulations, and the cost of obtaining approval from any and all local and/or governmental authorities shall be the expenses of the Tenant. The cost of said sign and installation associated with said sign shall be at the sole expense of the Tenant. It is specifically understood that the sign post and attached fixture and lighting is the sole and exclusive property of the Landlord.

29. SALE OF PREMISES BY LANDLORD

In the event of any sale of the premises by Landlord, Landlord shall be and is hereby entirely freed and relieved of all liability under and all of its covenants and obligations contained in or derived from this lease arising out of any act, occurrence, or omission occurring after the consummation of such sale; and the Purchaser, at such sale or any subsequent sale of the Premises, shall be deemed, without any further agreement between the parties of their successors in interest or between the parties and any such Purchaser, to have assumed and agreed to carry out any and all of the covenants and obligations of the Landlord under this Lease.

30. BROKERS

Tenant warrants that it has not had dealings with a real estate broker or agent in connection with the negotiation of this Lease. Tenant furthermore warrants that it, (does not know) of other real estate brokers or agents who are entitled to a commission in connection with this Lease.

31. PARTIAL INVALIDITY

Any provision of this Lease which shall prove to be invalid, void, or illegal shall in no way affect, impair or invalidate any other provision hereof and such other provision shall remain in full force and effect.

32. GOVERNING LAW

The Laws of the State of Illinois shall govern validity, performance and enforcement of this Lease. The heading of the several articles contained herein are for convenience only and do not define, limit, or construe the contents of such articles.

33. NOTICES

All notices under this Lease shall be deemed to have been properly served if delivered in writing personally or by registered or certified mail, return receipt requested, to the Landlord at:

Josephine Lampignano
P.O. Box 204
Addison, Illinois 60101
[redacted]

or such other place or places as it may designate in writing from time to time, or to the Tenant at:

Rabia Maaz
1180 Heather Lane
Glen Ellyn, IL 60137
[redacted]

by registered or certified mail, return receipt requested, at the above address, or such other place as it may designate in writing from time to time. Date of service of the notice by mail shall be three days after the date on which such notice is mailed.

IN WITNESS WHEREOF, Landlord and Tenant have hereunto executed this Lease and affixed their respective Seals as of the day and year first above written.

LANDLORD:		TENANT:	
Josephine Lampignano		Rabia Maaz	
_____	_____	_____	_____
Owner	Date	Tenant	Date

Personal Guaranty

The undersigned hereby agrees to personally guarantee each and every provision of this lease and all performance and obligations thereunder.

_____ _____
Rabia Maaz Date

RENT SCHEDULE

Lease Year	No. Months	Minimum Monthly Rent
02/20/2025 to 02/19/2026	12	$2,003.00
02/20/2026 to 02/19/2027	12	$2,043.00

TWO YEAR OPTION

Lease Year	No. Months	Minimum Monthly Rent
02/20/2027 to 02/19/2028	12	$2,084.00
02/20/2028 to 02/19/2029	12	$2,126.00

_____Initials

SmokeNvape2
mazmuzllc
1522 N Elmhurst Rd
Mount Prospect, IL

Date: Dec/03/2025

Village of Mount Prospect
Planning & Zoning Division

Subject: Conditional Use Standards – Response Statement
Business: SmokeNvape2 (mazmuzllc)
Address: 1522 N Elmhurst Rd, Mount Prospect, IL

To the Planning & Zoning Commission:

Please find below our responses to the Conditional Use Standards for approval of a smoke and vape retail shop at the above-listed location.

1. Public Health, Safety, Morals, Comfort, and General Welfare
SmokeNvape2 will operate in strict compliance with all local, state, and federal regulations, including ID verification and age-restricted sales. The store will enforce a zero■tolerance policy for underage access and will maintain a clean, professional, and well■monitored environment. No onsite product consumption will be permitted. As a low■impact retail business, the operation will not create noise, odors, or hazards. Therefore, the use will not be detrimental to public health, safety, morals, comfort, or general welfare.

2. Impact on Surrounding Properties and Property Values
The proposed use is compatible with nearby commercial activities and will not interfere with the enjoyment or permitted use of surrounding properties. SmokeNvape2 will maintain a neat storefront and signage fully compliant with Village standards. As a specialty retail business drawing responsible adult customers, the use will not diminish property values and will contribute to maintaining an active, occupied commercial corridor.

3. Orderly Development of Surrounding Properties
The smoke and vape shop will not impede the development or improvement of surrounding properties. It aligns with the district's commercial character and supports economic growth by utilizing an existing retail space. The business does not require modifications that would limit future development in the area.

4. Adequate Utilities, Access, Drainage, and Facilities
All required utilities, including electric service, water, sewer, and storm drainage, are already available and sufficient for the proposed use. No additional public utilities or infrastructure improvements are necessary to support SmokeNvape2's operation.

5. Ingress, Egress, and Traffic Management
The site provides safe, established ingress and egress with adequate parking. The anticipated customer traffic for SmokeNvape2 is moderate and consistent with typical retail patterns. The business will not cause congestion or negatively impact public streets, and all vehicle circulation will remain safe and efficient.

6. Consistency with the Comprehensive Plan
The proposed use is consistent with the Village's Comprehensive Plan by supporting commercial

vitality, occupying an existing retail space, and contributing to the area's economic stability. The business will bring additional tax revenue and promote active use of commercial property within the district.

7. Conformance with Zoning District Regulations
SmokeNvape2 will comply fully with all applicable zoning district regulations, including signage, operational standards, licensing, and product display requirements. Any recommendations or conditions set forth by the Planning & Zoning Commission will be adhered to. In all other respects, the use conforms to zoning requirements.

Thank you for your consideration. We look forward to working closely with the Village throughout this process.

Sincerely,
SmokeNvape2 – mazmuzllc
1522 N Elmhurst Rd
Mount Prospect, IL
[redacted]

1500 to 1522 -
N. ELM HURST Rd
MT. PROSPECT.
INDEX # 03-27-100-008-0000

42 North Harlem Avenue
Chicago, Illinois 60631-4101

ARCHITECTURAL - INDUSTRIAL - TITLE SURVEYS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

(312) 775-0531
Fax: (312) 775-7517

Jens K. Doe

SURVEY SERVICE, INC.

Registered Land Surveyors

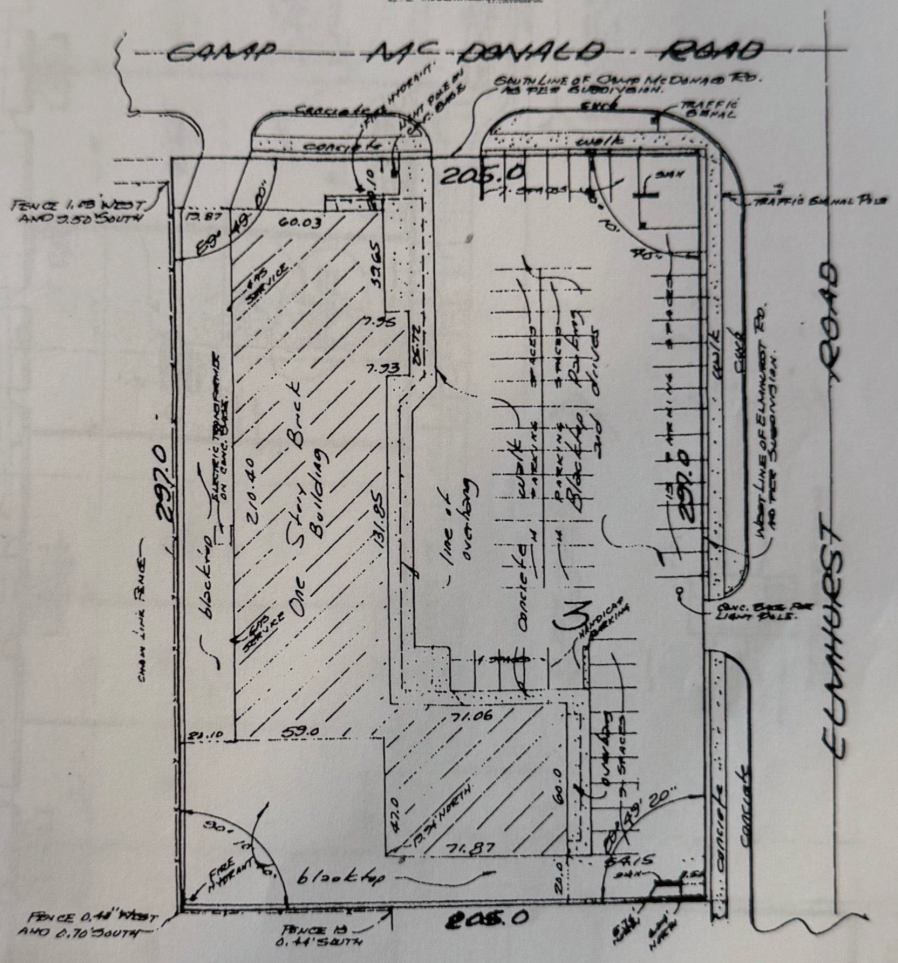
ORDER NO.
74105

PLAT OF SURVEY

of

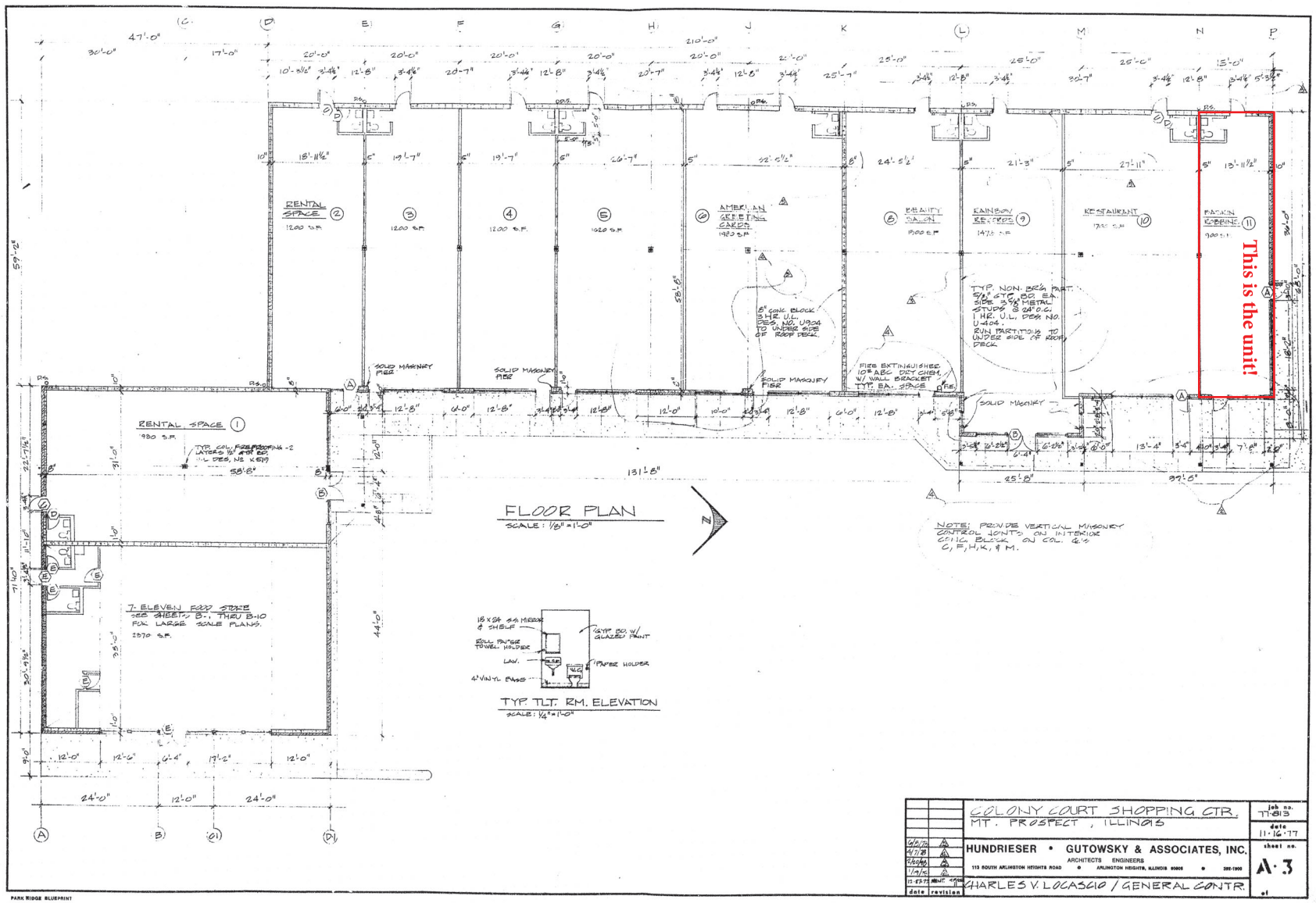
LOT 3 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27, AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA IN SURVEY SHOWN HEREON
60,885 SQ. FT.

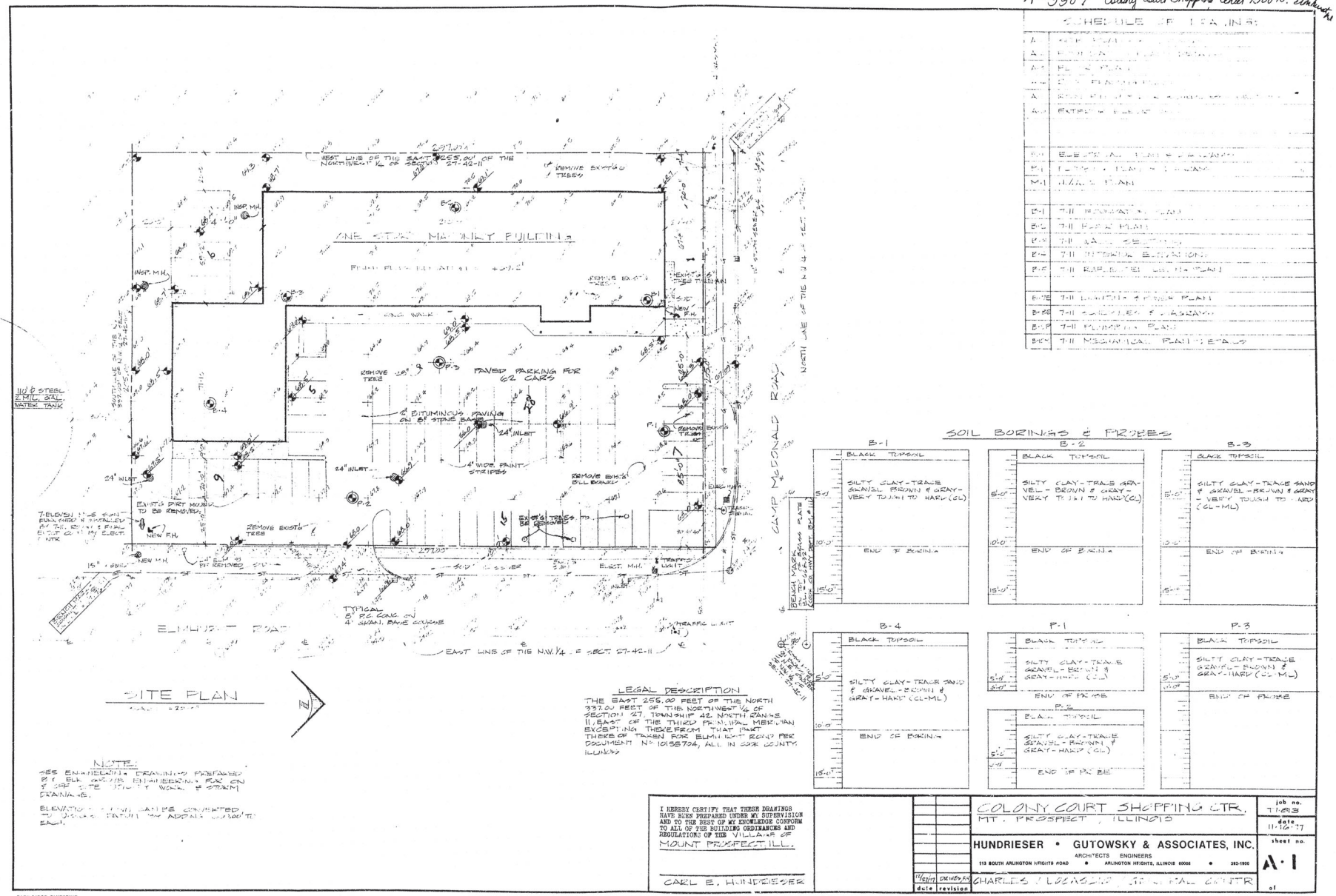


STATE OF ILLINOIS)
COUNTY OF COOK)

WE, JENS K. DOE SURVEY SERVICE INC. DO HEREBY CERTIFY TO: GUARANTY NATIONAL TITLE COMPANY, FIRST NATIONAL BANK OF MORTON GROVE AND ARTHUR N. LIES THAT THIS PLAT AND SURVEY ON WHICH IT [illegible] IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND


RENTAL SPACE (1)
950 S.F.
RENTAL SPACE (2)
1200 S.F.
(3)
1200 S.F.
(4)
1200 S.F.
(5)
1020 S.F.
AMERICAN GREETING CARDS
1923 S.F.
BEAUTY SALON
1900 S.F.
RAINBOW RESTAURANT (9)
1470 S.F.
RESTAURANT (10)
1750 S.F.
BASKIN ROBBINS (11)
900 S.F.
J. ELEVEN FOOD STORE
SEE SHEETS B-1 THRU B-10 FOR LARGE SCALE PLANS.
2570 S.F.
This is the unit!
FLOOR PLAN
SCALE: 1/8" = 1'-0"
TYP. TLT. RM. ELEVATION
SCALE: 1/4" = 1'-0"
NOTE: PROVIDE VERTICAL MASONRY CONTROL JOINTS ON INTERIOR CONC. BLOCK ON COL. G-5 C, F, H, K, & M.
COLONY COURT SHOPPING CTR.
MT. PROSPECT, ILLINOIS
HUNDRIESER • GUTOWSKY & ASSOCIATES, INC.
ARCHITECTS ENGINEERS
113 SOUTH ARLINGTON HEIGHTS ROAD • ARLINGTON HEIGHTS, ILLINOIS 60005 • 392-1900
CHARLES V. LOCASCIO / GENERAL CONTR.
job no. 77-813
date 11-16-77
sheet no. A-3
of
date revision

A-5507 Colony Court Shopping Center 1500 N. Elmhurst Rd



LEGAL DESCRIPTION

THE EAST 255.00 FEET OF THE NORTH 337.00 FEET OF THE NORTHWEST ¼ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THAT PART THEREOF TAKEN FOR ELMHURST ROAD PER DOCUMENT No. 16158704, ALL IN COOK COUNTY, ILLINOIS

NOTE:
SEE ENGINEERING DRAWINGS PREPARED BY (ELK GROVE ENGINEERING, INC. ON SITE UTILITY WORK & STORM DRAINAGE.

ELEVATIONS SHOWN ARE CONNECTED TO DISTRICT DATUM. ADD 9.0 TO ESTABLISH.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL OF THE BUILDING ORDINANCES AND REGULATIONS OF THE VILLAGE OF MOUNT PROSPECT, ILL.

CARL E. HUNDRIESER

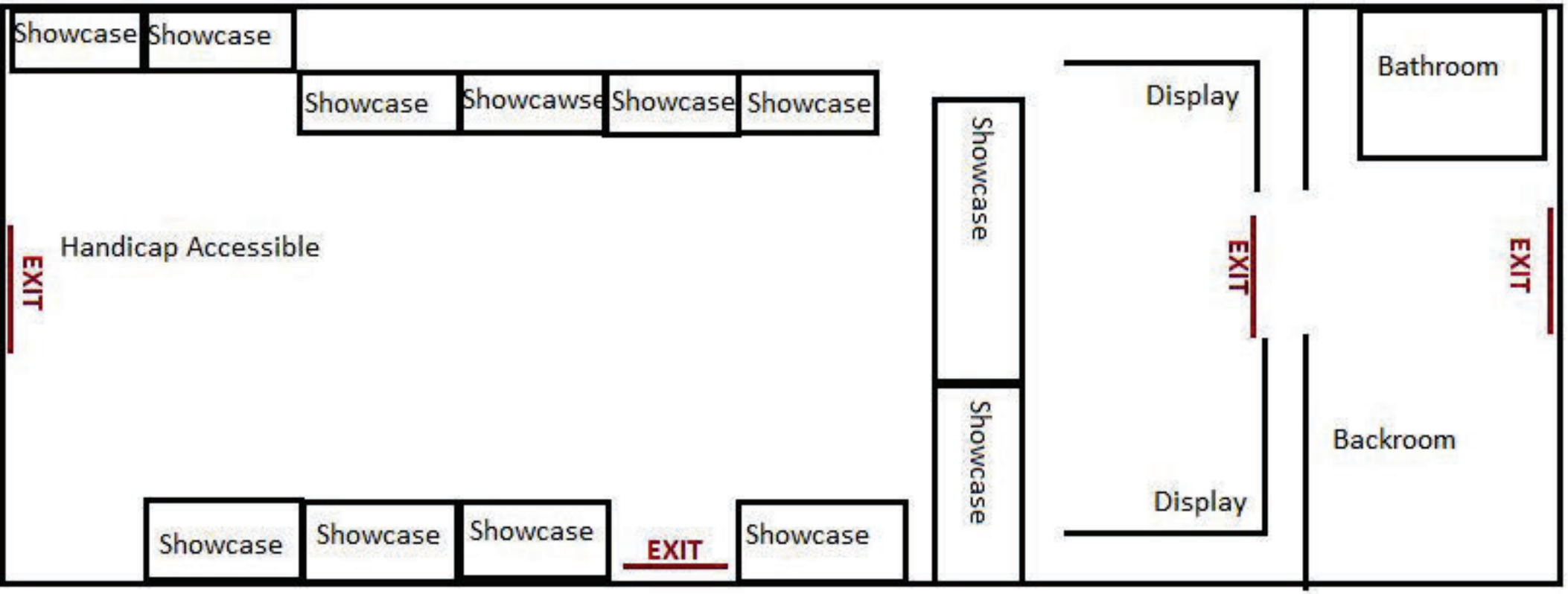
11/16/77	DRAWN BY	CHARLES J. LOZINSKI JR.
date	revision	

COLONY COURT SHOPPING CTR.
MT. PROSPECT, ILLINOIS

job no. 7-1-69
date 11-16-77
sheet no. A-1 of

HUNDRIESER • GUTOWSKY & ASSOCIATES, INC.
ARCHITECTS ENGINEERS
113 SOUTH ARLINGTON HEIGHTS ROAD • ARLINGTON HEIGHTS, ILLINOIS 60005 • 392-1900

PARK RIDGE BLUEPRINT


Showcase
Showcase
Showcase
Showcawse
Showcase
Showcase
Showcase
Showcase
Showcase
Showcase
Showcase
Showcase
EXIT
Handicap Accessible
EXIT
Showcase
Showcase
Display
Display
Bathroom
EXIT
EXIT
Backroom


SMOKE N VAPE
1522

1500 - 1522 - N. ELHURST RD.
MT. PROSPECT
COLONY COURT SHOPPING CENTER LLC
OWNER - VINCENZO & JOSEPHINE LAMPIGNANO -

1500	PANTRY	sq.ft. 2,400
1502 ✓	FIT - STUDIO	✓ 1,920
1504	PIZZA	✓ 1,020
1506	HAIR SALOON	✓ 1,020
1508	PAINT STORE	✓ 3,000
512 - 1516	DENTIST	✓ 1,800
1518	VACANT	✓ 1,500
1520	RESTAURANT	✓ 1,500
1522	VAPOR CIGARETTE	✓ 900
		TOTAL sq.ft. ~~16,560~~ 16,560

Josephine Lampignano

Business Plan: SmokeNVape 2
Business Name: SmokeNVape 2
Business Entity: Mazmus LLC
Owner: Rabia Maaz
[redacted]
Address: 1522 N elmhurst rd,Mount-prospect Il

1. Executive Summary

Mazmus LLC plans to open SmokeNVape 2, a retail smoke and vape shop offering a wide range of smoking
and vaping products and accessories. This will be our first retail venture under Mazmus LLC. The store will serve adult customers seeking high-quality vaping devices, e-liquids, glasswar,
tobacco, and related
products in a professional and welcoming environment.

2. Business Description

SmokeNVape 2 will specialize in the sale of:

- Vape devices and accessories
- Pod systems
- E-juices and e-liquids
- Glass pipes and smoking accessories
- Tobacco and rolling products
- Grinders
- Hookahs and flavored shisha
- "Good Stuff" bags and pipe tobacco

The goal is to provide customers with quality products, competitive pricing, and excellent service in a clean and safe retail environment.

3. Location & Hours of Operation
Proposed Hours:
• Monday-Sunday: 10:00 AM - 9:00 PM
Store Type: Retail storefront with visible street access and walk-in customers.
4. Staffing Plan
The store will employ two (2) staff members, either full-time or part-time, depending on business needs and employee availability. All employees will be trained on product knowledge, customer service, and compliance with age-restricted sales laws.

5. Ownership & Experience
This will be the company's first retail business.
The owner will oversee daily operations, inventory management, and compliance with all local and state regulations.

6. Compliance & Licensing
SmokeNVape 2 will comply with all state and local laws related to tobacco and vapor product sales, including age verification procedures, product labeling, and licensing requirements.

Revenue Sources:
Retail sales of tobacco, vape products, and accessories.
8. Goals

- Successfully launch SmokeNVape 2 within the next [insert timeline].
- Build a loyal customer base through quality service and product selection.
- Achieve profitability within the first year of operation.

Prepared by:
Mazmus LLC
[redacted]
Date: 11-05-2025

From: Katie King
To: Lalagos, Antonia
Subject: Opposed to tobacco establishment at 1522 N Elmhurst Rd
Date: Tuesday, January 20, 2026 1:52:42 PM

Hello,

I'm writing to formally oppose allowing a tobacco establishment to operate at 1522 N Elmhurst Rd. I reside on Camp Mcdonald Rd, and anecdotally I have noticed a vast improvement in the cleanliness quality of the parking lot and road since the prior smokeshop closed. Previously, we would notice quite a lot of rubbish from boxes and disposable vapes littering the road, which would then collect in our yard and gutters. It appears that the type of clientele that frequented the previous business led to more garbage in the streets, and I have been happier having clean roads and a clean yard in the months since that business closed. I would not like to return to the prior state by allowing another tobacco establishment to open.

Thank you,
Katie King

Item Cover Page

Subject	**PZ-22-25 / 200 E Rand Rd / CU: Final PUD / Village Board Final**
Meeting	February 26, 2026 - 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 Petitioner (REIT 200 LLC) is requesting a final Planned Unit Development (PUD) at 200 East Rand Road (the subject property). The Petitioner proposes to re-establish the hotel, restaurant, and banquet hall uses at the subject property. The building has been vacant since the Holiday Inn hotel and Bar Louie restaurant closed in 2020. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") is supportive of the requests.

Discussion

BACKGROUND
The subject property was annexed to the Village in 1961 and in 1966 was developed as a Holiday Inn hotel with a pool, restaurant, and banquet hall / meeting spaces. The hotel complex operated continuously from its construction in 1966 until its closure in late 2020, with major interior remodels in 1977, 1998, and 2009. The property has been vacant since the Holiday Inn's closure and has experienced significant vandalism and deterioration.

PROPOSAL
The Petitioner, REIT 200 LLC, is proposing to re-establish the hotel, restaurant, and banquet facility again under the Holiday Inn brand. The Petitioner proposes to keep the existing floor plans and square footage for the previous uses, and provide a "full cosmetic refresh" of the interior and exterior of the building.

Site Plan: The subject property consists of two parcels totaling 2.93 acres, with existing access points on Kensington Road and Rand Road. As a condition of approval, Staff will require the Petitioner to apply for an administrative plat of consolidation to combine the two parcels. The Petitioners are proposing to restripe the parking lot to increase the onsite parking from 137 to 140 stalls and pave a gravel area along the west property line where it is too narrow for plantings to grow. The existing parking lot and building setbacks are nonconforming under current zoning standards and would require relief if constructed today (see Table 1). Approval of the Planned Unit Development (PUD) would authorize the continuation of these existing conditions. No modifications are proposed to the current setbacks, building height, or lot

coverage, other than where the Village is requesting the Petitioner donate land to accommodate the intersection and sidewalk improvement efforts at Kensington, Elmhurst, and Rand Roads.

Table 1: B-3 Zone Minimum Setbacks

Required Yard	Minimum Setback B-3	Subject Property
Interior (east)	10’	4.58’
Interior (west)	10’	6.80’
Front (Kensington)	30’	136.68’
Rear (Rand)	20’	82.83’
Parking Lot	10.0’	0’

Uses: The three-story primary structure is approximately 80,000 square feet in size, containing 139 guestrooms, a 5,326 square-foot restaurant, and a 3,376 square-foot banquet / meeting space. Hotel guest amenities include a fitness center, indoor pool/spa, meeting space, business center, and guest laundry. As of this writing, a restaurant tenant has not been identified by the Petitioners. In the B-3 zoning district, restaurants and banquet facilities are permitted uses while hotels and motels are conditional uses.

Elevations: The existing building materials will remain, including stone veneer, painted concrete masonry units (CMUs), and Exterior Insulation and Finishing Systems (EIFS). The Petitioner proposes to refresh the exterior with new paint, to replace damaged stonework, and to replace damaged doors and windows.

Parking: The Petitioner proposes to restripe the existing 137-stall parking lot to 140 parking stalls on site, to provide a 24-hour complimentary shuttle service between the hotel and airport, and the Petitioner has executed cross-use parking agreements with the neighboring properties at 201 East Kensington Road (1st Family Dental) and 303 East Kensington Road (Red Barn Restaurant). Per the Zoning Code off-street parking requirements, these adjacent properties have a surplus of 42 parking stalls (see Table 2) that the Petitioner has secured the use of to address the property’s shortage of code-required parking stalls. The Petitioner has also agreed to landbank the open space at the north end of the subject property, which could be converted into 10 to 25 additional parking stalls if area parking demand exceeds supply (see Exhibit B, “Landbank Parking and Monitoring Plan”).

The Petitioner engaged Kimley-Horn to conduct a parking study to estimate peak parking demand for the subject property using two methods of analysis. Table 3 compares the parking demand methods and the projected deficit or surplus at the subject property with on-site, off-site, and land banked parking.

Table 3: Holiday Inn – Estimated Parking Deficiency / Surplus

Method	Minimum Stalls Required	Onsite Parking Only (140 stalls)	Onsite (140) + Cross Use (42)	Onsite (140) + Cross Use (42) + Land Bank (25)
Village Zoning Code	267	-127	-85	-60
Parking Study:	103	+37	+79	+104

ULI				
Parking Study: ITE	133	+7	+49	+74

As a condition of approval, staff is requiring the Petitioner to conduct monthly parking utilization counts according to the schedule in Exhibit B, "Landbank Parking and Monitoring Plan." If parking utilization at the subject property exceeds 85% of available spaces or if the Village documents negative impacts to adjacent properties or public rights of way, the Village may require installation of the deferred parking spaces in the land-banked area.

Landscaping: The existing landscaping is nonconforming due to lack of landscape beds on the perimeter of the property and at the foundation of the building at the time of construction. The Petitioner is proposing four new trees, 69 new shrubs, and various groundcover and ornamental grasses to fill the existing parking lot islands. The land banked area will remain open lawn as stipulated by the "Landbank Parking and Monitoring Plan" (Exhibit B).

Lighting: The Petitioner did not propose changes to the exterior lighting. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The Petitioner intends to replace the five existing signs on the property: two freestanding signs and three wall signs. The freestanding sign at the Kensington Road entrance will be relocated further south once the north property line is adjusted to accommodate the right of way expansion. All signs shall meet the requirements of Chapter 7 of the Village Code and will require a separate sign permit.

PUBLIC COMMENT
As of this writing, staff has not received public comment on the proposal.

STANDARDS AND FINDINGS
Staff notes that the revitalization of the subject property has been listed in the Village Strategic Plan as a "Management in Progress" item since it was abandoned in 2021. The proposal would support public safety by repairing a vacant structure that has numerous maintenance and safety issues and would promote general welfare by filling a key vacancy along a major commercial corridor. Staff voiced concerns about the potential parking deficiency and overflow onto adjacent properties, however, the Petitioner secured cross-access parking agreements with two neighboring properties, agreed to land bank additional parking spaces, and will monitor and report parking utilization to the Village as a condition of approval. The proposal aligns with the goals of the Comprehensive Plan, including reuse and modernization of an underutilized commercial site, reinvestment in older commercial buildings, and supporting key commercial corridors as community and regional destinations. 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, staff recommends approval of the conditional use request.

Alternatives

A. Approval of the following motion:
1. "A conditional use for a final Planned Unit Development (PUD) consisting of a 2.93-acre property with a hotel, restaurant, and banquet facility, subject to the following conditions:
    a. General conformance with the approved development plans which consist of the following:
        i. "Site Plan" prepared by Origination Design and bearing the latest revision date of December 11, 2025, except that it be modified to reflect the paving of the narrow gravel area

along the west property line prior to permit submittal, with ultimate design subject to approval by the Director of Community Development;

ii. "Proposed Building Elevations" prepared by REIT 200 LLC and bearing the latest revision date of January 29, 2026;

iii. "Floor Breakdown and Staffing" prepared by REIT 200 LLC and bearing the latest revision date of January 29, 2026; and

iv. "Landscape Plan" prepared by Lannert Group and bearing the latest revision date of November 10, 2025;

b. Strict conformance to the "Landbank Parking and Monitoring Plan":

i. Landbank Area: The Petitioner shall reserve on the approved site plan ("Landbank Site Plan") an area sufficient to accommodate ten (10) to twenty-five (25) additional off-street parking spaces, including required drive aisles, landscaping, light poles, and stormwater management facilities. The landbank area shall be graded and maintained as open space and shall not be used for buildings, storage, or other permanent improvements that would prevent future parking construction;

ii. Monitoring: For the first twelve (12) months following issuance of a Final Certificate of Occupancy, the operator shall conduct parking utilization counts no fewer than four (4) days per month, including weekday and weekend evenings during peak demand periods. After the first year, counts shall occur no less than quarterly or upon request of the Village. Records of each count, including date, time, total spaces, occupied spaces, and any overflow parking, shall be maintained and provided to the Village upon request;

iii. Village Verification: The Village may conduct independent parking counts or inspections at any time, with or without notice, and such observations shall control for purposes of determining compliance. Failure to provide records or submission of inaccurate information shall constitute a violation of this approval;

iv. Installation of Deferred Spaces: If parking utilization exceeds eighty-five percent (85%) of available spaces on six (6) or more days within any consecutive ninety (90) day period, or if the Village documents recurring overflow parking or impacts to adjacent properties or public rights-of-way, the Village may require installation of the deferred parking spaces. Upon written notice, the Petitioner shall submit permits within ninety (90) days and complete construction within twelve (12) months; and

v. Noncompliance: Failure to comply with this Section shall constitute grounds for enforcement action, including citation, fines, or suspension or revocation of the conditional use permit or business license;

c. An application for a plat of consolidation shall be submitted in conjunction with the building permit application and a final plat of consolidation shall be recorded prior to issuance of the final certificate of occupancy;

d. Dumpsters and containers shall be screened on all sides by a solid wood fence or equivalent screening material to a height not less than six feet (6');

e. A Photometric Plan that meets the requirements of Section 14.314 of the Village Code (Outdoor Lighting Regulations) shall be provided at building permit submittal;

f. If proposed signage does not meet Chapter 7: Sign Regulations requirements, the Petitioner shall apply for an administrative PUD amendment;

g. Except for the relief granted by the planned unit development, variation, and development code exception, compliance with all applicable development, fire, building, and other Village Codes and regulations is required; and

h. The petition shall not be scheduled for Village Board consideration until a revised parking study, reflecting the restaurant's full square footage and detailing peak demand and shared parking availability for the hotel, has been submitted and approved by the Director of Community Development."

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of a conditional use for a final Planned Unit Development (PUD) comprised of a hotel, restaurant, and banquet facility at 200 East Rand Road, subject to the conditions listed in the staff report.

Attachments

1. PZ-22-25 Staff Report
2. PZ-22-25 Administrative Content
3. PZ-22-25 Plans
4. PZ-22-25 Parking Study and Parking Agreements

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: February 19, 2026

CASE NUMBER
PZ-22-25

APPLICANT/PROPERTY OWNER
REIT 200 LLC

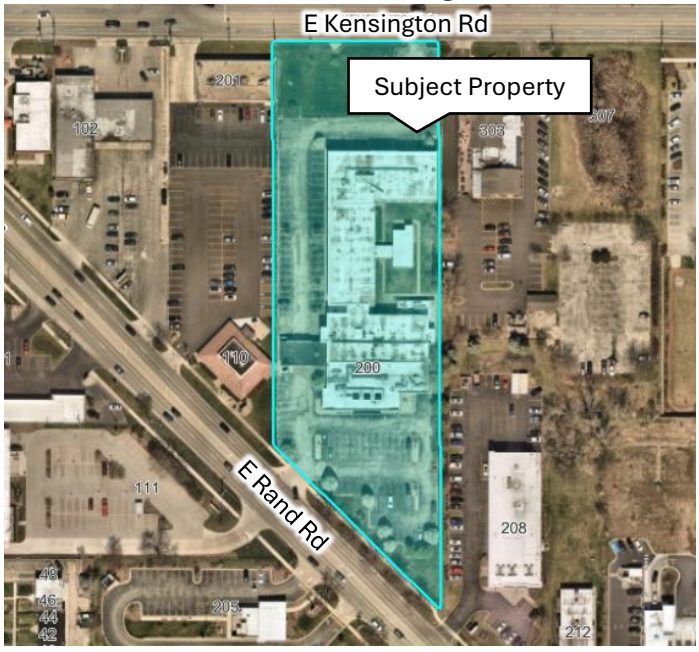
PUBLIC HEARING DATE
February 26, 2026

PROPERTY ADDRESS/LOCATION
200 East Rand Road

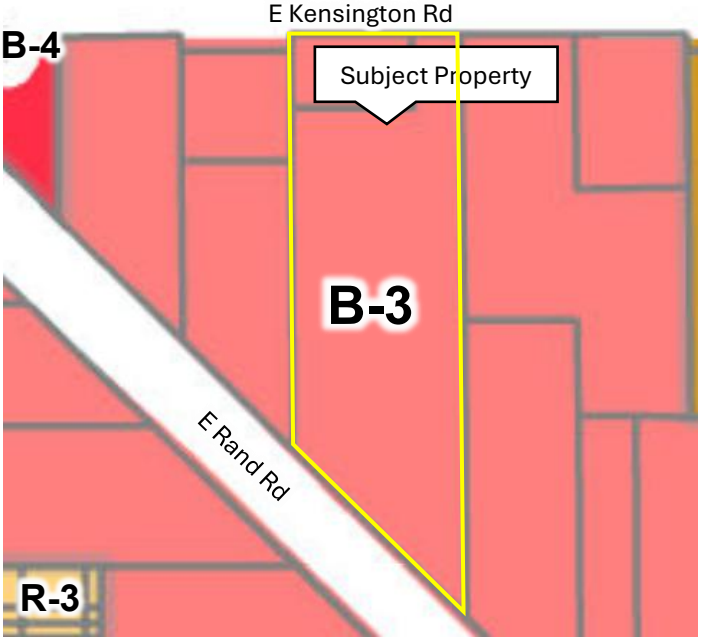
BRIEF SUMMARY OF REQUEST

The Petitioner (REIT 200 LLC) is requesting a final Planned Unit Development (PUD) at 200 East Rand Road (the subject property). The Petitioner proposes to re-establish the hotel, restaurant, and banquet hall uses at the subject property. The building has been vacant since the Holiday Inn hotel and Bar Louie restaurant closed in 2020. The proposal meets the requirements and standards of the Village Code, and Village Staff ("Staff") is supportive of the requests.

2024 Aerial Image



2025 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3 Community Shopping	Vacant hotel with restaurant and banquet	North: B-3* Community Shopping PUD East: B-3 Community Shopping South: B-3 Community Shopping West: B-3 Community Shopping	2.93 acres

STAFF RECOMMENDATION APPROVE APPROVE WITH CONDITIONS DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The subject property was annexed to the Village in 1961 and in 1966 was developed as a Holiday Inn hotel with a pool, restaurant, and banquet hall / meeting spaces. The hotel complex operated continuously from its construction in 1966 until its closure in late 2020 when it had been operating as a Holiday Inn, with major interior remodels in 1977, 1998, and 2009. The property has been vacant since the Holiday Inn's closure and has experienced significant vandalism and deterioration.

PROPOSAL

The Petitioner, REIT 200 LLC, is proposing to re-establish the hotel, restaurant, and banquet facility again under the Holiday Inn brand. The Petitioner proposes to keep the existing floor plans and square footage for the previous uses, and provide a "full cosmetic refresh" of the interior and exterior of the building. Proposed work includes but is not limited to: replacing bathroom fixtures; refinishing floors; new paint and wallpaper; new furniture and fitness equipment; replacing ceiling tiles in all corridors; repairing the swimming pool and hot tub; testing and replacing kitchen equipment; upgrading landscaping; repainting the exterior; installing new signage; and replacing and restriping the parking lot. On September 16, 2025, the Village Board approved a resolution in support of a Class 7B designation by the Cook County Assessor, with the condition that the Petitioner obtain zoning approval within six months of the resolution date.

Site Plan: The subject property consists of two parcels totaling 2.93 acres, with existing access points on Kensington Road and Rand Road. As a condition of approval, Staff will require the Petitioner to apply for an administrative plat of consolidation to combine the two parcels. The Petitioners are proposing to restripe the parking lot to increase the onsite parking from 137 to 140 stalls and will pave a gravel area along the west property line where it is too narrow for plantings to grow.

The existing parking lot and building setbacks are nonconforming under current zoning standards and would require relief if constructed today (see Table 1). Approval of the Planned Unit Development (PUD) would authorize the continuation of these existing conditions. No modifications are proposed to the current setbacks, building height, or lot coverage, other than where the Village is requesting the Petitioner donate land to accommodate the intersection and sidewalk improvement efforts at Kensington, Elmhurst, and Rand Roads. The Village is requesting that the Petitioner donate a 0.60' strip of land to expand the right-of-way along the north end of the site adjacent to Kensington Road. Staff is working with the Petitioner on a plat of dedication.

Table 1: B-3 Zone Minimum Setbacks

Required Yard	Minimum Setback B-3	Subject Property
Interior (east)	10'	4.58'
Interior (west)	10'	6.80'
Front (Kensington)	30'	136.68'
Rear (Rand)	20'	82.83'
Parking Lot	10.0'	0'

Uses: The three-story primary structure is approximately 80,000 square feet in size, containing 139 guestrooms, a 5,326 square-foot restaurant, and a 3,376 square-foot banquet / meeting space. Hotel guest amenities include a fitness center, indoor pool/spa, meeting space, business center, and guest laundry. As of this writing, a restaurant tenant has not been identified by the Petitioners. In the B-3 zoning district, restaurants and banquet facilities are permitted uses while hotels and motels are

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Parking: The Petitioner proposes to restripe the existing 137-stall parking lot to 140 parking stalls on site, to provide a 24-hour complimentary shuttle service between the hotel and airport, and the Petitioner has executed cross-use parking agreements with the neighboring properties at 201 East Kensington Road (1st Family Dental) and 303 East Kensington Road (Red Barn Restaurant). Per the Zoning Code off-street parking requirements, these adjacent properties have a surplus of 42 parking stalls (see Table 2) that the Petitioner has secured the use of to address the property's shortage of code-required parking stalls. The Petitioner has also agreed to landbank the open space at the north end of the subject property, which could be converted into 10 to 25 additional parking stalls if area parking demand exceeds supply (see Exhibit B, "Landbank Parking and Monitoring Plan").

The Petitioner engaged Kimley-Horn to conduct a parking study to estimate peak parking demand for the subject property. Kimley-Horn visited three comparable hotels, each also having a restaurant and banquet / meeting space, to collect parking utilization data for two dates in January, documenting utilization rates between 17% and 34%. Understanding that January hotel occupancy is generally low, the study applied an adjustment factor to estimate the parking demand at peak hotel occupancy (April). This method suggested that the peak parking demand for the subject property would be 103 vehicles. The study also provided an estimate of demand based on the Institute of Transportation Engineers (ITE) data, which suggested that peak demand at the subject property would be 133 vehicles.

Table 2 shows the minimum number of off-street parking spaces for the subject property based on square footage and occupancy for each use, according to the Village zoning code. Per the code, the subject property is deficient by 127 parking stalls. The code, however, does not account for overlapping usage of parking stalls for those that would be staying at the hotel to attend a conference on the same property, or dine at the hotel while staying there overnight. Table 3 shows the minimum parking required for the neighboring businesses offering cross-use access, illustrating that these adjacent users have a surplus of 42 parking stalls per the zoning code. Table 4 compares the parking demand as required by the village code and projected by both the Urban Land Institute and Institute of Transportation Engineers.

Table 2: Holiday Inn - Off-Street Parking Minimums

Use	Minimum	Variable	# of Stalls Required	# of Stalls Provided	Deficit / Surplus
Hotel, extended stay hotel, and motel	1 space per guestroom plus 1 space per employee on peak shift	139 guest rooms 16 employees	155		
Restaurant with a bar	12 spaces per 1,000 SF of floor area plus 1 space for every 3 seats in the bar area[1]	3768 SF (Dining Only) 28 bar stools	74		
Banquet / Meeting Space	1 space per 3 persons capacity plus 1 space per employee	100 persons 4 employees	38		
		TOTAL	**267**	**140**	**-127**

Table 3: Cross-Use Parking Analysis

Use	Minimum	Variable	# of Stalls Required	# of Stalls Provided	Deficit / Surplus
RED BARN: Restaurant with a bar	12 spaces per 1,000 SF of floor area plus 1 space for every 3 seats in the bar area[1]	3768 SF (Dining Only) 50 bar stools	84	125	+41
1ST FAMILY DENTAL: Offices: medical / dental	5 spaces per 1,000 square feet of gross floor area	4,722 GFA	24	25	+1
		TOTAL	**108**	**150**	**+42**

Table 4: Holiday Inn – Estimated Parking Deficiency / Surplus

Method	Minimum Stalls Required	Onsite Parking Only (140 stalls)	Onsite (140) + Cross Use (42)	Onsite (140) + Cross Use (42) + Land Bank (25)
Village Zoning Code	267	-127	-85	-60
Parking Study: ULI	103	+37	+79	+104
Parking Study: ITE	133	+7	+49	+74

As a condition of approval, Staff is requiring the Petitioner to conduct monthly parking utilization counts according to the schedule in Exhibit B, "Landbank Parking and Monitoring Plan." If parking utilization at the subject property exceeds 85% of available spaces or if the Village documents negative impacts to adjacent properties or public rights of way, the Village may require installation of the deferred parking spaces in the land-banked area.

Landscaping: The existing landscaping is nonconforming due to lack of landscape beds on the perimeter of the property and at the foundation of the building at the time of construction. The Petitioner is proposing four new trees, 69 new shrubs, and various groundcover and ornamental grasses to fill the existing parking lot islands. The land banked area will remain open lawn as stipulated by the "Landbank Parking and Monitoring Plan" (Exhibit B).

Lighting: The Petitioner did not propose changes to the exterior lighting. A fully compliant photometric plan will be required as part of building permit submittal.

Signage: The Petitioner intends to replace the five existing signs on the property: two freestanding signs and three wall signs. The freestanding sign at the Kensington Road entrance will be relocated

[1] Per Village Code, restaurant floor area shall not include areas devoted primarily for storage, restrooms, and corridors used solely for accessing these areas.

further south once the north property line is adjusted to accommodate the right of way expansion. All signs shall meet the requirements of Chapter 7 of the Village Code and will require a separate sign permit.

PUBLIC COMMENT
As of this writing, Staff has not received public comment on the proposal.

STANDARDS AND FINDINGS
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

Staff finds that the proposal meets the applicable standards contained in the Mount Prospect 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 motions:

1. "A conditional use for a final Planned Unit Development (PUD) consisting of a 2.93-acre property with a hotel, restaurant, and banquet facility, subject to the following conditions:
    a. General conformance with the approved development plans which consist of the following:
        i. "Site Plan" prepared by Origination Design and bearing the latest revision date of December 11, 2025, except that it be modified to reflect the paving of the narrow gravel area along the west property line prior to permit submittal, with ultimate design subject to approval by the Director of Community Development;
        ii. "Proposed Building Elevations" prepared by REIT 200 LLC and bearing the latest revision date of January 29, 2026;
        iii. "Floor Breakdown and Staffing" prepared by REIT 200 LLC and bearing the latest revision date of January 29, 2026; and
        iv. "Landscape Plan" prepared by Lannert Group and bearing the latest revision date of November 10, 2025;
    b. Strict conformance to the "Landbank Parking and Monitoring Plan":
        i. Landbank Area: The Petitioner shall reserve on the approved site plan ("Landbank Site Plan") an area sufficient to accommodate ten (10) to twenty-five (25) additional off-street parking spaces, including required drive aisles, landscaping, light poles, and stormwater management facilities. The landbank area shall be graded and maintained as open space and shall not be used for buildings, storage, or other permanent improvements that would prevent future parking construction;
        ii. Monitoring: For the first twelve (12) months following issuance of a Final Certificate of Occupancy, the operator shall conduct parking utilization counts no fewer than four (4) days per month, including weekday and weekend evenings during peak demand periods. After the first year, counts shall occur no less than quarterly or upon request of the Village. Records of each count, including date, time, total spaces, occupied spaces, and any overflow parking, shall be maintained and provided to the Village upon request;

iii. Village Verification: The Village may conduct independent parking counts or inspections at any time, with or without notice, and such observations shall control for purposes of determining compliance. Failure to provide records or submission of inaccurate information shall constitute a violation of this approval;
iv. Installation of Deferred Spaces: If parking utilization exceeds eighty-five percent (85%) of available spaces on six (6) or more days within any consecutive ninety (90) day period, or if the Village documents recurring overflow parking or impacts to adjacent properties or public rights-of-way, the Village may require installation of the deferred parking spaces. Upon written notice, the Petitioner shall submit permits within ninety (90) days and complete construction within twelve (12) months; and
v. Noncompliance: Failure to comply with this Section shall constitute grounds for enforcement action, including citation, fines, or suspension or revocation of the conditional use permit or business license;

c. An application for a plat of consolidation shall be submitted in conjunction with the building permit application and a final plat of consolidation shall be recorded prior to issuance of the final certificate of occupancy;
d. Dumpsters and containers shall be screened on all sides by a solid wood fence or equivalent screening material to a height not less than six feet (6');
e. A Photometric Plan that meets the requirements of Section 14.314 of the Village Code (Outdoor Lighting Regulations) shall be provided at building permit submittal;
f. If proposed signage does not meet Chapter 7: Sign Regulations requirements, the Petitioner shall apply for an administrative PUD amendment;
g. Except for the relief granted by the planned unit development, variation, and development code exception, compliance with all applicable development, fire, building, and other Village Codes and regulations is required; and
h. The petition shall not be scheduled for Village Board consideration until a revised parking study, reflecting the restaurant's full square footage and detailing peak demand and shared parking availability for the hotel, has been submitted and approved by the Director of Community Development."

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

ATTACHMENTS:

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

I concur:

Jason C 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 states that the hotel will be professionally managed under the Holiday Inn brand and will provide a safe, well-maintained lodging option that supports both local businesses and tourism without introducing adverse environmental, traffic, or noise impacts.
The Petitioner contends that returning the vacant site to productive use will enhance the appearance and stability of the area, supporting property values and complementing neighborhood retail, restaurant, and service uses. The Petitioner asserts that the hotel use is appropriate for a high-intensity commercial corridor like Rand Road. The Petitioner notes that the site is fully developed and already adequately served by public utilities and infrastructure. The Petitioner reports that the property is configured with established access points that were approved and constructed to serve hotel traffic, and that the hotel traffic patterns are distributed throughout the day, resulting in minimal impact on street congestion. The Petitioner suggests that the re-establishment of the hotel supports the Village's long-term land use and economic development initiatives through the reuse and modernization of an underutilized commercial site. The Petitioner concludes that the proposal will conform to all applicable regulations of the Village Code and that they will work with Staff to comply with any recommendations of the Planning and Zoning Commission.

Staff's Findings: Staff notes that the revitalization of the subject property has been listed in the Village Strategic Plan as a "Management in Progress" item since it was abandoned in 2021. The proposal would support public safety by repairing a vacant structure that has numerous maintenance and safety issues and would promote general welfare by filling a key vacancy along a major commercial corridor. The hotel, restaurant, and banquet uses are appropriate for a B-3 commercial area and are complimentary to the established surrounding uses. The site is adequately served by public utilities, access roads, and drainage. Staff voiced concerns about the potential parking deficiency and overflow onto adjacent properties, however, the Petitioner secured cross-access parking agreements with two neighboring

properties, agreed to land bank additional parking spaces, and will monitor and report parking utilization to the Village as a condition of approval. The proposal aligns with the goals of the Comprehensive Plan, including reuse and modernization of an underutilized commercial site, reinvestment in older commercial buildings, and supporting key commercial corridors as community and regional destinations. 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, Staff recommends approval of the conditional use request.

GENERAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS

Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final Planned Unit Development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed Planned Unit Development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed Planned Unit Development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
    a. Inconvenient or unsafe access to the Planned Unit Development;
    b. Traffic congestion in the streets which adjoin the Planned Unit Development;
    c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the Planned Unit Development.

Petitioner's Findings: The Petitioner notes that the proposal involves no changes to the building footprint, no expansions of intensity, and no deviations from existing bulk, height, setbacks, or lot coverage. The Petitioner responded that the re-establishment of the hotel advances multiple objectives of the Comprehensive Plan, including: revitalization and adaptive reuse of aging commercial properties; adaptive reuse and reinvestment in underutilized structures rather than greenfield development; reinvestment in major commercial corridors; and economic development goals including increased tax base, employment, and commercial synergy. The Petitioner asserts that the proposal advances the public interest in many ways, including: occupancy of a long-vacant building; $9 million in private investment; improvements to safety, lighting, and accessibility; restoring operations that generate sales tax, employment, and complementary spending in the Village; providing lodging for regional visitors; and enhancing corridor appearance.

Staff's Findings: The PUD provides flexibility for developments to deviate from the strict letter of the code. The subject property is an existing hotel complex constructed in 1966 and as such the property deviates from code in several areas, including building and parking lot setbacks, perimeter and foundation landscaping, and off-street parking requirements. However, Staff finds that the deviations are in the public interest and consistent with the purpose of the zoning ordinance and the Comprehensive Plan. Staff is requiring a "Landbank Parking and Monitoring Plan" to monitor and report on the parking utilization at the subject property, with provisions to install additional parking should the demand exceed the supply.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development which does not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards shall conform to the following requirements:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.
4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
        i. All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
        ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
    d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The Petitioner responded that the project introduces no new encroachments, no intensification of the building footprint, and no reduction in required standards. The Petitioner contends that the renovation improves, rather than diminishes, the impact of the structure on adjoining properties and enhances privacy, aesthetics, and corridor character.

Staff's Findings: Staff acknowledges that the Petitioner's request does not create additional nonconformities or increase the extent of existing nonconformities. Staff finds the revitalization of the vacant property to be in the public interest and concurs that the investment will positively impact the value and uses of surrounding property. Staff has recommended conditions of approval to address potential adverse impacts, including "Landbank Parking and Monitoring Plan" to monitor and report on the parking utilization at the subject property, with provisions to install additional parking should the demand exceed the supply.

Exhibit B

Landbank Parking and Monitoring Requirements
February 9, 2026
PZ-22-25 (200 E Rand Rand) – CU Final PUD

A. Landbank Area

The Petitioner shall reserve on the approved site plan ("Landbank Site Plan") an area sufficient to accommodate ten (10) to twenty-five (25) additional off-street parking spaces, including required drive aisles, landscaping, light poles, and stormwater management facilities. The landbank area shall be graded and maintained as open space and shall not be used for buildings, storage, or other permanent improvements that would prevent future parking construction.

B. Monitoring

For the first twelve (12) months following issuance of a Final Certificate of Occupancy, the operator shall conduct parking utilization counts no fewer than four (4) days per month, including weekday and weekend evenings during peak demand periods. After the first year, counts shall occur no less than quarterly or upon request of the Village. Records of each count, including date, time, total spaces, occupied spaces, and any overflow parking, shall be maintained and provided to the Village upon request.

C. Village Verification

The Village may conduct independent parking counts or inspections at any time, with or without notice, and such observations shall control for purposes of determining compliance. Failure to provide records or submission of inaccurate information shall constitute a violation of this approval.

D. Installation of Deferred Spaces

If parking utilization exceeds eighty-five percent (85%) of available spaces on six (6) or more days within any consecutive ninety (90) day period, or if the Village documents recurring overflow parking or impacts to adjacent properties or public rights-of-way, the Village may require installation of the deferred parking spaces. Upon written notice, the Petitioner shall submit permits within ninety (90) days and complete construction within twelve (12) months.

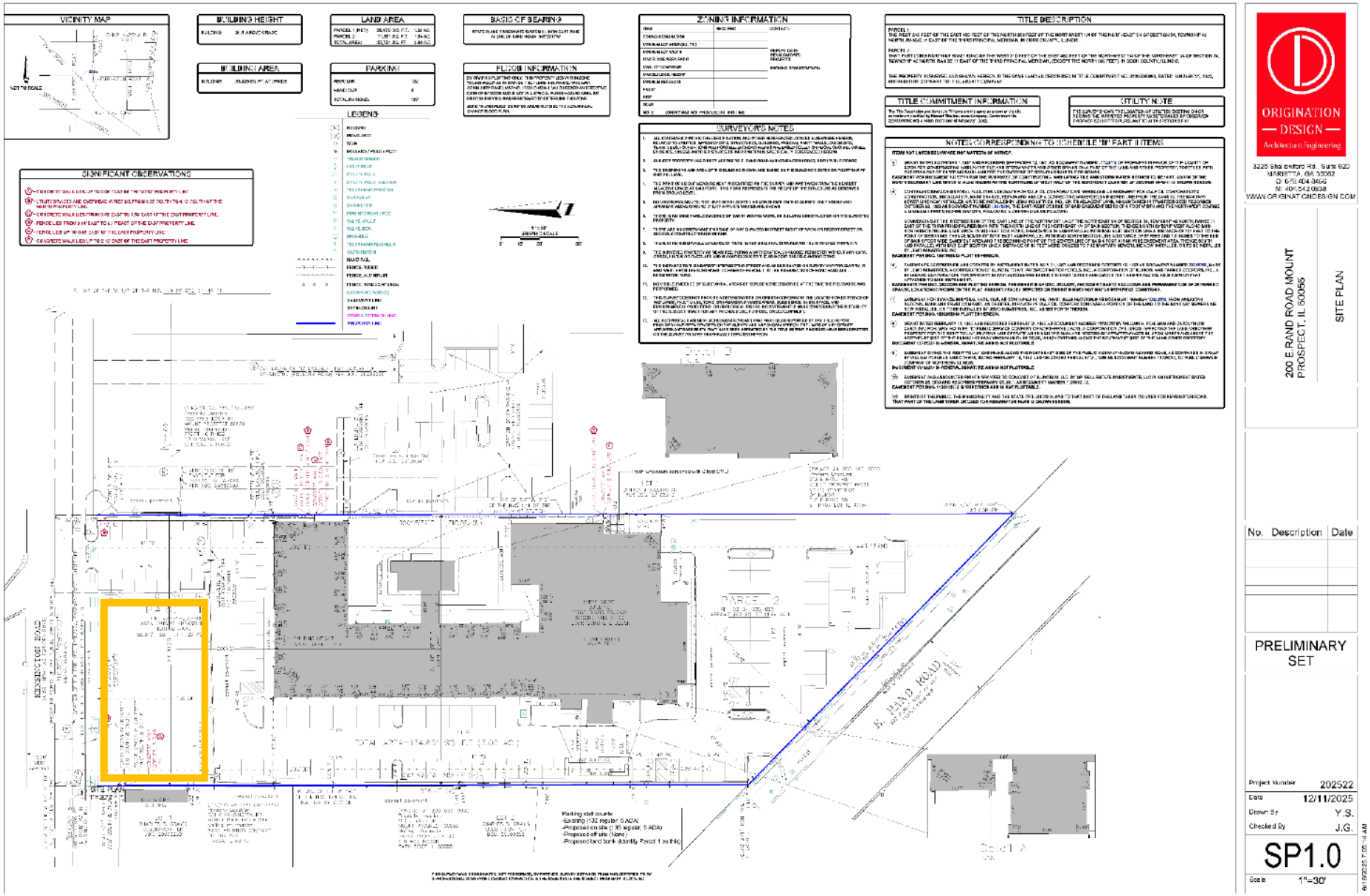
E. Noncompliance

Failure to comply with this Section shall constitute grounds for enforcement action, including citation, fines, or suspension or revocation of the conditional use permit or business license.

Landbank Parking and Monitoring Requirements
February 9, 2026
PZ-22-25 (200 E Rand Rand) – CU Final PUD

Landbank Site Plan

Area reserved for future parking



ORIGINATION DESIGN
Architecture/Engineering
3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8466
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

200 E RAND ROAD MOUNT PROSPECT, IL 60056

SITE PLAN

No.	Description	Date

PRELIMINARY SET

Project Number 202522
Date 12/11/2025
Drawn By Y.S.
Checked By J.G.

SP1.0

Scale 1"=30'

6/19/2025 7:05:14 AM

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 -_____-_____ Date of Submission: _____ Hearing Date:_____

Project Name/Address: _____

I. Subject Property

Address(es): 200 E Rand Road Mt Prospect IL 60056

Zoning District (s): B-3 Property Area (Sq.Ft. and/or Acreage): 2.93 AC

Parcel Index Number(s) (PIN(s): 03-34-200-061-0000, 03-34-200-062-0000

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

- [x] Conditional Use: For Hotel & Restaurant
- [ ] Variation(s): To _____
- [ ] Zoning Map Amendment: Rezone From _____ To _____
- [ ] Zoning Text Amendment: Section(s) _____
- [x] Other: PUD- Hotel & Restaurant

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

See Attached

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

Name: Chris Patel Corporation: REIT 200 LLC

Address: 550 E Devon Ave. Suite 110

City, State, ZIP Code: Itasca IL 60143

Interest in Property: Owner
(e.g. owner, buyer, developer, lessee, architect, etc…)

V. Property Owner	
■ Check if Same as Applicant	
Name:	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: _____ Date: 12/10/25
(Signature)

Chris Patel
(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: _____ Date: _____
(Signature)

_____
(Print or Type Name)

The reestablishment of the Holiday Inn Hotel and restaurant. The proposed redevelopment involves no changes to the building footprint, no expansions of intensity, and no deviations from any bulk, height, setback, or lot coverage regulations. The renovation is purely cosmetic refresh and there will be no changes made to the structure or overall layout of the building. The existing three-story structure complies with the maximum height limit of three stories or thirty-five feet, meets all required setbacks, and maintains appropriate parking, circulation, and landscaping areas. Its renovation with a $9,000,000+ interior overhaul and the reintroduction of hotel, restaurant, meeting space, and supporting amenities represents exactly the type of strategic reinvestment envisioned for this corridor. The project will reactivate a dormant site, strengthen surrounding retail and restaurant uses, improve corridor aesthetics, and generate employment, sales tax, and lodging revenue.

AFFIDAVIT OF OWNERSHIP

COUNTY OF Cook)
) SS

STATE OF ILLINOIS)

I, Induben Patel, under oath, state that I am
(Print Name)

☐ the sole owner of the property

☒ an owner of the property

☐ an authorized officer for the owner of the property

commonly described as 200 E Rand Road
Mt Prospect, IL 60056

and that such property is owned by REIT 200 LLC as of this date.

I. R. Patel
(Signature)

SUBSCRIBED AND SWORN TO BEFORE ME THIS
11th DAY OF Feb, 2026

Desiree Rose Cirelli
(Notary Public)

DESIREE ROSE CIRELLI
OFFICIAL SEAL
Notary Public - State Of Illinois
Commission No. 993097
My Commission Expires July 02, 2028

THIS INSTRUMENT WAS DRAFTED BY:

SRG Law Firm PLLC
641 Lexington Avenue, 14th Floor
New York, New York 10022
ATTN: Steven R. Goldberg, Esq.

AFTER RECORDING RETURN TO:

Parikh Law Group, LLC
150 S. Wacker Dr., Ste. 2400
Chicago, IL 60606
ATTN: Ronak Desai, Esq.

2533211064

Doc# 2533211064 Fee $88.00
ILRHSP FEE:$18.00 RPRF FEE:$1.00
Monica Gordon
Cook County Clerk's Office
Date: 11/28/2025 11:53 AM
PAGE: 1 of 6

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made as of the 14th day of November, 2025 by HDDA – Mount Prospect, LLC, an Illinois limited liability company, having an address of c/o HDDA, LLC, One Ravinia Drive, Suite 900, Atlanta, GA 30346, Attn: Taylor Wolters (the "**Grantor**"), to and in favor of REIT 200, LLC, an Illinois limited liability company, having an address c/o Nexgen Hotels, 550 E Devon Ave Suite 110, Itasca, IL 60143, Attention: Chris Patel (the "**Grantee**")

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and authority vested in Grantor, by these presents does GRANT, BARGAIN, SELL AND CONVEY unto the Grantee and to its successors and assigns, FOREVER, all the following described real estate, situated in the City of Mount Prospect, County of Cook, State of Illinois known and described in as follows:

See **EXHIBIT A** attached hereto and made a part hereof.

Together with all and singular the buildings and improvements erected on the land and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor of, in, and to all ways, streets, alleys, driveways, passages, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in anywise 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, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

REAL ESTATE TRANSFER TAX 26-Nov-2025

COUNTY:	2,000.00
ILLINOIS:	4,000.00
TOTAL:	6,000.00

03-34-200-061-0000 | 20251001614708 | 1-296-557-424

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors 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, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the matters set forth on **EXHIBIT B** attached hereto and made a part hereof.

[Signature(s) and Notarial Jurat(s) on following page(s)]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

GRANTOR:

HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company

By: _____
Name: Michael Lipson
Title: Authorized Signatory

STATE OF Georgia)
) ss
COUNTY OF Fulton)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Lipson, personally known to me to be the Authorized Signatory of HDDA – MOUNT PROSPECT, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

My commission expires: 08/21/2028

_____

Notary Public, State of Georgia
Rhonda Loerzel
Fulton County
Expires 08/21/2028

Address for Real Estate Tax Notices:

REIT 200, LLC
c/o Nexgen Hotels
550 E Devon Ave Suite 110
Itasca, IL 60143
Attention: Chris Patel

EXHIBIT A

REAL PROPERTY IN THE CITY OF MOUNT PROSPECT, COUNTY OF COOK, STATE OF ILLINOIS, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-34-200-061-0000 / 03-34-200-062-0000

Commonly known as: 200 East Rand Road, Mount Prospect, Illinois 60056

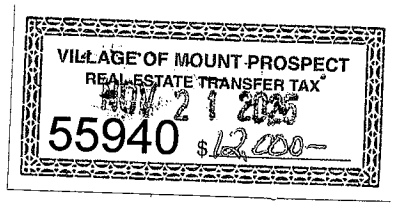


EXHIBIT B

Permitted Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.

2. Easements, or claims of easements, not shown by the public records.

3. Taxes or special assessments which are not shown as existing liens by the public records.

4. Grant dated November 1,1937 and recorded September 10, 1941 in Document Number 12753770 of easement in favor of the County of Cook for constructing and laying tile and Storm Water and other drains on a part of the land and other property, together with the privilege of entering said land for the purpose of repairing said tile or drains.

5. Continuing sewage disposal facilities adequate for gulf oil corporation's needs and an easement for gulf oil corporation's construction, installation, maintenance, repair and use of a connecting underground sewer line from the land to the sanitary sewer line now installed, or to be installed by Jemo Industries, Inc., on its adjacent land, as contained in trustee's deed recorded October 26, 1966 in Document Number 19978694, the East-West course of said easement being of 6 foot width and the Northwest course a minimum 4 feet 9 inches in width, following a center line as follows:

   Commencing at the intersection of the East line of the Northwest 1/4 of the Northeast 1/4 of Section 34, Township 42 North, Range 11 East of the Third Principal Meridian with the North line of the Northeast 1/4 of said section; thence North 89°52'15" West along said North section line a distance of 340 feet to a point; thence South and parallel with said East section line a distance of 121 feet to the point of beginning; thence South 89° 52'15" East and parallel with said North section line a distance of 57 feet and 7.5 inches to the end of said 6 foot wide easement area and the beginning point of the center line of said 4 foot 9 inch wide easement area, thence south and parallel with said East section line a distance of 80 feet more or less to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc.

6. Easements as reserved and created by instrument dated July 21, 1967 and recorded October 10, 1967 in Document Number 20286209, made by Jemo Industries, a corporation of Illinois, to MT. Prospect Motor Hotels, Inc., a corporation of Illinois, and Farmer Cooper's, Inc., a Delaware corporation, for Sanitary Sewer across and under the East 10 feet and over 6 feet and 4.9 inches, as shown on plat attached to said instrument.

7. Easement for sewage disposal facilities, as contained in the trust deed recorded in Document Number 19922009, from American National Bank and Trust Company, as trustee, in favor of Gulf Oil Corporation over a portion of the land to the Sanitary Sewer line now installed, or to be installed by Jemo Industries, Inc., as set forth therein.

8. Grant dated February 18, 1946 and recorded February 21,1946 in Document Number 13725237 by William H. Pohlman and Carolyn (or Carolina) Pohlman, his wife, to Public

Service Company of Northern Illinois, a corporation of Illinois, affecting the land and other property for the right to lay, maintain and operate an 18 inch gas main and necessary appurtenances in, upon, under and above the Northeast side of the public highway known as Rand Road, which extends along the Southwest side of the land other property.

9. Easement giving the right to lay gas mains along the Northeast side of the public highway known as Rand Road, as contained in grant by William Pohlman and others, dated February 18, 1946 and recorded February 21, 1946 in Document Number 13725237, to Public Service Company of Northern Illinois.

10. Easement and associated rights granted to Comcast of Illinois XI, LLC. by MP real estate investments, LLC in an instrument dated October 28, 2010 and recorded February 08, 2011 in Document Number 1103910112.

11. Resolution No. 26-25, a resolution designating an area as blighted and in need of renewal, recorded October 3, 2025 as Document No. 2527608010.

Cook County Property Tax Portal

Home | About Us | Forms & Tax Bill Requests | News & Events | Other Programs | Contact Us | FAQs

Billed Amounts & Tax History | Pay Online | Property Description | Tax Exemptions | Refund Search | Documents Deeds & Liens | Tax Appeals Dates & Deadlines | Tax Rates

Property Characteristics for PIN:

Search Again | Tax Calculator | More Property Characteristic Information

03-34-200-061-0000





PROPERTY ADDRESS

200 E RAND RD
MOUNT PROSPECT
60056
Township: WHEELING

MAILING ADDRESS

HDDA MT PROSPECT LLC
350 PARK AVE FL 16
NEW YORK, NY 10022

Update Name or Mailing Address

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2023 Assessor Certified)

Assessment Information:	20,475
Estimated Property Value:	$204,750

Assessed Value History

Lot Size (SqFt):	13,650
Building (SqFt):	
Property Class:	1-00

Property Class Description

Tax Rate :	9.855

Tax Rate History

Tax Code :	38098

Taxing Districts' Financial Statements
Tax Rate Information

TAX BILLED AMOUNTS & TAX HISTORY

2024: $3,347.49* Paid in Full
2023: $6,086.35 Paid in Full
2022: $5,839.04 Payment History
2021: $6,730.22 Payment History
2020: $6,510.14 Payment History
2019: $5,857.66 Payment History
*=(1st Install Only)
More Tax Bill Information

EXEMPTIONS

2024: Not Available
2023: 0 Exemptions Received
2022: 0 Exemptions Received
2021: 0 Exemptions Received
2020: 0 Exemptions Received
2019: 0 Exemptions Received

More Exemption Information

APPEALS

2024: Not Available
2023: Not Available
2022: Not Available
2021: Not Available
2020: Appeal Information
2019: Appeal Information

More Appeal Information

OVERVIEW - PAYMENTS

Property Index Number (PIN): 03-34-200-061-0000

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
200 E RAND RD
MOUNT PROSPECT, IL 60056-2158

Volume: 235

Mailing Information:
HDDA MT PROSPECT LLC
350 PARK AVE FL 16
NEW YORK, NY 10022-6106

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $6,086.35

1st INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$3,211.47
Due Date:	03/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	$0.00

PAID

2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$2,874.88
Due Date:	08/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	$0.00

PAID

Total Amount Due: $0.00

Expand Payment Details

Tax Year 2024 (billed in 2025) Total Amount Billed: $3,347.49

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	$3,347.49
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	$0.00

PAID

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.

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

Tax Year 2024 First Installment **Due Tuesday, March 4, 2025**

Stop receiving your tax bill by mail.

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

Cook County Property Tax Portal

Home | About Us | Forms & Tax Bill Requests | News & Events | Other Programs | Contact Us | FAQs

Billed Amounts & Tax History | Pay Online | Property Description | Tax Exemptions | Refund Search | Documents Deeds & Liens | Tax Appeals Dates & Deadlines | Tax Rates

Property Characteristics for PIN:

03-34-200-062-0000

Search Again | Tax Calculator | More Property Characteristic Information



See comparable properties and other information on COOKVIEWER

PROPERTY ADDRESS

200 E RAND RD
MOUNT PROSPECT
60056
Township: WHEELING

MAILING ADDRESS

HDDA MT PROSPECT LLC
350 PARK AVE FL16
NEW YORK, NY 10022

Update Name or Mailing Address

PROPERTY CHARACTERISTICS

CURRENT INFORMATION

Assessed Value:
(2023 Assessor Certified)

Assessment Information:	2,094,357
Estimated Property Value:	$8,377,428

Assessed Value History

Lot Size (SqFt):	114,681
Building (SqFt):	
Property Class:	5-29

Property Class Description

Tax Rate :	9.855

Tax Rate History

Tax Code :	38098

Taxing Districts' Financial Statements
Tax Rate Information

TAX BILLED AMOUNTS & TAX HISTORY

2024:	$342,408.03*	Paid in Full
2023:	$622,560.06	Paid in Full
2022:	$597,263.07	Payment History
2021:	$451,969.77	Payment History
2020:	$437,189.45	Payment History
2019:	$524,662.16	Payment History

*=(1st Install Only)

More Tax Bill Information

EXEMPTIONS

2024:	Not Available
2023:	0 Exemptions Received
2022:	0 Exemptions Received
2021:	0 Exemptions Received
2020:	0 Exemptions Received
2019:	0 Exemptions Received

More Exemption Information

APPEALS

2024:	Not Available
2023:	Not Available
2022:	Not Available
2021:	Not Available
2020:	Appeal Information
2019:	Appeal Information

More Appeal Information

OVERVIEW - PAYMENTS

Property Index Number (PIN): 03-34-200-062-0000

BEGIN A NEW SEARCH

Scroll down for more information.



Incorrect Image? Click Here.

Property Location:
200 E RAND RD
MOUNT PROSPECT, IL 60056-2158

Volume: 235

Mailing Information:
HDDA MT PROSPECT LLC
350 PARK AVE FL16
NEW YORK, NY 10022-6106

Update Your Information

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: $622,560.06

1st INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$328,494.69
Due Date:	03/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

PAID

2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	$294,065.37
Due Date:	08/01/2024
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

PAID

Total Amount Due: $0.00

Expand Payment Details

Tax Year 2024 (billed in 2025) Total Amount Billed: $342,408.03

1st INSTALLMENT - Tax Year 2024	
Original Billed Amount:	$342,408.03
Due Date:	03/04/2025
Tax:	$0.00
Interest:	$0.00
Current Amount Due:	**$0.00**

PAID

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.

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

Tax Year 2024 First Installment **Due Tuesday, March 4, 2025**

The tax bill for this property has been registered to be sent via electronic communications.

Sign In

Condition Use Standards

200 E. Rand Road, Mount Prospect, Illinois

PINs: 03-34-200-061/-062

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;**

   ANSWER:

   The Subject Property is currently located in the B-3 Zoning District, which requires a condition use for Hotel uses.

   The B-3 community shopping district is designed to provide for the needs of a much larger consumer population than is served by the B-2 district, and provide a wider range of uses for daily and occasional shopping. This district is located along major arterial roadways. The proposed Hotel is an ideal use which by its very nature works synergistically along major roadways and allows for temporary housing of large populations of potential consumers in the area.

   The reestablishment and operation of the Holiday Inn at 200 E. Rand Road will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare. The proposed use represents the continuation of a long-standing hotel use that has previously operated successfully and compatibly at this location for many years under the same zoning classification.

   The property is fully developed and designed to accommodate a hotel, with existing infrastructure, including parking, lighting, fire suppression, and access - originally built to meet Village and life-safety codes. The new ownership intends to fully renovate and modernize the facility, bringing it into compliance with all current building, accessibility, and safety standards.

   As a professionally managed hotel operating under the Holiday Inn brand, the use will provide a safe, well-maintained lodging option that supports both local businesses and tourism without introducing any adverse environmental, traffic, or noise impacts. The renovation will improve the overall appearance and functionality of the site, enhancing rather than diminishing public welfare in the area.

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;

ANSWER:

The proposed re-establishment of the Holiday Inn will not be injurious to the use or enjoyment of nearby properties, nor will it diminish or impair property values within the neighborhood. The property has long functioned as a hotel under prior approval, and its continued use as lodging is consistent with the established commercial character of the Rand Road corridor and surrounding B-3-zoned parcels.

The renovation will modernize an existing, vacant structure—improving aesthetics, safety, and economic vitality. All operations will occur within the existing building footprint, with no new adverse impacts related to noise, lighting, or traffic. By returning a vacant site to productive use, the project will enhance the appearance and stability of the area, supporting and complementing neighboring retail, restaurant, and service uses. In fact, the current vacancy of a major (and highly visible) site like this generally leads to a reduction in property values within the neighborhood – by renovating & reoccupying the site, it should reinvigorate the area and ultimately lead to *increased* property tax values.

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;**

ANSWER:

The re-establishment of the Holiday Inn at 200 E. Rand Road will not impede the normal and orderly development of surrounding properties for uses permitted within the B-3 District. The site is located along Rand Road, one of Mount Prospect's primary commercial corridors, and is surrounded almost entirely by compatible retail, restaurant, office, and service uses including Sunrise Plaza, multiple freestanding restaurants and shops, and the larger Randhurst Village commercial center to the South. These existing and permitted uses define the area as a stable, high-intensity commercial corridor appropriate for a hotel use.

The Subject Property is already fully developed with an existing hotel structure, parking areas, and utilities designed for lodging use. The proposed renovation should not require new access points or infrastructure and will maintain compliance with all applicable bulk and setback standards. Rather than inhibiting development, the project will enhance the surrounding area by reinvesting in a long-

vacant site, improving its appearance, lighting, landscaping, and building condition, all of which will strengthen corridor aesthetics and market confidence.

Reactivating this property as a professionally managed Holiday Inn will encourage continued commercial investment along Rand Road and complement nearby businesses by providing lodging options for travelers and visitors who patronize local restaurants, retailers, and service establishments. The project will therefore promote, rather than hinder, the orderly development of the B-3 district and align with the Village's long-term economic and redevelopment goals for this corridor.

4. **That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided;**

   ANSWER:

   The Subject Property at 200 E. Rand Road is fully developed and already served by necessary public utilities and infrastructure, including water, sanitary sewer, stormwater drainage, electrical, and telecommunications services. These systems were designed and constructed to support a full-service hotel use and remain in place. Any components requiring modernization will be upgraded as part of the planned renovation to ensure compliance with current Village engineering, fire, and building code standards.

   The site benefits from direct access to Rand Road, a major arterial roadway that provides safe and efficient ingress and egress for both guests and service vehicles. The existing drive aisles, internal circulation, and parking configuration were previously approved by the Village and remain appropriate for hotel operations. On-site drainage and stormwater facilities are established and functioning, and any minor improvements will be coordinated with the Village's Engineering Department during permitting.

   In summary, all necessary public facilities are in place or will be maintained and upgraded as needed through the redevelopment process, ensuring the property continues to operate safely, efficiently, and in full compliance with Village infrastructure requirements.

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;**

   ANSWER:

The existing site at 200 E. Rand Road is already configured with established access points that were previously approved and constructed to serve hotel traffic. The property benefits from direct access to Rand Road, a major regional arterial designed to accommodate higher traffic volumes associated with commercial and hospitality uses. The site's primary ingress and egress drives are properly spaced and aligned to maintain safe distances and efficient vehicle circulation.

Internal traffic flow, including guest drop-off, parking circulation, and service deliveries, is fully contained within the property. The hotel's traffic patterns are distributed throughout the day and evening rather than concentrated during peak commuter hours, resulting in minimal impact on public street congestion.

If any minor adjustments are required during site plan review, they will be coordinated with the Village's Engineering and Public Works Departments to ensure compliance with all access management and traffic safety standards. Overall, the reactivation of the former Holiday Inn will maintain safe, efficient ingress and egress while improving the functionality and appearance of a key property along the Rand Road corridor.

6. **That the proposed conditional use is not contrary to the objectives of the current Comprehensive Plan for the Village; and**

ANSWER:

The proposed re-establishment of the Holiday Inn at 200 E. Rand Road is fully consistent with the objectives of the Village of Mount Prospect's Comprehensive Plan. The Plan identifies the Rand Road corridor as a key commercial area intended for sustained economic activity, reinvestment, and high-quality redevelopment that strengthens the Village's commercial tax base and enhances corridor aesthetics.

Reactivating a long-vacant hotel directly supports those objectives by reinvesting in existing infrastructure, attracting visitors, and promoting complementary activity for nearby restaurants, retailers, and service businesses. The renovation of the former Holiday Inn will improve the visual character of the corridor through updated architecture, landscaping, and site maintenance, aligning with the Plan's goals for corridor beautification and commercial vitality.

Furthermore, the Comprehensive Plan encourages the reuse and modernization of underutilized commercial sites rather than new greenfield development. This project exemplifies that principle by revitalizing an existing structure within an established commercial area, efficiently using existing utilities and transportation infrastructure. The proposed conditional use therefore directly advances, rather

than contradicts, the Village's long-term land use and economic development objectives.

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 & Zoning Commission.**

ANSWER:

The proposed re-establishment of the Holiday Inn at 200 E. Rand Road will fully conform to all applicable regulations of the B-3 Community Shopping District and all other relevant provisions of the Village Code. The property is already developed in accordance with prior Village approvals and meets required bulk, height, and setback standards, as well as all applicable parking, landscaping, and lighting regulations.

No variances or modifications are anticipated as part of this request, as the project involves the renovation and reuse of an existing, previously approved hotel structure. Should any minor technical adjustments be identified during plan review, the applicant will coordinate with Village staff to ensure full compliance with current codes and any recommendations of the Planning & Zoning Commission. The proposed conditional use therefore meets the intent and spirit of the B-3 zoning district and will continue to operate in harmony with surrounding commercial uses along the Rand Road corridor.

THE LAW OFFICES OF
LISTON & TSANTILIS
A PROFESSIONAL CORPORATION

200 S. WACKER, SUITE 820 CHICAGO, ILLINOIS 60606
BRIAN P. LISTON (312) 580-1594 PETER TSANTILIS (312) 604-3808 FACSIMILE (312) 580-1592

January 29, 2026

PUD STANDARDS:

A – General Standards:

1. Compliance with the regulations of the underlying zoning district (B-3 Community Shopping District)

The Subject Property is located within the B-3 Community Shopping District, which is intended to serve a broad consumer population and is strategically located along major arterial roadways such as Rand Road. A hotel is a permitted conditional use within the B-3 District and is expressly compatible with the district's purpose, which emphasizes high-intensity commercial activity, regional access, and service-oriented businesses

The proposed redevelopment involves no changes to the building footprint, no expansions of intensity, and no deviations from any bulk, height, setback, or lot coverage regulations. The existing three-story structure complies with the maximum height limit of three stories or thirty-five feet, meets all required setbacks, and maintains appropriate parking, circulation, and landscaping areas.

Because this project represents the renovation and reoccupation of a long-standing hotel use, the proposed PUD complies fully with all applicable provisions of the B-3 zoning district. No modifications, variances, or exceptions are requested or required

2. Consistency with the Comprehensive Plan

The reestablishment of the Holiday Inn directly advances multiple objectives of the Village's Comprehensive Plan, including:

- **Guiding Principle 1: Livable Built Environment**, which promotes the revitalization and adaptive reuse of aging commercial properties.
- **Policy 1.2: Encourage adaptive reuse and reinvestment** in underutilized structures rather than greenfield development.
- **Policy 1.6: Support reinvestment in major commercial corridors**, including Rand Road, to improve economic vitality and corridor aesthetics.
- **Economic Development Goals**, emphasizing increased tax base, employment, and commercial synergy.

The Subject Property is a highly visible, fully developed commercial site that has been 100% vacant for several years.

Its renovation with a $9,000,000+ interior overhaul and the reintroduction of hotel, restaurant, meeting space, and supporting amenities represents exactly the type of strategic reinvestment envisioned for this corridor. The project will reactivate a dormant site, strengthen surrounding retail and restaurant uses, improve corridor aesthetics, and generate employment, sales tax, and lodging revenue.

Accordingly, the proposed PUD is firmly aligned with both the land use and economic development goals of the Comprehensive Plan.

3. Advancement of the public interest and the purposes of the zoning ordinance

The proposed PUD promotes public interest by:

- Reoccupying a long-vacant commercial building and preventing further deterioration.
- Introducing significant private investment into the Village through the $9M+ renovation
- Improving site safety, lighting, accessibility, and building functionality.
- Restoring full hotel operations, including dining and meeting facilities, which generate sales tax, employment, and complementary spending within the Village.
- Providing high-quality lodging that supports both local businesses and regional visitors.
- Enhancing corridor appearance through modernization of the building interior, upgraded guest areas, and renewed operational management under a recognized national brand.

These benefits directly support the purposes of the B-3 District and the zoning ordinance as a whole, including economic development, public welfare, safe site design, and long-term commercial stability.

4. Street design and traffic considerations

The project maintains the existing, previously approved access configuration along Rand Road. The hotel's ingress and egress points are well-spaced, designed for safe maneuvering, and have functioned effectively for decades. Internal circulation for guest drop-off, parking, and service vehicles is fully contained within the site.

Traffic generated by hotel uses is naturally distributed across the day and does not concentrate during peak commuting periods. No operational changes are proposed that would create congestion or impair roadway safety. The project likewise places no excessive burden on public parks, schools, or Village services.

The PUD will therefore maintain safe, efficient transportation conditions and complies with the intent of §14.504(A) regarding traffic and public facilities.

B - Standards For Planned Unit Developments With Use Exceptions

No use exceptions are requested. A hotel is expressly allowed as a conditional use in the B-3 District and the proposal is simply the reestablishment of this long-standing use. The PUD does not introduce any secondary uses exceeding allowable thresholds, and no portion of the proposed redevelopment involves an unpermitted use.

Therefore, this section is satisfied by default.

C – Standards for Planned Unit Developments With Other Exceptions

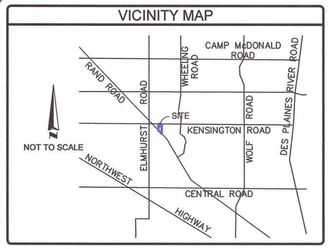
No zoning exceptions of any kind are requested under this PUD.

- All bulk regulations are met.
- All setback requirements are met.
- Height is compliant.
- Lot coverage does not exceed the 75% maximum
- No parking or landscape relief is requested.
- No modifications to subdivision or design standards are necessary.
- No additional screening or transitional yards are required, as the property does not abut single-family residential uses.

Because the project introduces no new encroachments, no intensification of the building footprint, and no reduction in required standards, the PUD satisfies §14.504(C) in its entirety without exception.

Furthermore, the renovation improves, rather than diminishes the impact of the structure on adjoining properties and enhances privacy, aesthetics, and corridor character.

VICINITY MAP



BUILDING HEIGHT

BUILDING: 31.4' ABOVE GRADE

BUILDING AREA

BUILDING: 33,325 SQ.FT. AT GRADE

LAND AREA

PARCEL 1 (NET):	56,070 SQ. F.T.	1.29 AC.
PARCEL 2:	71,651 SQ. F.T.	1.64 AC.
TOTAL AREA:	127,721 SQ. FT.	2.93 AC.

PARKING

REGULAR:	132
HANDICAP:	5
TOTAL PARKING:	137

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE
N. LINE OF RAND ROAD: N45°39'17"W

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 17031-C-0208-J, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X-UNSHADED" DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

LEGEND

- (R) RECORD
- (M) MEASURED
- SIGN
- BOLLARD / POLE / POST
- TRANSFORMER
- LIGHT POLE
- UTILITY POLE
- UTILITY POLE, ANCHOR
- TELEPHONE PEDSTAL
- GAS VALVE
- GAS METER
- FIRE HYDRANT / FDC
- VALVE VAULT
- VALVE BOX
- MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- HAND RAIL
- FENCE, WOOD
- FENCE, ALUMINUM
- FENCE, WROUGHT-IRON
- OVERHEAD WIRE(S)
- EASEMENT LINE
- SETBACK LINE
- ZONING SETBACK LINE
- PROPERTY LINE

SIGNIFICANT OBSERVATIONS

- (A) – CONCRETE WALK LIES UP TO 0.08' EAST OF THE WEST PROPERTY LINE
- (B) – UTILITY BRACES AND OVERHEAD WIRES LIE FROM 3.06' SOUTH TO 4.19' SOUTH OF THE NORTH PROPERTY LINE.
- (C) – CONCRETE WALK LIES FROM 0.46' EAST TO 0.53' EAST OF THE EAST PROPERTY LINE.
- (D) – FENCE LIES FROM 0.14' EAST TO 0.17' EAST OF THE EAST PROPERTY LINE.
- (E) – FENCE LIES UP TO 0.45' EAST OF THE EAST PROPERTY LINE
- (F) – CONCRETE WALK LIES UP TO 0.10' EAST OF THE EAST PROPERTY LINE

ZONING INFORMATION

ITEM	REQUIRED	CONTACT:
ZONING DESIGNATION		
MINIMUM LOT AREA (SQ. FT.)		
MINIMUM LOT WIDTH		REPORT DATE:
MAX FLOOR AREA RATIO		REVISION DATE:
MAX LOT COVERAGE		PROJECT#:
MAX BUILDING HEIGHT		PARKING REQUIREMENTS:
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		

NOTE: ZONING WAS NOT PROVIDED AT THIS TIME

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT PROPERTY HAS DIRECT ACCESS TO E. RAND ROAD AND KENSINGTON ROAD, BOTH PUBLIC ROADS.
3. THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
9. THE SURVEYED PROPERTY AS MEASURED FORMS A MATHEMATICALLY-CLOSED PERIMETER WITHOUT ANY GAPS, GORES, HIATUS OR OVERLAPS AND IS CONTIGUOUS TO THE ADJACENT PARCELS AND/OR ROWS.
10. THE DISTANCE TO THE NEAREST INTERSECTING STREET AND AS DESIGNATED ON SURVEY MAP FOR CLARITY, IS ±462' WEST FROM THE NORTHWEST CORNER OF PARCEL 1 TO THE INTERSECTION OF RAND ROAD AND KENSINGTON ROAD.
11. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE, AND ENVIRONMENTAL CONDITIONS, OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE, OR DEVELOPMENT.
13. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE GRAPHICALLY DEPICTED HEREON.

TITLE DESCRIPTION

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. 22000030362, DATED JANUARY 21, 2022, PREPARED BY STEWART TITLE GUARANTY COMPANY.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Stewart Title Insurance Company, Commitment No. 22000030362 with a commitment date of January 21, 2022.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

NOTES CORRESPONDING TO SCHEDULE "B" PART II ITEMS

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

(4) GRANT DATED NOVEMBER 1,1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT NUMBER 12753770 OF EASEMENT IN FAVOR OF THE COUNTY OF COOK FOR CONSTRUCTING AND LAYING TILE AND STORM WATER AND OTHER DRAINS ON A PART OF THE LAND AND OTHER PROPERTY, TOGETHER WITH THE PRIVILEGE OF ENTERING SAID LAND FOR THE PURPOSE OF REPAIRING SAID TILE OR DRAINS.
EASEMENT PER DOCUMENT 12753770 FOR THE PURPOSES OF CONSTRUCTING AND LAYING TILE AND STORM WATER DEFINED TO BE 14 FT. SOUTH OF THE NORTH BOUNDARY LINE WHICH IS ALSO KNOWN AS THE NORTH LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34-42-11 IS SHOWN HEREON.

(5) CONTINUING SEWAGE DISPOSAL FACILITIES ADEQUATE FOR GULF OIL CORPORATION'S NEEDS AND AN EASEMENT FOR GULF OIL CORPORATION'S CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND USE OF A CONNECTING UNDERGROUND SEWER LINE FROM THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., ON ITS ADJACENT LAND, AS CONTAINED IN TRUSTEE'S DEED RECORDED OCTOBER 26, 1966 AS DOCUMENT NUMBER 19978694, THE EAST-WEST COURSE OF SAID EASEMENT BEING OF 6 FOOT WIDTH AND THE NORTHWEST COURSE A MINIMUM 4 FEET 9 INCHES IN WIDTH, FOLLOWING A CENTER LINE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°52'15" WEST ALONG SAID NORTH SECTION LINE A DISTANCE OF 340 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52'15" EAST AND PARALLEL WITH SAID NORTH SECTION LINE A DISTANCE OF 57 FEET AND 7.5 INCHES TO THE END OF SAID 6 FOOT WIDE EASEMENT AREA AND THE BEGINNING POINT OF THE CENTER LINE OF SAID 4 FOOT 9 INCH WIDE EASEMENT AREA, THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 80 FEET MORE OR LESS TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC.
EASEMENT PER DOC. 19978694 IS PLOTTED HEREON.

(6) EASEMENTS AS RESERVED AND CREATED BY INSTRUMENT DATED JULY 21, 1967 AND RECORDED OCTOBER 10, 1967 AS DOCUMENT NUMBER 20286209, MADE BY JEMO INDUSTRIES, A CORPORATION OF ILLINOIS, TO MT. PROSPECT MOTOR HOTELS, INC., A CORPORATION OF ILLINOIS, AND FARMER COOPERS, INC., A DELAWARE CORPORATION, FOR SANITARY SEWER ACROSS AND UNDER THE EAST 10 FEET AND OVER 6 FEET AND 4.9 INCHES, AS SHOWN ON PLAT ATTACHED TO SAID INSTRUMENT.
EASEMENTS PER DOC. 20286209 ARE PLOTTED HEREON. PER EXHIBIT D OF DOC. 20286209, SECTION 5 GRANTS EXCLUSIVE AND PERMANENT USE OF 20 PARKING SPACES, LOCATION IS SHOWN ON THE PLAT. PARKING SPACES DEPICTED ON EXHIBIT D DOES NOT MATCH WITH FIELD CONDITIONS.

(7) EASEMENT FOR SEWAGE DISPOSAL FACILITIES, AS CONTAINED IN THE TRUST DEED RECORDED AS DOCUMENT NUMBER 19922009, FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE, IN FAVOR OF GULF OIL CORPORATION OVER A PORTION OF THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., AS SET FORTH THEREIN.
EASEMENT PER DOC. 19922009 IS PLOTTED HEREON.

(8) GRANT DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21,1946 AS DOCUMENT NUMBER 13725237 BY WILLIAM H. POHLMAN AND CAROLYN (OR CAROLINA) POHLMAN, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, AFFECTING THE LAND AND OTHER PROPERTY FOR THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UPON, UNDER AND ABOVE THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, WHICH EXTENDS ALONG THE SOUTHWEST SIDE OF THE LAND OTHER PROPERTY.
DOCUMENT 13726237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(9) EASEMENT GIVING THE RIGHT TO LAY GAS MAINS ALONG THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, AS CONTAINED IN GRANT BY WILLIAM POHLMAN AND OTHERS, DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13725237, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS.
DOCUMENT 13726237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(10) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMCAST OF ILLINOIS XI, LLC. BY MP REAL ESTATE INVESTMENTS, LLC IN AN INSTRUMENT DATED OCTOBER 28, 2010 AND RECORDED FEBRUARY 08, 2011 AS DOCUMENT NUMBER 1103910112.
EASEMENT PER DOC. 1103910112 IS UNDEFINED AND IS NOT PLOTTABLE.

(14) RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD.
THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD IS SHOWN HEREON.

SURVEYOR'S CERTIFICATE

TO:
REIT 200 LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC
STERLING BANK
AND
STEWART TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, 17, 18 (GRAPHICALLY DEPICTED ONLY), AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 10/30/2025

DATE OF PLAT OR MAP: 11/04/2025

KEVIN C. LEWIS
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES: NOVEMBER 30, 2026

KEVIN C. LEWIS 3681 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WHEELING, ILLINOIS

E. LINE OF THE W. 1/2 OF THE N.E. 1/4 OF SEC. 34-42-11

(6) CENTERLINE OF 18' EASEMENT FOR EGRESS TO KENSINGTON (FOUNDRY ROAD) PER DOC. 20286209

(PIN): 03-34-200-204-0000
Property Location:
303 KENSINGTON RD
MOUNT PROSPECT 60056
Mailing Information:
FACET HOLDINGS
23 N WABASH AVE
CHICAGO, IL 60602

490' (R)

(6) CENTERLINE OF 18' EASEMENT FOR INGRESS TO PARKING PER DOC. 20286209

CENTERLINE OF 6' WIDE EASEMENT PER DOC. 19978694, 19922009

CENTERLINE OF 10' WIDE EASEMENT PER DOC. 20286209

LOT 1
CHRISTIES SUBDIVISION
PER DOC. 26478094

LOCATION OF 20 PARKING SPACES PER EXHIBIT D OF DOC. 20286209.

shed

trash enclosure

FOUND IRON PIPE 33.00' SOUTH & 0.18' WEST

asphalt pavement

CONCRETE WALK IS 0.46' EAST OF EAST PROPERTY LINE

CONCRETE WALK IS 0.53' EAST OF EAST PROPERTY LINE

CONCRETE WALK IS 0.14' EAST OF EAST PROPERTY LINE

E. LINE OF THE W. 210' OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION

743.92' (M)

S00°05'52"E

710.92' (M)

CONCRETE WALK IS 0.45' EAST OF EAST PROPERTY LINE

CONCRETE WALK IS 0.10' EAST OF EAST PROPERTY LINE

LOT 1
DUTTON'S SUBDIVISION
PER DOC. 23109540

FOUND 3/4" IRON PIPE AT CORNER

33.00'

4.19' S.

136.34'

12 PS

9 PS

300'(D)

ACCESS

PARCEL 1
PIN: 03-34-200-061
AREA OUTSIDE APPARENT RIGHT-OF-WAY
56,070 SQ. F.T (1.29 AC.)

THREE STORY BUILDING
FIRST FLOOR STUCCO
SECOND AND THIRD FLOOR CONCRETE BLOCK

EXTERIOR FOOTPRINT
33,325 SQ.FT.

BUILDING HEIGHT ABOVE GRADE: 31.4'

concrete walk

stucco columns

aluminum fence gate

concrete drive

PARCEL 2
PIN: 03-34-200-062
AREA=71,651 SQ. F.T (1.64 AC.)

443.92'(M)

asphalt pavement

5 PS

6 PS

11 PS

1 HC PS

BASIS OF BEARING N45°39'17"W 294.14'(M)

back of curb
edge of pavement

E. RAND ROAD
100' PUBLIC RIGHT OF WAY
asphalt pavement

53.6' pavement width

KENSINGTON ROAD
(ALSO KNOWN AS FOUNDRY ROAD)
UNRECORDED RIGHTS OF THE PUBLIC, VARIES IN WIDTH
210.00'(M) S89°57'32"E
asphalt pavement
concrete curb

LOCATION OF TILE PER DOC. 12753770, EASEMENT WIDTH UNDEFINED PER MONUMENTS

SOUTH LINE OF KENSINGTON ROAD

210.00'(M) S89°57'32"E

210.00'(D)

136.68'

3.06' S.

14'

45.30' width pavement

33.00'

N. LINE OF THE W. 1/2 OF THE N.E. 1/4 OF SEC. 34-42-11

462.45'(M) TO INTERSECTION OF RAND RD. & KENSINGTON RD.

FOUND 3/4" IRON PIPE 33.0' SOUTH & 0.3' WEST

FOUND CROSS IN CONCRETE 48.0' SOUTH & ONLINE

FOUND CROSS IN CONCRETE 49.0' SOUTH & ONLINE

CONCRETE WALK CORNER IS 0.05' EAST

concrete

ONE STORY BUILDING

LOT 1
CHARLES B. GRAY'S SUBDIVISION PER DOC. 20300259

(PIN):03-34-200-057-0000
Property Location:
201 E KENSINGTON RD
MOUNT PROSPECT 60056
Mailing Information:
SAND HOLDINGS COMPANY
PO BOX 275
ITASCA, IL 60143

W. LINE OF THE W. 490' OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION

538.47' (M)

N00°05'52"W 505.47' (M)

TOTAL AREA=134,651 SQ. F.T (3.09 AC.)

S. LINE OF THE NORTH 300'

brick pavement

porte cochere

concrete walk

47.60'

47.64'

15 PS

13 PS

10 PS

2 HC PS

6 PS

238.47'(M)

82.83'

ACCESS

(PIN):03-34-200-058-0000
Property Location:
110 E RAND RD
MOUNT PROSPECT 60056
Mailing Information:
BAROS PROPERTIES LLC
1 N WASHINGTON
PARK RIDGE, IL 60068

LOT 2
CHARLES B. GRAY'S SUBDIVISION PER DOC. 20300259

FOUND 3/4" IRON PIPE AT CORNER

1.60' E.

Detail B
N.T.S.

Detail A
N.T.S.

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

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SHEET 1 OF 1

2021 ALTA/NSPS LAND TITLE SURVEY

HOTEL UPDATE

200 E. RAND ROAD
MOUNT PROSPECT, IL 60056
Cook County

PARTNER PROJECT NUMBER: 25-562149.1

COORDINATED BY

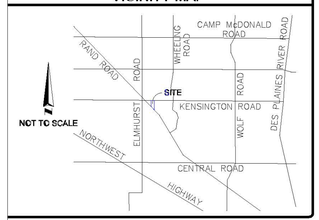
PARTNER
CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
Phone: 888-213-7479
ALTA@partneresi.com
www.partneresi.com

DATE	REVISIONS	DRAWN BY: C.W.	DRAWING SCALE: 1" = 30'
		CHECKED BY: J.H.	PROJECT #: 22505
		FILENAME: 22505701.DWG	

SURVEYED BY

IGCONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUARDT DRIVE, WHEELING, ILLINOIS 60090
PH. (847) 215-1133
FAX (847) 215-1177
1129 MAIN STREET, UNION GROVE, WISCONSIN 53182
PH. (262) 878-6200
E-MAIL: ig@igconsulting.net
FIRM NO. 184-001330

VICINITY MAP



BUILDING HEIGHT

BUILDING:	31.4' ABOVE GRADE

BUILDING AREA

BUILDING:	33,325 SQ.FT. AT GRADE

LAND AREA

PARCEL 1 (NET):	56,070 SQ. F.T.	1.29 AC.
PARCEL 2:	71,651 SQ. F.T.	1.64 AC.
TOTAL AREA:	127,721 SQ. FT.	2.93 AC.

PARKING

REGULAR:	132
HANDICAP:	5
TOTAL PARKING:	137

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE
N. LINE OF RAND ROAD: N45°38'17"W

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 17031-C-0036-J, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X-UNSHADED" DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONING INFORMATION

ITEM	REQUIRED
ZONING DESIGNATION	
MINIMUM LOT AREA (SQ. FT.)	
MINIMUM LOT WIDTH	
MAX FLOOR AREA RATIO	
MAX LOT COVERAGE	
MAX BUILDING HEIGHT	
MINIMUM SETBACKS	
FRONT	
SIDE	
REAR	
NOTE: ZONING WAS NOT PROVIDED AT THIS TIME	

CONTACT:

REPORT DATE:
REVISION DATE:
PROJECT#:

PARKING REQUIREMENTS:

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT PROPERTY HAS DIRECT ACCESS TO E. RAND ROAD AND KENSINGTON ROAD, BOTH PUBLIC ROADS.
3. THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
9. THE SURVEYED PROPERTY AS MEASURED FORMS A MATHEMATICALLY-CLOSED PERIMETER WITHOUT ANY GAPS, GORES, HIATUS OR OVERLAPS AND IS CONTIGUOUS TO THE ADJACENT PARCELS AND/OR ROWS.
10. THE DISTANCE TO THE NEAREST INTERSECTING STREET AND AS DESIGNATED ON SURVEY MAP FOR CLARITY, IS 1462 WEST FROM THE NORTHWEST CORNER OF PARCEL 1 TO THE INTERSECTION OF RAND ROAD AND KENSINGTON ROAD.
11. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE, AND ENVIRONMENTAL CONDITIONS, OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE, OR DEVELOPMENT.
13. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE GRAPHICALLY DEPICTED HEREON.

TITLE DESCRIPTION

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. 22000030362, DATED JANUARY 21, 2022, PREPARED BY STEWART TITLE GUARANTY COMPANY.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Stewart Title Insurance Company, Commitment No. 22000030362 with a commitment date of January 21, 2022.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

NOTES CORRESPONDING TO SCHEDULE "B" PART II ITEMS

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

(4) GRANT DATED NOVEMBER 1,1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT NUMBER 12753770 OF EASEMENT IN FAVOR OF THE COUNTY OF COOK FOR CONSTRUCTING AND LAYING TILE AND STORM WATER AND OTHER DRAINS ON A PART OF THE LAND AND OTHER PROPERTY, TOGETHER WITH THE PRIVILEGE OF ENTERING SAID LAND FOR THE PURPOSE OF REPAIRING SAID TILE OR DRAINS.
EASEMENT PER DOCUMENT 12753770 FOR THE PURPOSES OF CONSTRUCTING AND LAYING TILE AND STORM WATER DEFINED TO BE 14 FT. SOUTH OF THE NORTH BOUNDARY LINE WHICH IS ALSO KNOWN AS THE NORTH LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34-42-11 IS SHOWN HEREON.

(5) CONTINUING SEWAGE DISPOSAL FACILITIES ADEQUATE FOR GULF OIL CORPORATION'S NEEDS AND AN EASEMENT FOR GULF OIL CORPORATION'S CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND USE OF A CONNECTING UNDERGROUND SEWER LINE FROM THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., ON ITS ADJACENT LAND, AS CONTAINED IN TRUSTEE'S DEED RECORDED OCTOBER 28, 1966 AS DOCUMENT NUMBER 19975994, THE EAST-WEST COURSE OF SAID EASEMENT BEING OF 8 FOOT WIDTH AND THE NORTHWEST COURSE A MINIMUM 4 FEET 9 INCHES IN WIDTH, FOLLOWING A CENTER LINE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°52'15" WEST ALONG SAID NORTH SECTION LINE A DISTANCE OF 340 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52'15" EAST AND PARALLEL WITH SAID NORTH SECTION LINE A DISTANCE OF 57 FEET AND 7.5 INCHES TO THE END OF SAID 8 FOOT WIDE EASEMENT AREA AND THE BEGINNING POINT OF THE CENTER LINE OF SAID 4 FOOT 9 INCH WIDE EASEMENT AREA, THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 90 FEET MORE OR LESS TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC.
EASEMENT PER DOC. 19979864 IS PLOTTED HEREON.

(6) EASEMENTS AS RESERVED AND CREATED BY INSTRUMENT DATED JULY 21, 1967 AND RECORDED OCTOBER 10, 1967 AS DOCUMENT NUMBER 20286209, MADE BY JEMO INDUSTRIES, A CORPORATION OF ILLINOIS, TO MT. PROSPECT MOTOR HOTELS, INC., A CORPORATION OF ILLINOIS, AND FARMER COOPERS, INC., A DELAWARE CORPORATION, FOR SANITARY SEWER ACROSS AND UNDER THE EAST 10 FEET AND OVER 8 FEET AND 4.9 INCHES, AS SHOWN ON PLAT ATTACHED TO SAID INSTRUMENT.
EASEMENTS PER DOC. 25259226 ARE PLOTTED HEREON. PER EXHIBIT B OF DOC. 25259226, SECTION 5 GRANTS EXCLUSIVE AND PERMANENT USE OF 20 PARKING SPACES, LOCATION IS SHOWN ON THE PLAT. PARKING SPACES DEPICTED ON EXHIBIT B DOES NOT MATCH WITH FIELD CONDITIONS.

(7) EASEMENT FOR SEWAGE DISPOSAL FACILITIES, AS CONTAINED IN THE TRUST DEED RECORDED AS DOCUMENT NUMBER 19922009, FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE, IN FAVOR OF GULF OIL CORPORATION OVER A PORTION OF THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., AS SET FORTH THEREIN.
EASEMENT PER DOC. 19922009 IS PLOTTED HEREON.

(8) GRANT DATED FEBRUARY 18, 1945 AND RECORDED FEBRUARY 21,1945 AS DOCUMENT NUMBER 13726237 BY WILLIAM H. POHLMAN AND CAROLYN (OR CAROLINA) POHLMAN, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, AFFECTING THE LAND AND OTHER PROPERTY FOR THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UPON, UNDER AND ABOVE THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, WHICH EXTENDS ALONG THE SOUTHWEST SIDE OF THE LAND OTHER PROPERTY.
DOCUMENT 13726237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(9) EASEMENT GIVING THE RIGHT TO LAY GAS MAINS ALONG THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, AS CONTAINED IN GRANT BY WILLIAM POHLMAN AND OTHERS, DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13726237, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS.
DOCUMENT 13726237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(10) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMCAST OF ILLINOIS XI, LLC. BY MP REAL ESTATE INVESTMENTS, LLC IN AN INSTRUMENT DATED OCTOBER 28, 2010 AND RECORDED FEBRUARY 08, 2011 AS DOCUMENT NUMBER 1103910112.
EASEMENT PER DOC. 1103910112 IS UNDEFINED AND IS NOT PLOTTABLE.

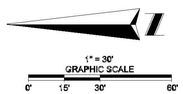
(14) RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD.
THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD IS SHOWN HEREON.

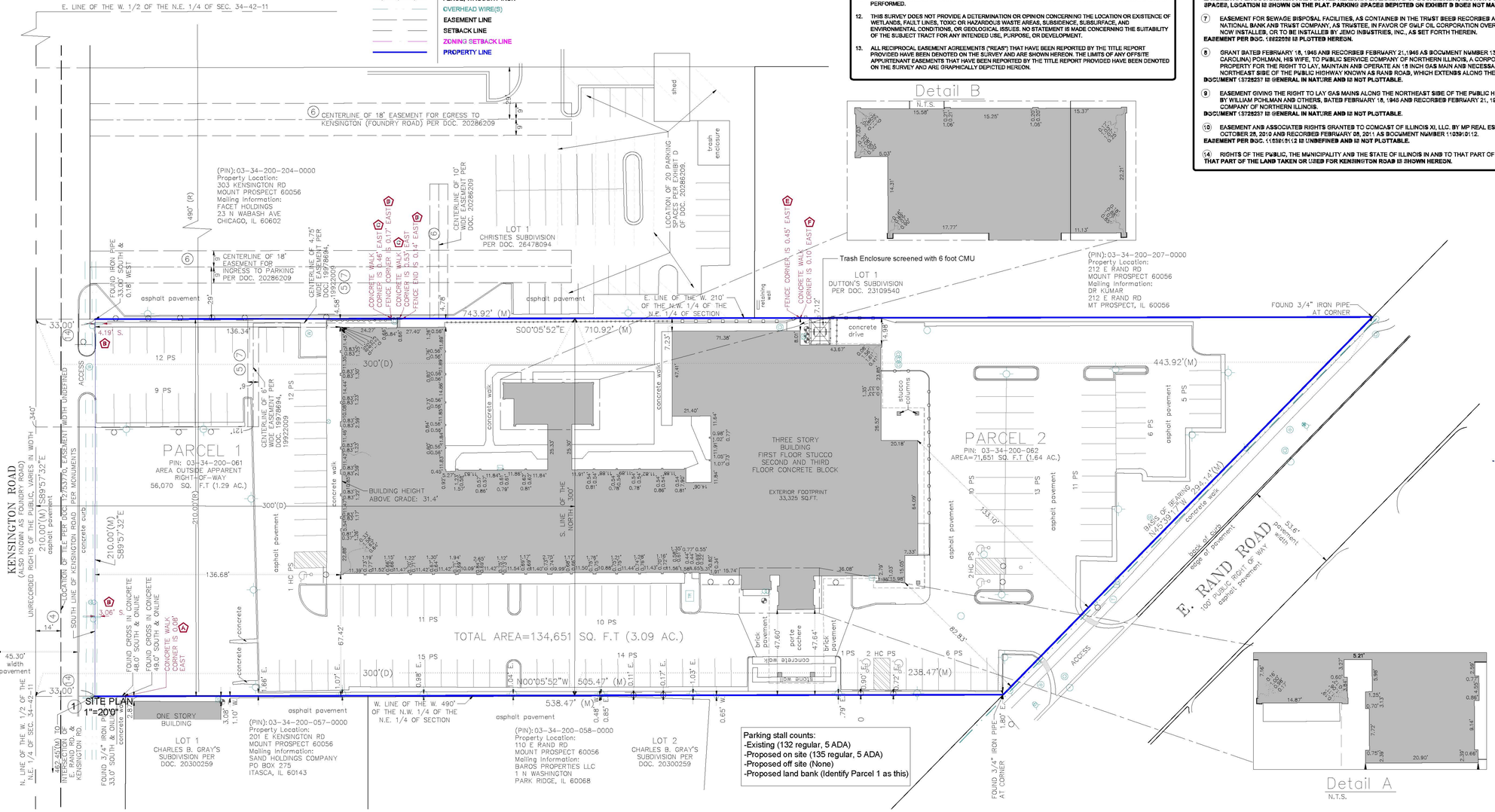
SIGNIFICANT OBSERVATIONS

- (A) – CONCRETE WALK LIES UP TO 0.08' EAST OF THE WEST PROPERTY LINE
- (B) – UTILITY BRACES AND OVERHEAD WIRES LIE FROM 3.08' SOUTH TO 4.19' SOUTH OF THE NORTH PROPERTY LINE.
- (C) – CONCRETE WALK LIES FROM 0.46' EAST TO 0.53' EAST OF THE EAST PROPERTY LINE.
- (D) – FENCE LIES FROM 0.14' EAST TO 0.17' EAST OF THE EAST PROPERTY LINE.
- (E) – FENCE LIES UP TO 0.45' EAST OF THE EAST PROPERTY LINE
- (F) – CONCRETE WALK LIES UP TO 0.10' EAST OF THE EAST PROPERTY LINE

LEGEND

(R)	RECORD
(M)	MEASURED
	SIGN
	BOLLARD / POLE / POST
TR	TRANSFORMER
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE, ANCHOR
	TELEPHONE PEDSTAL
	GAS VALVE
	GAS METER
	FIRE HYDRANT / FDC
	VALVE VAULT
	VALVE BOX
	MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	HAND RAIL
	FENCE, WOOD
	FENCE, ALUMINUM
	FENCE, WROUGHT-IRON
	OVERHEAD WIRE(S)
	EASEMENT LINE
	SETBACK LINE
	ZONING SETBACK LINE
	PROPERTY LINE





THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

ORIGINATION — DESIGN — Architecture.Engineering
3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

200 E.RAND ROAD MOUNT PROSPECT, IL 60056

SITE PLAN

No.	Description	Date

PRELIMINARY SET

Project Number	202522
Date	12/11/2025
Drawn By	Y.S.
Checked By	J.G.

SP1.0

Scale 1"=30'

6/16/2025 7:05:14 AM



1 3D - View

200 E Rand Rd, Mt Prospect, IL 60056, USA

3D - View

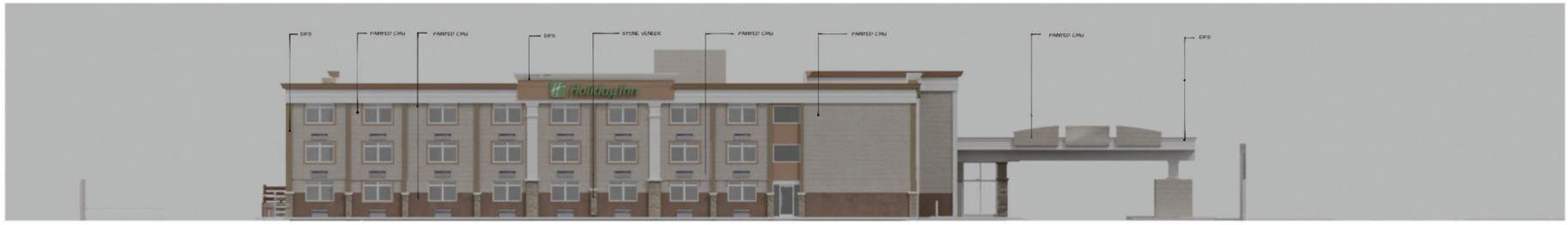
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A113

Scale



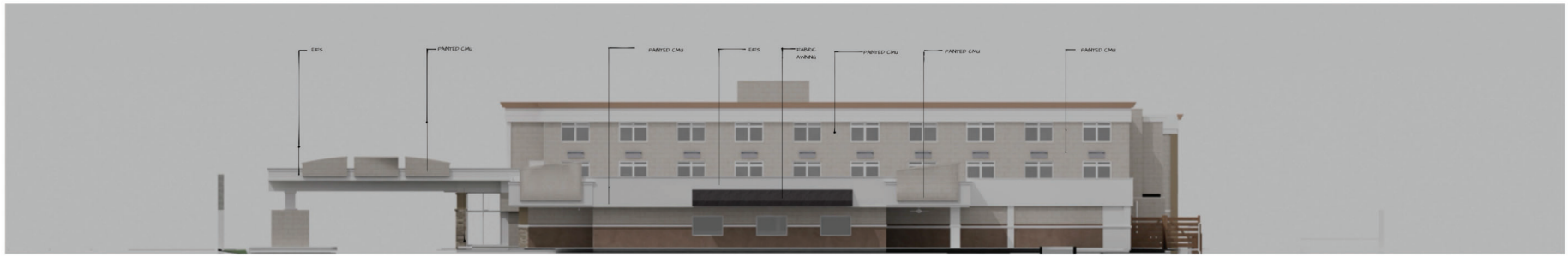
West *ELEVATION*



NORTH ELEVATION



East *ELEVATION*



SOUTH ELEVATION

Proposed floor plans, with narrative explaining changes that will be made

We plan to do a full cosmetic refresh of the interior of the hotel. There will be no structural changes to the property. Also there will be no change to the plumbing and electrical. We will change outlets to newer outlets so that there is a fresh look. We will change all the plumbing fixtures in all the bathrooms to give it a fresh look. We plan to change any damaged doors and windows as needed. We will be refinishing the rooms with a combination of LVT flooring and carpeting. The walls and ceilings will be repainted and we will also be adding some wallpaper as an accent piece in each room. All rooms will get all new furniture, tvs, ptac units, mattresses, ect.

The bathrooms will have new tiles on the floors. The walls will receive new wallpaper. The vanity will be replaced with a new FFE base. The fixtures will be replaced. The lights will be replaced with new lighting fixtures. 50% of the rooms will be converted from tubs to shower pans. All bathrooms will receive a new tub surround and shower fixtures.

All the hallway corridors will get new wallpaper and decorative lighting sconces. Also all the carpeting will be replaced. New tile will be installed at the elevator landing for each floor. The tile in the elevator will also be replaced. All the ceiling tiles will be replaced throughout the corridors. The stairwells will be freshly painted.

Employee break room will be tiled and freshly painted with new furniture.

The fitness center will receive new rubber flooring, new mirrors, new wallpaper, and new equipment.

The swimming pool and hot tub will be resurfaced and painted. The tiles will be replaced as needed. All equipment will be tested and fixed as needed by a third party pool company such as Barrington Pools.

The banquet room will receive new carpeting and new decorative lighting sconces. Rest will remain as is.

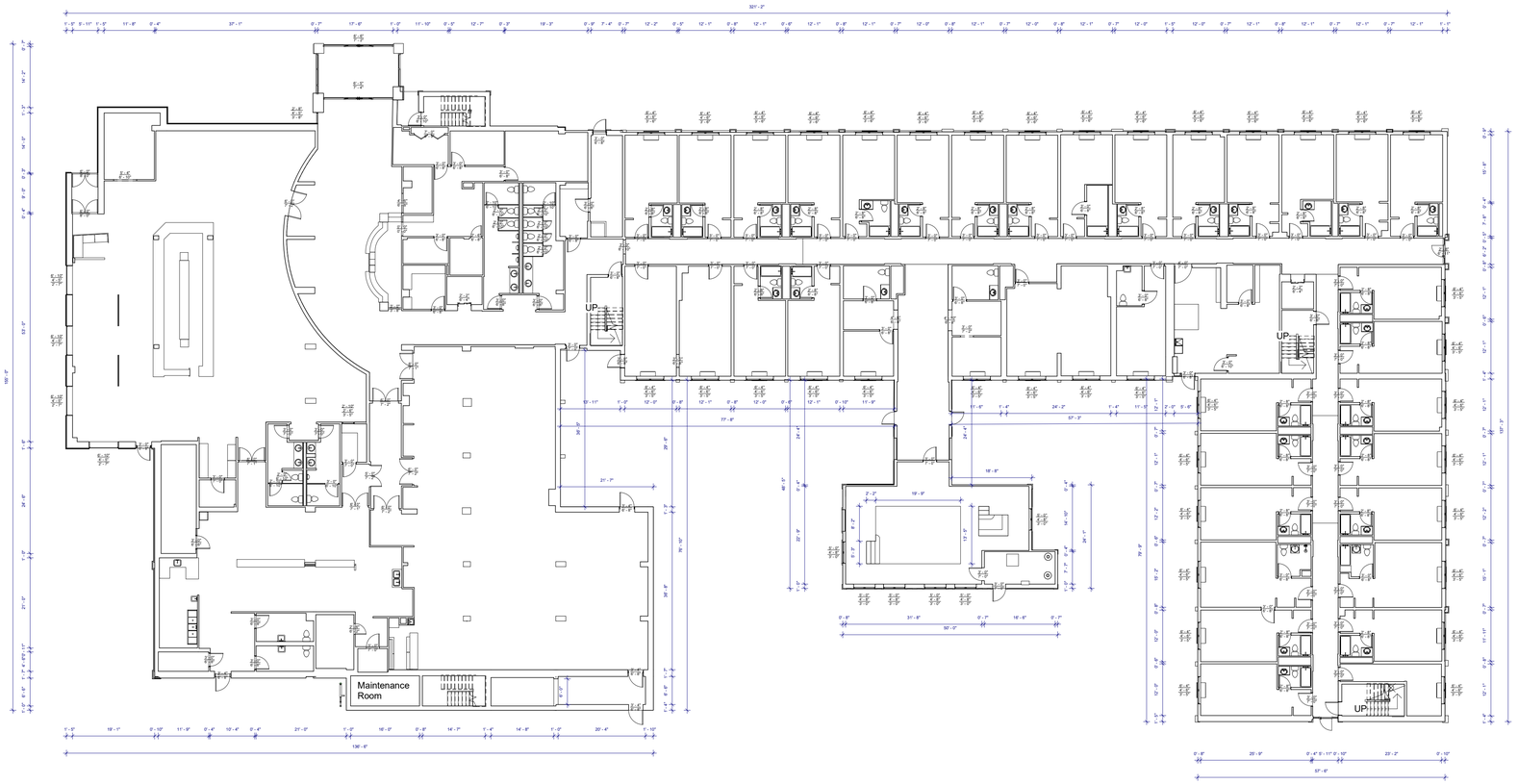
All public restrooms will receive new vanities, new wallpaper, and new tiles. Rest will remain as is.

All offices will be receiving new carpeting and will then be painted along with new furniture.

The restaurant will stay as is. All the tile will be cleaned and re-grouted. All new tables and chairs will be installed along with new artwork. New wall scones will be installed. Kitchen equipment will be tested and anything nonfunctioning or missing will be replaced. This will be done with a third party commercial kitchen company called Trimark.

Exterior we will upgrade the landscaping. Replaced and damaged stonework. Repaint the entire building. Install new building signage. Replace the parking lot and restripe.

See attached room layouts and finishes.



1 Level 1
1/16" = 1'-0"

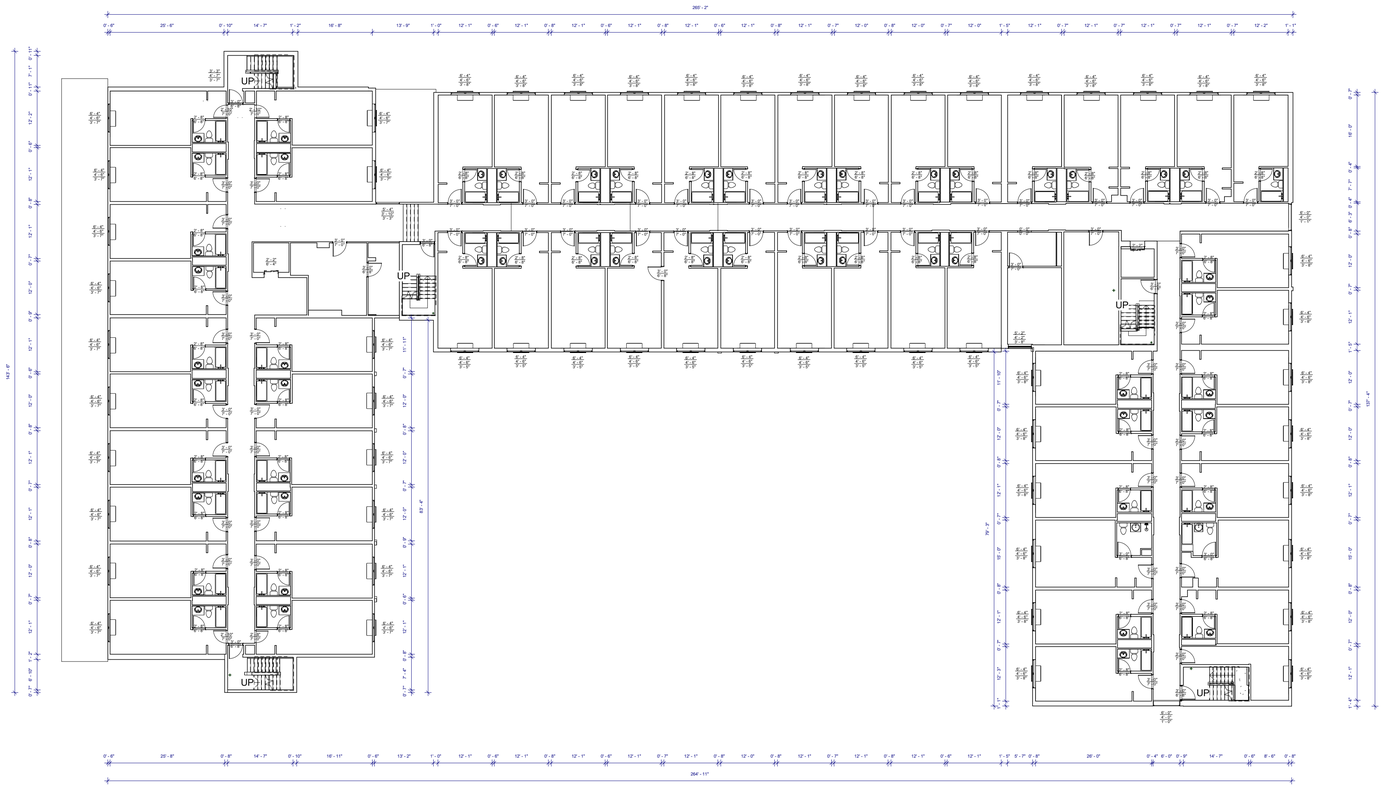
200 E Rand Rd, Mt Prospect, IL 60056, USA

Floor Plan Level - 01

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale 1/16" = 1'-0"



1 Level 2
1/16" = 1'-0"

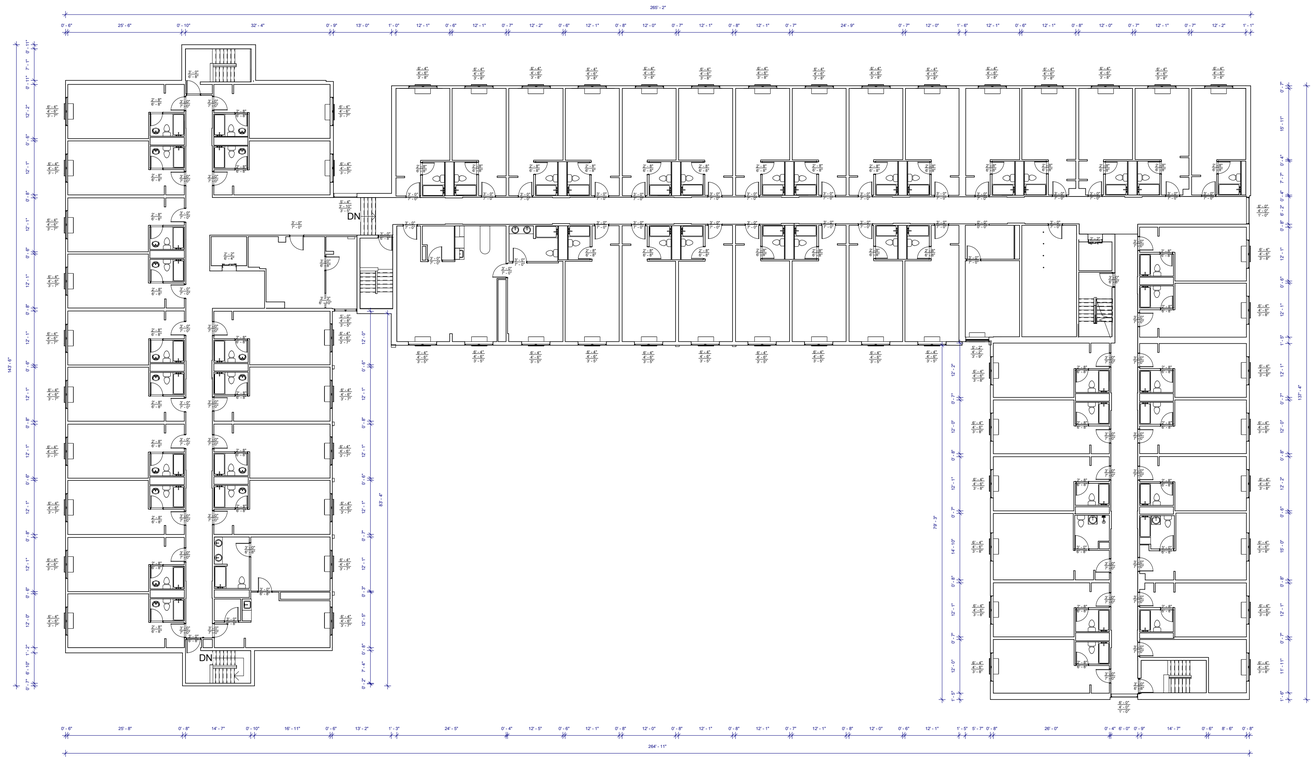
200 E Rand Rd, Mt Prospect, IL 60056, USA

Floor Plan Level - 02

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A102

Scale	1/16" = 1'-0"



1 Level 3
1/16" = 1'-0"

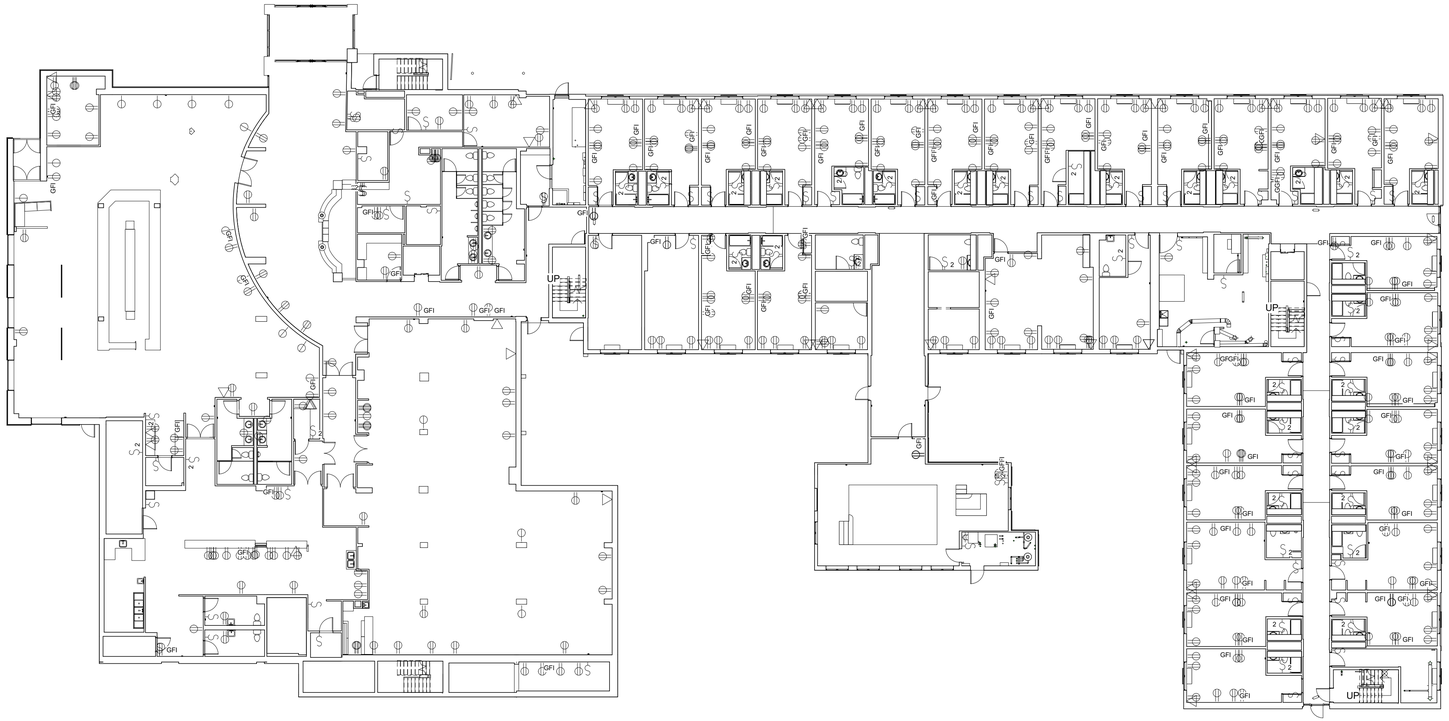
200 E Rand Rd, Mt Prospect, IL 60056, USA

Floor Plan Level - 03

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103

Scale 1/16" = 1'-0"



1 Electric Power Plan Level - 01
1/16" = 1'-0"

LEGEND

Outlet	
Switch	S, S_2
Data Outlet	
Electric Panel	

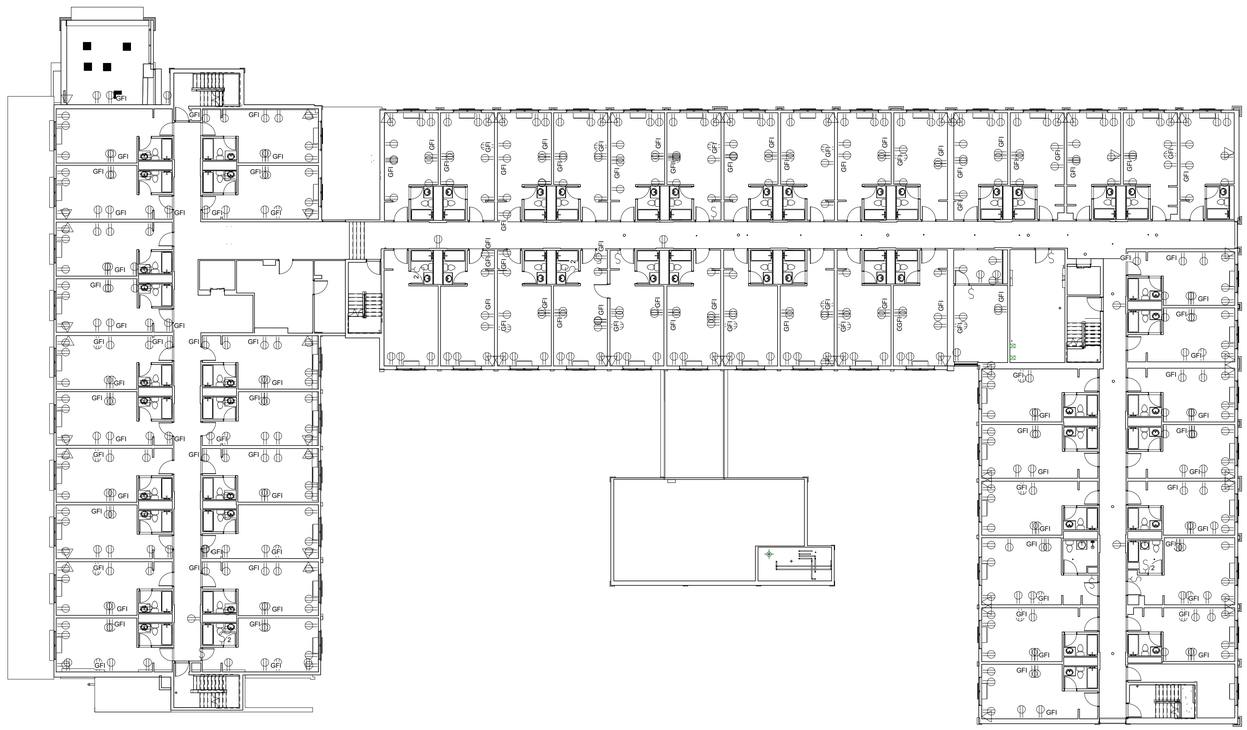
200 E Rand Rd, Mt Prospect, IL 60056, USA

Electric Power Plan Level - 01

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A107

Scale 1/16" = 1'-0"



1 Electric Power Plan Level - 02
1/16" = 1'-0"

LEGEND

Outlet	
Switch	S
Data Outlet	
Electric Panel	

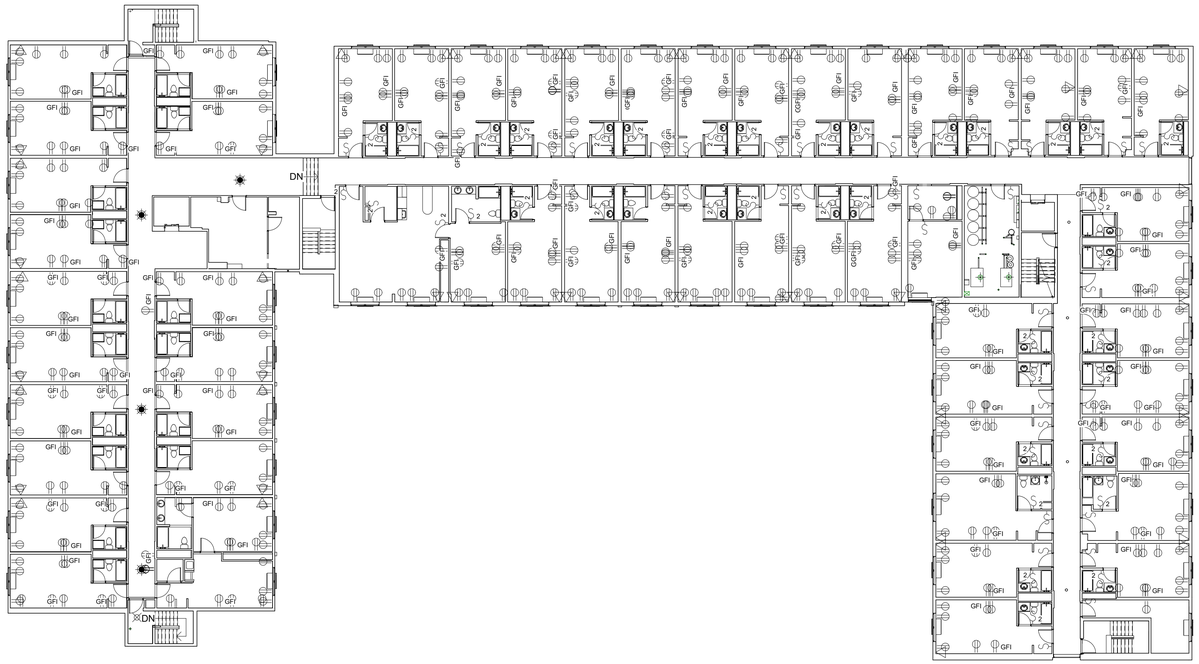
200 E Rand Rd, Mt Prospect, IL 60056, USA

Electric Power Plan Level - 02

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A108

Scale 1/16" = 1'-0"



1 Electric Power Plan Level - 03
1/16" = 1'-0"

LEGEND

Outlet	
Switch	
Data Outlet	
Electric Panel	

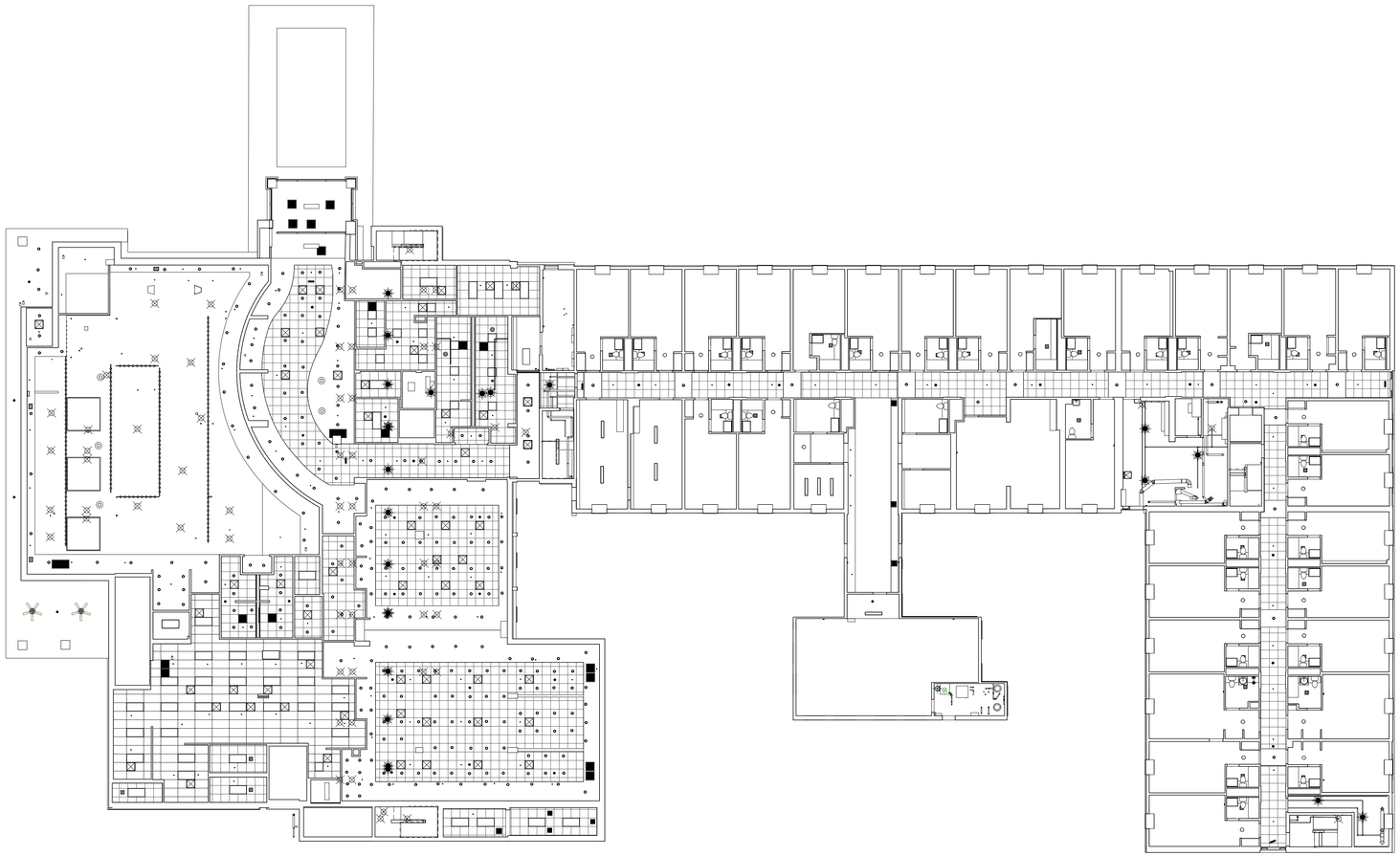
200 E Rand Rd, Mt Prospect, IL 60056, USA

Electric Power Plan Level - 03

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A109

Scale 1/16" = 1'-0"



1 Level 1
1/16" = 1'-0"

LEGEND

Ceiling Light (Linear)	
Ceiling Light (Round)	
Grill	
Smoke Detector	
Ceiling Diffuser	
Sprinkler	

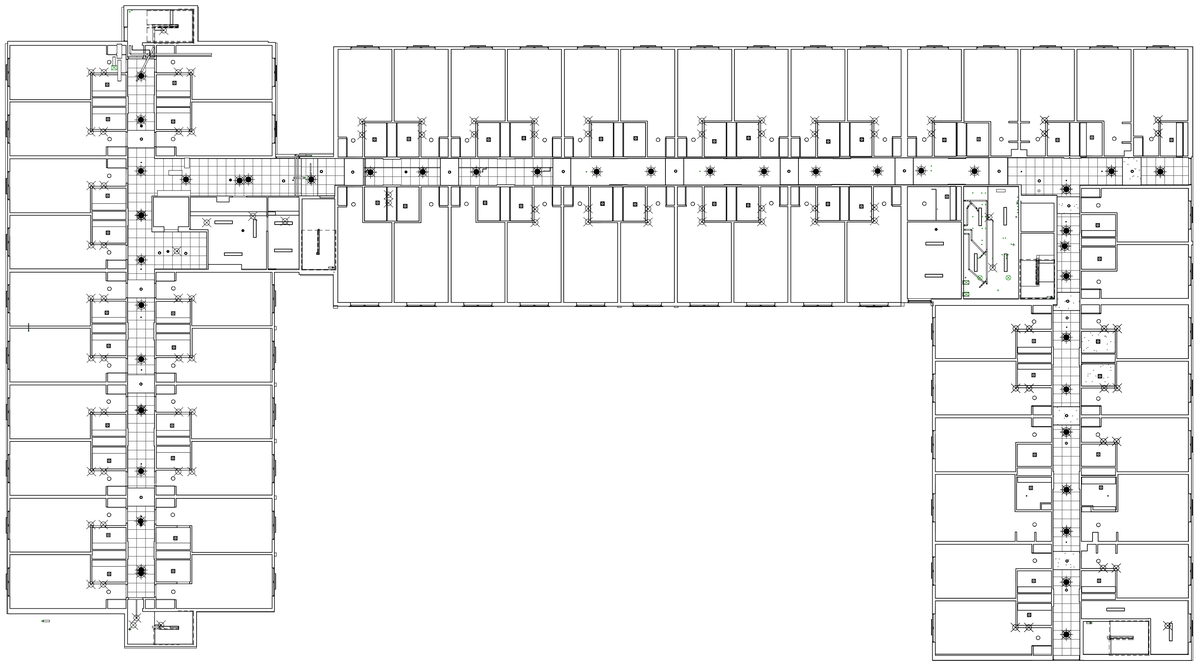
200 E Rand Rd, Mt Prospect, IL 60056, USA

Reflected Ceiling Plan Level - 01

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A104

Scale	1/16" = 1'-0"



1 Level 2
1/16" = 1'-0"

LEGEND

Ceiling Light (Linear)	
Ceiling Light (Round)	
Grill	
Smoke Detector	
Ceiling Diffuser	
Sprinkler	

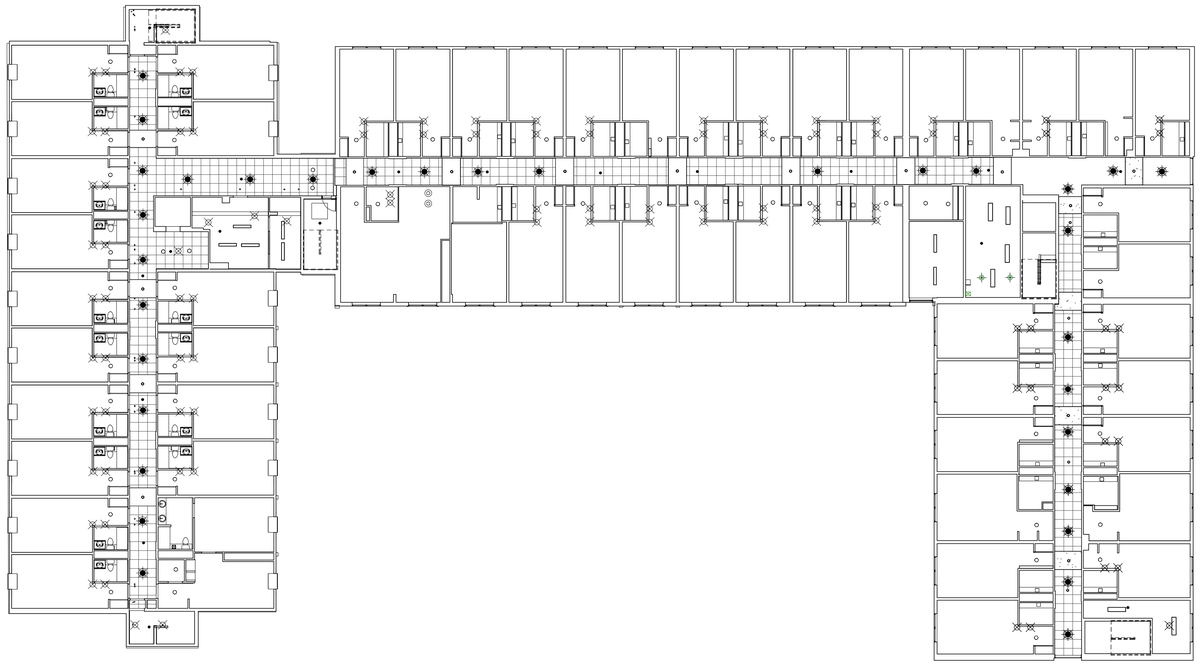
200 E Rand Rd, Mt Prospect, IL 60056, USA

Reflected Ceiling Plan Level - 02

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A105

Scale	1/16" = 1'-0"



1 Level 3
1/16" = 1'-0"

LEGEND

Ceiling Light (Linear)	
Ceiling Light (Round)	
Grill	
Smoke Detector	
Ceiling Diffuser	
Sprinkler	

200 E Rand Rd, Mt Prospect, IL 60056, USA

Reflected Ceiling Plan Level - 03

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A106

Scale	1/16" = 1'-0"

n. Exhibit with breakdown of floor areas and staffing (complete the chart below)

Use	Variable
Hotel, extended stay hotel, and motel	
# of guestrooms	139
# of employees on peak shift	16
Restaurant with a bar	
Total dining area SF (including bar area)	3,768 sqft
Bar footprint SF	385 sqft
Kitchen SF (excluding storage)	1,558 sqft
# of total seating	74
# of bar stools	28
Banquet / Meeting space	
Banquet area	3,376 sqft
Total capacity	100
# of employees on peak shift	4


1558 ft²
KITCHEN
BANQUET
3376 ft²
BAR/DINING
3768 ft²



FF&E ID DRAWINGS
DATE: 11.14.25

DRAWN BY: EHD

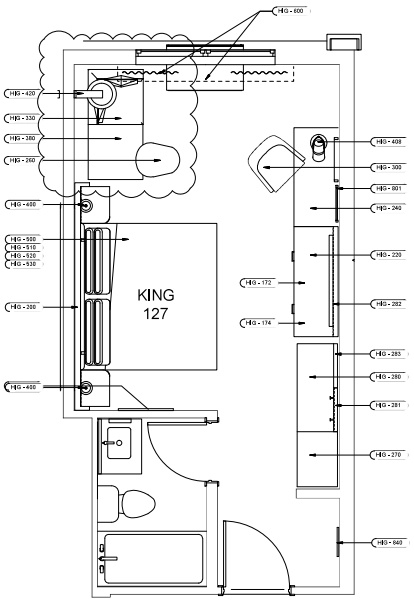
PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

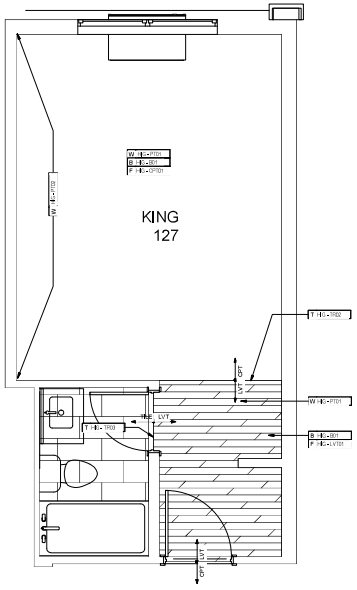
REV DATE:

SHEET NO.

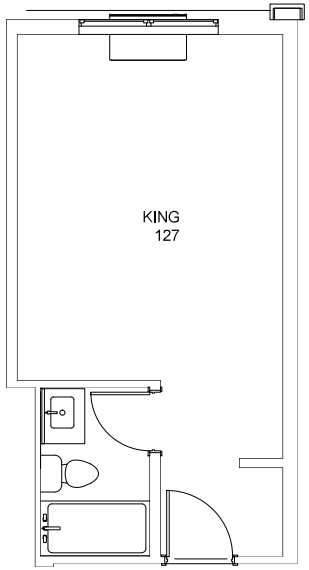
ID00



1 King FF&E Plan
Scale: 3/8"=1'-0"



2 King Finish Plan
Scale: 3/8"=1'-0"



3 King Decorative Lighting
Scale: 3/8"=1'-0"

DRAWN BY: EHD

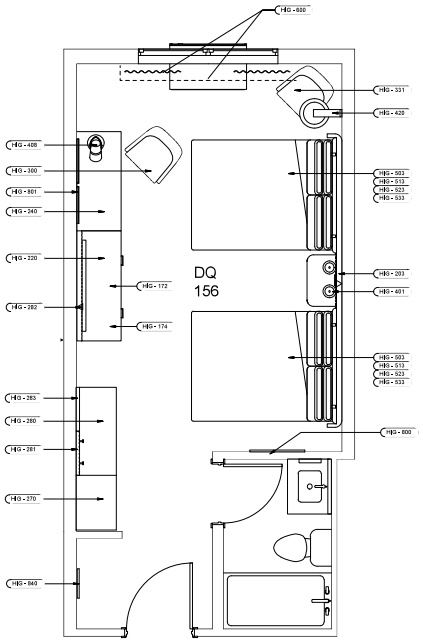
PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

REV DATE:

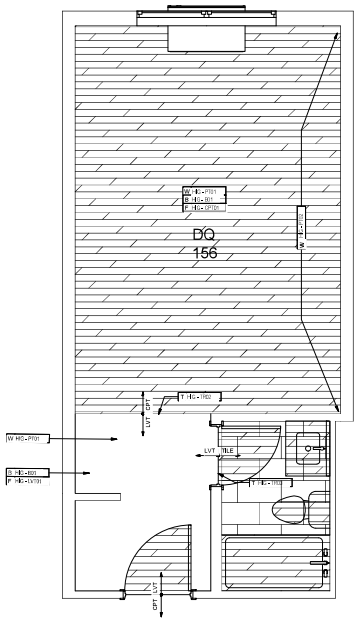
SHEET NO.

ID200



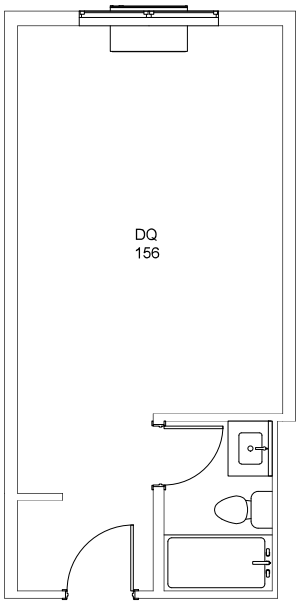
1 DQ FF&E Plan

Scale: 3/8"=1'-0"



2 DQ Finish Plan

Scale: 3/8"=1'-0"



3 DQ Decorative Lighting

Scale: 3/8"=1'-0"

DRAWN BY: EHD

Holiday Inn

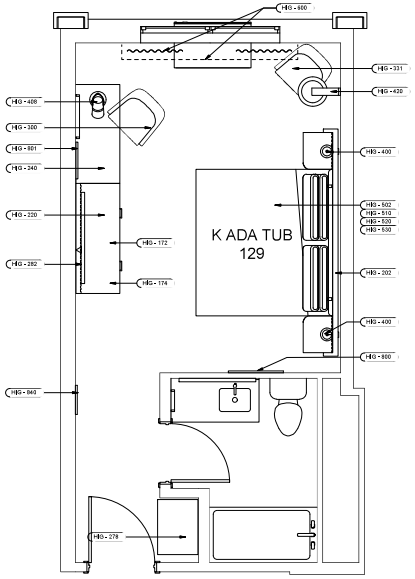
PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

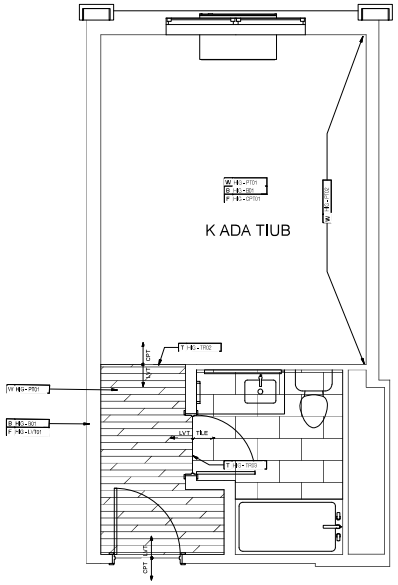
REV DATE:

SHEET NO.

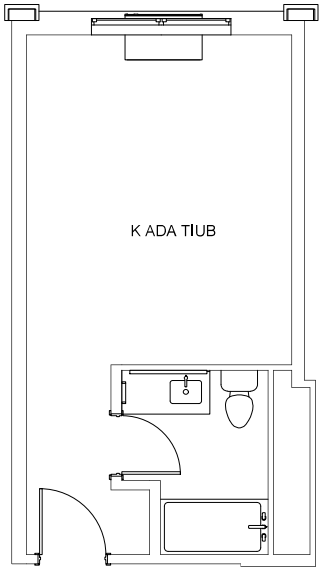
ID201



1 King ADA FF&E Plan
Scale: 3/8"=1'-0"



2 King ADA Finish Plan
Scale: 3/8"=1'-0"



3 King ADA Decorative Lighting
Scale: 3/8"=1'-0"

DRAWN BY: EHD

Holiday Inn

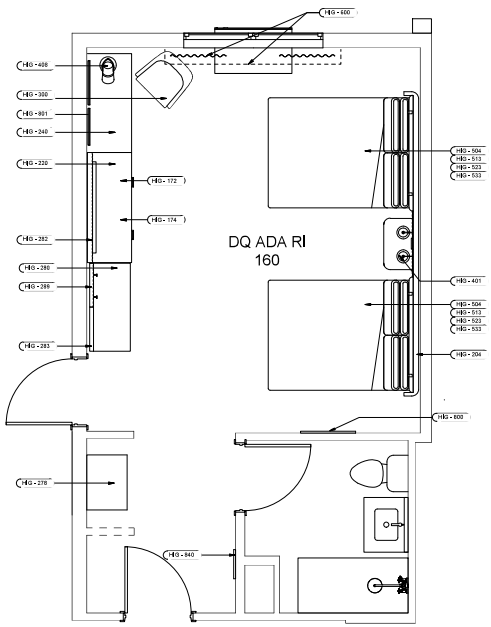
PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

REV DATE:

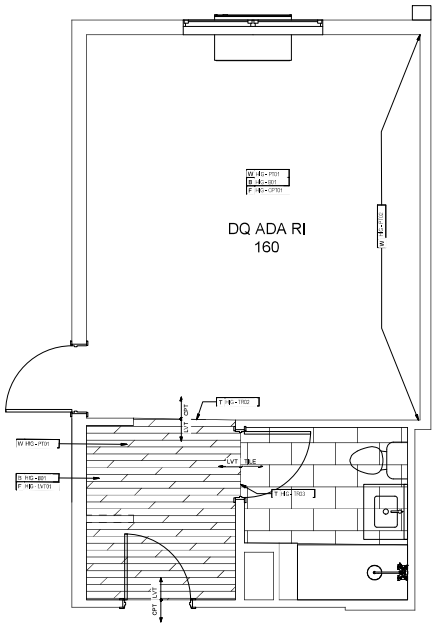
SHEET NO.

ID202



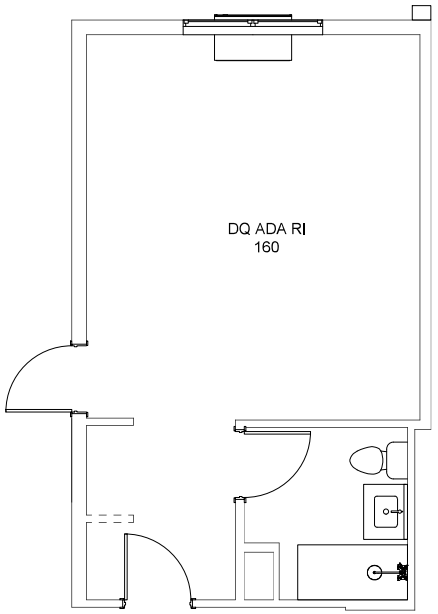
1 DQ ADA FF&E Plan

Scale: 3/8"=1'-0"



2 DQ ADA Finish Plan

Scale: 3/8"=1'-0"



3 DQ ADA Decorative Lighting

Scale: 3/8"=1'-0"

DRAWN BY: EHD

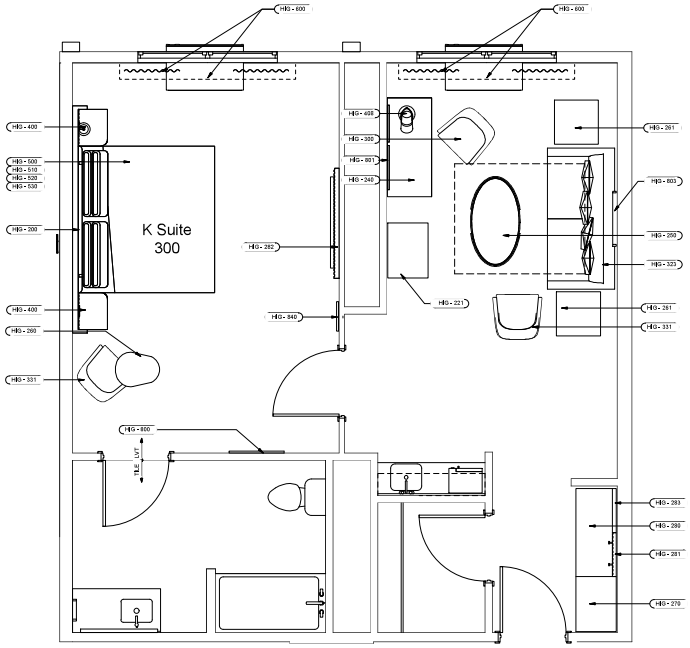
PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

REV DATE:

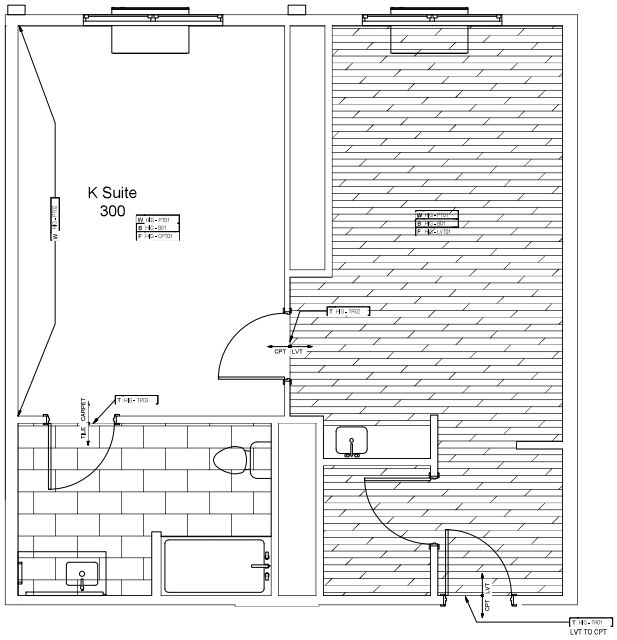
SHEET NO.

ID203



1 King Suite FF&E Plan

Scale: 3/8"=1'-0"



2 King Suite Finish Plan

Scale: 3/8"=1'-0"

DRAWN BY: EHD

Holiday Inn

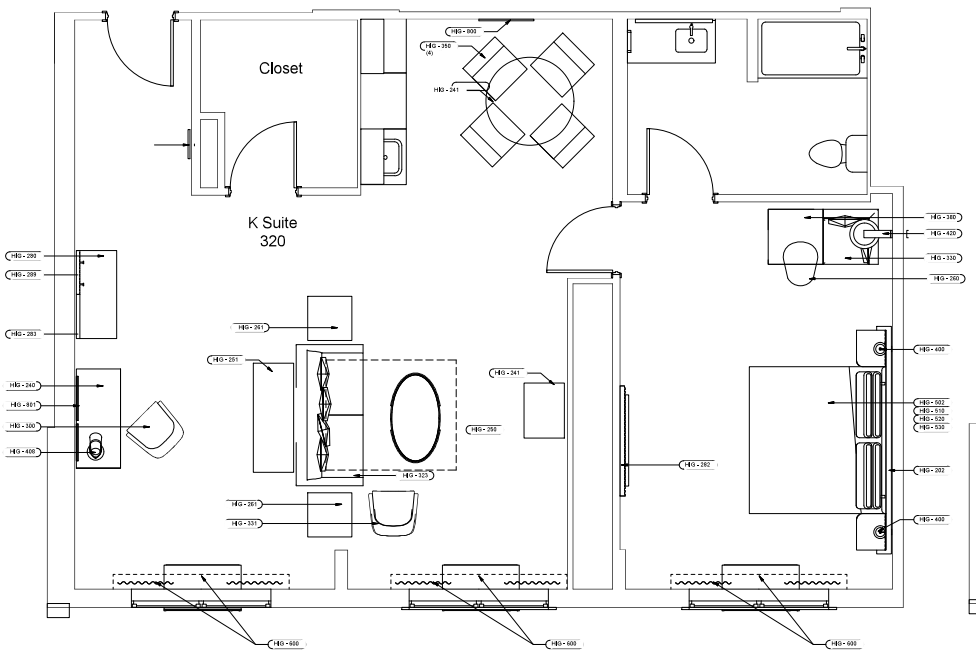
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MOUNT PROSPECT, IL

DATE: 11.14.25

REV DATE:

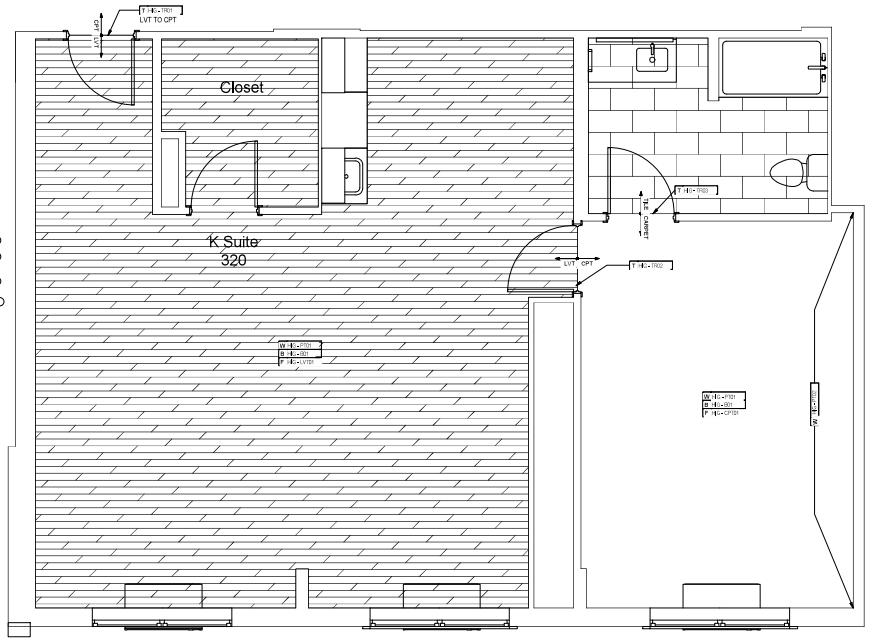
SHEET NO.

ID204



1 King 1 Bed Room Suite FF&E Plan

Scale: 3/8"=1'-0"



2 King 1 Bed Room Finish Plan

Scale: 3/8"=1'-0"

EHD

DRAWN BY: EHD

Holiday Inn

PROPERTY:
HOLIDAY INN - 200 E RAND RD
MOUNT PROSPECT, IL

DATE: 11.14.25

REV DATE:

SHEET NO.

ID205

PLANT LEGEND

QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE
		Ornamental Trees	
4	MARJ	Malus 'Jewelcole' Red Jewel Crabapple	2.5" cal
		Deciduous Shrubs	
6	ITSL	Itea virginica 'SMNIVDFC Scentlandia Sweetspire	#3/18"
10	RHGL	Rhus aromatica 'Gro-Low' Grow-Low Sumac	#5/24"
53	SPGF	Spiraea X bumalda 'Goldflame' Goldflame Spirea	#5/24"
		Groundcover & Ornamental Grasses	
38	CAKF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#1
14	GEMF	Geranium sanguineum 'Max Frei' Max Frei Bloody Cranesbill	#1
42	SPHE	Sporobolus heterolepsis Prairie Dropseed	#1

NOTES

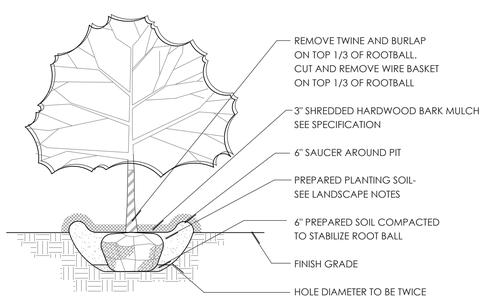
1. Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.
2. Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.
3. Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.
4. Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.
5. Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.
6. Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
7. All work shall conform to American Nursery & Landscape Association current edition of the American Standard for Nursery Stock, State of Illinois Horticultural Standards and local municipal requirements.
8. All plant material installation shall be as detailed on these Drawings.
9. All pruning work shall be performed only with hand pruners.
10. All deciduous plant material shall be thin pruned to remove ¼ interior branches, dead branches and broken branches. Pruning shall compliment the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
11. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect and/or Owner.
12. The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
13. Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay tilled to an overall depth of 6"-9".
14. Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free from weeds prior to herbicide application.
15. All shrub beds and individual proposed trees shall be mulched to a depth of 3" with finely shredded hardwood mulch.
16. All perennial and groundcover planting beds shall be mulched to a depth of 2" with leaf compost. Mushroom compost may be substituted if leaf compost is unavailable.
17. Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.

A PLANTING PLAN

SCALE: 1" = 30'-0"

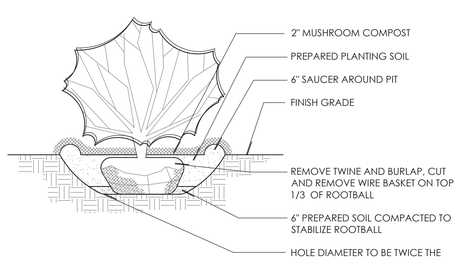
B SHADE TREE PLANTING DETAIL

N.T.S.



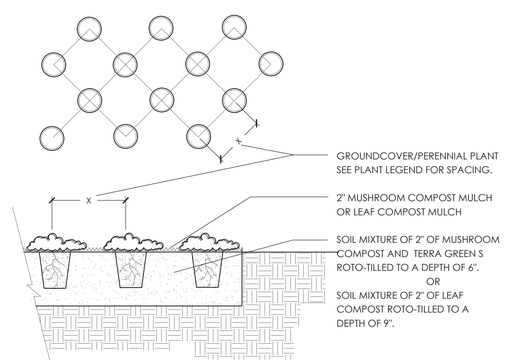
C SHRUB PLANTING DETAIL

N.T.S.



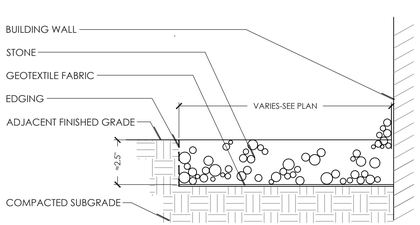
D PERENNIAL PLANTING DETAIL

N.T.S.



E STONE TOP-DRESSING SECTION

N.T.S.



JOB NO.: 2509

DATE: 11.10.25

REVISIONS:

DRAWN BY: KL

HOLIDAY INN
200 EAST RAND ROAD
Mt. Prospect, Illinois 60056

NexGen Hotels
500 E. Devon Ave., Suite 110
Itasca, Illinois 60143

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Fax (630) 208-8050
http://www.lannert.com
llg@lannert.com

LANDSCAPE PLAN

NORTH

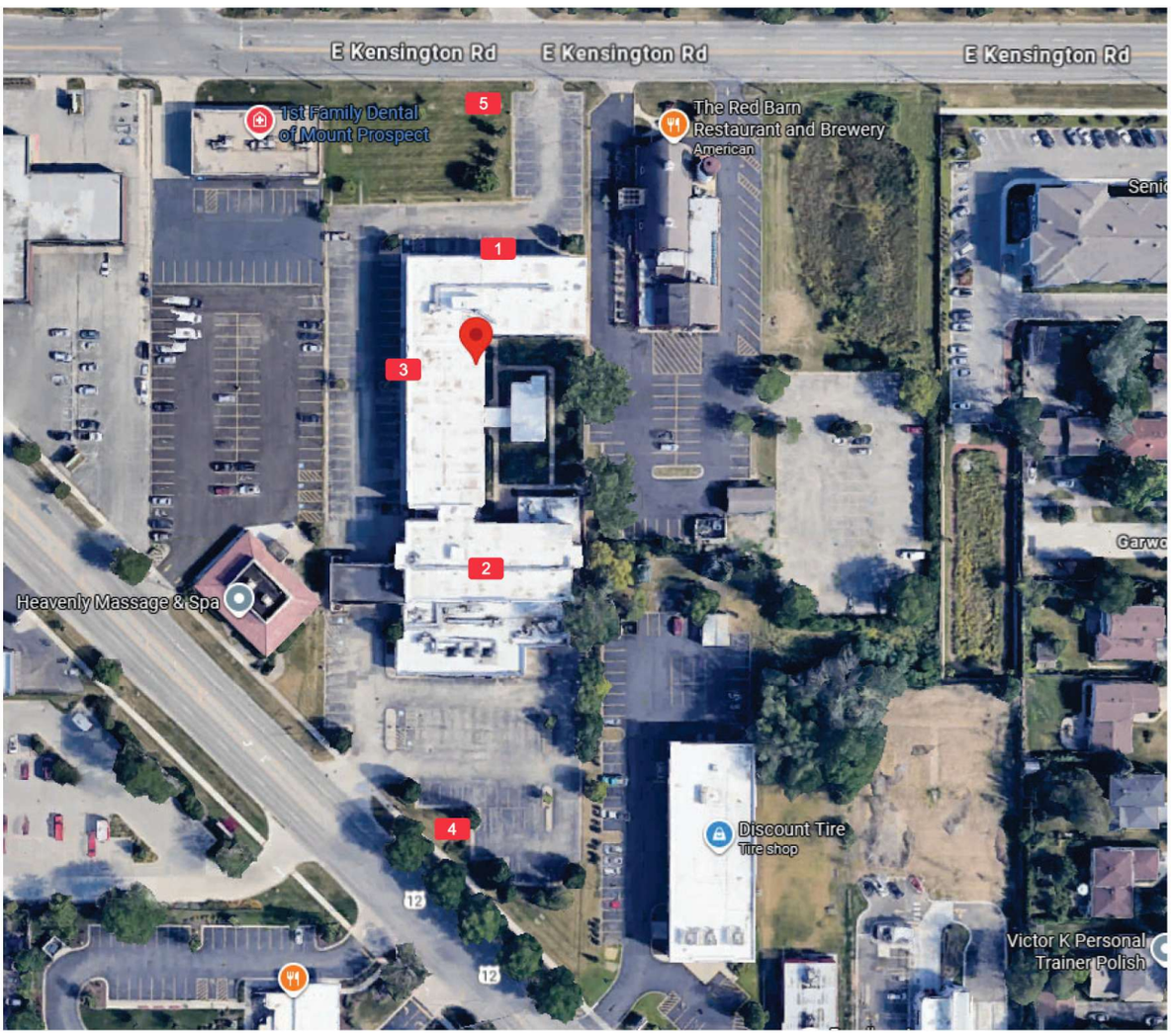
SCALE 1"=30'

SHEET NUMBER 1 OF 1

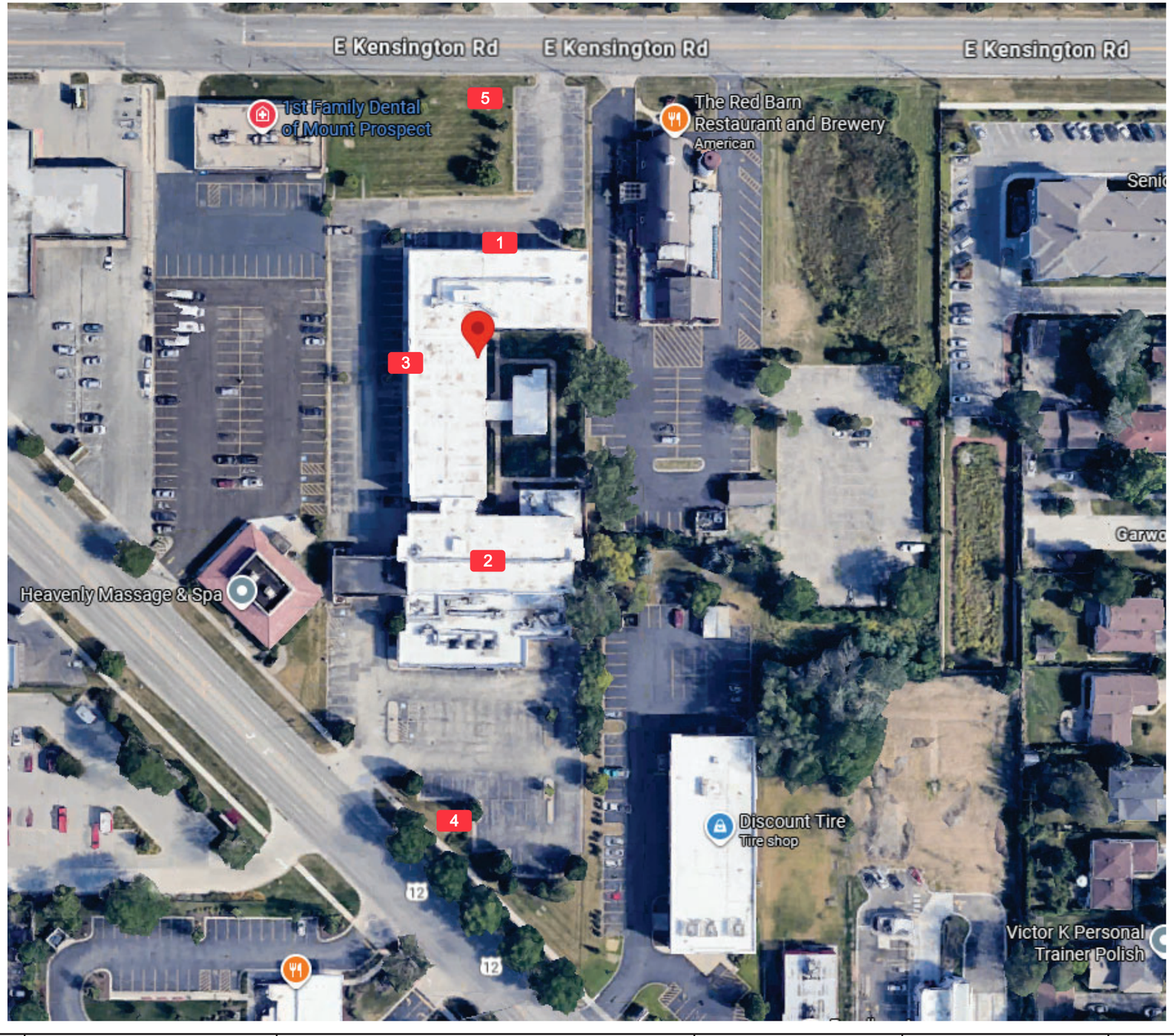
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Sign plan with narrative explaining reuse of existing signs and relocation of any signs

All signs will be replaced with new signage. No signs will be relocated except for the signage #5 (see below). This will be adjusted due to the lot lines that will change as a small piece of this land is being sold to the City of Mt Prospect for their expansion of the sidewalk project.



SITE PLAN



NORTH
(nts)

1 061-25-HI-18CL-L-W
42.74 SF

2 061-25-HI-18CL-L-W
42.74 SF

3 061-25-HI-18CL-L-W
42.74 SF

4 061-25-HI-M-21-8

5 061-25-HI-D-5

CUMMINGS

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CUSTOMER APPROVAL:

DATE:

	DATE	BY		DATE	BY
Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

**200 E Rand Rd,
Mt Prospect, IL 60056**

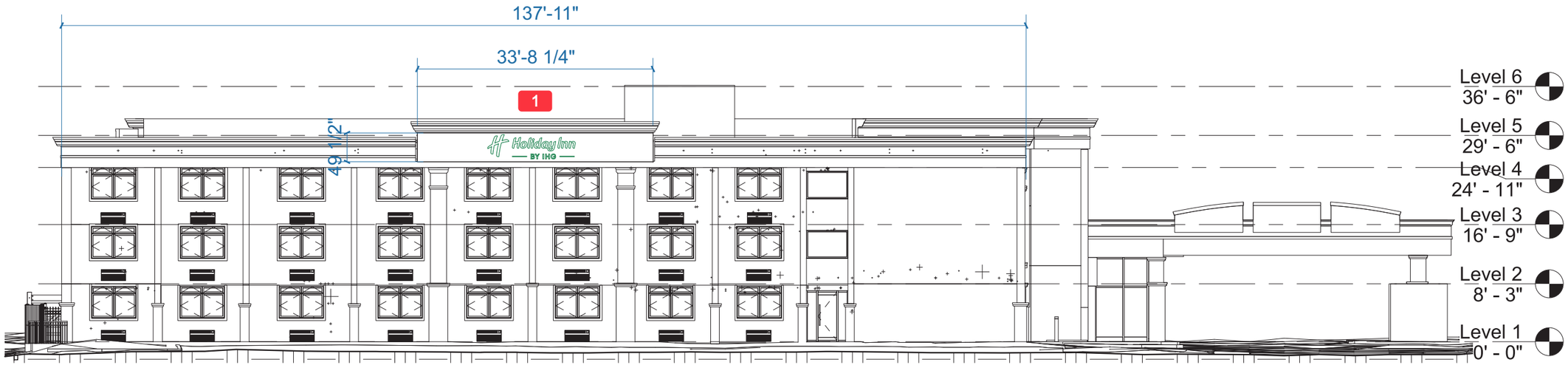
DRAWING NO:
1782372120.00

ARTIST: AAAJ DATE: 10-17-25

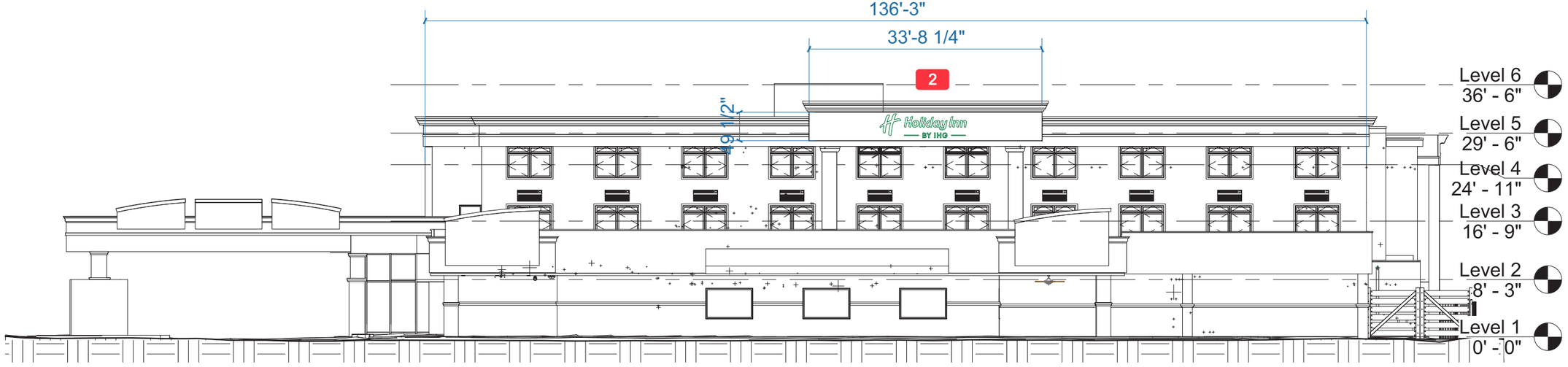
SHEET: 1 OF 5

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

ELEVATIONS



1 East
1/16" = 1'-0"



2 West
1/16" = 1'-0"

CUMMINGS

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Rev. #3			Rev. #6		

200 E Rand Rd,
Mt Prospect, IL 60056

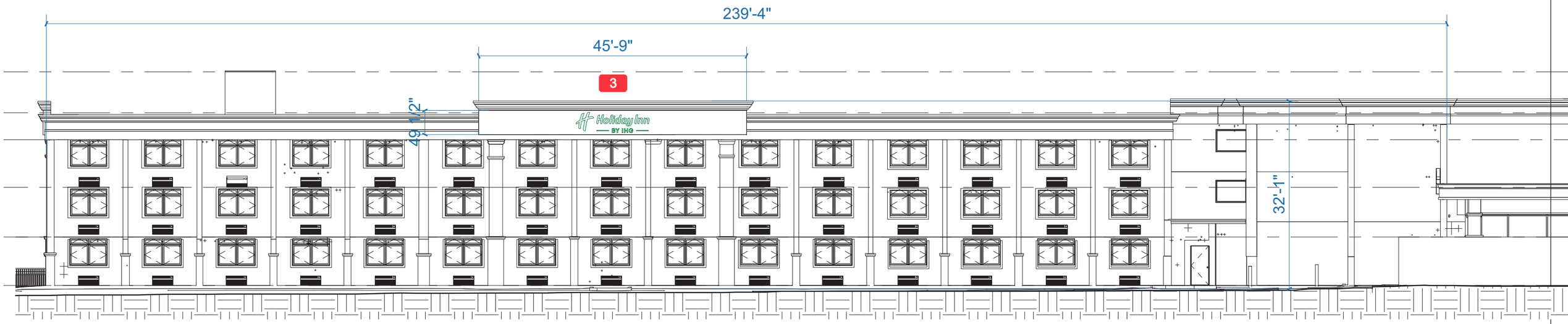
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ARTIST: AAAJ DATE: 10-17-25

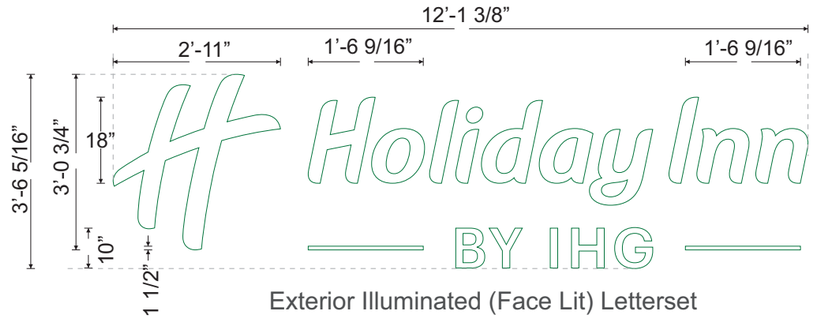
SHEET: 2 OF 5

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

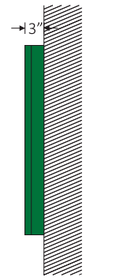
ELEVATIONS



1 North
1/16" = 1'-0"



Exterior Illuminated (Face Lit) Letterset



Remote Channel
Letter Profile

1 061-25-HI-18CL-L-W
42.74 SF

2 061-25-HI-18CL-L-W
42.74 SF

3 061-25-HI-18CL-L-W
42.74 SF

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Rev. #3			Rev. #6		

**200 E Rand Rd,
Mt Prospect, IL 60056**

DRAWING NO: 1782372120.00

ARTIST: AAAJ DATE: 10-17-25

SHEET: 3 OF 5

CUT SHEET - SF WALL SIGN



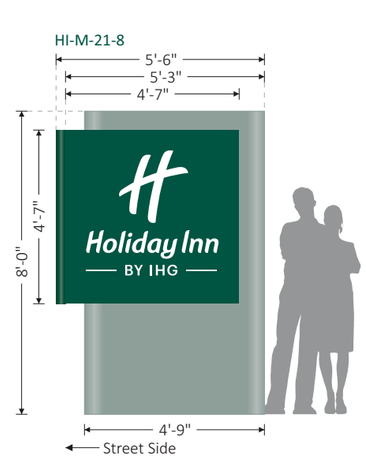
EXISTING

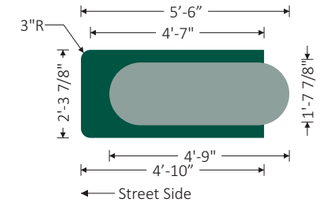
it has already been removed
reuse existing footer TBD at survey



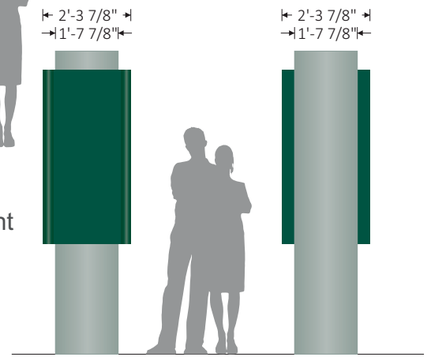
PROPOSED

4 061-25-HI-M-21-8





Top View



Illuminated (Face Lit/Push Thru) Monument



Nighttime Illumination

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DATE: _____

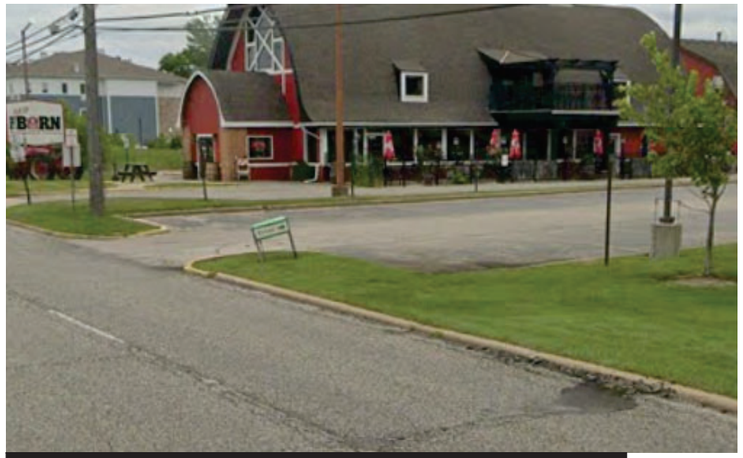
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Rev. #1			Rev. #4		
Rev. #2			Rev. #5		
Rev. #3			Rev. #6		

200 E Rand Rd,
Mt Prospect, IL 60056

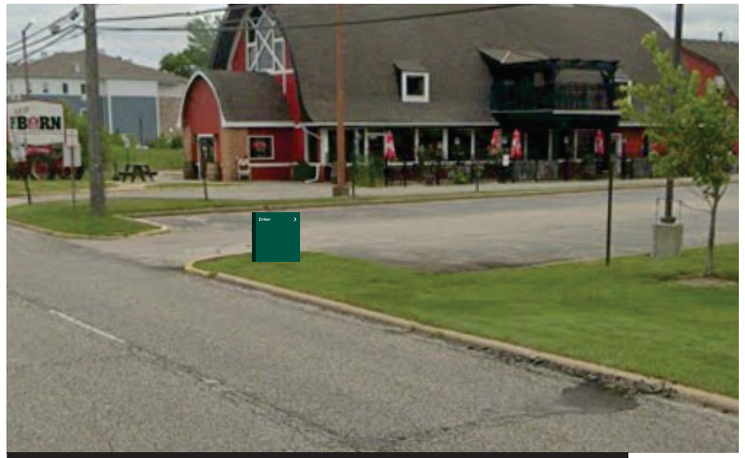
DRAWING NO: 1782372120.00

ARTIST: AAAJ DATE: 10-17-25

SHEET: 4 OF 5



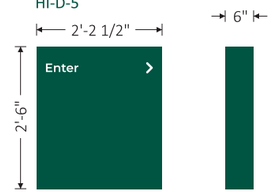
EXISTING



PROPOSED

new sign & footer

5 061-25-HI-D-5
HI-D-5



End View

Illuminated (Face Lit/Push Thru) Directional

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Rev. #6		

200 E Rand Rd,
Mt Prospect, IL 60056

DRAWING NO: 1782372120.00

ARTIST: AAAJ DATE: 10-17-25

SHEET: 5 OF 5

MEMORANDUM

To: Chris Patel – Principal, NextGen Hotels

From: Justin Opitz, AICP – Kimley-Horn

Date: February 12, 2026

RE: Parking Study – Holiday Inn Mt. Prospect
200 E Rand Road
Mt. Prospect, Illinois

Introduction

On behalf of NextGen Hotels, Kimley-Horn has prepared a parking study for the proposed 139-room Holiday Inn redevelopment located at 200 E Rand Road in Mt. Prospect, Illinois. This memorandum outlines the parking spot counts conducted on January 22nd and January 24th at nearby similar hotels, and reviews future parking demand for the proposed Holiday Inn relative to existing parking demand and supply.

Site Conditions (Existing and Proposed)

The approximately 79,828 square-foot (SF) building is currently vacant but was previously occupied by a Holiday Inn hotel. The three-story building currently provides 137 on-site parking spaces, including 5 ADA accessible spaces. The proposed hotel would increase the parking supply by three spaces, bringing the total up to 140 parking spaces. Two full access driveways are provided, one each along Kensington Road and Rand Road. No change is planned to the existing site access; however, the building interior and façade are being renovated. The Holiday Inn hotel will provide a shuttle service to O'Hare airport and also includes an approximately 5,326 SF sports bar restaurant. The green space at the north end of the property along Kensington Road is planned to be land banked for future parking, if needed. The site location map is provided on **Exhibit 1**, while the existing off-street parking is outlined in **Exhibit 2**, and a conceptual site plan is included as an **Attachment**.

Parking Study

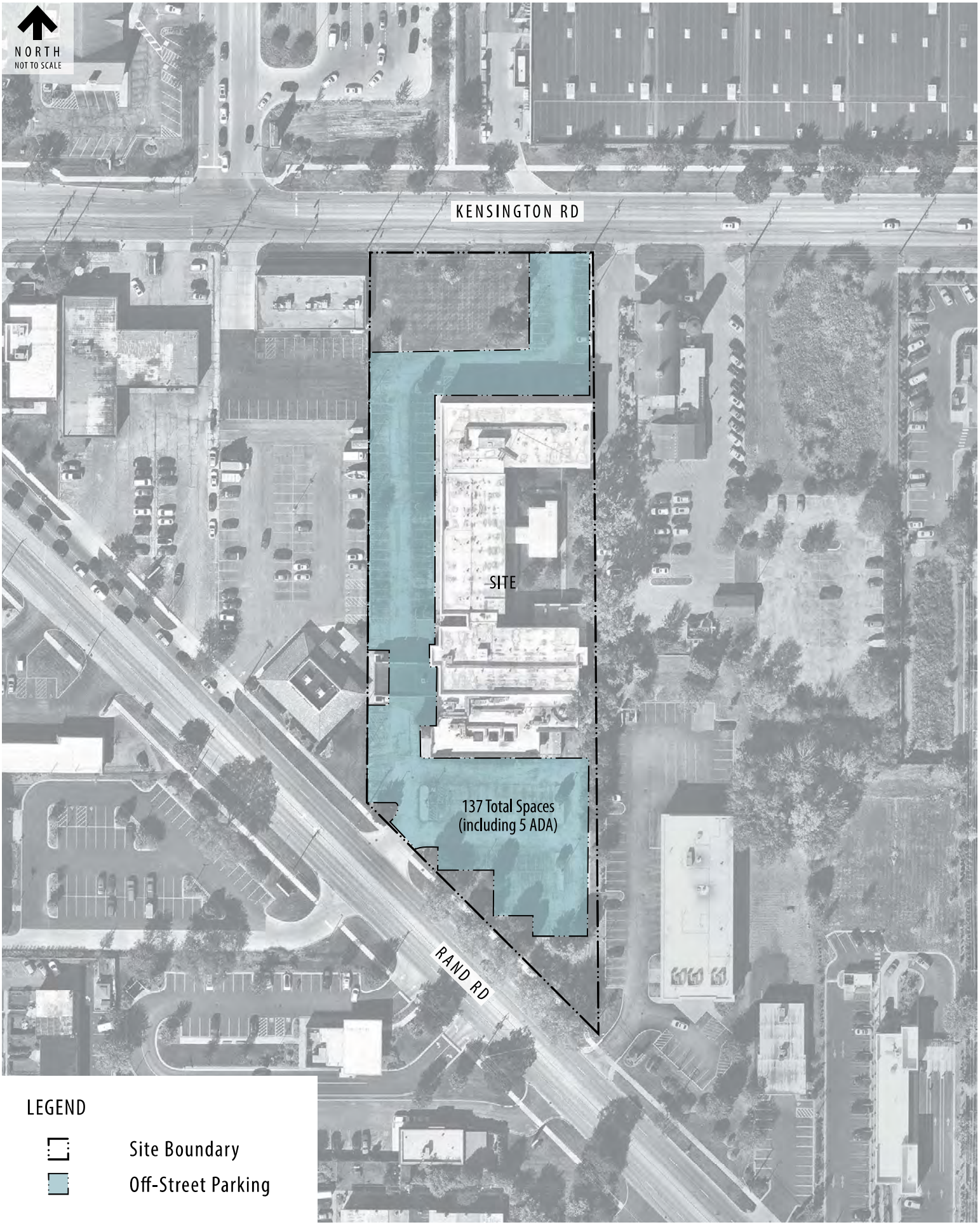
A parking study was conducted to analyze the utilization of three nearby existing comparable hotels. The purpose of this study is to determine the parking demand rates for the existing hotels and utilize this rate to project parking demand for the proposed Holiday Inn. The nearby hotels surveyed are listed below:

- Courtyard by Marriott Chicago Arlington Heights/South
  100 Algonquin Rd, Arlington Heights, IL 60005
- DoubleTree by Hilton Hotel Chicago Arlington Heights
  75 Algonquin Rd, Arlington Heights, IL 60005
- Sheraton Suites Chicago Elk Grove
  121 NW Point Blvd, Elk Grove Village, IL 60007



Kimley»Horn

EXHIBIT 1
SITE LOCATION MAP



Kimley»Horn

EXHIBIT 2

OFF-STREET PARKING LOCATION MAP

Municipal Parking Requirements

The Village of Mount Prospect requires a designated amount of parking depending on the land use and characteristics including square footage, employees, rooms, and capacity. **Table 1** outlines Village requirements for the hotel use including the restaurant and meeting space, and the resulting required number of spaces.

Table 1. Municipal Parking Requirements

Land Use	Village Requirement	Unit	Required Spaces	Provided Spaces	Surplus/Deficit
Hotel, extended stay hotel, and motel	1 space per room plus 1 space per employee on peak shift	139 rooms 16 employees	155	140	-133
Restaurant with a bar	12 spaces per 1,000 SF of floor area plus 1 space for every 3 seats in the bar area[1]	3,768 SF Dining 1,558 SF Kitchen 45 bar stools	79		
Banquet/meeting space	1 space per 3 persons capacity plus 1 space per employee	100 person capacity 5 employees	39		
		Total	273	140	-133

[1] For restaurants, floor area shall not include areas devoted primarily for storage, restrooms, and corridors used solely for accessing these areas

Based on municipal code, the proposed 140 parking spaces provided by the site does not meet the 273-space requirement by a deficit of 133 spaces.

Parking Counts

Kimley-Horn conducted parking count spot checks at nearby comparable hotels on Thursday, January 22nd, 2026, and Saturday, January 25th, 2026. The counts were collected between 10:00PM and 11:00 PM to capture the peak parking demand of the hotels. **Table 2** summarizes the collected data and the field data collection sheets are provided as an **Attachment**.

Table 2. Parking Count Spot Checks

Hotel	Number of Rooms & Hotel Characteristics	Parking Supply	Peak Parking Demand Counted and Utilization %		Peak Parking Demand Rate Per Room	
			Thur.	Sat.	Thur.	Sat.
Courtyard by Marriott Chicago Arlington Heights/South	145 Rooms No O'Hare Shuttle Includes Restaurant with bar	155	26 (17%)	30 (19%)	0.18	0.21
DoubleTree by Hilton Hotel Chicago Arlington Heights	241 Rooms No O'Hare Shuttle Includes Restaurant with bar	307	104 (34%)	105 (34%)	0.43	0.44
Sheraton Suites Chicago Elk Grove	250 Rooms Includes O'Hare Shuttle Includes Restaurant with bar	323	96 (30%)	90 (28%)	0.38	0.36

Based on data collected, the maximum parking demand across all three hotels on Thursday was 104 parking spaces at the Double Tree, resulting in 34 percent utilization. Similarly, the maximum demand across all three hotels on Saturday was 105 parking spaces also at the Double Tree, resulting in the same utilization percentage. It should be noted that this parking demand data was collected during January, and in winter months hotels generally can experience dips in occupancy.

As such, the Urban Land Institute's (ULI) Shared Parking Manual, 6th Edition, was referenced to determine a monthly adjustment factor that should be applied to understand what the peak parking demand rate per room would be for the observed hotels during peak months of the year.

For hotels that are more business focused, such as the proposed Holiday Inn and observed hotels, the month of January experiences 60 percent of peak occupancy according to ULI. Furthermore, according to the manual, peak occupancy (100 percent) occurs during the month of April. It should be noted that the months of May through October range between 85 – 95 percent occupancy. In order to bring the peak parking demand rate per room observed in January up to peak occupancy in April, a factor of 1.67 is applied. **Table 3** below details the results of applying this factor.

Table 3. Factored Parking Demand Rate

Hotel	Number of Rooms	Parking Supply	Peak Parking Demand Rate Per Room (in January)		Monthly Adjustment Factor	Factored Peak Parking Demand Rate Per Room (in April)	
			Thur.	Sat.		Thur.	Sat.
Courtyard by Marriott Chicago Arlington Heights/South	145 Rooms	155	0.18	0.21	1.67	0.30	0.35
DoubleTree by Hilton Hotel Chicago Arlington Heights	241 Rooms	307	0.43	0.44		0.72	0.74
Sheraton Suites Chicago Elk Grove	250 Rooms	323	0.38	0.36		0.64	0.60

As can be seen, applying the monthly adjustment factor to bring the peak parking demand rate per room at the Double Tree from January up to peak occupancy in April results in the maximum rates of 0.72 and 0.74 spaces per room on Thursday and Saturday, respectively.

The proposed Holiday Inn will provide 140 parking spaces to serve the 139-room hotel. Applying the above maximum peak parking demand rate per room results in the below estimated peak parking demand in **Table 4**.

Table 4. Holiday Inn Estimated Peak Parking Demand

Hotel	Number of Rooms	Parking Supply	Factored Peak Parking Demand Rate Per Room (peak occupancy in April)		Peak Parking Demand (surplus/deficit)	
			Thur.	Sat.	Thur.	Sat.
Proposed Holiday Inn	139 Rooms	140 spaces	0.72	0.74	100 spaces (+40 spaces)	103 spaces (+37 spaces)

The peak parking demand for the proposed Holiday Inn is estimated to be approximately 100 spaces on weekdays and 103 spaces on weekends. The parking supply of 140 spaces should adequately accommodate the projected demand.

ITE Parking Demand Review

Site generated parking demand was also estimated using data referenced from the Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, an industry resource that references parking data collected across the country for a myriad of land uses. For this evaluation, ITE Land-Use Code (LUC) 310 (Hotel) and LUC 932 (High-Turnover Site Down Restaurant) were used to represent the proposed hotel. ITE data excerpts are provided as an **Attachment**.

The ITE LUC 310 (Hotel) description is as follows, "A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, concierge service, valet parking, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room.". This indicates that some hotels surveyed by ITE contain on-site restaurant/bars and banquet/meeting spaces that are ancillary to the hotel, and that the projected parking demand generated by LUC 310 (Hotel) would be inclusive of all proposed on-site uses. However, to provide a conservative analysis scenario, the restaurant use was analyzed separately and no internal capture was applied between the hotel and restaurant, despite it being likely that hotel guests will make up a large portion of the restaurant customers.

Tables 5 summarizes parking demand projections based on ITE data for weekdays and weekends, respectively.

Table 5. ITE Parking Demand Projections (Weekday – Monday-Friday)

Use	Size	Weekday (Monday-Friday)		Weekend (Saturday)	
		Average Peak Demand		Average Peak Demand	
		ITE Rate	Projection	ITE Rate	Projection
310 – Hotel	139 Rooms [1]	Ln(S) = 0.82(R)+0.55	99 spaces	S = 0.65(R)	90 spaces
932 – High-Turnover (Sit Down) Restaurant	3,768 SF [2]	S = 8.97(X)	34 spaces	S = 11.53(X)	43 spaces
Total Projected Peak Parking Demand			133 spaces		133 spaces

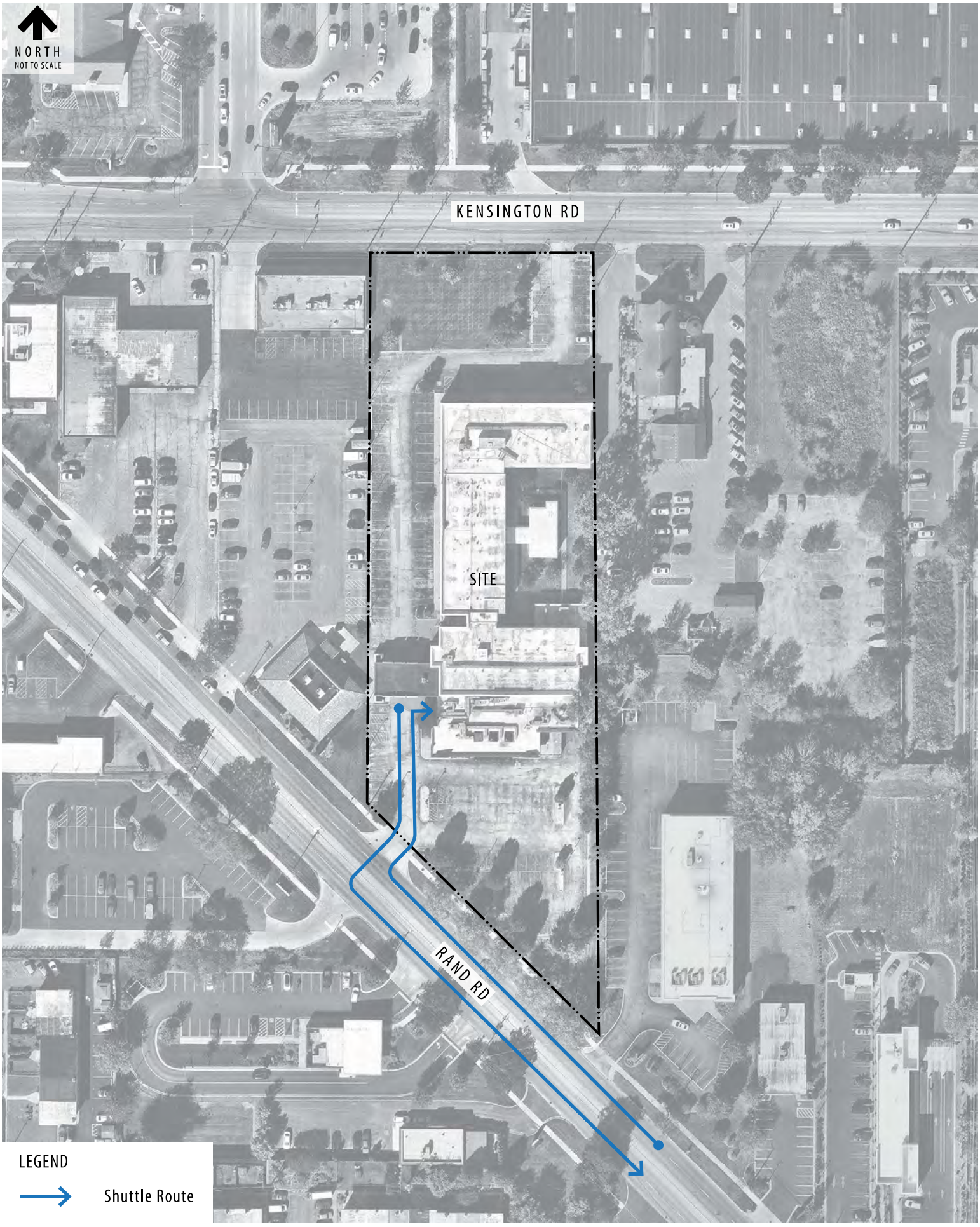
[1] R = Rooms

[2] X = Per 1,000 SF GFA

Based on ITE parking demand data, the proposed parking supply of 140 spaces accommodates the projected overall average peak parking demand of 133 spaces during the weekday (Monday-Friday) and weekend (Saturday).

Shuttle Service

The proposed Holiday Inn will offer a 24-hour complimentary shuttle service that generally runs between the hotel and O'Hare airport. The shuttle will enter and exit the site via the Rand Road access driveway and staging for pick-up and drop-off will occur at the parking space immediately south of the main entry to/from the lobby, which is located along the west side of the building. When the shuttle is not in use, it will remain in the same parking space. Shuttle dimensions and capacity are included as an **Attachment**. The 24-hour complimentary shuttle should help reduce parking demand for the hotel, as patrons will have convenient access to and from the airport. A shuttle circulation diagram is depicted on **Exhibit 3** on the following page.



Kimley»Horn

EXHIBIT 3
SHUTTLE ROUTE MAP

Parking Management Plan Framework

The following provides an example of a parking management framework that could be followed by the hotel operator to ensure that parking demand is managed and does not exceed supply.

- After the hotel opens and is operational, the hotel operator should count the number of vehicles parked in the parking lot on one Thursday and one Saturday once a month between 10:00 – 11:00 PM, for a period of six months to one year.
- The hotel operator should report the number of counted vehicles to the Village of Mount Prospect once a month for the duration of the monitoring period.
- Should the parking demand exceed 90 percent for an agreed upon number of months during the monitoring period, the owner/operator should pursue constructing the land banked parking to increase the parking supply.

The exact characteristics of this parking management plan should be finalized between the hotel owner/operator and the Village of Mount Prospect.

Conclusion

Kimley-Horn prepared a parking study for the proposed 139-room Holiday Inn redevelopment located at 200 E Rand Road in Mt. Prospect, Illinois. The three-story building currently provides 137 on-site parking spaces, including 5 ADA accessible spaces. The proposed hotel would increase the parking supply by three spaces, bringing the total up to 140 parking spaces. Two full access driveways are provided, one each along Kensington Road and Rand Road. No change is planned to the existing site access; however, the building interior and façade are being renovated. The Holiday Inn hotel will provide a shuttle service to O'Hare airport and also includes an approximately 5,326 SF sports bar restaurant.

Kimley-Horn conducted parking count spot checks at nearby comparable hotels in January 2026 in order to estimate the parking demand for the proposed Holiday Inn redevelopment. Based on the data collected, the peak parking demand for the proposed Holiday Inn is estimated to be approximately 100 spaces on weekdays and 103 spaces on weekends. Additionally, parking demand was also estimated using data referenced from the ITE Parking Generation Manual, 6th Edition, an industry resource that references parking data collected across the country for a myriad of land uses. Based on ITE, the projected overall average peak parking demand for the proposed development is 133 spaces during both weekdays and weekends. The parking supply of 140 spaces should adequately accommodate the projected demand.

A parking management plan should be finalized between the owner/operator and the Village of Mount Prospect. This plan should include the owner/operator observing parking demand in the site parking lot on a monthly basis and reporting this to the Village to ensure that demand is adequately accommodated.

ATTACHMENTS

Conceptual Site Plan

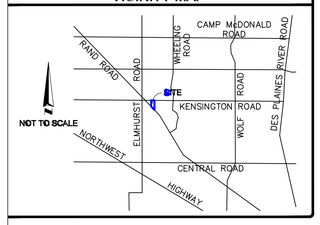
Parking Spot Check Field Sheets

ITE Parking Generation Manual, 6th Edition Data Excerpts

Shuttle Capacity and Dimensions

CONCEPTUAL SITE PLAN

VICINITY MAP



BUILDING HEIGHT

BUILDING: 31.4' ABOVE GRADE

BUILDING AREA

BUILDING: 33,325 SQ.FT. AT GRADE

LAND AREA

PARCEL 1 (NET):	56,070 SQ. F.T.	1.29 AC.
PARCEL 2:	71,651 SQ. F.T.	1.64 AC.
TOTAL AREA:	127,721 SQ. FT.	2.93 AC.

PARKING

REGULAR:	132
HANDICAP:	5
TOTAL PARKING:	137

BASIS OF BEARING

STATE PLANE COORDINATE SYSTEM ILLINOIS EAST ZONE
N. LINE OF RAND ROAD: N45°39'17"W

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X-UNSHADED" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL MAP NO. 17031C0208J, WHICH BEARS AN EFFECTIVE DATE OF 8/19/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "X-UNSHADED" DENOTES AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

ZONING INFORMATION

ITEM	REQUIRED	
ZONING DESIGNATION		CONTACT:
MINIMUM LOT AREA (SQ. FT.)		
MINIMUM LOT WIDTH		REPORT DATE:
MAX FLOOR AREA RATIO		REVISION DATE:
MAX LOT COVERAGE		PROJECT#:
MAX BUILDING HEIGHT		PARKING REQUIREMENTS:
MINIMUM SETBACKS		
FRONT		
SIDE		
REAR		
NOTE: ZONING WAS NOT PROVIDED AT THIS TIME		

SURVEYOR'S NOTES

1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, PARTY WALLS, EASEMENTS, SERVITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
2. SUBJECT PROPERTY HAS DIRECT ACCESS TO E. RAND ROAD AND KENSINGTON ROAD, BOTH PUBLIC ROADS.
3. THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
4. THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
5. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
7. THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SURVEYED PROPERTY.
9. THE SURVEYED PROPERTY AS MEASURED FORMS A MATHEMATICALLY-CLOSED PERIMETER WITHOUT ANY GAPS, GORES, HIATUS OR OVERLAPS AND IS CONTIGUOUS TO THE ADJACENT PARCELS AND/OR ROWS.
10. THE DISTANCE TO THE NEAREST INTERSECTING STREET AND AS DESIGNATED ON SURVEY MAP FOR CLARITY, IS 1482' WEST FROM THE NORTHWEST CORNER OF PARCEL 1 TO THE INTERSECTION OF RAND ROAD AND KENSINGTON ROAD.
11. NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
12. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE, AND ENVIRONMENTAL CONDITIONS, OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE, OR DEVELOPMENT.
13. ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE GRAPHICALLY DEPICTED HEREON.

TITLE DESCRIPTION

PARCEL 1:
THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTH 300 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
THAT PART LYING NORTH OF RAND ROAD OF THE WEST 210 FEET OF THE EAST 490 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 300 FEET), IN COOK COUNTY, ILLINOIS.

THE PROPERTY SURVEYED AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT NO. 22000030362, DATED JANUARY 21, 2022, PREPARED BY STEWART TITLE GUARANTY COMPANY.

TITLE COMMITMENT INFORMATION

The Title Description and Schedule 'B' items are the same as shown on the title commitment provided by Stewart Title Insurance Company, Commitment No. 22000030362 with a commitment date of January 21, 2022.

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

NOTES CORRESPONDING TO SCHEDULE "B" PART II ITEMS

ITEMS NOT LISTED BELOW ARE NOT MATTERS OF SURVEY.

(4) GRANT DATED NOVEMBER 1, 1937 AND RECORDED SEPTEMBER 10, 1941 AS DOCUMENT NUMBER 12753770 OF EASEMENT IN FAVOR OF THE COUNTY OF COOK FOR CONSTRUCTING AND LAYING TILE AND STORM WATER AND OTHER DRAINS ON A PART OF THE LAND AND OTHER PROPERTY, TOGETHER WITH THE PRIVILEGE OF ENTERING SAID LAND FOR THE PURPOSE OF REPAIRING SAID TILE OR DRAINS.
EASEMENT PER DOCUMENT 12753770 FOR THE PURPOSES OF CONSTRUCTING AND LAYING TILE AND STORM WATER DEFINED TO BE 14 FT. SOUTH OF THE NORTH BOUNDARY LINE WHICH IS ALSO KNOWN AS THE NORTH LINE OF WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34-42-11 IS SHOWN HEREON.

(5) CONTINUING SEWAGE DISPOSAL FACILITIES ADEQUATE FOR GULF OIL CORPORATION'S NEEDS AND AN EASEMENT FOR GULF OIL CORPORATION'S CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR AND USE OF A CONNECTING UNDERGROUND SEWER LINE FROM THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., ON ITS ADJACENT LAND, AS CONTAINED IN TRUSTEE'S DEED RECORDED OCTOBER 26, 1966 AS DOCUMENT NUMBER 19979694, THE EAST-WEST COURSE OF SAID EASEMENT BEING OF 6 FOOT WIDTH AND THE NORTHWEST COURSE A MINIMUM 4 FEET 9 INCHES IN WIDTH, FOLLOWING A CENTER LINE AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE NORTH 89°52'32" WEST ALONG SAID NORTH SECTION LINE A DISTANCE OF 340 FEET TO A POINT; THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 121 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 52'15" EAST AND PARALLEL WITH SAID NORTH SECTION LINE A DISTANCE OF 57 FEET AND 7.5 INCHES TO THE END OF SAID 6 FOOT WIDE EASEMENT AREA AND THE BEGINNING POINT OF THE CENTER LINE OF SAID 4 FOOT 9 INCH WIDE EASEMENT AREA, THENCE SOUTH AND PARALLEL WITH SAID EAST SECTION LINE A DISTANCE OF 50 FEET MORE OR LESS TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC.
EASEMENT PER DOC. 19978694 IS PLOTTED HEREON.

(6) EASEMENTS AS RESERVED AND CREATED BY INSTRUMENT DATED JULY 21, 1967 AND RECORDED OCTOBER 10, 1967 AS DOCUMENT NUMBER 20286209, MADE BY JEMO INDUSTRIES, A CORPORATION OF ILLINOIS, TO MT. PROSPECT MOTOR HOTELS, INC., A CORPORATION OF ILLINOIS, AND FARMER COOPERS, INC., A DELAWARE CORPORATION, FOR SANITARY SEWER ACROSS AND UNDER THE EAST 10 FEET AND OVER 6 FEET AND 4.9 INCHES, AS SHOWN ON PLAT ATTACHED TO SAID INSTRUMENT.
EASEMENTS PER DOC. 20286209 ARE PLOTTED HEREON. PER EXHIBIT B OF DOC. 20286209, SECTION 6 GRANTS EXCLUSIVE AND PERMANENT USE OF 28 PARKING SPACES, LOCATION IS SHOWN ON THE PLAT. PARKING SPACES DEPICTED ON EXHIBIT B DOES NOT MATCH WITH EXHIBIT D DOES NOT MATCH WITH EXHIBIT D.

(7) EASEMENT FOR SEWAGE DISPOSAL FACILITIES, AS CONTAINED IN THE TRUST DEED RECORDED AS DOCUMENT NUMBER 19922009, FROM AMERICAN NATIONAL BANK AND TRUST COMPANY, AS TRUSTEE, IN FAVOR OF GULF OIL CORPORATION OVER A PORTION OF THE LAND TO THE SANITARY SEWER LINE NOW INSTALLED, OR TO BE INSTALLED BY JEMO INDUSTRIES, INC., AS SET FORTH THEREIN.
EASEMENT PER DOC. 19922009 IS PLOTTED HEREON.

(8) GRANT DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13728237 BY WILLIAM H. POHLMAN AND CAROLYN (OR CAROLINA) POHLMAN, HIS WIFE, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, A CORPORATION OF ILLINOIS, AFFECTING THE LAND AND OTHER PROPERTY FOR THE RIGHT TO LAY, MAINTAIN AND OPERATE AN 18 INCH GAS MAIN AND NECESSARY APPURTENANCES IN, UPON, UNDER AND ABOVE THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, WHICH EXTENDS ALONG THE SOUTHWEST SIDE OF THE LAND OTHER PROPERTY.
DOCUMENT 13728237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(9) EASEMENT GIVING THE RIGHT TO LAY GAS MAINS ALONG THE NORTHEAST SIDE OF THE PUBLIC HIGHWAY KNOWN AS RAND ROAD, AS CONTAINED IN GRANT BY WILLIAM POHLMAN AND OTHERS, DATED FEBRUARY 18, 1946 AND RECORDED FEBRUARY 21, 1946 AS DOCUMENT NUMBER 13728237, TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS.
DOCUMENT 13728237 IS GENERAL IN NATURE AND IS NOT PLOTTABLE.

(10) EASEMENT AND ASSOCIATED RIGHTS GRANTED TO COMCAST OF ILLINOIS XI, LLC. BY MP REAL ESTATE INVESTMENTS, LLC IN AN INSTRUMENT DATED OCTOBER 28, 2010 AND RECORDED FEBRUARY 03, 2011 AS DOCUMENT NUMBER 11039101 12.
EASEMENT PER DOC. 11039101 12 IS UNDEFINED AND IS NOT PLOTTABLE.

(14) RIGHTS OF THE PUBLIC, THE MUNICIPALITY AND THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD.
THAT PART OF THE LAND TAKEN OR USED FOR KENSINGTON ROAD IS SHOWN HEREON.

SIGNIFICANT OBSERVATIONS

(A) – CONCRETE WALK LIES UP TO 0.08' EAST OF THE WEST PROPERTY LINE

(B) – UTILITY BRACES AND OVERHEAD WIRES LIE FROM 3.06' SOUTH TO 4.19' SOUTH OF THE NORTH PROPERTY LINE.

(C) – CONCRETE WALK LIES FROM 0.46' EAST TO 0.53' EAST OF THE EAST PROPERTY LINE.

(D) – FENCE LIES FROM 0.14' EAST TO 0.17' EAST OF THE EAST PROPERTY LINE.

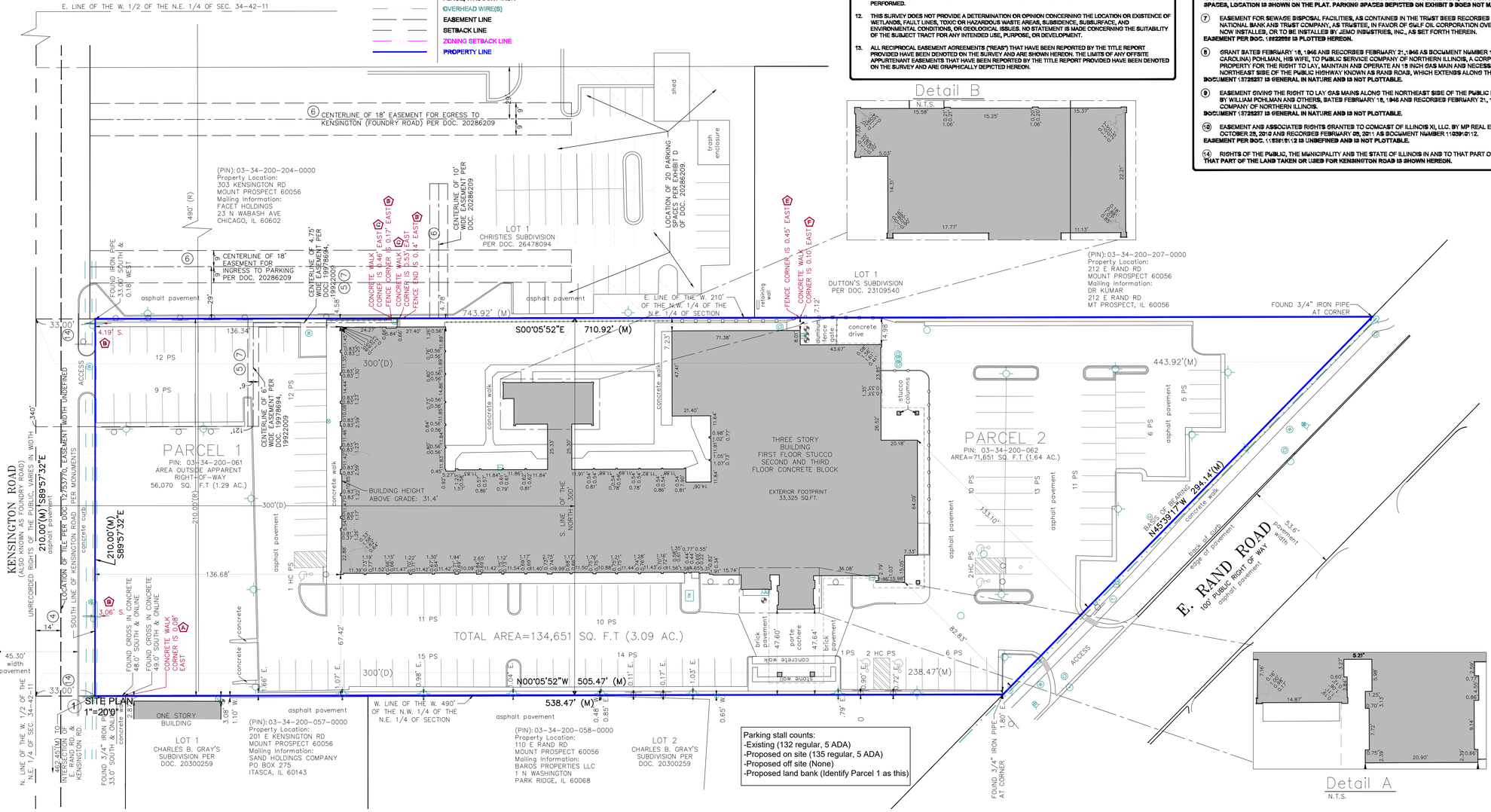
(E) – FENCE LIES UP TO 0.45' EAST OF THE EAST PROPERTY LINE

(F) – CONCRETE WALK LIES UP TO 0.10' EAST OF THE EAST PROPERTY LINE

LEGEND

(R)	RECORD
(M)	MEASURED
	SIGN
	BOLLARD / POLE / POST
TR	TRANSFORMER
	LIGHT POLE
	UTILITY POLE
	UTILITY POLE, ANCHOR
	TELEPHONE PEDSTAL
	GAS VALVE
	GAS METER
	FIRE HYDRANT / FDC
	VALVE VAULT
	VALVE BOX
	MANHOLE
	TELEPHONE MANHOLE
	CATCH BASIN
	HAND RAIL
	FENCE, WOOD
	FENCE, ALUMINUM
	FENCE, WROUGHT-IRON
	OVERHEAD WIRE(S)
	EASEMENT LINE
	SETBACK LINE
	ZONING SETBACK LINE
	PROPERTY LINE

1" = 30'
GRAPHIC SCALE
0' 15' 30' 60'



Parking stall counts:
-Existing (132 regular, 5 ADA)
-Proposed on site (135 regular, 5 ADA)
-Proposed off site (None)
-Proposed land bank (Identify Parcel 1 as this)

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

ORIGINATION — DESIGN — Architecture.Engineering
3225 Shallowford Rd., Suite 920
MARIETTA, GA 30062
O: 678.404.8456
M: 404.542.0838
WWW.ORIGINATIONDESIGN.COM

200 E.RAND ROAD MOUNT PROSPECT, IL 60056

SITE PLAN

No.	Description	Date

PRELIMINARY SET

Project Number	202522
Date	12/11/2025
Drawn By	Y.S.
Checked By	J.G.

SP1.0

Scale 1"=30'

6/16/2025 7:05:14 AM

PARKING SPOT CHECK FIELD SHEETS

Courtyard by Marriot – Chicago Arlington Heights, 100 Algonquin Rd, Arlington Heights, IL 60005



145 ROOMS, INCLUDES RESTAURANT + NO SHUTTLE

Thursday 1/22/26 10:15 PM = 26 cars

Saturday 1/25/26 10:05 PM = 30 cars

DoubleTree by Hilton Hotel Chicago - Arlington Heights, 75 Algonquin Rd, Arlington Heights, IL 60005



241 ROOMS, INCLUDES RESTAURANT + NO SHUTTLE

Thursday 1/22/26: 78 cars NE lot, 26 south lot = 104 total
10:20 PM

Saturday 1/25/26: 75 cars NE lot, 30 south lot = 105 total
10:10 PM

Sheraton Suites Chicago Elk Grove, 121 NW Point Blvd, Elk Grove Village, IL 60007



250 ROOMS, INCLUDES RESTAURANT + YES SHUTTLE

Thursday 1/22/26 10:35 PM : 96 cars

Saturday 1/25/26 10:25 PM: 90 cars

ITE PARKING GENERATION MANUAL, 6TH EDITION DATA EXCERPTS

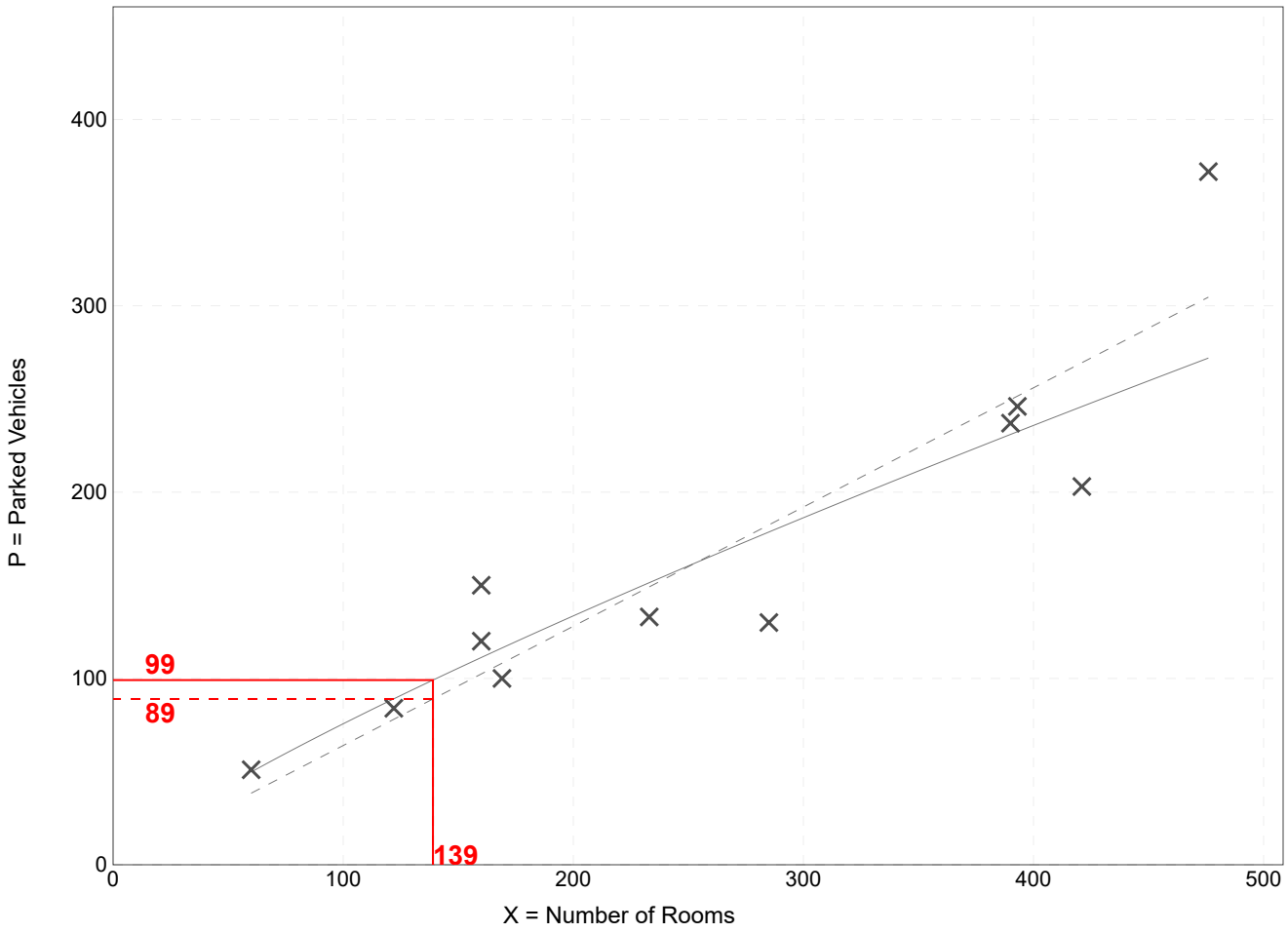
Hotel
(310)

Peak Period Parking Demand vs: **Rooms**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 11
Avg. Num. of Rooms: 261

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.64	0.46 - 0.94	0.59 / 0.87	***	0.14 (22%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.82 Ln(X) + 0.55 **R^2= 0.88**

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

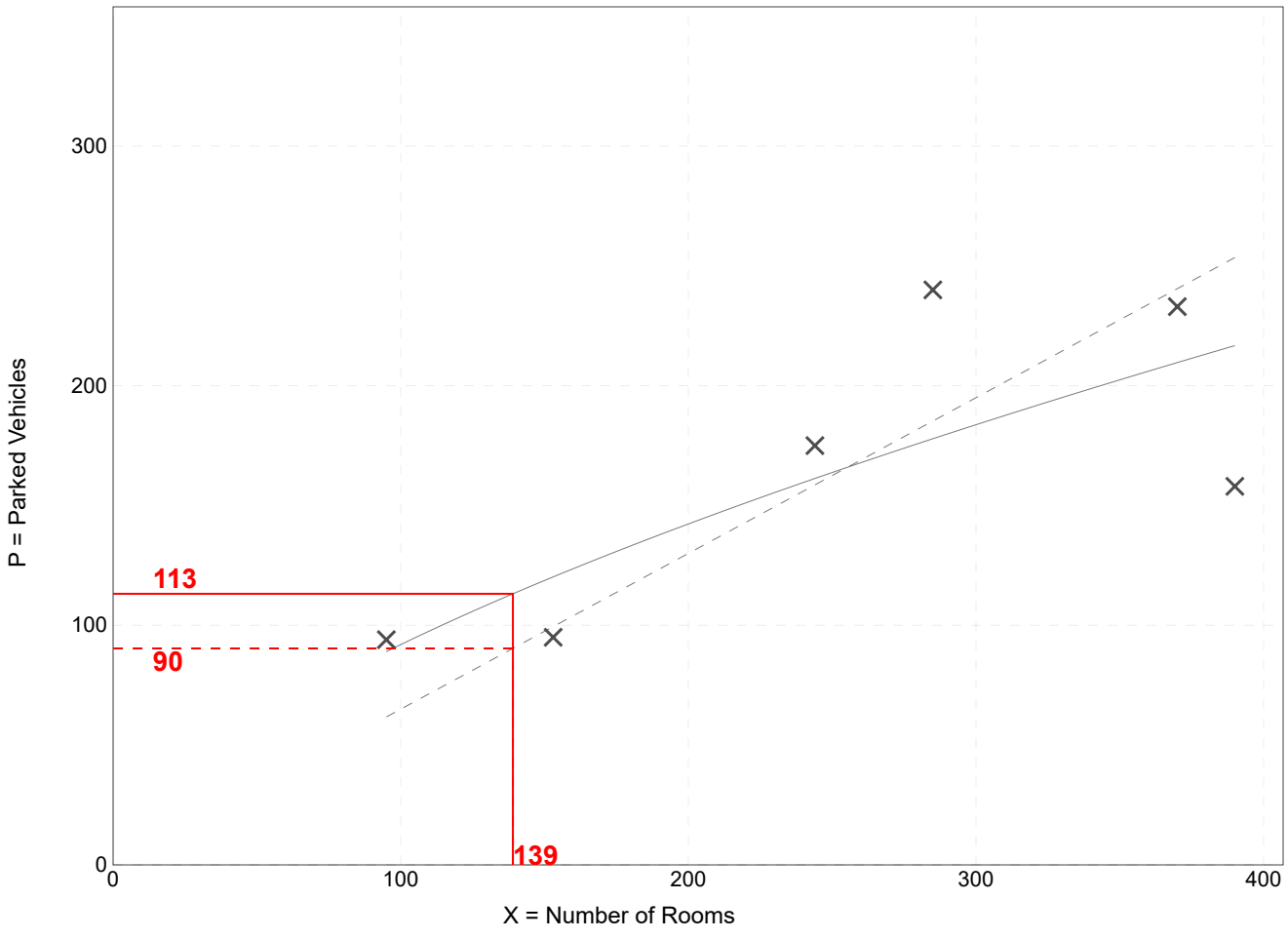
Hotel
(310)

Peak Period Parking Demand vs: **Rooms**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. Num. of Rooms: 256

Peak Period Parking Demand per Room

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.65	0.41 - 0.99	0.62 / 0.98	***	0.19 (29%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.63 Ln(X) + 1.62 **R^2= 0.69**

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

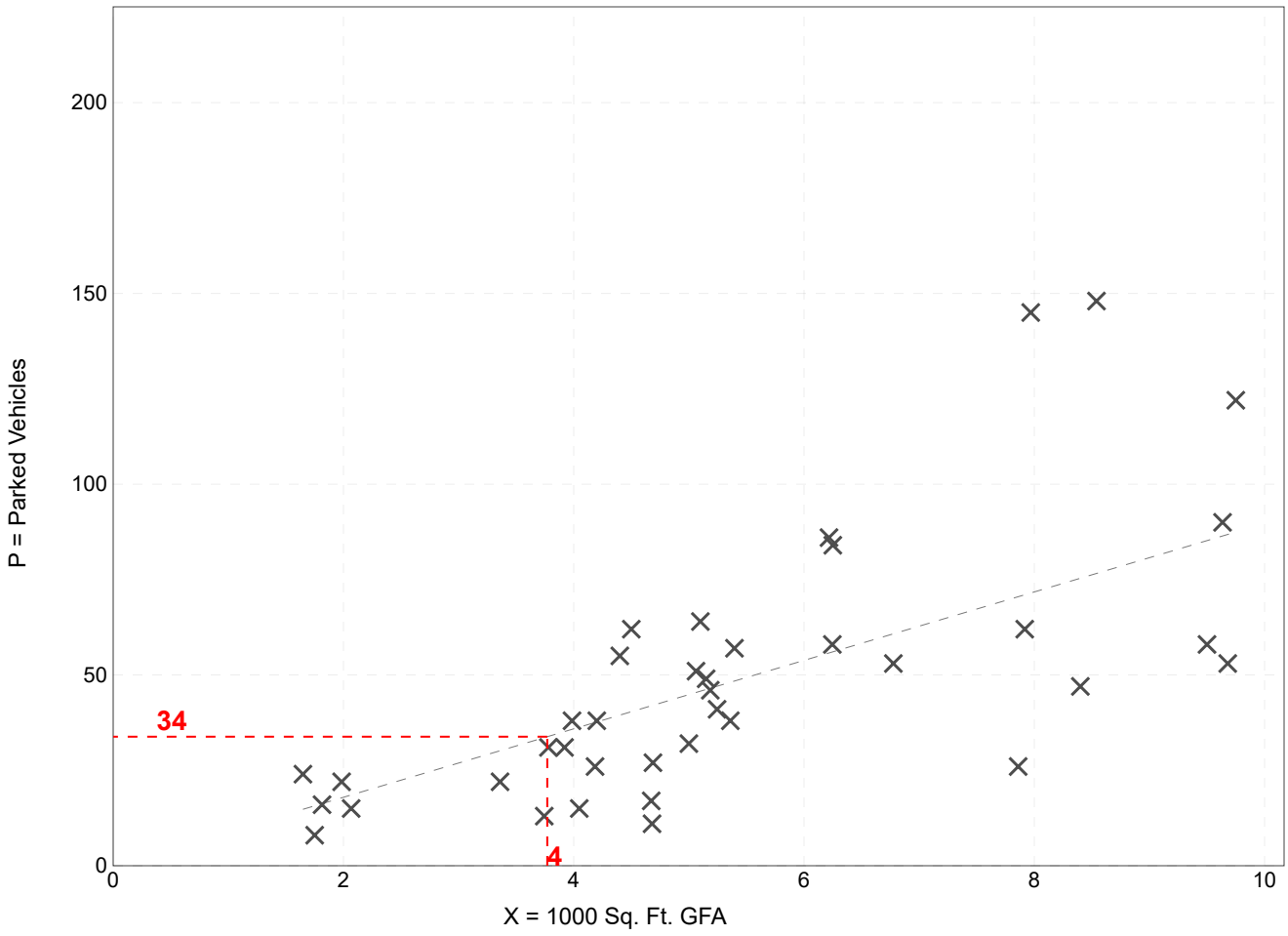
High-Turnover (Sit Down) Restaurant - Does Not Serve Breakfast
(932)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Weekday (Monday - Thursday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 39
Avg. 1000 Sq. Ft. GFA: 5.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.97	2.35 - 18.20	6.66 / 13.44	7.71 - 10.23	4.03 (45%)

Data Plot and Equation



Fitted Curve Equation: *** **R^2= *****

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

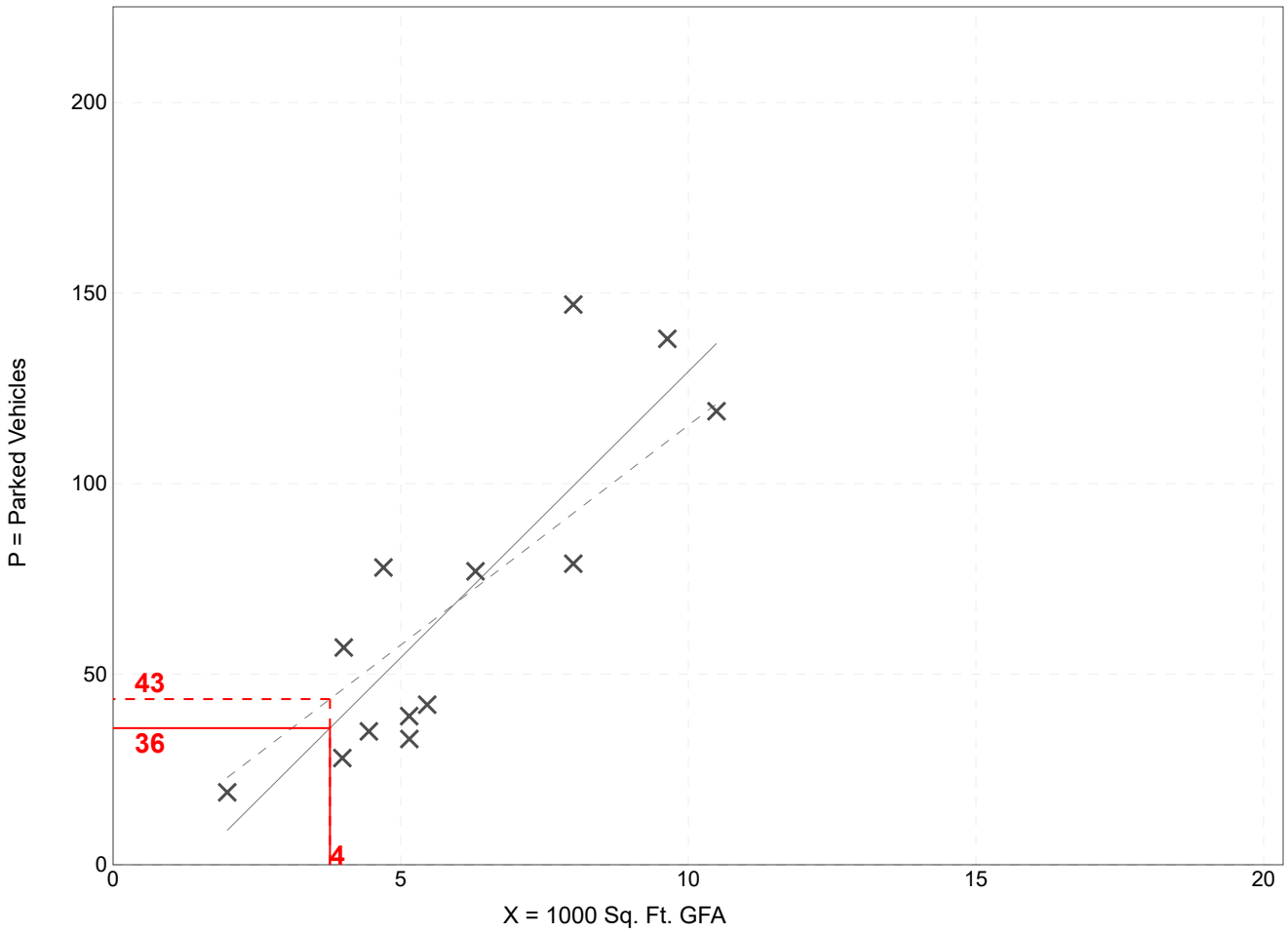
High-Turnover (Sit Down) Restaurant - Does Not Serve Breakfast
(932)

Peak Period Parking Demand vs: **1000 Sq. Ft. GFA**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 5.9

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
11.53	6.41 - 18.38	7.80 / 16.37	***	3.87 (34%)

Data Plot and Equation



Fitted Curve Equation: P = 15.02(X) - 20.77

R^2= 0.73

Parking Generation Manual, 6th Edition ● Institute of Transportation Engineers

SHUTTLE CAPACITY AND DIMENSIONS

Holiday Inn Shuttle Van Dimensions

Exterior Dimensions

- **Length:** Regular models are approx. 212–217 inches; Extended models are 232–237 inches.
- **Width:** ~79.3 inches (excluding mirrors).
- **Height:** ~80.5–84.1 inches.
- **Wheelbase:** 138 inches.
- **Ground Clearance:** ~7 inches.

Interior & Capacity

- **Seating Capacity:** 12 to 15 passengers (depending on configuration).
- **Cargo Volume:** Approx. 236–278 cubic feet.
- **Front Head Room:** 42.5 inches.
- **Front Leg Room:** 40.0 inches.
- **Front Hip Room:** 65.6 inches.

CROSS-USE PARKING AGREEMENT

This Cross-Use Parking Agreement ("Agreement") is entered into as of February 10, 2026, by and between:

Business A:
REIT 200 LLC, a Illinois Limited Liability Company, with its principal place of business at 200 E Rand Road Mt Prospect IL 60056 ("Party A")

and

Business B:
1st Family Dental of Arlington Heights P.C., a Illinois corporation, with its principal place of business at 201 E Kensington Road Mt Prospect IL 60056 ("Party B")

Party A and Party B may be referred to individually as a "Party" and collectively as the "Parties."

1. PURPOSE
The purpose of this Agreement is to establish the shared and reciprocal use of designated parking areas owned or controlled by the Parties.

2. PARKING AREAS
- Party A Parking Lot: Located at 200 E Rand Road Mt Prospect IL 50056.
- Party B Parking Lot: Located at 201 E Kensington Road Mt Prospect IL 60056.

3. CROSS-USE RIGHTS
Each Party grants the other Party a non-exclusive right to use parking spaces.

4. HOURS OF USE
Cross-use parking shall be permitted during:
7 days a week and 24 hours a day. There shall be no restriction on the hours and days of use.

5. MAINTENANCE AND OPERATION
Each Party is responsible for upkeep of its own parking area.

6. LIABILITY AND INDEMNIFICATION
Each Party agrees to indemnify the other for claims arising from its own negligence or misconduct.

7. INSURANCE
Each Party shall maintain liability insurance with minimum coverage of $1,000,000.

8. TERM AND TERMINATION
This Agreement begins on February 15, 2026 and continues until terminated with 30 days written notice.

9. NO ASSIGNMENT
Neither Party may assign rights without written consent.

10. GOVERNING LAW
This Agreement is governed by the laws of the State of Illinois.

11. ENTIRE AGREEMENT
This Agreement constitutes the full understanding between the Parties.

12. SIGNATURES

Party A:
Business Name: REIT 200 LLC
By: _____
Name: Chris Patel
Title: Principal
Date: 2/11/26

Party B:
Business Name: 1st Family Dental of Arlington Heights P.C.
By: _____
Name: GHASSAN ABBOUD
Title: President
Date: 2/10/26

CROSS-USE PARKING AGREEMENT

This Cross-Use Parking Agreement ("Agreement") is entered into as of February 10, 2026, by and between:

Business A:
REIT 200 LLC, a Illinois Limited Liability Company, with its principal place of business at 200 E Rand Road Mt Prospect IL 60056 ("Party A")

and

Business B:
Homestead Hospitality Group. , a Illinois Limited Liability Company, with its principal place of business at 303 E Kensington Road Mt Prospect IL 60056 ("Party B")

Party A and Party B may be referred to individually as a "Party" and collectively as the "Parties."

1. PURPOSE
The purpose of this Agreement is to establish the shared and reciprocal use of designated parking areas owned or controlled by the Parties.

2. PARKING AREAS
- Party A Parking Lot: Located at 200 E Rand Road Mt Prospect IL 50056.
- Party B Parking Lot: Located at 303 E Kensington Road Mt Prospect IL 60056.

3. CROSS-USE RIGHTS
Each Party grants the other Party a non-exclusive right to use parking spaces.

4. HOURS OF USE
Cross-use parking shall be permitted during:
7 days a week and 24 hours a day. There shall be no restriction on the hours and days of use.

5. MAINTENANCE AND OPERATION
Each Party is responsible for upkeep of its own parking area.

6. LIABILITY AND INDEMNIFICATION
Each Party agrees to indemnify the other for claims arising from its own negligence or misconduct.

7. INSURANCE
Each Party shall maintain liability insurance with minimum coverage of $1,000,000.

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10. GOVERNING LAW
This Agreement is governed by the laws of the State of Illinois.

11. ENTIRE AGREEMENT
This Agreement constitutes the full understanding between the Parties.

12. SIGNATURES

Party A:
Business Name: REIT 200 LLC
By: _____
Name: Chris Patel
Title: Principal
Date: 2/10/26

Party B:
Business Name: Homestead Hospitality Group LLC
By: _____
Name: Alpa Patel
Title: Member
Date: 2/10/26

Item Cover Page

Subject	**PZ-13-25 / 301 LaSalle St / CU: Major Planned Unit Development Amendment with Dwelling Units Above First Floor / Village Board Final**
Meeting	February 26, 2026 - 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 "Petitioner", R&A Management LLC, is seeking conditional use approval to amend an existing planned unit development (PUD) to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-feet (64'-0") in height and totaling approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade) and associated site improvements, for the property located at 301 LaSalle Street ("Subject Property"). The proposal requires Village Board approval to amend the existing PUD and allow for dwelling units to be constructed above the first floor. 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 into the Village in 1971 and is located at the northeast corner of South Elmhurst Road and LaSalle Street and is currently vacant. The Subject Property is part of an existing Planned Unit Development (PUD), commonly known as Lake Center Plaza, composed of multiple lots of record. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall. The subject property was rezoned from O-R* Office Research PUD to B-3 Community Commercial in 2018 via Ord. 6369. The Subject Property is zoned B-3 Community Shopping District PUD and is bordered by a stormwater retention pond (B-3 PUD) to the north, Mr. Beef and Pizza (B-3 Community Shopping District) to the south, an industrial building (I-1 Limited Industrial District PUD) to the west, and commercial properties that are part of the City of Des Plaines to the east.

Proposed Development: The Petitioner is proposing to construct a new, sixty-four-foot tall (64'-0"), five-story mixed-use building totaling approximately 76,650 square feet, including 148 parking spaces (116 at-grade and 32 below-grade) and related site modifications, and

seeks conditional use approval to amend the planned unit development (PUD) and to construct dwelling units above the first floor. The first floor would consist of approximately 7,620 square feet of commercial gross floor area. The various elements of the proposal are outlined below.

Zoning Compliance and Requested Relief: The proposed development seeks relief from a restriction under Ord. 3831 which established a setback requirement along Elmhurst Road of not less than thirty feet (30'-0"), plus an additional two feet five inches (2'-5") for each one foot (1'-0") of building height above thirty feet (30'-0"). Based on the proposed building height, a minimum setback of approximately 112.17 feet from Elmhurst Road would be required. The project proposes a one hundred and forty-six hundredths feet (100.46') setback from Elmhurst Road. An exception from Ordinance No. 3831 to provide a reduction to the building setback requirement along Elmhurst Road from 112.17' to 100.46' is requested as part of the major planned unit development amendment request. The project otherwise complies with the remaining requirements of Ord. 3831 and of the underlying B-3 zoning district.

Traffic and Parking: Vehicular access will be provided via a driveway off Lasalle Street, strategically designed to avoid congestion along Route 83/South Elmhurst Road. Parking and drive aisles will wrap around all four sides of the building, ensuring comprehensive site access. Designated accessible parking spaces will be placed near primary building entrances for convenience, while visitor parking will be located adjacent to the front entry for ease of access and wayfinding. Residential units will be assigned parking spaces through their lease agreements, with each space clearly marked by a corresponding number painted within the residential parking area. Signage may also be used to designate parking spaces reserved for commercial patrons.

Design, Signage, and Site Considerations: The proposed building materials include projecting and recessed brick coursing, face brick, articulated brick detailing, cast stone, fiber cement panels, metal cornices, black metal-framed PVC windows, glass guardrails, and metal-clad canopies. The commercial base of the building is primarily composed of cast stone, brick, fiber cement panels, and glass, creating a durable and visually engaging streetscape presence. Throughout the process, the Petitioner has worked collaboratively with staff to further enhance the building's architectural expression. Refinements include the addition of projected brick detailing along the upper portions of the tallest brick walls and select side elevations, replacement of EIFS with ground-face block within the recessed wall of the covered parking area along the west side of the building, and the incorporation of additional recessed balconies to provide greater depth and visual interest. These modifications collectively strengthen the overall design and result in a high-quality architectural product. Signage was illustrated on the north, south and east elevations. Dimensions were not provided and any future wall signs shall comply with code. If any signage relief is required, the planned unit development will allow any future signage relief to be reviewed and approved as an administrative amendment to the PUD. Final photometric, landscaping, and engineering plans will be reviewed and required at the building permit stage.

Stormwater Management: Because the stormwater detention that would be required for 301 LaSalle Street has already been provided under the development of 1731 Wall Street, no additional stormwater detention will be required as part of this project.

Long-Range Planning: The Comprehensive Plan designates the property as Mixed Use. The proposed development is a mixed-use development that provides ground-floor retail/restaurant and residential uses and is consistent with this designation. The 2020 Connect South Mount Prospect Sub-Area Plan prioritizes the Subject Property as the number 7

opportunity site and recommends commercial development, given the exposure to Elmhurst Road to support and help facilitate future redevelopment and improvements in South Mount Prospect.

Public Comments: As of this writing, no public comments have been received.

Standards and Findings: The Planning and Zoning Commission shall review the findings of fact in **Exhibit A** of the staff report and make a recommendation to the Village Board based on these findings.

Alternatives

A. Approval of the following motion:

1. An amendment to Ordinance No. 3831, as previously amended by Ordinance Nos. 5617, 6369, 6755 and 6785 of the Lake Center Plaza Planned Unit Development, to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-foot (64'-0") in height and totaling approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade), together with associated site improvements, for the property located at 301 LaSalle Street (Case No. PZ-13-25), subject to the conditions listed in the staff report.

B. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of the following motion:

1. An amendment to Ordinance No. 3831, as previously amended by Ordinance Nos. 5617, 6369, 6755 and 6785 of the Lake Center Plaza Planned Unit Development, to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-foot (64'-0") in height and totaling approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade), together with associated site improvements, for the property located at 301 LaSalle Street (Case No. PZ-13-25), subject to the conditions listed in the staff report.

Attachments

1. PZ-13-25 Staff Report
2. PZ-13-25 Administrative Content_Redacted
3. PZ-13-25 Plans

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

Ann Choi
Development Planner

DATE: February 19, 2026

CASE NUMBER
PZ-13-25

PETITIONER / PROPERTY OWNER
R&A Management LLC (Ridvan Alka) /
C.V. Land Holdings, LLC

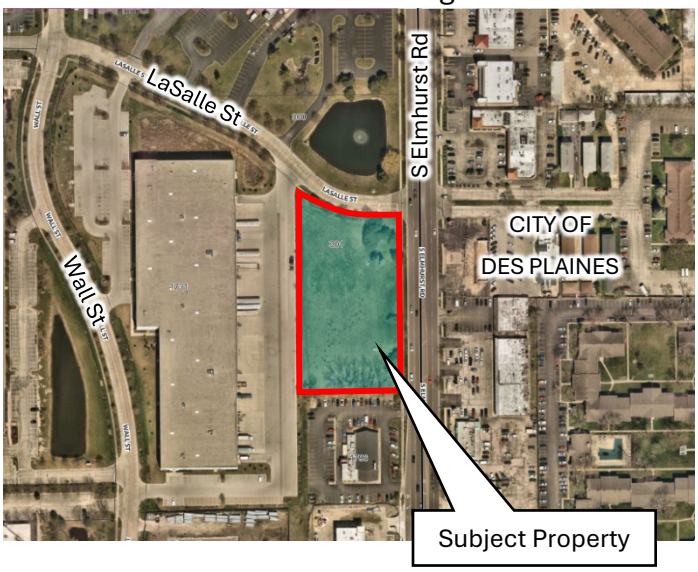
PUBLIC HEARING DATE
February 26, 2026

PROPERTY ADDRESS/LOCATION
301 LaSalle Street

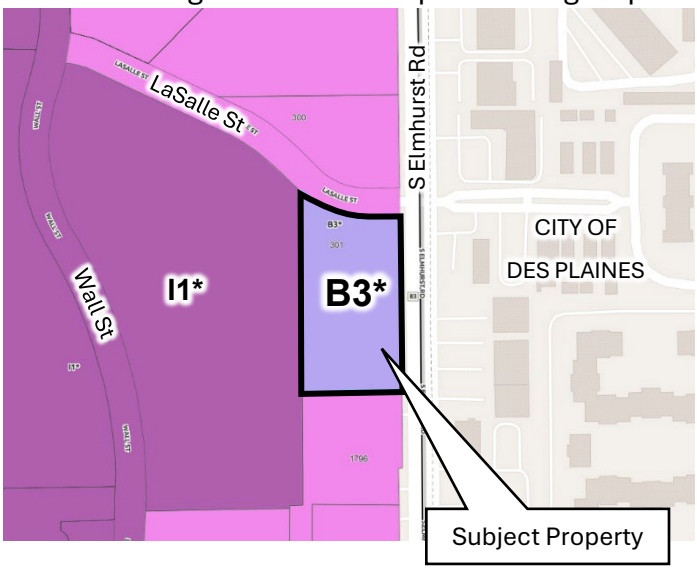
BRIEF SUMMARY OF REQUEST

The "Petitioner", R&A Management LLC, is seeking conditional use approval to amend an existing planned unit development (PUD) to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-foot (64'-0") in height and totaling approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade) and associated site improvements, for the property located at 301 LaSalle Street ("Subject Property"). The proposal requires Village Board approval to amend the existing PUD and allow for dwelling units to be constructed above the first floor. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2025 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 lot	North: B-3 Community Shopping East: City of Des Plaines South: B-3 Community Shopping West: I-1* Limited Industrial PUD	1.968 acres

STAFF RECOMMENDATION APPROVE | APPROVE WITH CONDITIONS | DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1971 and is located at the northeast corner of South Elmhurst Road and LaSalle Street and is currently vacant. The Subject Property is part of an existing Planned Unit Development (PUD), commonly known as Lake Center Plaza, composed of multiple lots of record that are illustrated in **Exhibit B** of this staff report. The original Lake Center Plaza PUD was created in 1987 via Ord. 3831 and allowed for industrial, office, and office research business uses. In 2007, the PUD was amended via Ord. 5617 to allow more than 75% lot coverage for individual lots within the PUD if the entire Lake Center Plaza development maintains a 75% lot coverage overall. The subject property was rezoned from O-R* Office Research PUD to B-3 Community Commercial in 2018 via Ord. 6369. The Subject Property is zoned B-3 Community Shopping District PUD and is bordered by a stormwater retention pond (B-3 PUD) to the north, Mr. Beef and Pizza (B-3 Community Shopping District) to the south, an industrial building (I-1 Limited Industrial District PUD) to the west, and commercial properties that are part of the City of Des Plaines to the east.

PROPOSAL

The Petitioner is proposing to construct a new, sixty-four-foot tall (64'-0"), five-story mixed-use building totaling approximately 76,650 square feet, including 148 parking spaces (116 at-grade and 32 below-grade) and related site modifications, and seeks conditional use approval to amend the planned unit development (PUD) and to construct dwelling units above the first floor. The first floor would consist of approximately 7,620 square feet of commercial gross floor area. The various elements of the proposal are outlined below.

Site Plan and Bulk Regulations

The proposed site plan includes the construction of a new five-story, approximately 76,650-square-foot mixed-use building located generally at the center of the Subject Property. Vehicular access to the site is provided via a single two-way curb cut from LaSalle Street. Parking is accommodated through a combination of at-grade, covered, and subterranean facilities. At-grade parking is located along the north, south, east, and west sides of the building, as well as along the corresponding property lines. Subterranean parking is proposed beneath the building and would be accessed via a parking ramp located along the south side of the building. In addition, covered open-air parking is provided along the west side of the building. Pedestrian access to the site is provided via three new accessible pedestrian walkways from the public sidewalk along Elmhurst Road and LaSalle Street to the building. A trash enclosure is located at the southwest corner of the property.

Pursuant to Village Code, parking lots are required to maintain a minimum setback of ten feet (10'-0") from property lines; the proposed development complies with this requirement. The B-3 District permits a maximum impervious surface coverage of seventy-five percent (75%). The proposed development would result in a lot coverage of approximately 71.8%, which is compliant with the Zoning Code. It should be noted that the project includes the installation of permeable pavers in the parking areas north and west of the building and these areas are counted in the impervious area calculation.

The maximum height of a building in the underlying B-3 District is the lesser of three (3) stories or thirty-five feet (35'-0"). The project proposes an overall height of sixty-four feet (64'-0"). Ordinance No. 3831, which approved the original planned unit development, allows buildings in the underlying zoning district with lots having frontage on Elmhurst Road to reach a maximum height of eighty feet (80'-0") or

six (6) stories, whichever is the lesser. As such, the proposed development is not required to seek relief from the number of stories or the height requirement of the B-3 district. Ordinance No. 3831 also established a setback requirement along Elmhurst Road of not less than thirty feet (30'-0"), plus an additional two feet five inches (2'-5") for each one foot (1'-0") of building height above thirty feet (30'-0"). Based on the proposed building height, a minimum setback of approximately 112.17 feet from Elmhurst Road would be required. The project proposes a one hundred and forty-six hundredths feet (100.46') setback from Elmhurst Road. An exception from Ordinance No. 3831 to provide a reduction to the building setback requirement along Elmhurst Road from 112.17' to 100.46' is requested as part of the major planned unit development amendment request. The following table outlines the project's compliance with the bulk regulation requirements for the B-3 Community Shopping District and Ordinance No. 3831.

Table 1: B-3 Bulk Regulations and Ordinance No. 3831

B-3 Code Requirement or Ord. 3831 Requirement		**Proposed**	**Relief Required?**
Minimum Setbacks: Section 14.1704.A **Front** (north lot line)	30'	66.68'	No
Interior Side (west lot line)	10'	50.5'	No
Exterior Side (east lot line)	30'	100.46'	No
Rear (south lot line)	20'	59.59'	No
Max. Height Section 14.1704.B Ord. 3831	Lesser of three (3) stories or 35' Lesser of six (6) stories or 80'	5 stories, 64'-0"	No
Max. Lot Coverage Section 14.1704.C	75%	71.8%	No
Transitional Setbacks Section 14.1704.D	Where a side or rear setback in the B-3 district is contiguous to any single-family residential property, all buildings, structures, and parking lots shall meet the minimum required yard setback in the underlying zoning district or the minimum required yard setback in the adjacent zoning district, whichever is greater.	N/A	No
Restrictions on Business Uses Section 14.1704.E	All business establishments shall be retail or service establishments dealing with customers. All business, servicing or processing shall be conducted within completely enclosed buildings, with the exception of permitted outdoor sales in section 14.311 of this chapter. The normal sales and services offered at automobile service stations, drive-in/carryout restaurants and retail sales of motor vehicles are excluded from this provision.	Complies	No
Ordinance No. 3831 Section Three, subsection C	Building setbacks from Elmhurst Road and Algonquin Roads shall be not less than 30' plus 2'-5" for every 1' of building height above 30' or 112.17'	**100.46'**	**Yes**

Traffic and Parking

Vehicular access will be provided via a driveway off Lasalle Street, strategically designed to avoid

congestion along Route 83/South Elmhurst Road. Parking and drive aisles will wrap around all four sides of the building, ensuring comprehensive site access. A total of 148 parking spaces are proposed for the subject property, meeting code requirements. The proposal includes 96 spaces allocated to the residential units, 42 spaces designated for the ground-floor commercial uses, and 10 spaces reserved for guest parking. Five (5) designated accessible parking spaces will be placed near primary building entrances for convenience, while visitor parking will be located adjacent to the front entry for ease of access and wayfinding. Residential units will be assigned parking spaces through their lease agreements, with each space clearly marked by a corresponding number painted within the residential parking area. Signage may also be used to designate parking spaces reserved for commercial patrons.

In the B-3 Community Shopping District, restaurants are required to provide twelve (12) parking spaces per 1,000 square feet of floor area. Pursuant to the Zoning Code, areas devoted primarily to storage, restrooms, and corridors used solely to access these areas are not counted towards the parking calculation.

Based on comparable restaurant developments, staff estimates that these exclusions reduce the applicable floor area to approximately 70% of the gross floor area. Applying this factor to the proposed restaurant space results in a requirement of 21 off-street parking spaces.

Table 2: Parking Requirement

Use	No. of Dwelling Units (DU)	Parking Ratio	Gross Floor Area (SF)	Parking Required
Residential	3 Bedroom: 8 2 Bedroom: 26 1 Bedroom: 12	2.5 spaces/DU 2 spaces/DU 2 spaces/DU Guest: 1/10 spaces	N/A	20 52 24 10
Retail	N/A	4/1000 SF	5,123	21
Restaurant	N/A	12/1000 SF*	2,500	21
			Total Parking Spaces Required	148
			Total Parking Spaces Provided	148
			Total Accessible Parking Spaces Required	5
			Total Accessible Parking Spaces Provided	5

* Staff estimates that approximately 70% of the total restaurant floor area will be counted toward the parking requirement, as areas primarily devoted for storage, restrooms, and corridors used solely for access those areas are excluded from the off-street parking calculation pursuant to the Zoning Code.

The proposed development includes approximately 7,623 square feet of commercial space located on the ground floor. In anticipation of the potential for a restaurant tenant to locate within the development, staff recommended that 2,500 square feet of the commercial area be planned and parked as a restaurant space, with the remaining 5,123 square feet allocated to retail uses.

This allocation ensures that, should a restaurant ultimately occupy a portion of the space, sufficient parking will already be accounted for to accommodate the higher parking demand typically associated with restaurant uses, without requiring future parking modifications or zoning relief.

Given the intensity of the proposed development and the number of parking spaces on site, staff is recommending limiting the gross floor area of any future restaurant tenant to no more than 2,500 square-feet as a condition of approval.

Floor Plans

The project consists of a fully sprinklered, five-story mixed-use building with Type IA podium and below-grade parking structure. Above the podium, the building features a Type V wood-framed multi-family apartment building with a combination of masonry and fiber-cement panel veneer exterior. The development will include forty-six (46) apartment units in a mix of one-, two-, and three-bedroom layouts. Each floor encompasses nearly 16,000 square feet, with a total gross floor area of 76,650 square feet. Key building features include elevators serving all levels, private balconies, and residential amenities.

The Petitioner proposes five tenant spaces on the ground level with a total gross floor area of 7,123 square feet of retail/restaurant space and a lobby and mailroom. The second floor will provide a fitness room, club room, additional leasing room, and will consist of two (2) three-bedroom units, five (5) two-bedroom units and three (3) one-bedroom units. The third, fourth and fifth floors will consist of six (6) three-bedroom units, twenty-one (21) two-bedroom units and nine (9) one-bedroom units. The basement consists of the thirty-two (32) subterranean parking spaces, storage/mechanical rooms, and an elevator and lobby.

Building Elevations

The proposed building materials include projecting and recessed brick coursing, face brick, articulated brick detailing, cast stone, fiber cement panels, metal cornices, black metal-framed PVC windows, glass guardrails, and metal-clad canopies. The commercial base of the building is primarily composed of cast stone, brick, fiber cement panels, and glass, creating a durable and visually engaging streetscape presence.

Throughout the process, the Petitioner has worked collaboratively with staff to further enhance the building's architectural expression. Refinements include the addition of projected brick detailing along the upper portions of the tallest brick walls and select side elevations, replacement of EIFS with ground-face block within the recessed wall of the covered parking area along the west side of the building, and the incorporation of additional recessed balconies to provide greater depth and visual interest. These modifications collectively strengthen the overall design and result in a high-quality architectural product.

Landscaping

The Petitioner has proposed extensive perimeter and foundation landscaping throughout the site. Shade trees, including oak, hackberry, linden, honeylocust, and elm, are provided along the north, south, east, and west property lines at an average spacing of seventy-five feet (75'), in compliance with code requirements. In addition, clustered plantings consisting of seven (7) shrubs, such as ninebark, viburnum, yew, juniper, currant, dogwood, and hydrangea, are spaced approximately thirty-five feet (35') apart along the same property lines.

Foundation landscaping is also provided along the north and east elevations of the buildings, which are the most visible from South Elmhurst Road and LaSalle Street. The Petitioner has submitted a tree survey and preservation plan indicating that a total of fifty-one (51) existing trees will be removed to

accommodate the required perimeter landscaping and parking lot improvements. A final code compliant landscape plan shall be submitted with the building permit application.

Photometric Plan

Eleven (11) new light poles are proposed around the perimeter of the subject property. An additional nine (9) wall mounted lights are proposed on the east, west and south façades of the building. The covered parking spaces along the west side of the building will also be lit by thirteen (13) recessed lighting fixtures. All exterior lighting fixtures are required to be full cutoff and fully shielded. Flat lenses are required for all lighting fixtures. A code-compliant photometric plan will be required as part of building permit submittal.

Signage

Signage was illustrated on the north, south and east elevations. Staff counts a total of six (6) wall signs. Dimensions were not provided and any future wall signs shall comply with code. If any signage relief is required, the planned unit development will allow any future signage relief to be reviewed and approved as an administrative amendment to the PUD.

Stormwater Management

The Subject Property is part of the Lake Center Plaza development. Stormwater detention volume was provided in the two (2) retention ponds north of LaSalle Street and along Elmhurst Road in accordance with the codes and standards in place at the time of the Lake Center Plaza development in the 1980s. Codes and design standards have changed significantly since these detention ponds were installed, so these ponds would not meet current design practices.

In 2018, the property located at 1731 Wall Street was developed. As part of that development, it was required that stormwater detention be provided to "make up the difference" between the volume existing in the Lake Center Plaza ponds prorated for 1731 Wall Street, and the volume that would be required under today's standards. The detention pond installed north of the building was installed to accommodate this difference.

At the time that 1731 Wall Street was developed, the Subject Property was considered as a "future outlot" associated with 1731 Wall Street. The detention pond installed at 1731 Wall Street was oversized to accommodate the stormwater detention that would be required for 301 LaSalle Street. Consequently, because the stormwater detention that would be required for 301 LaSalle Street has already been provided under the development of 1731 Wall Street, no additional stormwater detention will be required as part of this project.

The site is being designed to drain towards the existing detention ponds. Pervious brick pavers are proposed to increase infiltration and satisfy MWRD volume control requirements.

Construction Schedule

The Petitioner anticipates Village Board consideration in March or April 2026 and expects to submit building permit applications in May 2026, with permit issuance anticipated in August 2026. Construction is expected to be completed between August and November 2027.

Other Departments

Public Works

The Public Works Department has reviewed the plans for the proposed multi-family development and

has no objections to the requested PUD amendment. However, several items will need to be addressed during the building permit submittal and review process. Specifically, the property owner must acknowledge and accept the ongoing maintenance responsibilities associated with the proposed permeable brick pavers. A condition of approval will require that documentation of all maintenance activities be provided to Public Works on an annual basis to demonstrate compliance with the approved Operations and Maintenance Plan. Failure to provide such documentation would constitute a violation of both Village and Metropolitan Water Reclamation District (MWRD) permit requirements.

In addition to Village approvals, the Petitioner will be required to obtain all applicable permits from outside agencies, including the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for new sanitary service and stormwater management, the Illinois Department of Transportation (IDOT) for any work within the Elmhurst Road right-of-way, the Illinois Environmental Protection Agency (IEPA) for the proposed watermain and erosion control measures (including the NPDES ILR10 permit), and the Illinois American Water Company for work associated with water service and fire hydrant connections.

LONG-RANGE PLANNING

The Future Land Use Map in the Village's 2017 Comprehensive Plan designates the Subject Property as "Mixed-Use District". Primary uses within this category include commercial, industrial, manufacturing, office, and recreational uses, health services, hotel, civic uses, and restaurants. The proposed development is a mixed-use development that provides ground-floor retail/restaurant and residential uses.

The 2020 Connect South Mount Prospect Sub-Area Plan offers an opportunity sites map that prioritizes development sites in the study area. The plan prioritizes the Subject Property as the number 7 opportunity site and recommends commercial development given the exposure to Elmhurst Road. The site is a part of 15 total opportunity sites intended to support and help facilitate future redevelopment and improvements in South Mount Prospect.

Finally, the Village's 2025-2026 Strategic Plan provides staff a collection of goals, policies, and priorities to adhere to and complete for the specified calendar year. Goal 4 of the plan identifies Redevelopment in South Mount Prospect as an objective and South Mount Prospect Development Projects as a policy agenda item.

PUBLIC COMMENTS

As of this writing, staff has not received any public comments.

STANDARDS AND FINDINGS

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

Staff finds that the proposed conditional use requests meet the applicable standards contained in the Mount Prospect 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:

"Motion to approve:

1. An amendment to Ordinance No. 3831, as previously amended by Ordinance Nos. 5617, 6369, 6755 and 6785 of the Lake Center Plaza Planned Unit Development, to permit dwelling units above the first floor in order to construct a new five-story mixed-use building approximately sixty-four-foot (64'-0") in height and totaling approximately 76,650 square feet. The proposed development includes 148 parking spaces (116 at-grade and 32 below-grade), together with associated site improvements, for the property located at 301 LaSalle Street (Case No. PZ-13-25), subject to the following conditions:
    a. Deviations or exceptions from the Village's Zoning Code as necessary to permit development of the Subject Property as a planned unit development in accordance with this Ordinance and the Approved Plans (as defined below), including all specific zoning deviations and exceptions set forth in the Petitioner's application materials.
    b. Development of the site in strict conformance with the following Approved Plans:
        i. Boundary, Topographic Survey & Demolition Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
        ii. Preliminary Site and Utility Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
        iii. Preliminary Grading Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
        iv. Operation and Maintenance Plan (1 sheet) prepared by Ridgeline Consultants LLC, dated 07/18/2025 and bearing the latest revision date of 01/23/2026;
        v. Architectural Site Plan (1 page) prepared by Fitzgerald, and dated February 11, 2026;
        vi. Architectural Floor Plans (1 page) prepared by Fitzgerald, and dated February 3, 2026;
        vii. Exterior Elevations (1 page) prepared by Fitzgerald, and dated February 11, 2026;
        viii. Building and Wall Sections (1 page) prepared by Fitzgerald and dated February 11, 2026;
        ix. Landscape Plan (1 sheet) prepared by Juli Ordower Landscape Architecture and dated January 20, 2026;
        x. Tree Survey and Tree Inventory (2 sheets) prepared by Juli Ordower Landscape Architecture and dated December 9, 2025;
        xi. Material Board (1 sheet) prepared by Fitzgerald, and dated January 23, 2026.
    c. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations.
    d. The use of stucco or engineered stucco systems (EIFS - type) is prohibited.
    e. The property owner is aware and accepts the ongoing maintenance responsibilities associated with the permeable brick pavers. The property owner shall provide documentation to the Public Works Department for all maintenance activities performed on an annual basis (before the end of each calendar year or at another time at the discretion of the Director of Public Works) to confirm that all requirements detailed in the Operations & Maintenance Plan are being met.
    f. Submittal of landscape, irrigation and photometric plans that comply with Village codes and regulations during the permitting process.

g. All signs shall be submitted, reviewed, and approved during the permitting process. All signs shall conform to Village Code. Any future relief requested for signage shall require an application for a minor amendment to the PUD.
h. The Petitioner shall address all comments included in the Village review letter dated February 18, 2026 (PZ-13-25) attached as **Exhibit C** of the staff report.

The Village Board's decision is final.

ATTACHMENTS:

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

I concur:

Jason C 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 states that the proposed dwelling units above the ground floor are designed in compliance with all applicable zoning and building code requirements and will not be detrimental to the public health, safety, comfort, or general welfare. The Petitioner further states that the site plan and supporting materials demonstrate that adequate access, utilities, drainage, and other necessary facilities are available, with ingress and egress provided from LaSalle Street in a manner intended to minimize traffic impacts on surrounding roadways.

The Petitioner further indicates that the proposed residential use is compatible with surrounding retail uses and will not impair the use, enjoyment, or value of nearby properties, nor impede the normal and orderly development of the area. The proposal is stated to be consistent with the Village's Comprehensive Plan, the Connect South Mount Prospect Sub-Area Plan, and applicable B-3 District regulations, except as modified through the conditional use approval process.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval for a PUD amendment and conditional use for dwelling units above the first floor and finds that the conditional use standards have been met. Staff finds that the proposal will not endanger the public health, safety, morals, comfort, or general welfare. The proposed project would redevelop a long-vacant parcel with compatible uses that support the continued viability and productive use of the property. The proposed mixed-use development and related site improvements are appropriate for the district and are consistent with surrounding uses. Just south of the Subject Property is a similar mixed-use project (1798 S. Elmhurst Road) that was approved in 2021 on the site of a former gas station. The information provided does not suggest that the proposal will generate nuisances that will be injurious to the uses and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood in which it is to be located. The proposed development is zoned B-3

Community Shopping District and permits dwelling units above the first floor via a conditional use permit. The proposed development is compatible and consistent with the surrounding land uses including the restaurant and similar mixed-use development directly to the south, and several one-story commercial buildings to the east within the City of Des Plaines.

The proposed conditional use is not contrary to the objectives of the Village's 2017 Comprehensive Plan as the Subject Property is designated as Mixed-Use District on the Future Land Use Map, which supports a range of commercial and employment-oriented uses, including retail and restaurants, consistent with the proposed mixed-use development. Other long-range planning documents including the 2020 Connect South Mount Prospect Sub-Area Plan identifies the Subject Property as a prioritized opportunity site and recommends commercial development due to its visibility along Elmhurst Road, and the Village's 2025–2026 Strategic Plan identifies redevelopment in South Mount Prospect as a key goal, further supporting the proposed project. The conditional use requests conform to the applicable regulations of the underlying B-3 Community Shopping District, with an exception (building setback from Elmhurst Road) identified in the staff report and in the Petitioner's application materials.

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, staff recommends approval of the conditional use requests.

GENERAL STANDARDS FOR PLANNED UNIT DEVELOPMENTS

Section 14.504.A of the Village of Mount Prospect Zoning Ordinance provides that a Planned Development shall conform to the following requirements:

1. Except as modified by and approved in the final Planned Unit Development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.
2. The principal use in the proposed Planned Unit Development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.
3. The proposed Planned Unit Development is in the public interest and is consistent with the purposes of this zoning ordinance.
4. The streets have been designed to avoid:
    a. Inconvenient or unsafe access to the Planned Unit Development;
    b. Traffic congestion in the streets which adjoin the Planned Unit Development;
    c. An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the Planned Unit Development.

Petitioner's Findings: The Petitioner states that the proposed planned unit development generally complies with the regulations of the B-3 District, except as modified through the PUD approval process, as demonstrated by the submitted site plan and supporting materials. The Petitioner further states that while the Village's 2017 Comprehensive Plan did not specifically contemplate residential use on the Subject Property, the 2020 South Mount Prospect Sub-Area Plan encourages new and diverse housing opportunities, the redevelopment of underutilized sites, and investment in existing infrastructure. The Petitioner indicates that the proposed residential use is consistent with these goals and objectives and expands housing options in the southern portion of the Village.

The Petitioner further asserts that the proposed planned unit development is in the public interest and

consistent with the purposes of the zoning ordinance by adding new housing while maintaining compatibility with the surrounding area. The Petitioner maintains that no new public streets are proposed, and access to the site is designed to occur from LaSalle Street rather than Route 83 in order to minimize traffic congestion and avoid unsafe or inconvenient access. As designed, the Petitioner states that the development is not anticipated to place an excessive burden on public facilities, including streets, schools, parks, or other public services.

Staff's Findings: Staff finds that, except as modified by and approved in the final Planned Unit Development, the proposed development complies with the regulations of the B-3 Community Shopping District. The proposed Planned Unit Development generally meets the intent of the underlying zoning district and conforms to applicable development standards, including lot coverage and setbacks, except where relief is requested for the setback requirement from Elmhurst Road as required under Ordinance No. 3831.

Staff further finds that the proposed project is consistent with the Village's Comprehensive Plan. The Future Land Use Map designates the Subject Property as a Mixed-Use District on the Future Land Use Map, which supports a range of commercial and employment-oriented uses, including retail and restaurants, and is consistent with the proposed mixed-use development.

The proposed planned unit development is in the public interest and is consistent with the purposes of the zoning ordinance, as it facilitates the development of an underutilized property with a use permitted within the Mixed-Use land use category. The proposed development will provide approximately 7,100 square feet of ground-floor commercial uses, forty-six (46) above-ground residential units and sufficient parking on a parcel of land that has sat vacant since the creation of the original planned unit development.

Staff finds that the proposed circulation and access design is adequate. Vehicular access to on-site parking and refuse collection is provided via a two-way curb cut on the north side of the site via LaSalle Street, which is intended to maintain safe ingress and egress and limit traffic impacts on the adjacent Route 83/Elmhurst Road. The proposed development is not anticipated to result in traffic congestion on surrounding streets or create an excessive burden on nearby public parks, recreation areas, schools, or other public facilities serving the area.

STANDARDS FOR PLANNED UNIT DEVELOPMENTS WITH OTHER EXCEPTIONS

Section 14.504.C of the Village of Mount Prospect Zoning Ordinance states that the Village Board may approve planned unit developments which do not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned unit development, but only when the Board finds such exceptions are consistent with the following standards:

1. Any reduction in the requirements of this chapter is in the public interest.
2. The proposed exceptions would not adversely impact the value or use of any other property.
3. Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

4. In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.
5. All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:
    a. The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.
    b. All transitional yards and transitional landscape yards of the underlying zoning district are complied with.
    c. If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:
        i. All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;
        ii. All structures located along the entire perimeter of the planned unit development must be permanently screened with sight-proof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.
    d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

Petitioner's Findings: The proposed planned unit development includes a request to reduce the required building setback along Elmhurst Road from approximately 112.2 feet to 100.5 feet. The Petitioner finds that the requested reduction is in the public interest, as it facilitates redevelopment of a vacant property and supports increased residential density consistent with the objectives of the planned unit development.

The Petitioner further finds that the proposed setback reduction of 12 feet will not adversely affect the value or use of adjacent properties and will not interfere with the functional use of neighboring sites. The proposed development does not include senior housing or assisted living facilities and complies with applicable residential density standards. The Petitioner states that all perimeter setbacks meet or exceed the requirements of the underlying B-3 District and the adjacent I-1 District. The Petitioner finds that transitional yard requirements do not apply, as the subject property does not abut any single-family residential properties, and no additional screening is necessary to protect the privacy or enjoyment of adjoining properties.

Staff's Findings: Staff finds that the requested zoning relief for the proposed mixed-use development is in the public interest and is solely for the purpose of promoting better development. The requested exception from the building setback requirement along Elmhurst Road is necessary to accommodate a commercial ground floor and four residential levels to make the development financially viable. Strict application of the setback requirement would reduce the buildable area of the site and limit the amount of area dedicated to parking. Such exception is solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

Staff further finds that the proposed mixed-use development will likely not adversely impact the value or

use of adjacent properties. The proposed project would redevelop a long-vacant parcel with compatible uses that support the continued viability and productive use of the property. The proposed mixed-use development and related site improvements are appropriate for the district and are consistent with surrounding uses. Just south of the Subject Property is a similar mixed-use project (1798 S. Elmhurst Road) that was approved in 2021 on the site of a former gas station. The proposed development is compatible and consistent with the surrounding land uses including the restaurant and similar mixed-use development directly to the south, and several one-story commercial buildings to the east within the City of Des Plaines.

The proposed development proposes a total of forty-six (46) dwelling units on approximately 1.97 acres of land resulting in a density of approximately twenty-three (23) dwelling units per acre, far less than the maximum required 48 dwelling units per acre. However, the proposed development does not include senior housing or assisted living facilities.

The proposed building complies with all setback requirements in the underlying zoning district. An exception is requested from the setback requirement along Elmhurst Road as required under Ordinance No. 3831 which established the original planned unit development.

Transitional setbacks are not applicable as the Subject Property is not contiguous to any single-family residential property. The area of open space (28.2%) provided is at least that required in the underlying B-3 Community Shopping District.

Based on the foregoing, staff finds that the requested zoning relief is consistent with the standards for planned unit developments with other exceptions and supports approval of the proposed planned unit development.

Exhibit B: Lake Center Plaza PUD

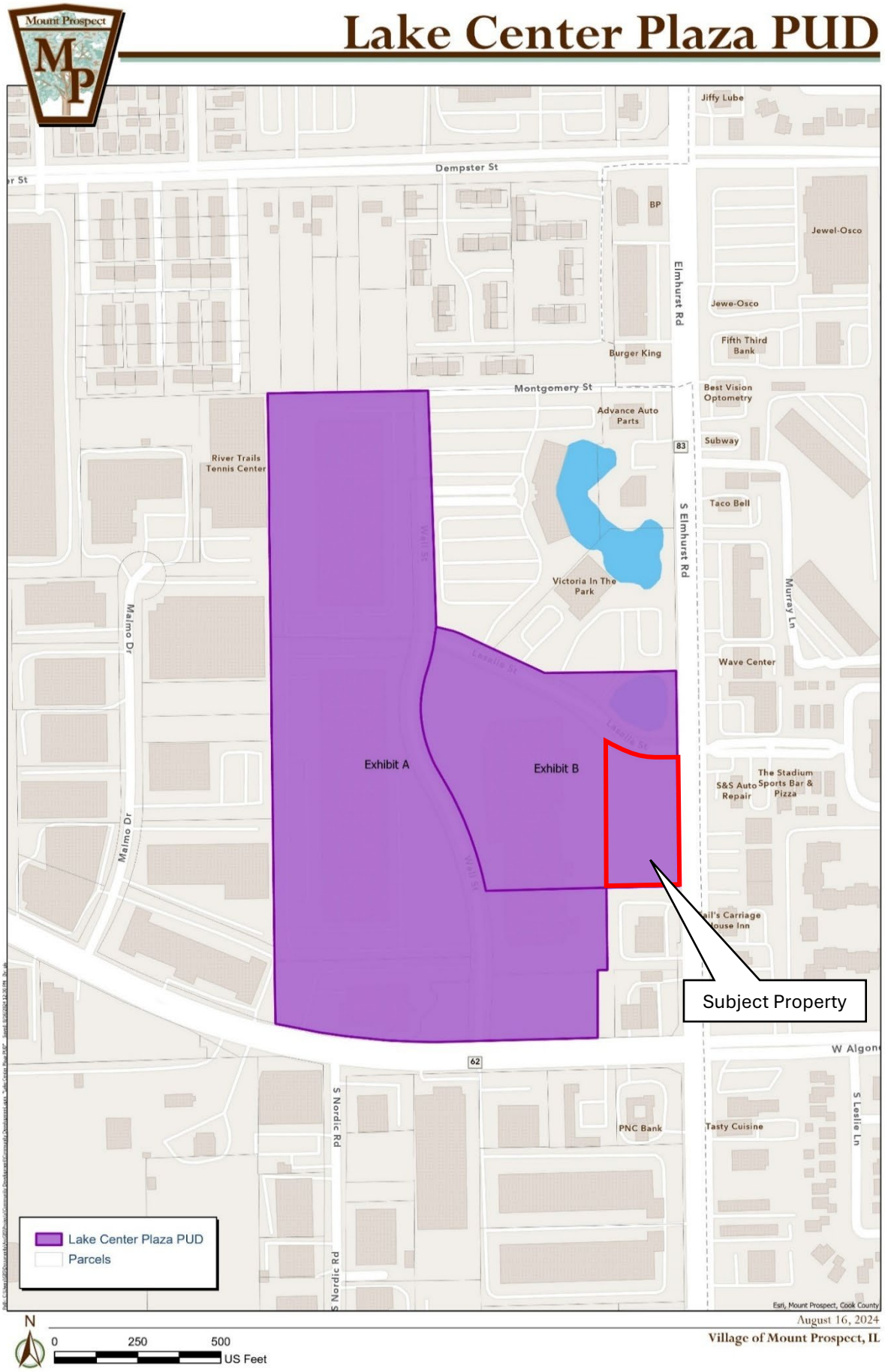


Exhibit C
Village Review Letter

MAYOR
Paul Wm. Hoefert

TRUSTEES
Vincent J. Dante
Elizabeth B. DiPrima
Terri Gens
William A. Grossi
John J. Matuszak
Colleen E. Saccotelli

VILLAGE MANAGER
Michael J. Cassady

VILLAGE CLERK
Karen Agoranos

Phone: 847/962-6000
Fax: 847/962-6022
www.mountprospect.org

Village of Mount Prospect

50 S. Emerson Street, Mount Prospect, Illinois 60056

February 18, 2026

FitzGerald Design
c/o Eric Overby
Via e-mail: eoverby@fitzgeralddesign.com

Re: 301 LaSalle St / PUD Major Amendment / Review #5

Dear Mr. Overby,

The Village of Mount Prospect has reviewed the second submittal for a mixed-use development project proposed for the vacant site located at 301 LaSalle Street, Mount Prospect. Staff has the following review comments:

Public Works Department:
PW has reviewed the revised preliminary plans submitted for the new multi-family development proposed at 301 LaSalle Street, and have no objections to the requested PUD amendment. However, the following will have to be addressed as part of the Building Permit submittal/review:

1. Confirm that the property owner is aware and accepts the ongoing maintenance responsibilities associated with the permeable brick pavers. The property owner is aware and accepts the ongoing maintenance responsibilities associated with the permeable brick pavers. The property owner shall provide documentation to the Public Works Department for all maintenance activities performed on an annual basis (before the end of each calendar year or at another time at the discretion of the Director of Public Works) to confirm that all requirements detailed in the Operations & Maintenance Plan are being met. Failure to do so would be considered a violation of both Village and MWRD permit requirements.
2. In addition to Village approval, permits must be obtained from the following agencies:

    - From Metropolitan Water Reclamation District of Greater Chicago (MWRD) for the new sanitary service and stormwater management.

- From Illinois Department of Transportation (IDOT) for any work in the Elmhurst Road right of way.

- From the Illinois Environmental Protection Agency for the new watermain and erosion control measures (NPDES, ILR10 permit)

- From the Illinois American Water Company (IAWC) for work on the water service and fire hydrant connections.

It must be understood that the comments listed above reflect issues noted during a review of the proposed preliminary plans. No exceptions or variations from Village Codes are indicated or approved. A thorough review of the site design and details will be performed as part of the Building Permit review process to ensure Code compliance.

Building Department:

3. Full permit drawings shall comply with all applicable codes. Podium details shall include code analysis that list fire ratings, areas, heights, and all necessary information and code reference to support proposed type and use.

Fire Department:

The following items must be addressed during building permit submittal:

4. A fire sprinkler system and standpipe system in accordance with NFPA 13 and NFPA 14 will be required for this project for all buildings. Ensure fire sprinkler shop drawings, hydraulic calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202

5. A fire alarm system will be required for this project. Ensure that the fire alarm shop drawings with point-to-point wiring diagrams, battery load calculations, and equipment cut sheets are submitted for review.
   Village of Mount Prospect Fire Prevention Code, 24.202

6. An additional means of egress may be required based on occupancy load and travel distances. Additional means of egress may be depending on the final room configuration.

7. An egress plan must be provided for the entire building. This plan must include occupant loads, travel distances, egress widths, and common path of travel distances. An egress plan will be required when the building plans are submitted for review. Additional exits may be required.
8. All egress doors are to use keyless locksets on the egress side. No flush bolts, dead or draw bolts, etc. will be allowed.

   Life Safety Code, 7.2.1.5.1

9. An emergency vehicle/apparatus turning radius diagram for all parking lots, fire lanes, and turnaround points must be provided.
10. All new sprinkler risers and associated fire pump equipment shall be in a separate room with a minimum of two-hour construction.
11. A fire pump and standpipe system(s) will be required for this building. Please ensure that drawings are submitted for these systems to the Fire Department for review.

12. Fire hydrants are shown to be supplied from watermains throughout the new development. Water flow calculations will be required to verify that the new proposed watermain sizes can meet the required fire flow GPM demand. The minimum fire flow for a residential occupancy is 3000 gallons per minute at 20 PSI residual pressure. This documentation must be provided to the Village of Mount Prospects Public Works Engineering Department for review and approval, along with a copy to the Mount Prospect Fire Department.

    Village of Mount Prospect Fire Prevention Code, 16.403 C

If any changes are requested, please make the changes as noted above and submit a point-by-point response letter and pdf files of the drawings. Please upload revisions into the portal. Feel free to contact me at (847) 818-5314 / achoi@mountprospect.org if you have any questions.

Sincerely,

Ann Choi
Development Planner
Community Development

c: File

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:	PZZ25-000020	Date of Submission:	07/24/2025	Hearing Date:	2/26/2026
Project Name/Address:	PZ-13-25 301 LaSalle St (CU: Major PUD Amendment, CU: Dwelling Units Above 1st Floor)				

I. Subject Property

Address(es):	301 Lasalle St		
Zoning District(s):	B3*	Property Area (SqFt and/or Acreage):	1.92 acres
Parcel Index (PIN(s)):	08-23-203-045-0000		

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

- [x] Conditional Use: For — Major PUD Amendment; DU Above First Floor
- [ ] Variation(s): To
- [ ] Zoning Map Amendment: Rezone From ____ To ____
- [ ] Zoning Text Amendment: Section(s)
- [ ] Other:

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

The proposed multi-family residential project is located at 301 Lasalle Street in Mount Prospect, Illinois, on a 1.9682-acre (85,733 square feet) property situated at the southwest corner of Route 83/South Elmhurst Road and Lasalle Street, approximately 450-feet north of West Algonquin Road in the Lake Center Plaza Planned Development. The site is currently undeveloped land listed 'For Sale' in a B3 – Commercial Shopping zoning district. The site is bordered by Lasalle Street to the north, Route 83/South Elmhurst Road to the east, a warehouse (I1 Limited Industrial) to the west, and restaurant (B3 Commercial Shopping) to the south. On the north side of Lasalle Street, there are additional I1 and B3 Zoning Districts, which are adjacent to RX - Single Family, R4 - Multi-Family Residence, and R4* - Planned Unit Development (Multi-Family Residence) zoning districts. On the east side of Route 83/South Elmhurst Road lies Des Plaines, Illinois.

The project consists of a fully sprinklered, four-story mixed-use building with Type IA podium and below-grade parking structure. Above the podium, the building features a Type V wood-framed multi-family apartment building with a combination of masonry and fiber-cement panel veneer exterior. The development will include 40 apartment units in a mix of one-, two-, and three-bedroom layouts. Each floor encompasses ±15,896 square feet, with a total gross floor area of 79,044 square feet. Key building features include elevators serving all levels, private balconies and at-grade patios, and residential amenities. Additionally, there will be 100 outdoor at-grade parking spaces and 32 indoor below-grade parking spaces to accommodate both tenants and visitors.

The proposed building will be centrally positioned within the site to optimize circulation and accessibility. Vehicular access will be provided via a driveway off Lasalle Street, strategically designed to avoid congestion along Route 83/South Elmhurst Road.

Parking and drive aisles will wrap around all four sides of the building, ensuring comprehensive site access. Designated handicap parking spaces will be placed near primary building entrances for convenience, while visitor parking will be located adjacent to the front entry for ease of access and wayfinding.

The applicant is requesting a major amendment to an existing planned unit development and a conditional use for dwelling units located above the ground floor. The proposed site landscaping will feature trees and plantings to enhance security and curb appeal. Additionally, fences are planned along the west and south property lines to prevent pedestrian access from neighboring businesses, mitigate noise impacts, and shield surrounding areas from vehicle headlights.

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

Name:	Eric Overby	Corporation:	R&A Management LLC
Address:			
City, State, ZIP Code:			
Phone:		Email:	[redacted]
Interest in Property:			

V. Property Owner

- [ ] Check if Same as Applicant

Name:	Chicago Title Land Trust Company (Trustee)	Corporation:	
Address:	35 W. Wacker Drive		

City, State, ZIP Code:	Chicago, IL 60601		
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: Date:



(Print or Type Name) Eric Overby

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: Date:

(Print or Type Name)

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

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, Lawrence M. Freedman, under oath, state that I am
(print name)

☐ the sole owner of the property
☐ an owner of the property
☑ an authorized officer for the owner of the property

commonly described as 301 S. LaSalle Street, Mt. Prospect, Illinois
(property address and PIN) 08-23-203-045-0000

and that such property is owned by Chicago Title Land Trust Company u/t/n 40666, the beneficial owner of which is CV Land Holdings, LLC as of this date.
(print name)

Signature

Subscribed and sworn to before
me this 24th day of
July, 2025.

Notary Public

Notary Public State of Illinois
Official Seal
Leslie M Mercado
Comm.# 980507
My Commission Expires 10/31/2027

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

Property Owner	
☐ Check if Same as Applicant	
Name: Ridvan Alka	Corporation: R&A Management LLC
Address: 555 W. Carboy Road	
City, State, ZIP Code: Mount Prospect, Illinois 60056	
Phone: [redacted]	Email: [redacted]

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: _____ Date: July 23, 2025
(Signature)

Ridvan Alka
(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.

Beneficial **Property Owner:** CV Land Holdings LLC
By: 18 Chai Corp, its manager _____ Date: July 23, 2025
(Signature)

By: _____
(Print or Type Name) Lawrence M. Freedman, VP

RIDER #2 ATTACHED HERETO AND MADE A PART OF REAL ESTATE SALES CONTRACT DATED JANUARY 21, 2025 BY AND BETWEEN 301 LASALLE, LLC, AS PURCHASER AND CHICAGO TITLE LAND TRUST, AS TRUSTEE U/T/A DATED MARCH 9, 1970, A/K/A TRUST NO. 40666, AS SELLER

1. Purchaser shall be modified to R&A Management, LLC, an Illinois limited liability company.

2. The proposed Property to be constructed is described as follows: number of stories (5), number of total apartment units (46), gross floor area (90,591 SF), number of outdoor at-grade parking spaces (116), number of indoor parking spaces (32).

PURCHASER:

R&A Management, LLC

By:_____
Its Manager

SELLER:

Chicago Title Land Trust, not personally but as Trustee aforesaid

By:_____

C.V. Land Holdings, L.L.C., a Delaware limited liability company, Its Sole Beneficiary with Power of Direction

By: 18 Chai Corp., an Illinois corporation, Its Manager

By:_____
Vice President

TOTAL PAYMENT DUE

$0.00

By 03/15/2026

2024 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
08-23-203-045-0000	050	16048	2024	(2025)	Elk Grove	1-00

IF PAYING LATE, PLEASE PAY	03/16/2026 - 04/15/2026	04/16/2026 - 05/15/2026	05/16/2026 - 06/15/2026	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW
	$0.00	**$0.00**	**$0.00**	

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill $19,763.17

$754.13 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference	
SCHOOL DISTRICT C C 59	$6,862.74	$6,410.44	**$452.30**	**More**
ARLINGTON HTS TWNSHP H S 214	$5,701.35	$5,380.54	**$320.81**	**More**
VILLAGE OF MT PROSPECT	$1,829.58	$1,943.16	**-$113.58**	**Less**
MT PROSPECT PARK DISTRICT	$1,316.12	$1,234.55	**$81.57**	**More**
VILLAGE OF MT PROSPECT LIBRARY FUND	$1,132.90	$1,104.72	**$28.18**	**More**
HARPER COMMUNITY COLLEGE DISTRICT 512	$960.18	$908.86	**$51.32**	**More**
METRO WATER RECLAMATION DIST OF GR CHGO	$753.98	$759.22	**-$5.24**	**Less**
COUNTY OF COOK	$520.71	$374.08	**$146.63**	**More**
COUNTY OF COOK HEALTH & HOSPITAL COMM.	$172.39	$169.45	**$2.94**	**More**
PUBLIC SAFETY PUBLIC SAFETY	$171.65	$169.45	**$2.20**	**More**
FOREST PRESERVE DISTRICT OF COOK COUNTY	$151.90	$165.05	**-$13.15**	**Less**
TOWN ELK GROVE	$119.22	$112.23	**$6.99**	**More**
TOWN ELK GROVE ROAD FUND	$26.14	$26.41	**-$0.27**	**Less**
NORTHWEST MOSQUITO ABATEMENT DISTRICT	$23.30	$22.01	**$1.29**	**More**
GENERAL ASSISTANCE ELK GROVE	$21.01	$22.01	**-$1.00**	**Less**
CONSOLIDATED ELECTIONS	$0.00	$70.42	**-$70.42**	**Less**
DO NOT PAY THESE TOTALS	**$19,763.17**	**$19,009.04**	**$754.13**	**More**

The above breakdown displays how much you pay in property taxes to each taxing district and the change from last year. Please see reverse side for a detailed breakdown by Taxing District.

TAX CALCULATOR

2023 Assessed Value	**72,958**
2024 Property Value	**729,581**
2024 Assessment Level	**X 10%**
2024 Assessed Value	**72,958**
2024 State Equalizer	**X 3.0355**
2024 Equalized Assessed Value (EAV)	**221,464**
2024 Local Tax Rate	**X 8.923861%**
2024 Total Tax Before Exemptions	**19,763.17**

2024 Total Tax Before Exemptions	**19,763.17**
Homeowner's Exemption	**.00**
Senior Citizen Exemption	**.00**
Senior Freeze Exemption	**.00**
2024 Total Tax After Exemptions	**19,763.17**
First Installment	**10,454.97**
Second Installment +	**9,308.20**
Total 2024 Tax (Payable in 2025)	**19,763.17**

IMPORTANT MESSAGES

THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: $10,454.97

PROPERTY LOCATION

1731 WALL ST
MT PROSPECT IL 60056

MAILING ADDRESS

THE ALTER GROUP
3201 OLD GLNVEW RD 302
WILMETTE IL 00000-0000

TAXING DISTRICT BREAKDOWN

Taxing Districts	2024 Tax	2024 Rate	2024 %	Pension	2023 Tax
MISCELLANEOUS TAXES					
NORTHWEST MOSQUITO ABATEMENT DISTRICT	23.30	0.01052	0.12%		22.01
METRO WATER RECLAMATION DIST OF GR CHGO	753.98	0.34044	3.82%	78.40	759.22
MT PROSPECT PARK DISTRICT	1,316.12	0.59427	6.66%	101.12	1,234.55
MISCELLANEOUS TAXES TOTAL	**2,093.40**	**0.94524**	**10.60%**		**2,015.78**
SCHOOL TAXES					
HARPER COMMUNITY COLLEGE DISTRICT 512	960.18	0.43355	4.86%		908.86
ARLINGTON HTS TWNSHP H S 214	5,701.35	2.57439	28.85%	102.78	5,380.54
SCHOOL DISTRICT C C 59	6,862.74	3.09880	34.72%	118.36	6,410.44
SCHOOL TAXES TOTAL	**13,524.27**	**6.10675**	**68.43%**		**12,699.84**
MUNICIPALITY/TOWNSHIP TAXES					
VILLAGE OF MT PROSPECT LIBRARY FUND	1,132.90	0.51155	5.73%		1,104.72
VILLAGE OF MT PROSPECT	1,829.58	0.82613	9.26%	947.68	1,943.16
TOWN ELK GROVE ROAD FUND	26.14	0.01180	0.13%		26.41
GENERAL ASSISTANCE ELK GROVE	21.01	0.00948	0.11%		22.01
TOWN ELK GROVE	119.22	0.05383	0.60%		112.23
MUNICIPALITY/TOWNSHIP TAXES TOTAL	**3,128.85**	**1.41280**	**15.83%**		**3,208.53**
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	151.90	0.06858	0.77%	12.74	165.05
CONSOLIDATED ELECTIONS	0.00	0.00000	0.00%		70.42
PUBLIC SAFETY PUBLIC SAFETY	171.65	0.07750	0.87%		169.45
COUNTY OF COOK HEALTH & HOSPITAL COMM.	172.39	0.07784	0.87%		169.45
COUNTY OF COOK	520.71	0.23512	2.63%	175.13	374.08
COOK COUNTY TAXES TOTAL	**1,016.65**	**0.45905**	**5.14%**		**1,084.89**
(Do not pay these totals)	**19,763.17**	**8.92386**	**100.00%**		**19,009.04**

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

****** Please see 2024 Second Installment Payment Coupon next page ******

2024 Second Installment Property Tax Bill

Cook County Payment Coupon

Pursuant to Cook County Ordinance 07-O-68, if you are a mortgage lender, loan servicer, or agent of any entity within the meaning of 35 ILCS 200/20-12, you may not pay using a downloadable tax bill unless you pay the $5 duplicate bill fee.

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE	IMPORTANT PAYMENT MESSAGES
$0.00 By 03/15/2026 If paying later, refer to amounts above.	Cook County eBill Click to pay online Click to update Mailing Name/Address
Internal use only	SN 0020240200 RTN 500001075 AN (see PIN) TC 008922

Property Index Number (PIN)
08-23-203-045-0000

T3LG
Volume
050

Amount Paid

$

00202402000082320304500007008922400000000000000000000000000000000000000000000000000000

This is an Official Downloadable Tax Bill Payment Coupon.
Please process this coupon along with payment presented.

COOK COUNTY TREASURER
PO BOX 805436
CHICAGO IL 60680-4155

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

REAL ESTATE SALE CONTRACT

1. **301 La Salle, LLC or nominee** ("Purchaser") agrees to purchase at a price of [redacted] on the terms set forth herein, the following described real estate in Mt. Prospect, Cook County, Illinois:

   Lot 3 in Lake Center Plaza Resubdivision No. 4 in the northeast corner of Section 23 Township 41 North Range 11 East of the Third Principal Meridian in Cook County, Illinois commonly known as the southwest corner of Route 83 and LaSalle Street (the "Property).

2. **Chicago Title Land Trust, as Trustee u/t/a dated March 9, 1970, a/k/a Trust No. 40666** ("Seller") agrees to sell the real estate described above, at the price and terms set forth herein, and to convey or cause to be conveyed to Purchaser or its nominee title thereto by a recordable trustee's deed, subject only to Permitted Exceptions as hereinafter defined..

3. Purchaser shall within three (3) business days of execution hereof deposit with the Title Company as escrowee the sum of [redacted] as earnest money to be applied on the purchase price, and agrees to pay or satisfy the balance of the purchase price, plus or minus prorations, at the time of closing.

4. The time of closing shall be as provided in the attached Rider, unless subsequently mutually agreed otherwise, at the Chicago, Illinois office of Chicago Title Insurance Company located at 10 S. LaSalle Street, Chicago, IL ("the Title Company"), provided title is shown to be good or is accepted by Purchaser. Purchaser prefers either the Rolling Meadows or Park Ridge office.

5. Seller hereby agrees at closing to pay a broker's commission to The Butler Group per separate agreement.

6. Earnest money shall be held by the Title Company, as escrowee, for the mutual benefit of the parties.

7. Seller warrants that Seller, nor agents of Seller have received no notices from any city, village or other governmental authority of environmental, zoning, building, fire or health code violations in respect to the Property that have not been heretofore corrected.

This contract is subject to the Conditions and Stipulations set forth on the back page hereof, which Conditions and Stipulations are made a part of this contract.

Dated: January 21, 2025

PURCHASER:

301 La Salle, LLC

DocuSigned by:
By: _____ 1/21/2025
57088FFDDD9542F...

c/o Guzaldo Law Offices
6650 North Northwest Highway, Suite 300
Chicago, Illinois 60631
Attn: Robert Guzaldo
Telephone: [redacted]
Email: [redacted]

SELLER:

Chicago Title Land Trust, not personally by as Trustee aforesaid

By: _____

C.V. Land Holdings, L.L.C., a Delaware limited liability company, Its Sole Beneficiary with Power of Direction

By: 18 Chai Corp., an Illinois corporation, Its Manager

By: _____
Vice President

c/o Ash, Anos, Freedman & Logan, L.L.C.
95 Revere Drive, Suite G
Northbrook, Illinois 60062
Attn: Lawrence Freedman
Telephone: [redacted]
E-mail: [redacted]

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

CONDITIONS AND STIPULATIONS

1. Seller shall deliver or cause to be delivered to Purchaser or Purchaser's agent, within 21 days of the date of execution hereof, a title commitment for an owner's title insurance policy issued by the Title Company in the amount of the purchase price, covering title to the Property on or after the date hereof, showing title in the intended grantor. Such commitment shall be subject only to Permitted Exceptions. If Purchaser notifies Seller within 10 days after receipt of such title commitment and copies of Schedule B documents that the title commitment contains exceptions which, in Purchaser's opinion, might impair Purchaser's proposed use of the Property, Seller shall have 14 days from the date of Purchaser's notice to have any such exceptions removed from the commitment or to cause the Title Company to insure over same subject to Purchaser's reasonable approval. All exceptions to which Purchaser does not so object shall be Permitted Exceptions. If Seller does not have the exceptions removed or does not cause the Title Company to insure over same subject to Purchaser's reasonable approval within the specified time, Purchaser may elect, by written notice to Seller delivered within 5 days after the expiration of the 14-day period, to terminate this Contract and immediately receive a refund of its Earnest Money as its sole remedy. If Purchaser does not so elect, this Contract shall remain in full force and effect, subject to all other terms and conditions hereof. The title commitment shall be conclusive evidence of good title as therein shown as to all matters insured by the policy, subject only to the exceptions as therein stated. At closing, Seller shall provide extended coverage over general exceptions. Seller, at Seller's cost, shall have the Title Company provide Extended Coverage for the Owner's Policy.

2. At closing Seller shall provide a current survey of the Property in accordance with ALTA standards.

3. If the title commitment discloses unpermitted exceptions, Seller shall have 30 days from the date of delivery thereof to have the exceptions removed from the commitment or to have the title insurer commit to insure against loss or damage that may be occasioned by such exception, or in the alternative, to obtain the commitment for title insurance specified above as to such exceptions, Purchaser may terminate this contract or may elect, upon notice to Seller within 10 days after notice thereof, to take title as it then is with the right to deduct from the purchase price encumbrances of a definite or ascertainable amount. If Purchaser does not so elect, this contract shall become null and void.

4. Assessments pursuant to the Declaration of Protective Covenants of record, general taxes, and other similar items shall be adjusted ratably as of the time of closing. The amount of the current general taxes not then ascertainable shall be adjusted on the basis of 110% of the most recent ascertainable taxes.

   All prorations are final unless otherwise provided herein. Seller shall pay the amount of any stamp tax imposed by State and County law on the transfer of the title, and shall furnish a completed Real Estate Transfer Declaration signed by the Seller or the Seller's agent in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration signed by the Seller or the Seller's agent or meet other requirements as established by any local ordinance with regard to a transfer or transaction tax; such tax required by local ordinance shall be paid by the party upon whom such ordinance places responsibility therefor.

5. The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this contract.

6. If this Contract is terminated without Purchaser's fault, then Purchaser, as Purchaser's sole and exclusive remedy, may either seek specific performance or terminate the Contract and receive and refund of the Earnest Money. If the termination is caused by Purchaser's fault, then the Earnest Money shall be retained by Seller as liquidated damages as Seller's sole remedy.

7. This sale shall be closed through an escrow with the Title Company, in accordance with the general provisions of the usual form of Deed and Money Escrow Agreement then in use by the Title Company, with such special provisions inserted in the escrow agreement as may be required to conform with this contract. Upon the creation of such an escrow, anything herein to the contrary notwithstanding, payment of purchase price and delivery of deed shall be made through the escrow and this contract and the earnest money shall be deposited in the escrow. The cost of the escrow shall be equally paid by the parties..

8. Time is of the essence of this contract.

9. All notices herein required shall be in writing and shall be served on the parties at the addresses following their signatures. Notices shall be deemed properly delivered and received when and if either (i) personally delivered; (ii) delivered by national overnight courier; (iii) sent via facsimile, (iv) three (3) business days after being deposited in the U.S. Mail, by registered or certified mail, return receipt requested, postage prepaid; or (v) sent via E-mail to notified party's attorney, if any, so long as sender follows the E-mail with the mailing of a copy of the notice via U.S. Mail, within three (3) days of receipt by the sender of a request from the intended recipient to send via U.S. Mail. Notice serves as aforesaid to the party or its attorney shall be deemed properly served.

10. Seller represents that he is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said Section. Seller will furnish Purchaser at closing the Exemption Certification set forth in said Section.

SEE ATTACHED RIDER

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

RIDER ATTACHED HERETO AND MADE A PART OF REAL ESTATE SALES CONTRACT DATED JANUARY 21, 2025 BY AND BETWEEN 301 LASALLE, LLC, AS PURCHASER AND CHICAGO TITLE LAND TRUST, AS TRUSTEE U/T/A DATED MARCH 9, 1970, A/K/A TRUST NO. 40666, AS SELLER

1. Purchaser shall have one hundred twenty (120) days from the date of execution hereof ("Feasibility Period") to determine whether the Property is suitable for Purchaser's intended purpose, of a minimum multi-family apartment of forty-five (45) dwelling units above first floor commercial including, but not limited to, the right to enter upon the Property in order to conduct soil tests, engineering feasibility investigations and such other inspections as Purchaser deems appropriate. Within five (5) days of execution hereof, Seller shall deliver to Purchaser the documentation in Seller's possession set forth on Exhibit "A" attached hereto and specifically incorporated by reference herein ("Material Documents"). Prior to any entry on the property by Purchaser or any of Purchaser's consultants, such party shall provide Seller with evidence of insurance in accordance with the provisions set forth on Exhibit "B" attached hereto. Notwithstanding the foregoing, Purchaser shall not perform any invasive testing, including but not limited to a Phase II environmental examination, without Seller's consent, which consent shall not be unreasonably withheld. On or before the expiration of the Feasibility Period, Purchaser in its sole discretion may terminate this Contract for any reason by written notice to Seller, at which time the Earnest Money shall be paid to Purchaser and neither party shall have any further obligation hereunder. Purchaser shall indemnify and hold Seller harmless from and against any mechanic's liens or claims thereof that may be filed or asserted against Seller by contractors, subcontractors or materialmen performing any tests or inspections for Purchaser pursuant to this Paragraph 1, or for any claims of damages for injuries sustained by agents or employees of Purchaser who enter upon the Property to perform any tests or inspections; provided, however, Purchaser's indemnity under this Section 1 shall not extend to any adverse or pre-existing

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

condition or with respect to the Property that is discovered or revealed by Purchaser in the course of the inspections, including, without limitation, any pre-existing condition discovered which relates in any way to hazardous materials.

2. Purchaser shall have a period of one hundred twenty (120) days from the date of execution hereof ("Governmental Approval Period") in which to obtain approval from the Village of Mount Prospect to permit the development of the Property with not less than 45 dwelling units above first floor commercial ("Governmental Approvals"). In the event Purchaser is unable to obtain the Governmental Approvals with the aforesaid time period, and so notifies Seller that Purchaser elects to terminate this Agreement, the Earnest Money deposit shall be paid to Purchaser and neither party shall have any further obligation hereunder. Buyer shall have the right to accept approval of less than forty-five (45) dwelling units at Buyer's option. If less units are approved and not acceptable to Buyer, then Buyer may terminate the Contract and all Earnest Money shall be returned to Buyer.

3. Failure of Purchaser to terminate this Contract pursuant to either paragraph 2 or 3 of this Rider on or before one hundred twenty (120) days from the date of execution hereof shall be deemed a waiver of such right and the Earnest Money shall be thereafter non-refundable except in the event of default by Seller.

4. Closing shall be on or before fifteen (15) days after the expiration of the Feasibility and Governmental Approval Periods.

5. Seller hereby represents and warrants to Purchaser as follows, which representations and warranties shall be deemed remade by Seller to Purchaser at Closing and shall survive the Closing:

(A) Seller is the owner of the Property and Seller will be able to cause the

conveyance of the Property to Purchaser or its nominee in accordance with the terms of this Agreement; and that the Property is not the subject of any other executory contract of sale, right of refusal option or other agreement and Seller has full power and authority rightfully to execute this Agreement and to perform its obligations hereunder;

(B) There is no pending or threatened condemnation or similar proceeding or assessment affecting the Property, or any part thereof, nor to the best knowledge and belief of Seller is any such proceeding or assessment contemplated by any governmental authority;

(C) Seller has received no notice of violation of any applicable laws, ordinances, regulations, statutes, rules and regulations of all governmental authorities having jurisdiction with respect to the Property;

(D) Seller has no actual knowledge of the existence of any hazardous substances or toxic substances on or underlying the Property.

6. In the event that either party wishes to use the within transaction as part of a tax deferred exchange under Section 1031 of the Internal Revenue Code, the other party agrees to reasonably cooperate with such party and accomplish from such exchange, provided that such cooperating party incurs no increase costs, and closing will not be delayed thereby.

PURCHASER:

310 LaSalle, LLC

By: DocuSigned by: 1/21/2025

SELLER:

Chicago Title Land Trust, not personally by as Trustee aforesaid

By:_____

C.V. Land Holdings, L.L.C., a Delaware limited liability company, Its Sole Beneficiary with Power of Direction

By: 18 Chai Corp., an Illinois corporation, Its Manager

By:_____
Vice President

1/21/25

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

EXHIBIT A

Material Documents

1. 07/93 – Soil Boring Location Drawing by Testing Service Corporation. (1 page).
2. 08/06/93 – Report of Site Exploration by Testing Service Corporation. (62 pages).
3. 01/30/18 – Resubdivision Plat by Edward J. Molloy & Associates, Ltd. (2 pages).
4. 12/19/06 – Environmental Site Assessment by Testing Service Corporation. (291 pages).
5. 01/22/10 – Amended and Restated Declaration of Protective Convents and Reciprocal Grants of Easement by Ash, Anos, Freedman, & Logan, L.C.C. (38 pages).
6. 09/09/08 – Survey of Clay Stockpile by Edward J. Molloy & Associates, Ltd. (1 page).
7. 11/07/17 – Commitment for Title Insurance by Chicago Title Insurance Co. (18 pages).
8. 08/09/21 –Plat of Survey by Edward J. Molloy & Associates, Ltd. (2 pages).
9. 09/30/09 – Amended and Restated Declaration of Protective Convents and Reciprocal Grants of Easement by Ash, Anos, Freedman, & Logan, L.C.C. (35 pages).
10. LCCP By-Laws Prepared by Ash, Anos, Freedman & Logan, L.L.C. (4 pages)
11. 4/30/08 - LCCP Amended and Restated By-Laws Prepared by Ash, Anos, Freedman & Logan, L.L.C. (4 pages)

Docusign Envelope ID: 441FEEBE-EFC8-4EB9-95C8-71CAB4A5263C

EXHIBIT B

Contractors Insurance Requirements

Lake Center Corporate Park Association, Inc.
3202 Old Glenview RoadSuite 302
Wilmette, IL 60091

1. **Comprehensive/Commercial General Liability**
Under the "Type of Insurance" in the General Liability section, the Commercial General Liability and Occurrence boxes should be checked, with a minimum Each Occurrence limit of $1,000,000 per occurrence and $2,000 ,000 aggregate and $2,000,000 products/completed operations aggregate. The aggregate limit will apply separately to each job performed. All policies will be broad form and shall include contractual liability, personal injury protection and completed operations coverage. These policies will be primary and non-contributory. Any insurance carried by the Owner and/or The Alter Group, Ltd shall be deemed excess coverage. Each insurer must be licensed to do business in the State of Arizona with a rating by Best's Insurance Rating Guide of at least A-XI.

2. **Additional Insured/ Description of Operations, et al.**
In this section the additional insured, with respect to general liability, should be shown as follows:
Lake Center Corporate Park Association, Inc., The Alter Group, Ltd, *their agents, beneficiaries, successors and assigns, all as their interests may appear are additional insured with respect to Commercial General Liability and Automobile Liability insurance* coverage. *Coverage is on a* primary *and non-contributory basis. A waiver of subrogation in favor of the additional insured and all of their respective agents and employees applies on the general liability and workers compensation policy.*

3. **Automobile Liability**
In this section, Automobile Liability in a minimum amount of $1,000,000 for all owned, non-owned and hired vehicles brought onto the premises by the subcontractor

4. **Workers Compensation**
Workers Compensation coverage, in accordance with Arizona statute, must be in force.

5. **Employers Liability**
Coverage should be in a minimum amount as follows:
$500,000 - Each Accident
$500,000 - Disease-Policy Limit
$500,000 - Disease-Each Employee

6. **Personal Property**
Property insurance coverage to tools and equipment brought on to and/or used on the Properties by the subcontractor in an amount equal to the replacement cost of all such tools and equipment. The Alter Group, Ltd must obtain the Owners prior permission in the event that it decides to waive any of the above requirements. The Alter Group, Ltd shall obtain and keep on file a Certificate of Insurance, which shows that each subcontractor is so insured.

7. **Cancellation**
We require that cancellation be delivered in accordance with the policy provisions.

8. **Certificate Holder**
Certificates of Insurance can be e-mailed or mailed to the following:
Lake Center Plaza Association
c/ o The Alter
Group, Ltd.3201
Old Glenview
RoadSuite 302
Wilmette, IL 60091
[redacted]

BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN

LEGAL DESCRIPTION:

LOT 3 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 301 LASALLE STREET, MOUNT PROSPECT, ILLINOIS.

North
Scale 1" = 20'

20' 0' 20' 40'

LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
BUILDING SETBACK =
EASEMENT =
FENCE =
SANITARY SEWER =
STORM SEWER =
TREE OR BRUSH L NE =
WATER MAIN =



Vicinity Map
(No Scale)

ABBREVIATION LEGEND

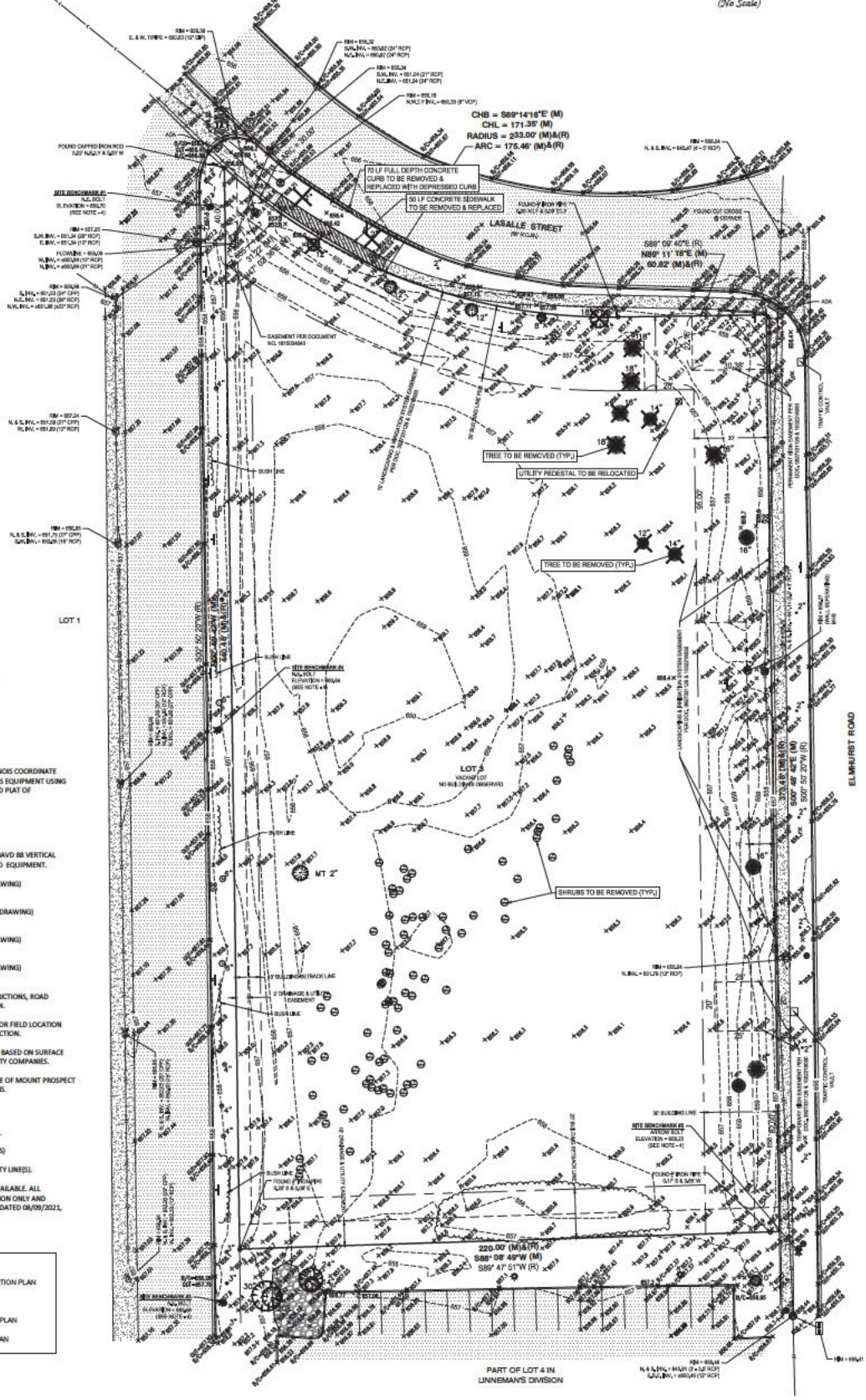
ADA = AMERICANS WITH DISAB LITY ACT
B/C = BACK OF CURB
B/CD = BACK OF DEPRESSED CURB
BSL = BUILD NG SETBACK LINE
CHB = CHORD BEAR NG
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
D P = DUCT LE RON P PE
E = EAST
ELY = EASTERLY
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
ICV = RRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
NLY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
SLY = SOUTHERLY
T/P PE = TOP OF PIPE
VCP = VITREOUS CLAY P PE
W = WEST
WLY = WESTERLY

SYMBOL LEGEND

= ADA
= ASPHALT
= B BOX
= CABLE TV PEDESTAL
= CATCH BASIN
= CONCRETE
= DEC DUOUS TREE
= ELECTRIC METER
= ELECTRIC PEDESTAL
= GRAVEL
= HYDRANT
= RRIGATION CONTROL VALVE
= LIGHT
= P NE TREE
= SANITARY MANHOLE
= SIGN
= STORM MANHOLE
= SQUARE CURB DRAIN
= UNKNOWN MANHOLE
= WATER MANHOLE
= WATER VALVE

UNDERGROUND UTILITIES PER J.U.L.I.E.

WATER L NE = UW UW UW UW



NOTES:

1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.
2) CONTOUR INTERVAL = 1.0'
3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.
   SITE BENCHMARK #1: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING) ELEVATION = 659.70
   SITE BENCHMARK #2: ARROW BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING) ELEVATION = 658.23
   SITE BENCHMARK #3: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING) ELEVATION = 660.58
   SITE BENCHMARK #4: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING) ELEVATION = 660.64
5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MOUNT PROSPECT AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
9) SURVEY FIELD WORK COMPLETED ON 4-7-2025.
10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
11) PARCEL CONTAINS APPROXIMATELY 85,733 SQUARE FEET. (±1.968 ACRES)
12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).
13) ATTACHED PLAT IN DOC. NO. 0927331126 & NO. 1002218050 IS NOT AVAILABLE. ALL EASEMENTS PER THESE TWO DOCUMENTS ARE SHOWN FOR INFORMATION ONLY AND ARE BASED ON PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES. DATED 08/09/2021, ORDER NO.: 210112, FIL: 23-41-11, PROJECT NO.: 280

SHEET INDEX

1 BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN
2 PRELIMINARY SITE & UTILITY PLAN
3 PRELIMINARY GRADING & EROSION CONTROL PLAN
4 PRELIMINARY OPERATION & MAINTENANCE PLAN

SHEET 1 OF 4

PREPARED FOR: R&A Management LLC
PROPERTY ADDRESS: 301 LA SALLE STREET MOUNT PROSPECT, ILLINOIS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004768
1981 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7627 FAX: 630.701.1305
Jamberg Hue P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3418 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK	DWG. NO. D
1	7/17/2025	PER VILLAGE REVIEW DATED 07/09/2025 (REVR)	DRAWN: RDW	CHECKED: JDL
2	12/15/2025	PER DESIGN CHANGES (REVR)	REVISIONS:	
3	01/29/2026	PER VILLAGE REVIEW DATED 01/09/2026 (REVR)	DATE: 07/16/2025	
			PROJECT NO.	

R&A Management LLC

July 29, 2025
REVISED January 21, 2026

Ann Choi
Community Development Department
Village of Mount Prospect
50 S. Emerson Street, Mount Prospect, IL 60056

RE: 301 LASALLE STREET – Major PUD Amendment – Letter of Intent

Letter of Intent

The proposed multi-family residential project is located at 301 Lasalle Street in Mount Prospect, Illinois, on a 1.9682-acre (85,733 square feet) property situated at the southwest corner of Route 83/South Elmhurst Road and Lasalle Street, approximately 450-feet north of West Algonquin Road in the Lake Center Plaza Planned Development. The site is currently undeveloped land listed 'For Sale' in a B3 – Commercial Shopping zoning district. The site is bordered by Lasalle Street to the north, Route 83/South Elmhurst Road to the east, a warehouse (I1 Limited Industrial) to the west, and restaurant (B3 Commercial Shopping) to the south. On the north side of Lasalle Street, there are additional I1 and B3 Zoning Districts, which are adjacent to RX - Single Family, R4 - Multi-Family Residence, and R4* - Planned Unit Development (Multi-Family Residence) zoning districts. On the east side of Route 83/South Elmhurst Road lies Des Plaines, Illinois.

The project consists of a fully sprinklered, five-story mixed-use building with Type IA podium and below-grade parking structure. Above the podium, the building features a Type V wood-framed multi-family apartment building with a combination of masonry and fiber-cement panel veneer exterior. The development will include 46 apartment units in a mix of one-, two-, and three-bedroom layouts. Each floor encompasses ±15,896 square feet, with a total gross floor area of 90,591 square feet. Key building features include elevators serving all levels, private balconies, and residential amenities. Additionally, there will be 116 outdoor at-grade parking spaces and 32 indoor below-grade parking spaces to accommodate both tenants and visitors.

The proposed building will be positioned within the site to optimize circulation and accessibility. Vehicular access will be provided via a driveway off Lasalle Street, strategically designed to avoid congestion along Route 83/South Elmhurst Road. Parking and drive aisles will wrap around all four sides of the building, ensuring comprehensive site access. Designated handicap parking spaces will be placed near primary building entrances for convenience, while visitor parking will be located adjacent to the front entry for ease of access and wayfinding.

The applicant is requesting a major amendment to an existing planned unit development and a conditional use for dwelling units located above the ground floor. The proposed site landscaping will feature trees and plantings to enhance security and curb appeal. Additionally, fences are planned along the west and south property lines to prevent pedestrian access from neighboring businesses, mitigate noise impacts, and shield surrounding areas from vehicle headlights.

R&A Management LLC

July 29, 2025
REVISED January 21, 2026

Ann Choi
Community Development Department
Village of Mount Prospect
50 S. Emerson Street, Mount Prospect, IL 60056

RE: 301 LASALLE STREET – Major PUD Amendment – Construction Schedule

Subject to the approval of the petition to amend the Planned Unit Development (PUD), we intend to initiate construction immediately upon the issuance of the building permit. The development will proceed in a single, continuous phase, with projected completion occurring within 12 to 15 months from the permit's issuance.

Milestone	Date
Submit PUD Amendment Documents	July 24, 2025
PUD Amendment Document Review #1	September 25, 2025
Resubmit PUD Amendment Documents	December 11, 2025
PUD Amendment Document Review #2	January 08, 2026
Resubmit PUD Amendment Documents	January 21, 2026
Village Publishing Deadline	February 11, 2026
Planning & Zoning Meeting	February 26, 2026
Village Board Meeting #1	March 17, 2026
Village Board Meeting #2	April 07, 2026
Submit for Permit	May 19, 2026
Permit Review	±3 months
Permit Issuance	August 2026
Construction Complete	August – November 2027

R&A Management LLC

February 17, 2026

Ann Choi
Community Development Department
Village of Mount Prospect
50 S. Emerson Street, Mount Prospect, IL 60056

RE: 301 LASALLE STREET – Major PUD Amendment

Standards for Planned Unit Developments

A. General Standards:

1. **Except as modified by and approved in the final planned unit development plan, the proposed development complies with the regulations of the district or districts in which it is to be located.**

   As set forth in the site plan and supporting documents, the proposed development complies with the regulations of the B3 District in which the subject property is located except as modified in Applicant's submittals.

2. **The principal use in the proposed planned unit development is consistent with the recommendations of the Comprehensive Plan of the Village for the area containing the subject site.**

   Although the Comprehensive Plan, which was adopted in 2017, did not address residential use on the subject property, the South Mt. Prospect Sub-area Plan, as updated in 2020, in the section entitled "Demographics and Housing", specifically addressed that the goals and objectives of the Plan were to: encourage new housing reflecting the character of the Village; maintain and preserve diversity in the area while supporting an assortment of housing; market underutilized and vacant sites for development and redevelopment; and support improvements to existing residential areas, including infrastructure, where necessary and possible. The principal use on the proposed Amendment to Planned Unit Development, being residential, is consistent with these goals and objectives.

3. **The proposed planned unit development is in the public interest and is consistent with the purposes of this zoning ordinance.**

   The proposed use will add new housing, thereby expanding the assortment of available housing in the south part of the Village, and is therefore in the public interest and consistent with the purposes of the zoning ordinance.

4. **The streets have been designed to avoid:**

   a. **Inconvenient or unsafe access to the planned unit development;**

   b. **Traffic congestion in the streets which adjoin the planned unit development;**

   c. **An excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned unit development.**

   No new streets are proposed as part of the development. Rather than providing direct access to the development from Route 83, primary access to and from the development is through LaSalle Street in order to minimize inconvenience or unsafe access as well as to minimize traffic congestion on adjoining streets.

B. Standards For Planned Unit Developments With Use Exceptions:

Not Applicable.

C. Standards For Planned Unit Developments With Other Exceptions: The Village Board may approve planned unit developments which do not comply with the requirements of the underlying zoning district's regulations governing lot area, lot width, bulk regulations, parking and sign regulations, or which require modification of the subdivision design standards when such approval is necessary to achieve the objectives of the proposed planned unit development, but only when the Board finds such exceptions are consistent with the following standards:

1. **Any reduction in the requirements of this chapter is in the public interest.**

   An exception from Ord. 3831 to provide a reduction to the building setback requirement along Elmhurst Road from 112.2' to 100.5' (2'-5" for every 1' of building height above 30'). This reduction allows increased residential density which is in the public interest.

2. **The proposed exceptions would not adversely impact the value or use of any other property.**

   The proposed exception to reduce the building setback requirement along Elmhurst Road by less than 12 feet would not adversely affect the value or use of any other property and will not create any impact on neighboring properties or their functional use.

3. **Such exceptions are solely for the purpose of promoting better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.**

   Allowing the proposed exception to reduce the building setback by less than 12 feet along Elmhurst Road will allow this proposed development to replace an empty lot and will promote better development which will be beneficial to the residents or occupants of the planned unit development as well as those of the surrounding properties.

4. **In residential planned unit developments the maximum number of dwelling units allowed per acre shall not exceed forty eight (48) units per acre for developments incorporating senior housing or assisted living facilities.**

   The proposed development does not include senior housing or assisted living facilities.

5. **All buildings are to be located within the planned unit development in such a way as to dissipate any adverse impact on adjoining buildings and shall not invade the privacy of the occupants of such buildings and shall conform to the following:**

   a. **The front, side or rear yard setbacks on the perimeter of the development shall not be less than that required in the abutting zoning district(s) or the zoning district underlying the subject site, whichever is greater.**

      The front, side or rear yard setbacks on the perimeter of the proposed development meet or exceed those required in the B-3 District in which the subject property is located, and those required by the adjacent I-2 District.

   b. **All transitional yards and transitional landscape yards of the underlying zoning district are complied with.**

      Transitional setback compliance does not apply because neither the side nor rear setback of the subject property is contiguous to any single-family residential property.

   c. **If required transitional yards and transitional landscape yards are not adequate to protect the privacy and enjoyment of property adjacent to the development, the Planning and Zoning Commission shall recommend either or both of the following requirements:**

      (1) All structures located on the perimeter of the planned unit development must be set back by a distance sufficient to protect the privacy and amenity of adjacent existing uses;

      (2) All structures located along the entire perimeter of the planned unit development must be permanently screened with sightproof screening in a manner which is sufficient to protect the privacy and amenity of adjacent existing uses.

      Not applicable.

d. The area of open space provided in a planned unit development shall be at least that required in the underlying zoning district.

The B-3 District underlying the subject property has no area of open space requirement. Lot coverage complies with the requirements of the underlying B-3 district.

Standards for Conditional Use

A conditional use is being sought to amend the planned use development and construct dwelling units above the first floor.

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:**

   The proposed dwelling units are so designed to meet all of the requirements of the zoning ordinance, as well as the building code, and, as shown by the proposed site plan and supporting documentation, provide for adequate and safe access as well as all appropriate utilities, and as such 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:**

   Other property in the immediate vicinity of the proposed conditional use is developed with retail uses as will most of the ground floor of the building in which the proposed dwelling units will be constructed. As such, the use will be fully compatible with and support such uses and will not diminish nor impair property values within the neighborhood in which the conditional use is proposed 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:**

   The surrounding property has been fully developed such the establishment of the conditional use will not impede normal or orderly development of such property.

4. That adequate public utilities, access roads, drainage and/or necessary facilities have been or will be provided:

   As indicated by the engineering plans filed in support of the Application for Conditional Use, public utilities are fully available to the site. The proposed use has access from LaSalle Street. All drainage and other necessary facilities have been 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:

   Ingress and egress has been provided to and from LaSalle Street so as to avoid direct access to and from Route 83 and thereby minimizing 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:

   The proposed conditional use is not contrary to the objectives of the current Comprehensive Plan, when reviewed in concert with the South Mt. Prospect Sub-Area Plan 2020 update and the goals and objectives thereof.

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 & Zoning Commission:

   The conditional use in all other respects conforms to the applicable regulations of the B3 District as demonstrated by the site plan and supporting materials filed by Applicant in support of its Application for Conditional Use.

Lot 3 in Lake Center Plaza Resubdivision No. 4, being a resubdivision of lots 8, 9, 10, and 11 Lake Center Plaza, a resubdivision in the Northeast 1/4 of Section 23, Township 41 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 20, 2018 as document No. 1807906120 in Cook County, Illinois.

BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN

LEGAL DESCRIPTION:

LOT 3 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 301 LASALLE STREET, MOUNT PROSPECT, ILLINOIS.

North
Scale 1" = 20'

20' 0' 20' 40'

ABBREVIATION LEGEND

ADA = AMERICANS WITH DISABILITY ACT
B/C = BACK OF CURB
B/CD = BACK OF DEPRESSED CURB
BSL = BUILDING SETBACK LINE
CHB = CHORD BEARING
CHL = CHORD LENGTH
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED PLASTIC PIPE
DIP = DUCTILE IRON PIPE
E = EAST
E'LY = EASTERLY
FFE = FINISHED FLOOR ELEVATION
GUT = GUTTER
ICV = IRRIGATION CONTROL VALVE
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
N'LY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
T/PIPE = TOP OF PIPE
VCP = VITREOUS CLAY PIPE
W = WEST
W'LY = WESTERLY

SYMBOL LEGEND

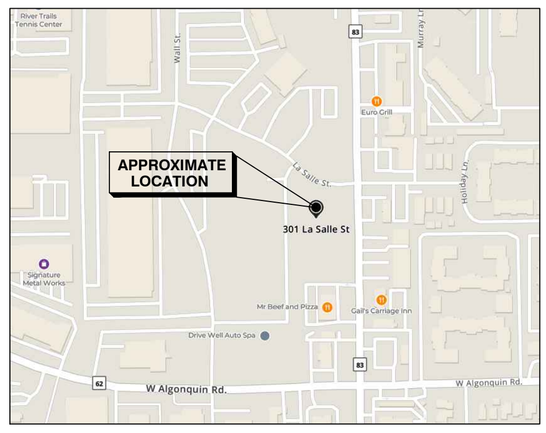
= ADA
= ASPHALT
= B BOX
= CABLE TV PEDESTAL
= CATCH BASIN
= CONCRETE
= DECIDUOUS TREE
= ELECTRIC METER
= ELECTRIC PEDESTAL
= GRAVEL
= HYDRANT
= IRRIGATION CONTROL VALVE
= LIGHT
= PINE TREE
= SANITARY MANHOLE
= SIGN
= STORM MANHOLE
= SQUARE CURB DRAIN
= UNKNOWN MANHOLE
= WATER MANHOLE
= WATER VALVE

UNDERGROUND UTILITIES PER J.U.L.I.E.

WATER LINE = UGW UGW UGW UGW

LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
BUILDING SETBACK =
EASEMENT =
FENCE =
SANITARY SEWER =
STORM SEWER =
TREE OR BRUSH LINE =
WATER MAIN = WM WM WM WM



Vicinity Map
(No Scale)

RIM = 656.96
N.W. & S.E. INV. = 649.76 (±10" PVC)

RIM = 656.81
N.N.W. INV. = ±651.01 (48" RCP)
E. INV. = ±651.01 (48" RCP)

RIM = 658.38
E. & W. T/PIPE = 650.63 (12" DIP)

RIM = 655.32
S.W. INV. = 650.92 (24" RCP)
N.E. INV. = 650.92 (24" RCP)

RIM = 655.34
S.W. INV. = 651.04 (21" RCP)
N.E. INV. = 651.04 (24" RCP)

RIM = 656.18
N.W.'LY INV. = 650.33 (8" VCP)

CHB = S69°14'16"E' (M)
CHL = 171.35' (M)
RADIUS = 233.00' (M)&(R)
ARC = 175.46' (M)&(R)

70 LF FULL DEPTH CONCRETE CURB TO BE REMOVED & REPLACED WITH DEPRESSED CURB

50 LF CONCRETE SIDEWALK TO BE REMOVED & REPLACED

RIM = 656.04
N. & S. INV. = 645.47 (4' - 5' RCP)

FOUND CAPPED IRON ROD
0.02' N.E.'LY & 0.03' W

SITE BENCHMARK #1
N.E. BOLT
ELEVATION = 659.70
(SEE NOTE - 4)

RIM = 657.25
S.W. INV. = 651.34 (26" RCP)
E. INV. = 651.34 (10" RCP)

FLOWLINE = 655.09
W. INV. = ±650.99 (12" RCP)
N. INV. = ±650.99 (21" RCP)

RIM = 656.98
S. INV. = 651.53 (24" CPP)
N.E. INV. = 651.53 (28" RCP)
N.W. INV. = ±651.98 (±22" RCP)

RIM = 657.24
N. & S. INV. = 651.59 (27" CPP)
W. INV. = 651.89 (12" RCP)

RIM = 656.95
N. & S. INV. = 651.75 (27" CPP)
S.W. INV. = 652.05 (15" RCP)

RIM = 656.90
S. INV. = 651.85 (20" CPP)
W. INV. = 651.85 (12" RCP)
N. INV. = 651.85 (27" CPP)

RIM = 656.99
N. & S. INV. = 652.33 (20" CPP)
W. INV. = 652.33 (12" RCP)

RIM = 656.97
N. & S. INV. = 652.05 (20" CPP)
W. INV. = 652.00 (15" RCP)

N47° 02' 36"E (M)
31.22' (M)

S89° 09' 40"E (R)
N89° 11' 18"E (M)
60.62' (M)&(R)

FOUND ¾" IRON PIPE
0.05' N'LY & 0.09' E'LY

FOUND CUT CROSS
@ CORNER

LASALLE STREET
(66' R.O.W.)

EASEMENT PER DOCUMENT NO. 1815034040

10' LANDSCAPING & IRRIGATION SYSTEM EASEMENT PER DOC. 0927331126 & 1002218050

30' BUILDING LINE

TREE TO BE REMOVED (TYP.)

UTILITY PEDESTAL TO BE RELOCATED

TREE TO BE REMOVED (TYP.)

PERMANENT SIGN EASEMENT PER DOC. 0927331126 & 1002218050

TRAFFIC CONTROL VAULT

RIM = 656.04
N. & S. INV. = 641.14 (2.5' - 3' RCP)

RIM = 656.11
N. & S. INV. = 641.14 (2.5' - 3' RCP)

LANDSCAPING & IRRIGATION SYSTEM EASEMENT PER DOC. 0927331126 & 1002218050

TEMPORARY SIGN EASEMENT PER DOC. 0927331126 & 1002218050

RIM = 656.27
(WALL SEPERATING)
MHS

S00° 48' 42"E (M)
S00° 50' 20"W (R)
373.48' (M)&(R)

ELMHURST ROAD

S00° 50' 20"W (R)
N00° 48' 42"W (M)
440.48' (M)&(R)

LOT 1

BUSH LINE

SITE BENCHMARK #4
N.E. BOLT
ELEVATION = 660.64
(SEE NOTE - 4)

LOT 3
VACANT LOT
NO BUILDINGS OBSERVED

SHRUBS TO BE REMOVED (TYP.)

10' BUILDING SETBACK LINE

5' DRAINAGE & UTILITY EASEMENT

10' DRAINAGE & UTILITY EASEMENT

20' BUILDING SETBACK LINE

SITE BENCHMARK #2
ARROW BOLT
ELEVATION = 658.23
(SEE NOTE - 4)

FOUND ½" IRON PIPE
0.20' S & 0.09' E

FOUND ½" IRON PIPE
0.17' S & 3.65' W

220.00' (M)&(R)
S88° 08' 49"W (M)
S89° 47' 51"W (R)

SITE BENCHMARK #3
N.E. BOLT
ELEVATION = 660.58
(SEE NOTE - 4)

PART OF LOT 4 IN
LINNEMAN'S DIVISION

RIM = 655.94
N. INV. = 651.79 (12" RCP)

RIM = 656.46
N. & S. INV. = 645.81 (3' - 3.5' RCP)
E.S.E. INV. = ±650.46 (12" RCP)

RIM = 655.41

NOTES:

1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT ALONG WITH THE RECORDED PLAT OF SUBDIVISION.

2) CONTOUR INTERVAL = 1.0'

3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF TRIMBLE'S VRS (GPS) NETWORK AND EQUIPMENT.

   SITE BENCHMARK #1: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
   ELEVATION = 659.70

   SITE BENCHMARK #2: ARROW BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
   ELEVATION = 658.23

   SITE BENCHMARK #3: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
   ELEVATION = 660.58

   SITE BENCHMARK #4: N.E. BOLT ON FIRE HYDRANT. (AS SHOWN ON DRAWING)
   ELEVATION = 660.64

5) A CURRENT TITLE REPORT WAS NOT FURNISHED, THEREFORE, ALL RESTRICTIONS, ROAD DEDICATIONS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.

6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.

7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.

8) THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF MOUNT PROSPECT AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.

9) SURVEY FIELD WORK COMPLETED ON 4-7-2025.

10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.

11) PARCEL CONTAINS APPROXIMATELY 85,733 SQUARE FEET. (±1.968 ACRES)

12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

13) ATTACHED PLAT IN DOC. NO. 0927331126 & NO. 1002218050 IS NOT AVAILABLE. ALL EASEMENTS PER THESE TWO DOCUMENTS ARE SHOWN FOR INFORMATION ONLY AND ARE BASED ON PLAT OF SURVEY BY EDWARD J. MOLLOY & ASSOCIATES. DATED 08/09/2021, ORDER NO.: 210112, FIL: 23-41-11, PROJECT NO.: 289

SHEET INDEX

1 BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN
2 PRELIMINARY SITE & UTILITY PLAN
3 PRELIMINARY GRADING & EROSION CONTROL PLAN
4 PRELIMINARY OPERATION & MAINTENANCE PLAN

SHEET 1 OF 4

PREPARED FOR: R&A Management LLC

PROPERTY ADDRESS: 301 LA SALLE STREET
MOUNT PROSPECT, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
1	11/21/2025	PER VILLAGE REVIEW DATED 08/08/2025 (REW)	DRAWN: REW	CHECKED: JGL
2	12/10/2025	PER DESIGN CHANGES (REW)	REFERENCE:	
3	01/23/2026	PER VILLAGE REVIEW DATED 01/08/2026 (REW)	DATE: 07/18/2025	
			PROJECT NO.	2025-0098

North
Scale 1" = 20'

20' 0' 20' 40'

SITE AREA TABLE	
LOT = 85,733 SF	
EXISTING CONDITIONS: (VACANT LOT)	
EXISTING IMPERVIOUS	0 SF
PROPOSED CONDITIONS:	
BUILDING	16,769 SF
ASPHALT DRIVE/LOT*	31,508 SF
CONCRETE WALKS	4,107 SF
WALLS (TRASH ENCLS.)	20 SF
PROPOSED IMPERVIOUS	52,404 SF (61.1%)
NET NEW IMPERVIOUS	52,404 SF

*(DOES NOT INCLUDE 9,155 SF OF PERMABLE PAVER)

LOT COVERAGE, INCLUDING PERMEABLE PAVER = 61,559 SF
61,559 SF / 85,733 SF = 71.8% TOTAL LOT COVERAGE

NOTE:

1. 130 TOTAL INDOOR & OUTDOOR PARKING STALLS PROVIDED, INCLUDING 4 HANDICAP ACCESSIBLE PARKING STALLS.
2. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PROPERTY HOLDING = 1,97 AC > 0,5 AC THRESHOLD OF VOLUME CONTROL REQUIREMENTS. VOLUME CONTROL IS REQUIRED.

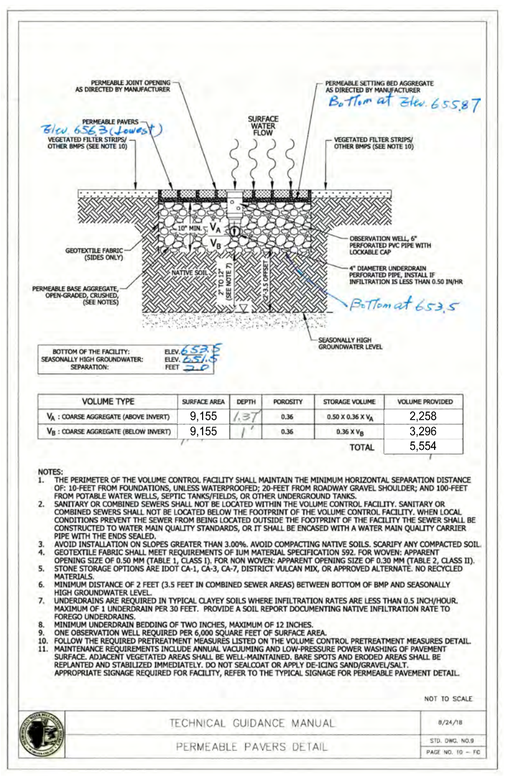
REQUIRED VOLUME CONTROL : 61,429 SF x 1" = 5,119 CF

PROVIDED VOLUME CONTROL VIA 9,155 SF OF PERMEABLE PAVER = 5,554 CF

ONSITE DETENTION WAS PROVIDED BY DEVELOPMENT IN THE WEST NEIGHBORING PROPERTY VIA MWRD PERMIT #18-114 BASED ON THE FOLLOWING PARAMETERS:

1. BULLETIN 70 RAINFALL (WILL BE UPDATED TO BULLETIN 75 RAINFALL)
2. ALLOWABLE RELEASE RATE OF 0.30 CFS/AC. (WILL BE UPDATED TO 0.20 CFS/AC PER CURRENT WATERSHED SPECIFIC RELEASE RATE OF LOWER DES PLAINES WATERSHED).
3. ONSITE RUNOFF COEFFICIENT "C" OF 0.85 BASED ON 0.45 & 0.90 FOR PERVIOUS & IMPERVIOUS RESPECTIVELY. (WILL BE UPDATED TO PROPOSED RUNOFF COEFFICIENT "C" OF 0.77).

ADDITIONAL DETENTION, RESULTED FROM THE UPDATE OF ABOVE PARAMETERS, IS 0 AC-FT UPON ACCOUNTING FOR PROVIDED VOLUME CONTROL.



VOLUME TYPE	SURFACE AREA	DEPTH	POROSITY	STORAGE VOLUME	VOLUME PROVIDED
V_A : COARSE AGGREGATE (ABOVE INVERT)	9,155	1.3'	0.36	0.50 X 0.36 X V_A	2,258
V_B : COARSE AGGREGATE (BELOW INVERT)	9,155	1'	0.36	0.36 X V_B	3,296
				TOTAL	5,554

NOTES:
1. THE PERIMETER OF THE VOLUME CONTROL FACILITY SHALL MAINTAIN THE MINIMUM HORIZONTAL SEPARATION DISTANCE OF: 10-FEET FROM FOUNDATIONS, UNLESS WATERPROOFED; 20-FEET FROM ROADWAY GRAVEL SHOULDER; AND 100-FEET FROM POTABLE WATER WELLS, SEPTIC TANKS/FIELDS, OR OTHER UNDERGROUND TANKS.
2. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED WITHIN THE VOLUME CONTROL FACILITY. SANITARY OR COMBINED SEWERS SHALL NOT BE LOCATED BELOW THE FOOTPRINT OF THE VOLUME CONTROL FACILITY. WHEN LOCAL CONDITIONS PREVENT THE SEWER FROM BEING LOCATED OUTSIDE THE FOOTPRINT OF THE FACILITY THE SEWER SHALL BE CONSTRUCTED TO WATER MAIN QUALITY STANDARDS, OR IT SHALL BE ENCASED WITH A WATER MAIN QUALITY CARRIER PIPE WITH THE ENDS SEALED.
3. AVOID INSTALLATION ON SLOPES GREATER THAN 3.00%. AVOID COMPACTING NATIVE SOILS. SCARIFY ANY COMPACTED SOIL.
4. GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS OF IUM MATERIAL SPECIFICATION 592. FOR WOVEN: APPARENT OPENING SIZE OF 0.50 MM (TABLE 1, CLASS I). FOR NON WOVEN: APPARENT OPENING SIZE OF 0.30 MM (TABLE 2, CLASS II).
5. STONE STORAGE OPTIONS ARE IDOT CA-1, CA-3, CA-7, DISTRICT VULCAN MIX, OR APPROVED ALTERNATE. NO RECYCLED MATERIALS.
6. MINIMUM DISTANCE OF 2 FEET (3.5 FEET IN COMBINED SEWER AREAS) BETWEEN BOTTOM OF BMP AND SEASONALLY HIGH GROUNDWATER LEVEL.
7. UNDERDRAINS ARE REQUIRED IN TYPICAL CLAYEY SOILS WHERE INFILTRATION RATES ARE LESS THAN 0.5 INCH/HOUR. MAXIMUM OF 1 UNDERDRAIN PER 30 FEET. PROVIDE A SOIL REPORT DOCUMENTING NATIVE INFILTRATION RATE TO FOREGO UNDERDRAINS.
8. MINIMUM UNDERDRAIN BEDDING OF TWO INCHES, MAXIMUM OF 12 INCHES.
9. ONE OBSERVATION WELL REQUIRED PER 6,000 SQUARE FEET OF SURFACE AREA.
10. FOLLOW THE REQUIRED PRETREATMENT MEASURES LISTED ON THE VOLUME CONTROL PRETREATMENT MEASURES DETAIL.
11. MAINTENANCE REQUIREMENTS INCLUDE ANNUAL VACUUMING AND LOW-PRESSURE POWER WASHING OF PAVEMENT SURFACE. ADJACENT VEGETATED AREAS SHALL BE WELL-MAINTAINED. BARE SPOTS AND ERODED AREAS SHALL BE REPLANTED AND STABILIZED IMMEDIATELY. DO NOT SEALCOAT OR APPLY DE-ICING SAND/GRAVEL/SALT. APPROPRIATE SIGNAGE REQUIRED FOR FACILITY, REFER TO THE TYPICAL SIGNAGE FOR PERMEABLE PAVEMENT DETAIL.

NOT TO SCALE

TECHNICAL GUIDANCE MANUAL — 8/24/18
PERMEABLE PAVERS DETAIL — STD. DWG. NO.9 — PAGE NO. 10 – FC

CHB = S69°14'16"E' (M)
CHL = 171.35' (M)
RADIUS = 233.00' (M)&(R)
ARC = 175.46' (M)&(R)

S89° 09' 40"E (R)
N89° 11' 18"E (M)
60.62' (M)&(R)

LASALLE STREET
(66' R.O.W.)

RIM = 655.32
S.W. INV. = 650.92 (24" RCP)
N.E. INV. = 650.92 (24" RCP)

RIM = 655.34
S.W. INV. = 651.04 (21" RCP)
N.E. INV. = 651.04 (24" RCP)

RIM = 656.18
N.W.'LY INV. = 650.33 (8" VCP)
S'LY INV. = 650.33 (8" PVC SDR26)

RIM = 656.04
N. & S. INV. = 645.47 (4' - 5' RCP)

ADA

RIM = 658.38
E. & W. T/PIPE = 650.63 (12" DIP)

EXISTING CONCRETE WALK TO BE REMOVED & REPLACED WITH 5" P.C.C. ON 4" COMPACTED AGGREGATE, EXCEPT AT DRIVEWAY CROSSING WHERE 6" P.C.C. ON 4" COMPACTED AGGREGATE IS REQUIRED

10' LANDSCAPING & IRRIGATION SYSTEM EASEMENT PER DOC. 0927331126 & 1002218050

SITE BENCHMARK #1
N.E. BOLT
ELEVATION = 659.70
(SEE NOTE - 4)

OUTLET CONTROL STRUCTURE
OF 1731 WALL STREET
RIM = 657.25
S.W. INV. = 651.34 (26" RCP)
E. INV. = 651.34 (10" RCP)

FLOWLINE = 655.09
W. INV. = ±650.99 (12" RCP)
N. INV. = ±650.99 (21" RCP)
S'LY INV. = 650.99 (18" RCP)

RIM = 657.24
N. & S. INV. = 651.59 (27" CPP)
W. INV. = 651.89 (12" RCP)

RIM = 656.98
S. INV. = 651.53 (24" CPP)
N.E. INV. = 651.53 (28" RCP)
N.W. INV. = ±651.98 (±22" RCP

CATCH BASIN TYPE A (4'Ø)
W/ TYPE 1 FRAME & GRATE
RIM 655.20
N, S, SE INV. 651.28
E INV. 651.86

40 LF 18" RCP @ 0.45%

CATCH BASIN
TYPE C (2'Ø)
RIM 656.50
INV. 651.70

OBSERVATION WELL (TYP.)

BUSH LINE

INLET TYPE B (3'Ø)
RIM 655.20
INV. 651.46

PROPOSED
RETAINING WALL
UNDER PROPOSED
CURB & GUTTER
(TYP.)

RIM = 656.95
N. & S. INV. = 651.75 (27" CPP)
S.W. INV. = 652.05 (15" RCP)

INLET TYPE B (3'Ø)
RIM 655.20
INV. 651.65

BUSH LINE

SITE BENCHMARK #4
N.E. BOLT
ELEVATION = 660.64
(SEE NOTE - 4)

INLET TYPE B (3'Ø)
RIM 655.20
INV. 651.83

4" PERFORATED PVC INV. 654.5 (TYP.)

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.02

BUSH LINE

10.00' B/C

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.21

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.39

10' BUILDING SETBACK LINE

5' DRAINAGE & UTILITY EASEMENT

BUSH LINE

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.59

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.77

10.00' B/C

BUSH LINE

INLET TYPE B (3'Ø)
RIM 655.20
INV. 652.91

RIM = 656.90
S. INV. = 651.85 (20" CPP)
W. INV. = 651.85 (12" RCP)
N. INV. = 651.85 (27" CPP)

RIM = 656.95
N. & S. INV. = 652.05 (20" CPP)
W. INV. = 652.00 (15" RCP)

RIM = 656.98
N. & S. INV. = 652.33 (20" CPP)
W. INV. = 652.33 (12" RCP)

SITE BENCHMARK #3
N.E. BOLT
ELEVATION = 660.58
(SEE NOTE - 4)

LOT 1

N00° 48' 42"W (M)
440.48' (M)&(R)

S00° 50' 20"W (R)

31.22' (M)
N47° 02' 36"E (M)

55 LF 18" RCP @ 0.55%

SEE DOCUMENT 1815034040

20.00'

R20.00

R5.00

ARC = 30.00'

24.00'

R3.00

16.00'

94 LF 12" RCP @ 0.44%

42 LF 12" RCP @ 1.00%

12 LF 8" PVC SDR26 SANITARY SERVICE @ 1.00%

24.00'

50.50'

40 LF 18" RCP @ 0.48%

64 LF 12" RCP @ 1.00%

40 LF 18" RCP @ 0.45%

40 LF 18" RCP @ 0.48%

40 LF 18" RCP @ 0.48%

40 LF 18" RCP @ 0.45%

40 LF 18" RCP @ 0.50%

PERMEABLE PAVER (TYP.)

4" PERFORATED PVC INV. 654.5 (TYP.)

8" DIWM @ 5.5' MIN. COVER (TYP.)

CATCH BASIN
TYPE C (2'Ø)
RIM 656.30
INV. 652.27

10.00' B/C

STORM SEWER INV. 652.0±
TOP OF SANITARY SERVICE 651.4±

FIRE HYDRANT #4

8" DIWM @ 5.5' MIN. COVER (TYP.)

PERMEABLE PAVER TYP.)

SANITARY SERVICE INV. 650.7±
TOP OF WATER MAIN 649.4±

INV. 651.01
19 LF 6" PVC C-900 @1.00%
SANITARY MANHOLE #1
RIM 657.75
INV. 650.82
6 LF 6" PVC C-900 @1.00%

INV. = 650.88
INV. = 651.05

1ST FLOOR INDOOR PARKING BAY (TYP.)

1ST FLOOR INDOOR PARKING (TYP.)

INV. 651.26

SANITARY SERVICE INV. 651.5±
TOP OF WATER MAIN 649.7±

21 LF 6" PVC C-900 @1.00%

1,500 GALLON GREASE INTERCEPTOR (6'x13.5') BY ADS OR APPROVED EQUAL
RIM 657.90
N INV. 650.88
S INV. 651.05
BOTTOM OF CHAMBER 647.05

CATCH BASIN
TYPE C (2'Ø)
RIM 657.50
INV. 652.34

8" DIWM @ 5.5' MIN. COVER (TYP.)

67.00'

18.00'

23.00'

52.00'

47.00'

87.00'

LOT 3
VACANT LOT
NO BUILDINGS OBSERVED

PROPOSED
BUILDING
F/F 658.50

HANDICAP
ACCESSIBLE
PARKING SIGNS

STORM SEWER INV. 652.4±
TOP OF WATER MAIN 650.9±

78 LF 12" PVC C-900 @ 0.44%

29.46'
B/C

30.38'

82.15'

CATCH BASIN
TYPE C (2'Ø)
RIM 656.30
INV. 652.62

8" VALVE #3
IN 4'Ø VAULT

TRAFFIC CONTROL VAULT

PERMANENT SIGN EASEMENT PER DOC. 0927331126 & 1002218050

APPROXIMATE LOCATION OF PRIVATE ILLINOIS AMERICAN WATER CO. WATERMAIN

10.74'
B/C

R3.00

30'

102.46'

68 LF 12" RCP @ 0.44%

95.00'

100.46'

CATCH BASIN
TYPE C (2'Ø)
RIM 656.30
INV. 652.92

6" DIWM @ 5.5' MIN. COVER

FIRE HYDRANT #1

RIM = 656.14
N. & S. INV. = 641.14 (2.5' - 3' RCP)

RIM = 656.27
(WALL SEPERATING)
MHS

LANDSCAPING & IRRIGATION SYSTEM EASEMENT PER DOC. 0927331126 & 1002218050

118 LF 12" RCP @ 0.44%

4" PERFORATED PVC
INV. 654.5 (TYP)

INLET TYPE A 2'Ø
RIM 656.30
INV. 653.43

8" DIWM @ 5.5' MIN. COVER

OBSERVATION WELL, SEE DETAIL THIS SHEET (TYP.)

FIRE HYDRANT #2

6" DIWM @ 5.5' MIN. COVER

RIM = 655.94
N. INV. = 651.79 (12" RCP)

ELMHURST ROAD

S00° 48' 42"E (M)
S00° 50' 20"W (R)
373.48' (M)&(R)

8" VALVE #1
IN 4'Ø VAULT

100.46'

26.00'

102.46'

30' BUILDING LINE

82.00'

TEMPORARY SIGN EASEMENT PER DOC. 0927331126 & 1002218050

EXISTING CONCRETE WALK TO BE REMOVED & REPLACED WITH 5" P.C.C. ON 4" COMPACTED AGGREGATE, EXCEPT AT DRIVEWAY CROSSING WHERE 6" P.C.C. ON 4" COMPACTED AGGREGATE IS REQUIRED (TYP.)

8" VALVE #2
IN 4'Ø VAULT

RAMP DOWN TO INDOOR PARKING

FIRE HYDRANT #3

8" DIWM @ 5.5' MIN. COVER (TYP.)

59.59'

28 LF 15" RCP @ 0.50%

40 LF 15" RCP @ 0.45%

40 LF 15" RCP @ 0.45%

24 LF 15" RCP @ 0.50%

CATCH BASIN
TYPE C (2'Ø)
RIM 655.70 (E/P)
INV. 653.39

29.46'
B/C

SITE BENCHMARK #2
ARROW BOLT
ELEVATION = 658.23
(SEE NOTE - 4)

PROPOSED
TRASH
ENCLOSURE

12.72' B/C

10' DRAINAGE & UTILITY EASEMENT

CATCH BASIN
TYPE C (2'Ø)
RIM 655.20
INV. 653.09

CATCH BASIN
TYPE C (2'Ø)
RIM 655.20
INV. 653.27

220.00' (M)&(R)
S88° 08' 49"W (M)
S89° 47' 51"W (R)

BUILDING SETBACK LINE

20'

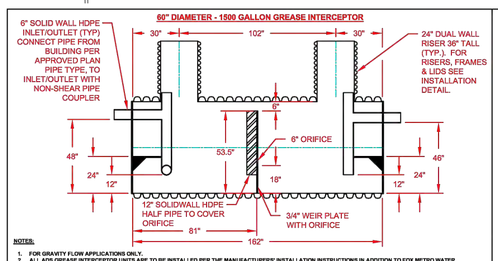
10.09' B/C

DRAINAGE DITCH

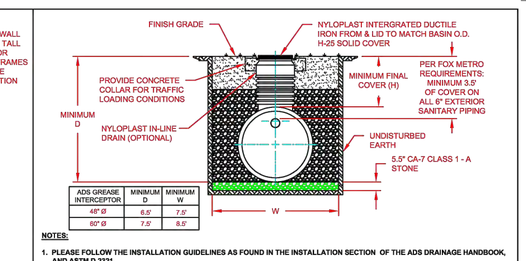
PART OF LOT 4 IN
LINNEMAN'S DIVISION

RIM = 656.46
N. & S. INV. = 645.81 (3' - 3.5' RCP)
E.S.E. INV. = ±650.46 (12" RCP)

RIM = 655.41

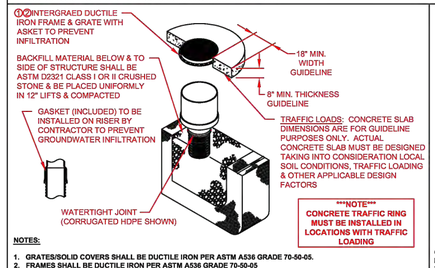


NOTES:
1. FOR GRAVITY FLOW APPLICATIONS ONLY.
2. ALL ADS GREASE INTERCEPTOR UNITS ARE TO BE INSTALLED PER THE MANUFACTURERS' INSTALLATION INSTRUCTIONS IN ADDITION TO FOX METRO WATER RECLAMATION DISTRICT (FWWRD) SPECIFICATIONS.
3. 6" UNITS SHALL BE INSTALLED WHEN THE PROPOSED DESIGN INDICATES 6" PIPING UPSTREAM AND DOWNSTREAM. 4" CONNECTIONS ARE ONLY USED WHEN A 4" SEWER EXITS THE BUILDING, PASSES THROUGH THE UNIT, AND REJOINS THE 4" INTERNAL BUILDING DRAIN. REFER TO THE APPROVED PLANS FOR THE SIZING OF THE DOWNSTREAM SEWER SERVICE (4" OR 6"). CONTACT MANUFACTURERS' REPRESENTATIVE FOR CUSTOM APPLICATIONS.
4. PER FWWRD REQUIREMENTS, A MINIMUM OF 3.5' OF COVER AND A MINIMUM OF 1.00% SLOPE IS REQUIRED FOR ALL EXTERIOR SANITARY PIPING. CA-7 CLASS 1A STONE IS REQUIRED 6" BELOW AND 1" ABOVE ALL EXTERIOR PIPING.
5. ALL EXTERNAL PIPE CONNECTIONS SHALL BE MADE WITH NON-SHEAR COUPLINGS.
6. ADDITIONAL PIPE CAN BE ORDERED TO EXTEND RISERS, WHICH CAN BE FIELD CUT TO FINAL GRADE IN FIELD.
7. ADS INCLUDES H20 (MINIMUM) LOAD RATED CAST IRON LIDS AND FRAMES WITH CONCEALED PICK HOLES AND WATERTIGHT GASKETS ON UNIT RISERS. MANUFACTURER'S INSTALLATION INSTRUCTIONS PROVIDE AN H-25 TRAFFIC RATING. CONTACT MANUFACTURE'S REPRESENTATIVE FOR OTHER LOADING CONDITIONS.
8. INLINE DRAINS SHOWN ON INSTALLATION INSTRUCTIONS WILL PROVIDE H-25 TRAFFIC RATING WHEN INSTALLED WITH AN H-25 TRAFFIC RATED LOAD BEARING CONCRETE COLLAR. SEE INSTALLATION INSTRUCTIONS.
9. CUSTOM SIZES AVAILABLE. CONTACT LOCAL ADS REPRESENTATIVE.
10. FOR EXTERIOR INSTALLATIONS, DUAL MANWAY UNITS ARE REQUIRED IN FOX METRO'S SERVICE AREA.
11. NO VENTING IS REQUIRED.
12. PROUDLY MADE IN MENDOTA, ILLINOIS.
13. CONTACT CUSTOMER SERVICE AT 1-800-733-4110 FOR PRICING AND DELIVERY INFORMATION.



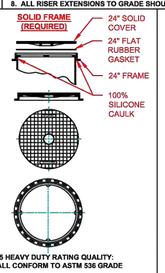
ADS GREASE INTERCEPTOR	MINIMUM D	MINIMUM W
48" Ø	6.5'	7.5'
60" Ø	7.5'	8.5'

NOTES:
1. PLEASE FOLLOW THE INSTALLATION GUIDELINES AS FOUND IN THE INSTALLATION SECTION OF THE ADS DRAINAGE HANDBOOK, AND ASTM D 2321.
2. AVOID EXCESSIVE GROUND WATER IN THE TRENCH, DE-WATER AS NECESSARY. APPROPRIATE MEASURES SHALL BE TAKEN TO PREVENT MIGRATION OF FINES, SEE ASTM D2321.
3. PROVIDE SHEETING OR SHORING AS REQUIRED.
4. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS. DO NOT USE SLING AROUND RISERS.
5. PLACE CA-7 CLASS I -A STONE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, AND COMPACTED TO 90% SPD. CONTINUE BACKFILL WITH AASHTO NO. 57 OR NO. 8 STONE TO 12" ABOVE GREASE INTERCEPTOR.
6. FILL UNIT WITH WATER TO THE INVERT OF THE OUTLET PIPE ONCE BACKFILL IS PLACED AND COMPACTED 12" ABOVE THE UNIT.
7. FOR NON-TRAFFIC LOADING: H = 12" COVER FOR ALL UNITS MEASURED FROM THE TOP OF THE PIPE TO GROUND SURFACE. FOR TRAFFIC LOADING CONDITIONS: H = 24" COVER FOR ALL UNITS MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF BITUMINOUS PAVEMENT OR TOP OF RIGID PAVEMENT. FOR TRAFFIC LOADING ALL INSPECTION RISERS SHALL HAVE A TRAFFIC RATED FRAME AND LID WITH A TRAFFIC RATED LOAD BEARING CONCRETE COLLAR. MAXIMUM COVER HEIGHT MEASURED FROM THE TOP OF THE UNIT TO FINAL GRADE SHALL NOT EXCEED 8 FEET.
8. ALL RISER EXTENSIONS TO GRADE SHOULD BE COORDINATED THROUGH YOUR LOCAL ADS REPRESENTATIVE.

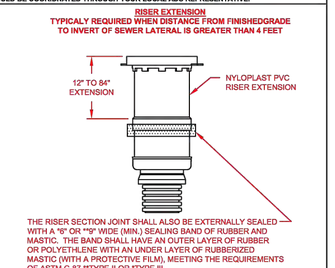


NOTES:
1. GRATES/SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS & HANCOR DUAL WALL) & SDR 35 PVC.
4. FOR COMPLETE DESIGN AND PRODUCT INFORMATION: WWW.NYLOPLAST-US.COM.
5. TO ORDER CALL: 800-821-9710

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COVER HAS H-25 HEAVY DUTY RATING QUALITY.
MATERIALS SHALL CONFORM TO ASTM 536 GRADE 70-50-05.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT LOCKING DEVICE AVAILABLE UPON REQUEST
SEE DRAWING NO. 7001-110-025



REV.	DESCRIPTION	BY	MM/DD/YY	CHK'D
7	REVISED GENERAL NOTES	TJR	8/25/14	

ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS INTENDED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THE INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT.

1500 GAL GREASE INTERCEPTOR
FOX METRO, IL

DRAWING NUMBER:

ADS — ADVANCED DRAINAGE SYSTEMS, INC. — 4640 TRUEMAN BLVD HILLIARD, OHIO 43026

DRAWN BY: CKS
DATE: 08/13/08
DES BY:
SCALE: NTS
SHEET: 1 OF 1

PRELIMINARY SITE & UTILITY PLAN

SHEET 2 OF 4

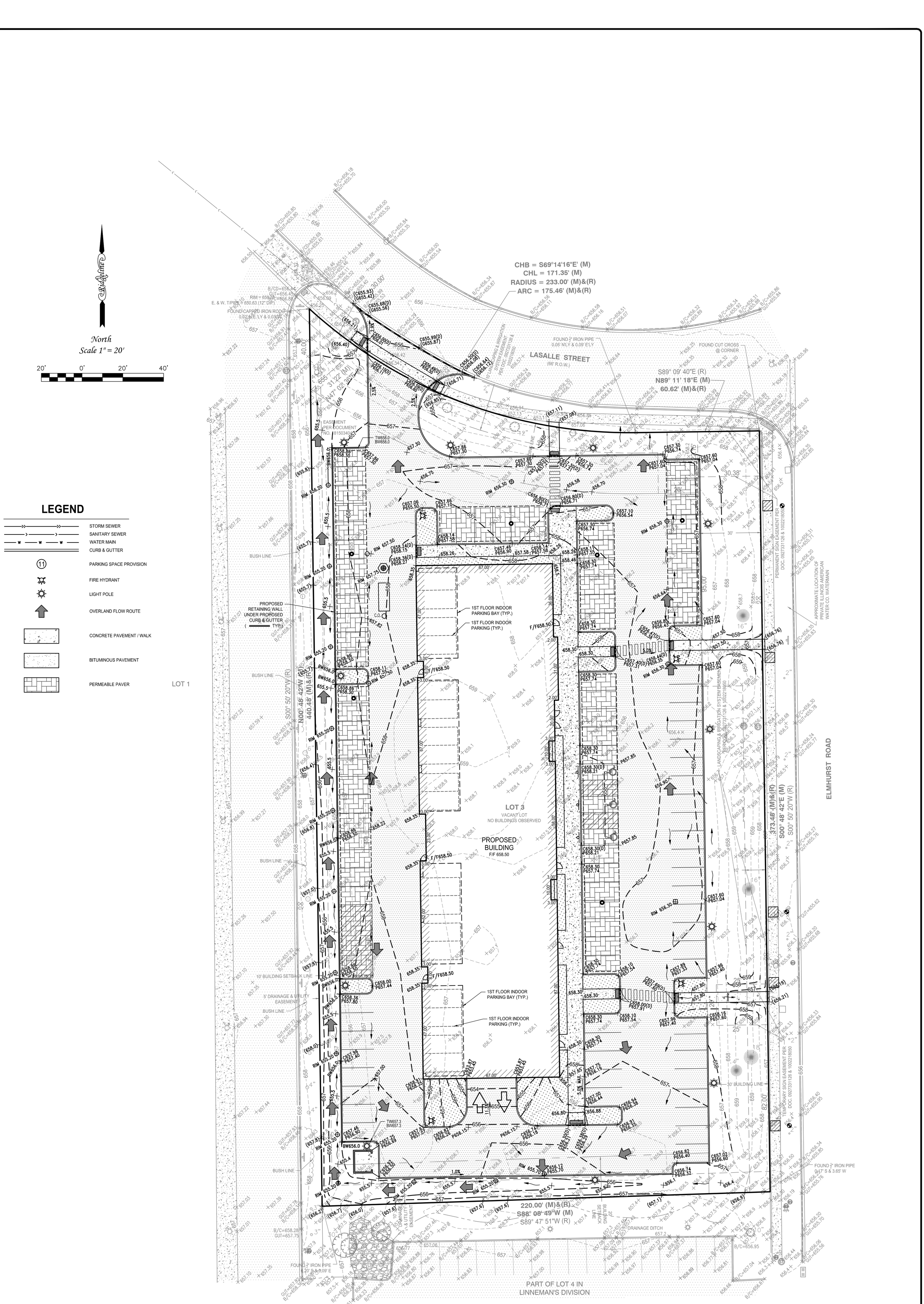
PREPARED FOR:
R&A Management LLC

PROPERTY ADDRESS:
301 LA SALLE STREET
MOUNT PROSPECT, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
1	11/21/2025	PER VILLAGE REVIEW DATED 08/08/2025 (REW)	DRAWN: REW	CHECKED: JGL
2	12/10/2025	PER DESIGN CHANGES (REW)	REFERENCE:	
3	01/23/2026	PER VILLAGE REVIEW DATED 01/08/2026 (REW)	DATE: 07/18/2025	
			PROJECT NO.	2025-0098



PRELIMINARY GRADING PLAN

SHEET	3 OF 4
PREPARED FOR:	R&A Management LLC
PROPERTY ADDRESS:	301 LA SALLE STREET MOUNT PROSPECT, ILLINOIS

Ridgeline CONSULTANTS
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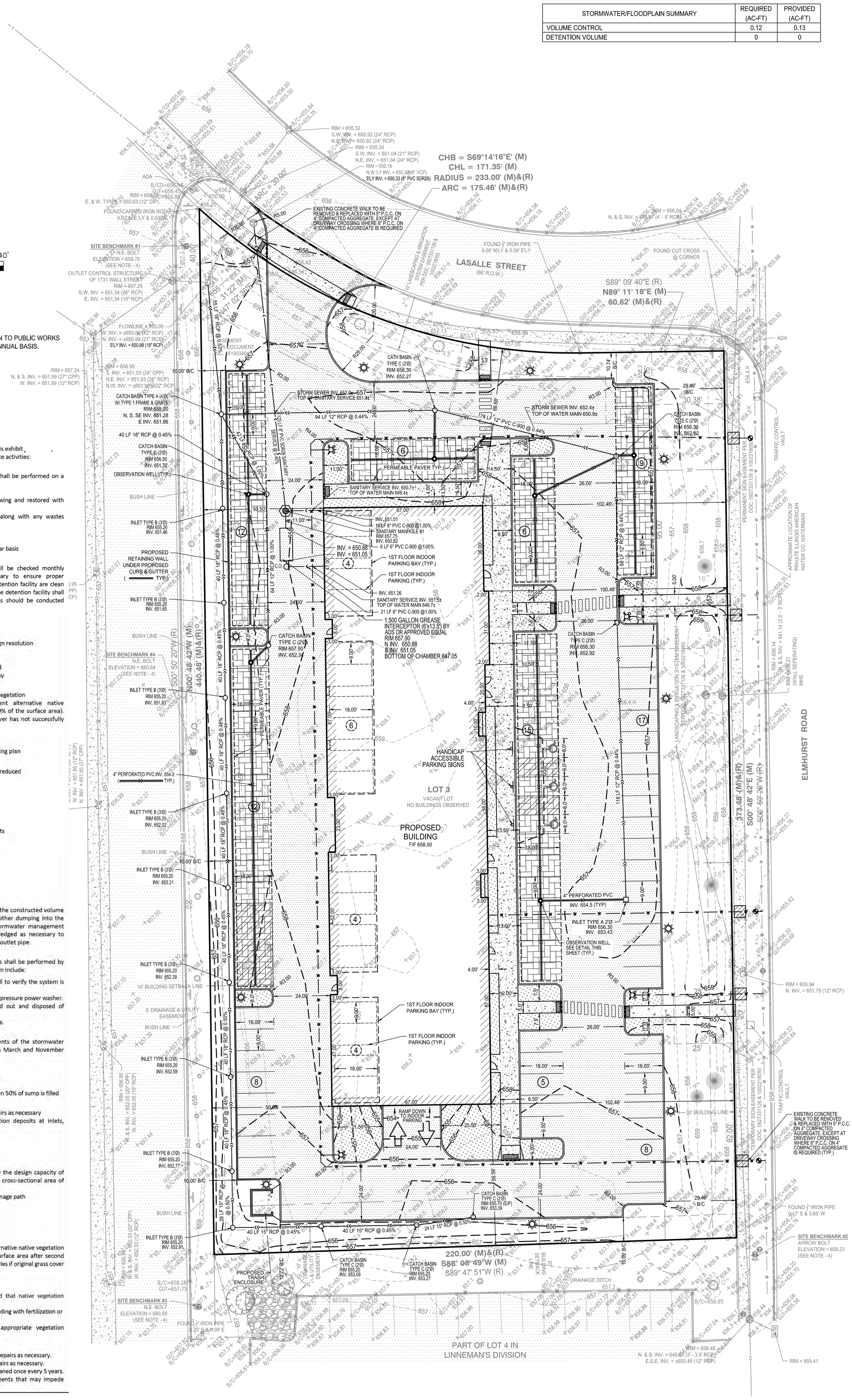
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			PROJECT NO.	2025-0098

PROJECT SITE SUMMARY

PROPERTY LEGAL DESCRIPTION:LOT 3 IN LAKE CENTER PLAZA RESUBDIVISION NO. 4, BEING A RESUBDIVISION OF LOTS 8, 9, 10 AND 11 IN LAKE CENTER PLAZA, A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 1807906120, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 301 LASALLE STREET, MOUNT PROSPECT, ILLINOIS.
PROPERTY INDEX NUMBER(S): 08-23-203-045-0000
TOTAL CONTIGUOUS OWNERSHIP: 1.97 ACRES
PROJECT AREA: 1.97 ACRES

STORMWATER/FLOODPLAIN SUMMARY	REQUIRED (AC-FT)	PROVIDED (AC-FT)
VOLUME CONTROL	0.12	0.13
DETENTION VOLUME	0	0



NOTE:
THE PROPERTY OWNER SHALL PROVIDE DOCUMENTATION TO PUBLIC WORKS FOR ALL MAINTENANCE ACTIVITIES PERFORMED ON AN ANNUAL BASIS.

The Owner of the Development, with facilities as shown on this exhibit, shall assume responsibility for the following perpetual maintenance activities:

1. General
Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis. Specific items of concern include:

____ Litter and debris shall be controlled
____ Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as necessary
____ Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations

____ Roads shall be swept, vacuumed and/or washed on a regular basis

2. Stormwater Management Facilities
All components of the stormwater management facilities shall be checked monthly between March and November and maintained as necessary to ensure proper performance. It is critical that all inflows and outflows to the detention facility are clean and performing as designed. In addition, the design volume of the detention facility shall also be maintained. Inspections for the following specific items should be conducted monthly between March and November:

Side Slopes/Embankment/Emergency Overflow Structure
____ Inspect embankments for settlement and erosion
____ Remove woody growth from the embankment
____ Any breaks, hire Registered Professional Engineer for design resolution
____ Seed and sod any eroded areas
____ Signs of piping (leakage) or seepage, repair
____ Stabilize emergency overflow structure if erosion observed
____ Remove obstructions blocking emergency overflow spillway

Vegetated Areas
____ Regular mowing to control vegetation, no cutting of native vegetation
____ Need for planting, reseeding or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
____ Evidence of grazing, motorbikes or other vehicles, repair
____ Check for invasive vegetation, remove where possible
____ All vegetation must be maintained per the approved planting plan

Outlet Control Structure
____ Inspect restrictor and remove debris if clogged or discharge reduced
____ Remove accumulated sediment at outlet
____ Scour and erosion at outlet, repair and reseed
____ Any ice damage to outlet of pipe, repair if necessary
____ Condition of trash tracks, remove debris
____ Outlet channel conditions downstream

Access for Maintenance Equipment
____ Remove any obstructions placed in maintenance easements

Safety Features
____ Access controls to hazardous areas
____ Fences
____ Loose or damaged posts
____ Loose or broken wires
____ Condition of gates
____ Signs

Detention Volume
____ Inspect all stormwater detention facilities to ensure that the constructed volume for detention is maintained. No sediment, topsoil, or other dumping into the facility shall be allowed. Specific locations in the stormwater management system, designed to accumulate sediment, shall be dredged as necessary to prevent sediment from reaching the invert of any gravity outlet pipe.

3. Volume Control Facility
Routine inspections and maintenance of volume control facilities shall be performed by the Owner on a yearly or as-needed basis. Specific items of concern include:

____ Facility shall be inspected yearly using the monitoring well to verify the system is functioning properly.
____ Surface of permeable pavement shall be cleaned with low-pressure power washer.
____ Accumulated sediment from surface shall be vacuumed out and disposed of properly.
____ Appropriate signage shall be repaired if damaged or illegible.

4. Stormwater Collection System (Storm Sewer)
The Owner shall perform monthly inspections of all components of the stormwater collection system. The monthly inspection shall occur between March and November and include the following specific areas of concern:

Storm Inlets/Manholes
____ Remove accumulated leaves and other debris from grates
____ Reset covers/lids on as-needed basis
____ Remove accumulated sediment from manhole bottom when 50% of sump is filled

Storm Sewers/Culverts
____ Visually inspect pipes by removing manhole lids, make repairs as necessary
____ Storm sewers and culverts shall be checked for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary
____ Restore riprap at outfalls if erosion observed
____ Restore riprap at outfalls
____ Replant and reseed any eroded areas

Overland Flow Routes (Ditches/Swales)
____ Annual visual inspections shall be performed that verify the design capacity of the overland flow routes is maintained. The slope and cross-sectional area of the ditch/swale shall be verified during this inspection.
____ Remove any obstructions that have been placed in the drainage path
____ Seed and sod any eroded areas
____ Restore riprap as necessary
____ Regrade to provide positive drainage as necessary
____ Regular mowing to control vegetation

5. Vegetated Areas
____ Need for planting, reseeding, or sodding. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area after second growing season). Reseed with alternative native grass species if original grass cover has not successfully established.
____ Evidence of grazing, motorbikes, or other vehicles, repair.
____ Check for invasive vegetation, remove when possible.
____ Regular mowing to control vegetation; it is recommended that native vegetation remain uncut.
____ Dead or damaged non-native grassy areas – repair with seeding with fertilization or seeding with mulch.
____ Compensatory storage area shall be reseeded with appropriate vegetation according to the approved planting plan.

6. Qualified Sewer Construction
____ Perform manhole inspections once every five years, make repairs as necessary.
____ Perform sewer inspections once every five years, make repairs as necessary.
____ Perform regular cleaning so that each sewer segment is cleaned once every 5 years.
____ Remove any obstructions placed in maintenance easements that may impede maintenance equipment access.

OPERATION & MAINTENANCE PLAN

SHEET 4 OF 4

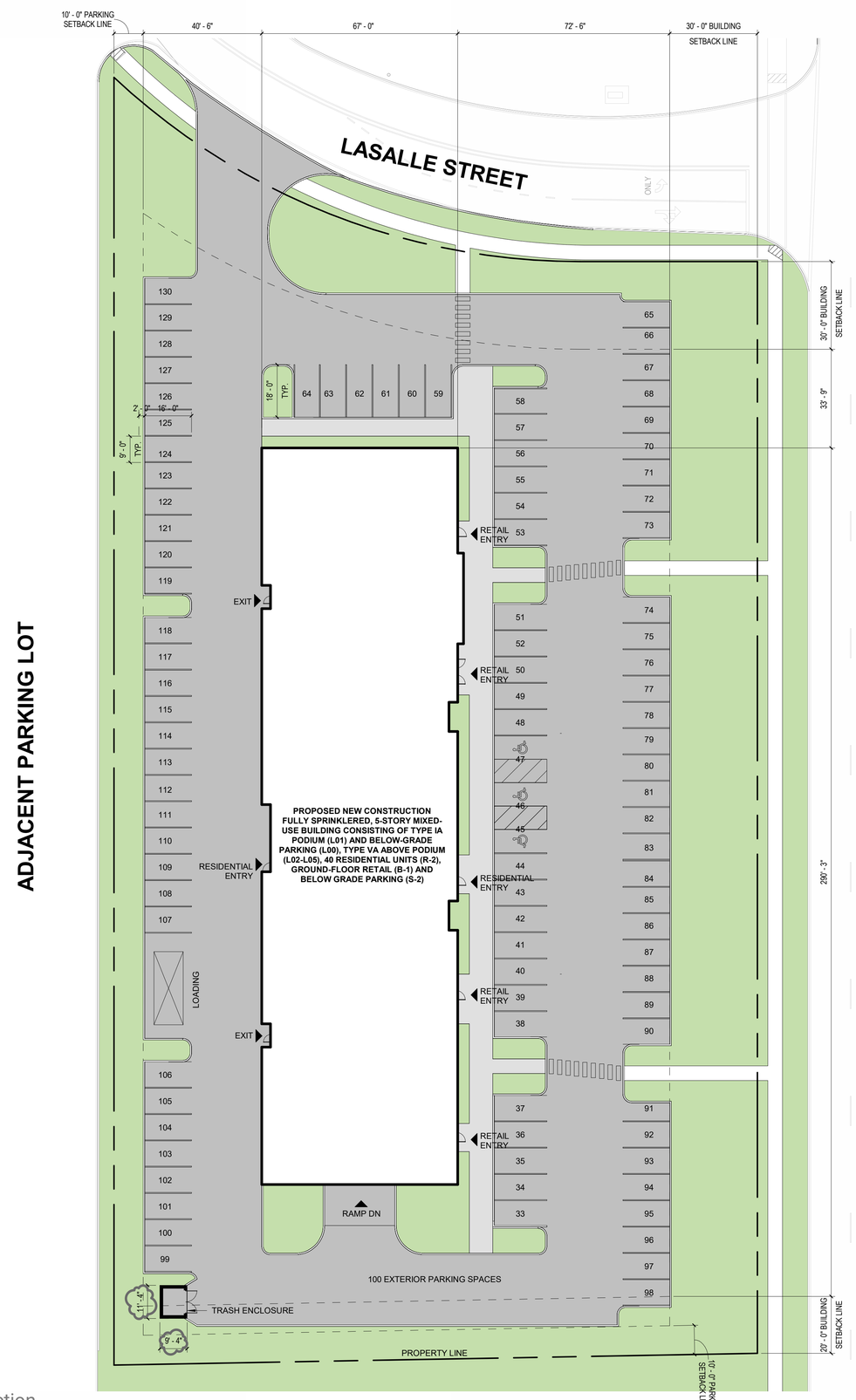
PREPARED FOR: R&A Management LLC

PROPERTY ADDRESS: 301 LA SALLE STREET MOUNT PROSPECT, ILLINOIS

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SHEET LIST

SHEET #	SHEET NAME
PUD-00	SITE PLAN
PUD-01	BOUNDARY AND TOPOGRAPHIC SURVEY
PUD-02	BOUNDARY, TOPOGRAPHIC SURVEY & DEMOLITION PLAN
PUD-03	PRELIMINARY SITE & UTILITY PLAN
PUD-04	PRELIMINARY GRADING PLAN
PUD-05	LANDSCAPE PLAN
PUD-06	FLOOR PLANS
PUD-07	EXTERIOR ELEVATIONS
PUD-08	BUILDING AND WALL SECTIONS
PUD-09	SITE PLAN - PHOTOMETRIC
PUD-10	SITE LIGHTING DETAIL AND SPECIFICATIONS
PUD-11	MATERIAL BASIS OF DESIGN

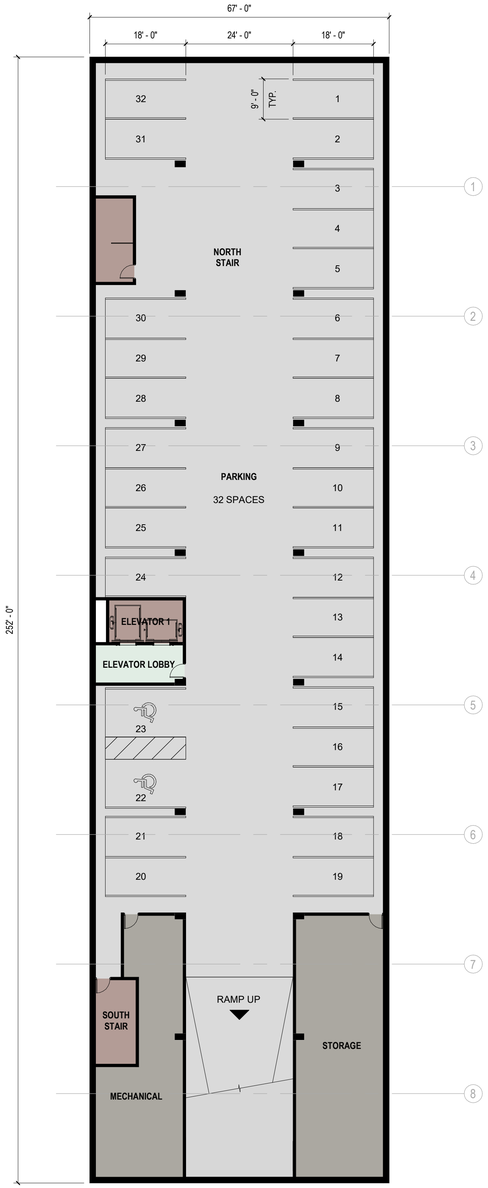
ZONING	MAJOR AMENDMENT TO EXISTING PUD UNDERLYING ZONING B3
LEVELS	5 (1: RETAIL + RESIDENTIAL LOBBY, 2-5: RESIDENTIAL)
UNIT MIX	
1 BED (750 SF)	12 (26%)
2 BED (1200 SF)	26 (57%)
3 BED (1350 SF)	8 (17%)
TOTAL UNITS	46
LOT AREA	85,733 SF
FAR	.86 (74,154 / 85,733)
LOT WIDTH	440.48' MAX.
LOT DEPTH	220.00'
TOTAL BUILDING COVERAGE	16,769 SF
TOTAL IMPERVIOUS AREA	61,559 SF
LOT COVERAGE	71.8% PROVIDED (75% REQ'D)
BUILDING HEIGHT	64'-0" MAX.
BUILDING SETBACK	FROM ELMHURST RD 102'-6" (112'-2" REQ'D, SEE BUILDING SECTION)
PARKING SETBACK	10' MIN. (10' MIN. REQ'D)
PARKING	
1+2 BEDS: 38 @ 2 EA =	76
3 BED: 8 @ 2.5 EA =	20
GUEST PARKING	10
COMMERCIAL	
RETAIL (5123 SF @ 4/1000 SF)	21
REST. (2500 SF @ 12/1000 SF)	21
	148 REQ'D (5 ACCESSIBLE)
EXTERIOR PARKING	**116 PROVIDED (3 ACCESSIBLE)**
INTERIOR PARKING	**32 PROVIDED (2 ACCESSIBLE)**
TOTAL PARKING PROVIDED	**148 PROVIDED (5 ACCESSIBLE)**

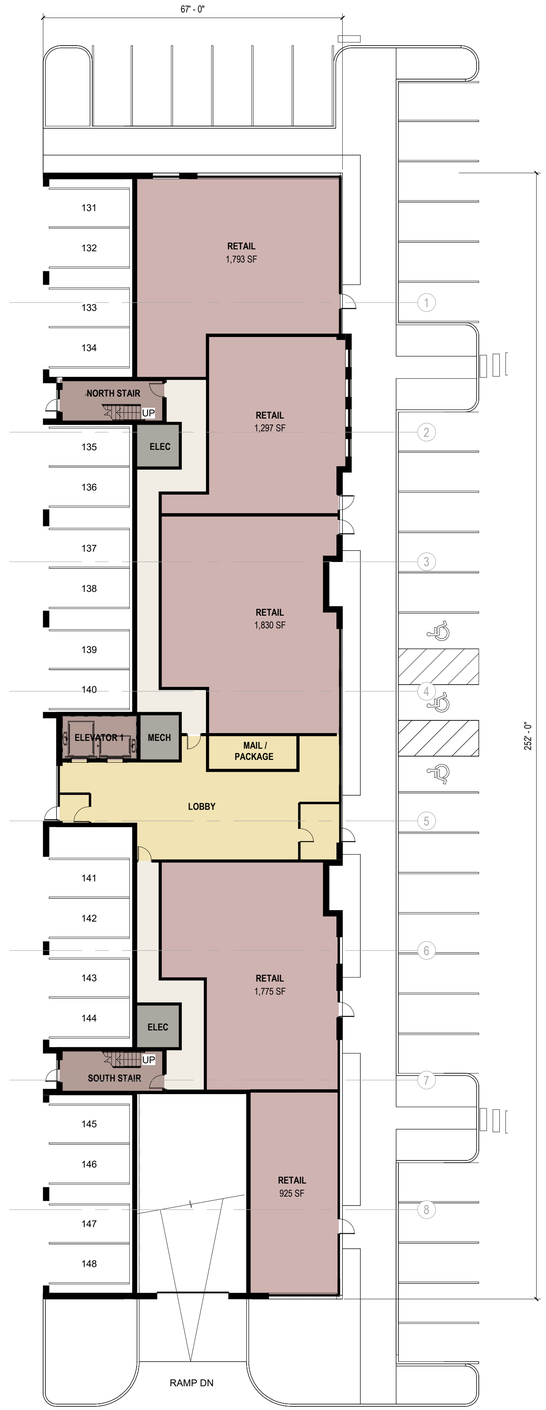
BUILDING AREA SUMMARY

LEVEL	GROSS AREA	FAR AREA	FAR AREA						EXCLUDED FROM FAR		
			DWELLING	OFFICE	RETAIL	COMMON	MECH/UTIL	CIRCULATION	PARKING	ROOF DECK	EXCL. MECH
LEVEL 05	15,658 SF	15,658 SF	12,987 SF	0 SF	0 SF	0 SF	220 SF	2,450 SF	0 SF	0 SF	0 SF
LEVEL 04	15,658 SF	15,658 SF	12,988 SF	0 SF	0 SF	0 SF	220 SF	2,450 SF	0 SF	0 SF	0 SF
LEVEL 03	15,896 SF	15,896 SF	13,226 SF	0 SF	0 SF	0 SF	220 SF	2,450 SF	0 SF	0 SF	0 SF
LEVEL 02	15,896 SF	15,896 SF	10,944 SF	0 SF	0 SF	2,281 SF	220 SF	2,450 SF	0 SF	0 SF	0 SF
LEVEL 01	11,046 SF	11,046 SF	0 SF	0 SF	7,620 SF	1,478 SF	305 SF	1,642 SF	0 SF	0 SF	0 SF
LEVEL 00	13,541 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	13,541 SF	0 SF	0 SF
TOTAL	87,696 SF	74,154 SF	50,145 SF	0 SF	7,620 SF	3,759 SF	1,186 SF	11,443 SF	13,541 SF	0 SF	0 SF

0' 10'-8" 21'-4"

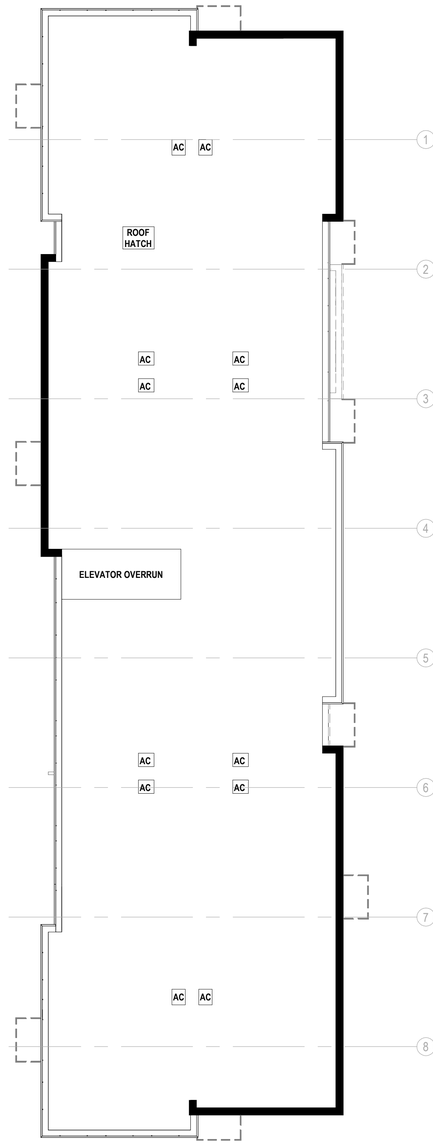
SITE PLAN











1 BASEMENT FLOOR PLAN

1/16" = 1'-0"

GROSS AREA: 13,541 SF
FAR AREA: 0 SF

2 LEVEL 01 FLOOR PLAN

1/16" = 1'-0"

BUILDING COVERAGE: 13,541 SF
FAR AREA: 11,046 SF

3 LEVEL 02 FLOOR PLAN

1/16" = 1'-0"

GROSS AREA / FAR AREA: 15,896 SF

4 LEVEL 03-05 FLOOR PLAN

1/16" = 1'-0"

GROSS AREA / FAR AREA L03: 15,896 SF
GROSS AREA / FAR AREA L04-05: 15,658 SF

5 ROOF PLAN - PUD

1/16" = 1'-0"

0' 4' 8' 16'

R & A Construction

FitzGerald

FLOOR PLANS

301 LaSalle Street 25009 PUD-06

Mount Prospect, Illinois | February 3, 2026



4 SOUTH ELEVATION

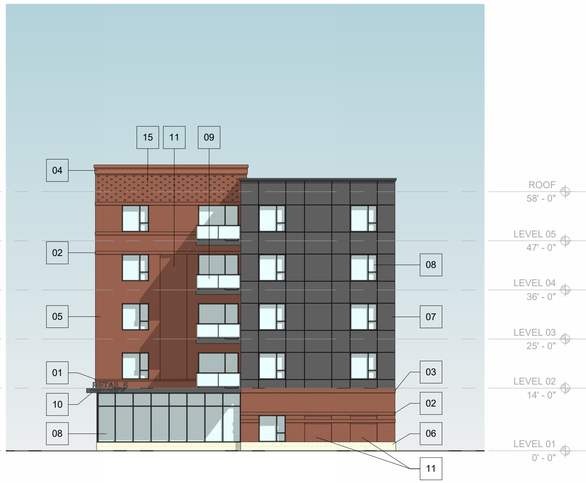


3 WEST ELEVATION

ELEVATION MATERIAL LEGEND:

01. 4" HIGH PROJECTING RED BRICK COURSE
02. 8" HIGH PROJECTING RED BRICK COURSE
03. 12" HIGH PROJECTING RED BRICK COURSE
04. 24" HIGH METAL CORNICE
05. RED FACE BRICK
06. CAST STONE
07. FIBER CEMENT PANEL
08. BLACK METAL FRAME PVC WINDOW
09. GLASS GUARDRAIL
10. METAL CLAD CANOPY
11. RECESSED BRICK
12. RED FACE BRICK ON CMU
13. ALUMINUM GATE WITH SCREEN
14. OPEN GARAGE - GROUND FACE BLOCK BEYOND
15. PROJECTED BRICK DETAILING

MATERIAL BASIS OF DESIGN
BRICK: Glen-Gery Midtown Ironspot Smooth
CAST STONE: MidCon Architectural Precast 051619
FIBER CEMENT: CERACLAD Modern Stripe, Charcoal
GROUND FACE BLOCK: Echelon, Limestone



1 NORTH ELEVATION



2 EAST ELEVATION

0' 4' 8' 16'

R & A Construction

FitzGerald

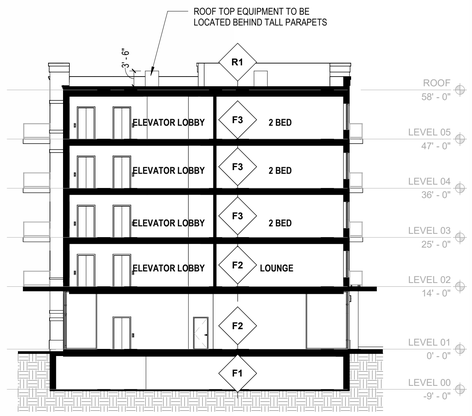
EXTERIOR ELEVATIONS

301 LaSalle Street 25009 PUD-07

Mount Prospect, Illinois | February 11, 2026



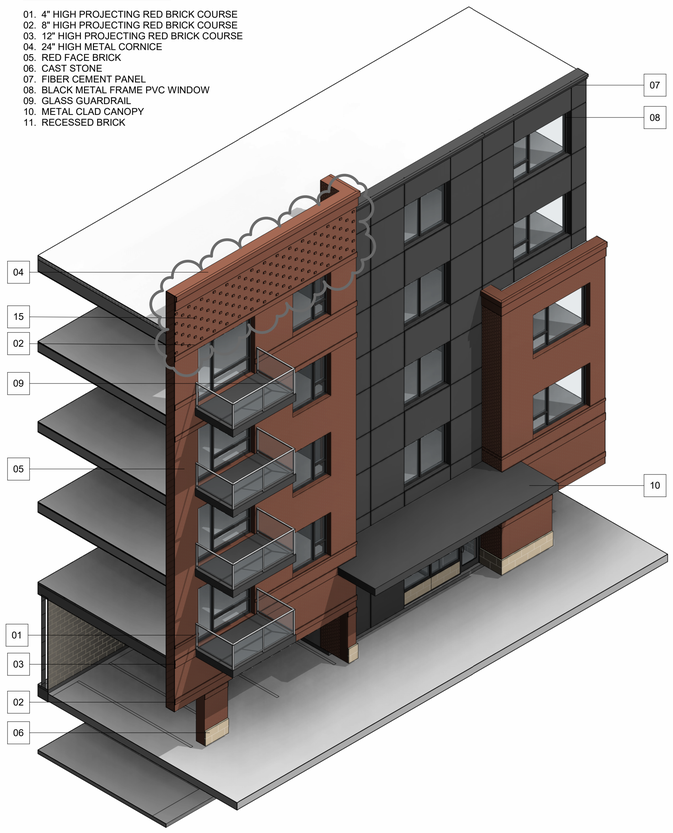
BRICK DETAILING REFERENCE PROJECT - HIGHLAND PARK, IL



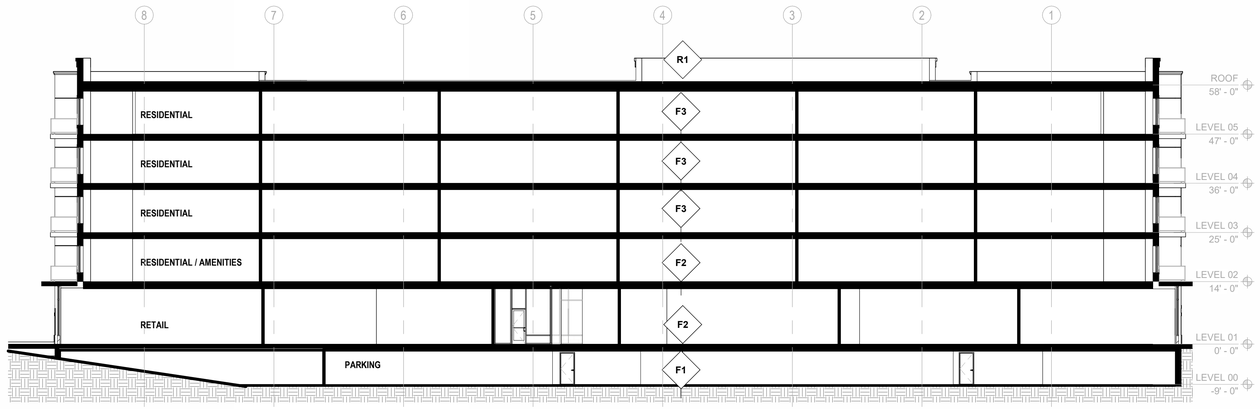
3 BUILDING SECTION - NORTH/SOUTH

ELEVATION MATERIAL LEGEND:

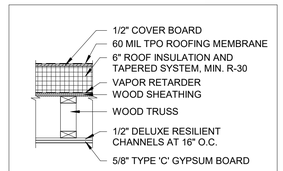
01. 4" HIGH PROJECTING RED BRICK COURSE
02. 8" HIGH PROJECTING RED BRICK COURSE
03. 12" HIGH PROJECTING RED BRICK COURSE
04. 24" HIGH METAL CORNICE
05. RED FACE BRICK
06. CAST STONE
07. FIBER CEMENT PANEL
08. BLACK METAL FRAME PVC WINDOW
09. GLASS GUARDRAIL
10. METAL CLAD CANOPY
11. RECESSED BRICK



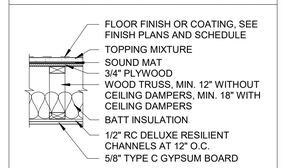
4 ENLARGED AXONOMETRIC VIEW



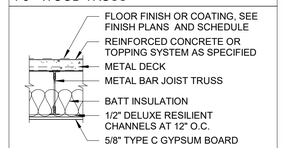
1 BUILDING SECTION - EAST/WEST



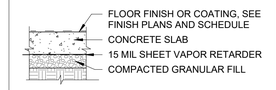
R1 - TPO MEMBRANE OVER WOOD TRUSS



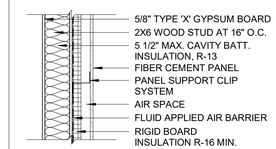
F3 - WOOD TRUSS



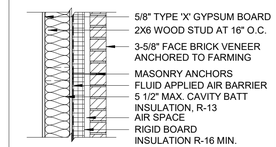
F2 - METAL DECK ON LIGHT GAUGE TRUSS FRAMING (3-HR)



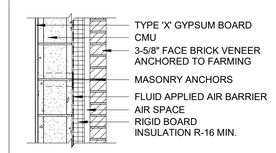
F1 - CONCRETE SLAB



EW-3 - FIBER CEMENT PANEL ON WOOD STUD FRAME

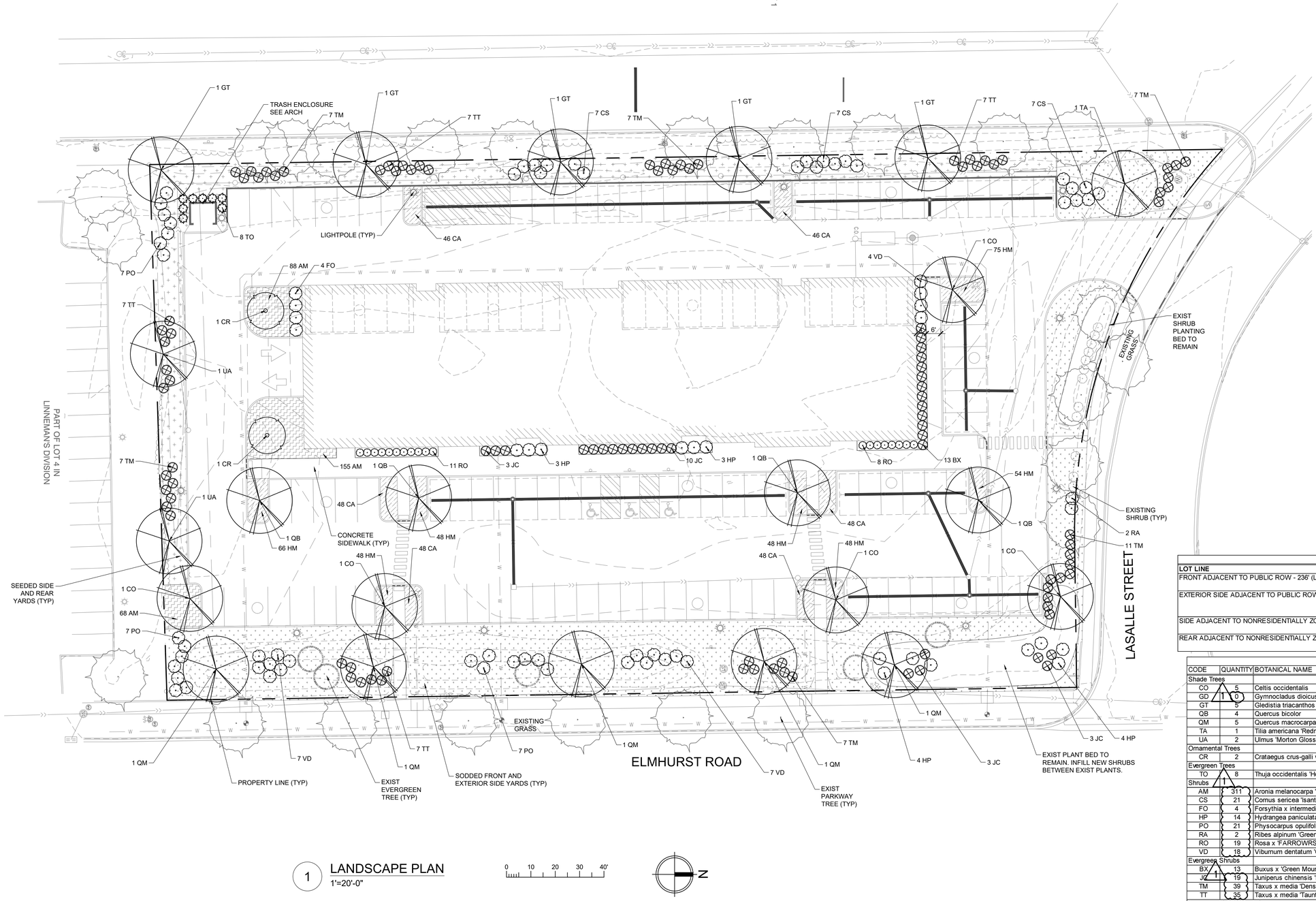


EW-2 - FACE BRICK VENEER ON WOOD STUD FRAME



EW-1 - FACE BRICK VENEER ON CMU

5 CONSTRUCTION ASSEMBLIES



1 LANDSCAPE PLAN
1'=20'-0"

0 10 20 30 40'

N

LEGEND:

- EXISTING TREE/SHRUB
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- GROUNDCOVER
- PERENNIALS/ORNAMENTAL GRASSES
- SOD
- SEED

Planting Data Box

LOT LINE	REQUIRED TREES AND SHRUBS	PROPOSED
FRONT ADJACENT TO PUBLIC ROW - 236' (LASALLE ST)	1 SHADE TREE EVERY 75' (3 TOTAL) CLUSTERS OF 7 SHRUBS EVERY 35'	3 EXISTING, 1 PROPOSED 12 EXISTING SHRUBS AND 14 NEW
EXTERIOR SIDE ADJACENT TO PUBLIC ROW - 373.48' (ELMHURST RD)	1 SHADE TREE EVERY 75' (5 TOTAL) CLUSTERS OF 7 SHRUBS EVERY 35'	5 PROPOSED 49 SHRUBS + EXISTING PLANTING BED
SIDE ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY - 440.48' (WEST)	1 SHADE TREE EVERY 75' (6 TOTAL) CLUSTERS OF 7 SHRUBS EVERY 35'	6 PROPOSED 49 SHRUBS
REAR ADJACENT TO NONRESIDENTIALLY ZONED PROPERTY - 220' (SOUTH)	1 SHADE TREE EVERY 75' (3 TOTAL) CLUSTERS OF 7 SHRUBS EVERY 35'	3 PROPOSED 28 SHRUBS

Plant Schedule

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
Shade Trees						
CO	5	Celtis occidentalis	Common Hackberry	2.5" cal	B&B	matching heads
GD	10	Gymnocladus dioicus	Kentucky Coffeetree	2.5" cal	B&B	matching heads
GT	5	Gleditsia triacanthos var. inermis 'Skycole'	Skyline Thornless Honeylocust	2.5" cal	B&B	matching heads
QB	4	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	matching heads
QM	5	Quercus macrocarpa	Bur Oak	2.5" cal	B&B	matching heads
TA	1	Tilia americana 'Redmond'	Redmond American Linden	2.5" cal	B&B	matching heads
UA	2	Ulmus 'Morton Glossy'	Triumph Elm	2.5" cal	B&B	matching heads
Ornamental Trees						
CR	2	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	5' ht	B&B	multi-stem
Evergreen Trees						
TO	8	Thuja occidentalis 'Holmstrup'	Holmstrup Arborvitae	5' ht	B&B/cont	matching heads
Shrubs						
AM	311	Aronia melanocarpa 'UCONNAM166'	Low Scape Mound Chokeberry	#2	cont.	24" o.c.
CS	21	Cornus sericea 'Isanti'	Isanti Redtwig Dogwood	#5	cont.	60" o.c.
FO	4	Forsythia x intermedia 'New Hampshire Gold'	New Hampshire Gold Forsythia	#5	cont.	60" o.c.
HP	14	Hydrangea paniculata 'SMHPFL'	Fire Light Panicle Hydrangea	#5	cont.	60" o.c.
PO	21	Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	#5	cont.	60" o.c.
RA	2	Ribes alpinum 'Green Mound'	Green Mound Alpine Current	#5	cont.	48" o.c.
RO	19	Rosa x 'FARROWRSP'	Oso Easy Hot Paprika Rose	#3	cont.	36" o.c.
VD	18	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	#5	cont.	60" o.c.
Evergreen Shrubs						
BX	13	Buxus x 'Green Mountain'	Green Mountain Boxwood	#5	cont.	48" o.c., hedged
JC	19	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	#3	cont.	48" o.c.
TM	39	Taxus x media 'Densiformis'	Dense Yew	#5	cont.	60" o.c.
TT	35	Taxus x media 'Tauntonii'	Taunton Yew	#5	cont.	60" o.c.
Perennials/Ornamental Grasses						
CA	284	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	cont.	18" o.c.
HM	387	Hemerocallis 'Cherry Cheeks'	Cherry Cheeks Daylily	#1	cont.	18" o.c.

*50% of shrubs shall be deciduous and 50% evergreen
**For shrubs with a mature height less than 5', minimum installation size shall be 2'H

R&A Management LLC

FitzGerald | Juli Ordower LANDSCAPE ARCHITECTURE

LANDSCAPE PLAN

301 LaSalle Street 25009 PUD-XX

Mount Prospect, Illinois | January 20, 2026



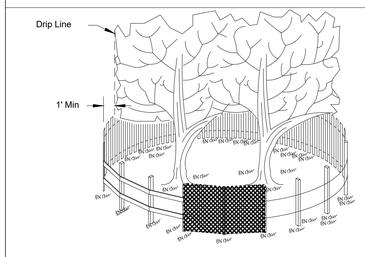
LEGEND:

- #241 18" — EXISTING EVERGREEN/DECIDIOUS TREE WITH CALIPER SIZE AND TREE TAG#
- EXISTING TREE TO BE REMOVED
- EXISTING TREE GROVE TO BE REMOVED

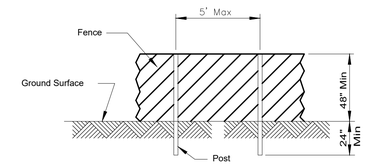
NOTES:

1. FOR TREE INVENTORY AND REASONS FOR TREE REMOVAL, SEE SUPPLEMENTAL SHEET.
2. FOR ALL TREES TO REMAIN, THE FOLLOWING TREE PRESERVATION TECHNIQUES SHALL BE EMPLOYED:
   - 2.1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCROACHING WITHIN THE DRIP LINE OF A TREE.
   - 2.2. CRUSHED LIMESTONE, HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE DRIP LINE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE.
   - 2.3. SNOW FENCING SHALL BE TEMPORARILY INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE. SEE DETAIL BELOW.
   - 2.4. NO GRADE CHANGES SHALL BE ALLOWED UNDER DRIP LINE OF ANY TREES LOCATED ON THE TREE SURVEY.

TREE PROTECTION - FENCING



SIDE VIEW



POST AND FENCE DETAIL

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE
Project
Designed — Date
Checked — Date
Approved — Date

NRCS Natural Resources Conservation Service

1 TREE SURVEY AND PRESERVATION PLAN
1'=20'-0"

0 10 20 30 40'

N

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	To be Removed	Reason for Removal
201	S. Property Line grouping	Morus alba	White Mulberry (Common Mulberry)	6	3	4	over-topped, one sided				X	Tree Grove tags 201-240 are volunteer cottonwood trees with some scattered small-diameter American elm, boxelder maple, hackberry and mulberry with a ground plane and intermittent understory of light to medium density buckthorn to a height of 4'. Remove non-desirable trees to make room for required perimeter landscaping and parking lot installation.
202	S. Property Line grouping	Prunus serotina	Black Cherry	6	3	4	over-topped, minor deadwood				X	
203	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	27	4	4	dieback, heavy deadwood, weak crotch, one sided		forked at 2' with 3 leaders		X	
204	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	25	3	4	slight lean, one sided, over-topped, damaged leader, minor deadwood		forked at 1.5'		X	
205	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	18	3	4	over-topped, slight sweep, one sided, basal scar				X	
206	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	11	3	4	slight sweep, one sided, thin crown				X	
207	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	19	3	4	slight lean, one sided, minor deadwood			forked at base with a 9" co-leader	X	
208	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	25	3	3	slight sweep, minor deadwood, one sided			forked at base and 1.5' with a 10" co-leader	X	
209	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	15	3	4	slight lean, one sided, thin crown				X	
210	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	17	3	4	excessive lean, slight sweep, minor deadwood				X	
211	S. Property Line grouping	Celtis occidentalis	Common Hackberry	4	3	4	over-topped, one sided, suckering				X	
212	S. Property Line grouping	Acer negundo	Boxelder Maple	4	3	4	slight sweep, over-topped, suckering				X	
213	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	24	3	4	one sided, double leader, broken limbs, minor deadwood				X	
214	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	8	3	4	over-topped, sweep, thin crown, minor deadwood				X	
215	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	20	3	4	weak crotch, double leader, one sided, weak crotch, over-topped, slight sweep				X	
216	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	5	3	4	sweep, over-topped				X	
217	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	12	3	4	over-topped, twist in trunk, one sided, basal scar, minor deadwood			forked at base with a 9" co-leader	X	
218	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	9	3	4	over-topped, one sided, slight sweep, basal scar				X	
219	S. Property Line grouping	Acer negundo	Boxelder Maple	5	4	4	excessive lean, sweep, suckering				X	
220	S. Property Line grouping	Ulmus americana	American Elm	12	3	4	over-topped, suckering, minor deadwood				X	
221	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	13	3	4	over-topped, one sided, basal scar				X	
222	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	12	3	4	sweep, over-topped, basal swell, basal scar				X	
223	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	13	3	4	one sided, slight sweep, thin crown				X	
224	S. Property Line grouping	Ulmus americana	American Elm	20	3	3	over-topped, weak crotch, multiple leaders, one sided		forked at 2.5', in contact with #225		X	
225	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	8	3	4	over-topped, excessive lean, one sided		in contact with #224		X	
226	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	9	3	4	over-topped, slight sweep, thin crown				X	
227	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	15	3	4	over-topped, slight sweep, one sided			forked at base with a 10" co-leader	X	
228	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	15	3	4	one sided, thin crown				X	
229	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	13	3	4	damaged leader, slight sweep, over-topped, minor deadwood			forked at .5' with a 7" co-leader	X	
230	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	16	3	4	slight sweep, one sided, multiple leaders				X	
231	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	15	3	4	slight sweep, one sided, minor deadwood			forked at base with a 10" co-leader	X	
232	S. Property Line grouping	Ulmus americana	American Elm	7	3	3	weak crotch, double leader, suckering		forked at 1'		X	
233	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	29	3	4	slight lean, weak crotch, multiple leaders, minor deadwood		forked at 5'		X	
234	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	10	3	4	over-topped, slight sweep, thin crown, minor deadwood				X	
235	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	9	3	4	over-topped, slight sweep, thin crown				X	
236	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	6	3	4	over-topped, sweep				X	
237	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	9	4	4	one sided, thin crown, minor deadwood			forked at base with a 7" (dead) co-leader	X	
238	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	11	3	4	over-topped, one sided, slight lean				X	
239	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	40	3	4	slight sweep, weak crotch, minor deadwood		forked at 1.5'		X	
240	S. Property Line grouping	Populus deltoides	Eastern Cottonwood	42	3	4	multiple leaders, damaged leader, improper pruning		forked at 1' and 3'		X	
241	E. property line/berm	Pinus sylvestris	Scots Pine	23	3	4	one sided, minor deadwood, girdling root					
242	E. property line/berm	Pinus sylvestris	Scots Pine	29	3	3	multiple leaders, minor deadwood, metal in trunk, girdling root, weak crotch		guy wire attached, trunk bolt swallowed			
243	E. property line/berm	Pinus sylvestris	Scots Pine	23	3	3	multiple leaders, minor deadwood, probable girdling root					
244	N. turf area	Picea pungens	Colorado Blue Spruce	19	3	3	multiple leaders	Cytospora	limbed up		X	Remove tree for new parking lot.
245	N. turf area	Picea pungens	Colorado Blue Spruce	18	3	3	trunk scar, broken limbs	Cytospora	limbed up		X	Remove tree for new parking lot.
246	E. property line/berm	Pinus sylvestris	Scots Pine	27	3	4	multiple leaders, minor deadwood, slight lean					
247	N. planting bed	Pinus sylvestris	Scots Pine	32	4	4	slight lean, sparse foliage, multiple leaders, one sided, surface roots, girdling root					
248	N. planting bed	Pinus nigra	Austrian Pine	23	3	4	slight lean, multiple leaders, minor deadwood				X	Remove tree for new parking lot.
249	N. planting bed	Pinus nigra	Austrian Pine	21	3	3	broken limbs, lower branches shaded out, minor deadwood				X	Remove tree for new parking lot.
250	N. planting bed	Pinus sylvestris	Scots Pine	31	3	3	weak crotch, multiple leaders, broken limbs, improper pruning, sapsucker damage				X	Remove tree for new parking lot.
251	N. planting bed	Pinus nigra	Austrian Pine	23	3	4	one sided, lower branches shaded out, minor deadwood, girdling root				X	Remove tree for new parking lot.
252	N. planting bed	Pinus nigra	Austrian Pine	24	3	3	girdling root, minor deadwood				X	Remove tree for new parking lot.
253	N. planting bed	Pinus nigra	Austrian Pine	31	3	3	multiple leaders, minor deadwood, improper pruning, girdling root				X	Remove tree for new parking lot.
254	N. property line	Tilia americana 'Redmond'	Redmond Linden	23	3	3	multiple leaders, suckering					
255	N. property line	Tilia americana 'Redmond'	Redmond Linden	14	3	3	basal swell, improper pruning, multiple leaders					
256	N. property line	Tilia americana 'Redmond'	Redmond Linden	25	3	3	multiple leaders, suckering, improper pruning					
257	N. property line	Tilia americana 'Redmond'	Redmond Linden	21	3	3	girdling root, surface roots		planting basket intact			
258	N. property line	Tilia americana 'Redmond'	Redmond Linden	19	3	3	girdling root, multiple leaders		planting basket intact		X	Remove for new driveway
A	LaSalle ROW	Malus spp.	Crabapple	3	4	4	minor deadwood, branch tip dieback				X	Remove for new driveway
B	LaSalle ROW	Malus spp.	Crabapple	3	4	4	minor deadwood, branch tip dieback				X	Remove for new driveway
C	LaSalle ROW	Tilia cordata	Littleleaf Linden	3.5	2	3	weak crotch, multiple leaders					
D	Route 83 ROW	Gleditsia triacanthos	Common Honeylocust	2.75	3	2			needs mulch			
E	Route 83 ROW	Acer platanoides 'Crimson King'	Crimson King' Norway Maple	2.75	3	3			needs mulch			
F	Route 83 ROW	Gleditsia triacanthos	Common Honeylocust	2.75	2	3			needs mulch			
G	Route 83 ROW	Acer platanoides 'Crimson King'	Crimson King' Norway Maple	2.5	2	3			needs mulch			
H	Route 83 ROW	Gleditsia triacanthos	Common Honeylocust	2.5	3	2			needs mulch			
I	Route 83 ROW	Acer platanoides 'Crimson King'	Crimson King' Norway Maple	2.75	2	3			needs mulch			

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and required no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair (average)	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time of if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

Sheet Metal Coping at Brick:
color to match brick

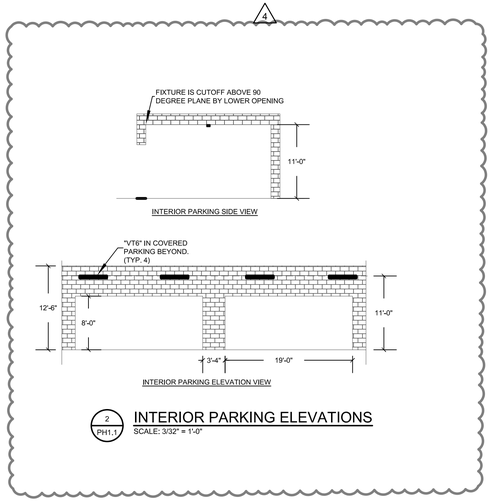
Face brick:
Midtown Ironspot Smooth



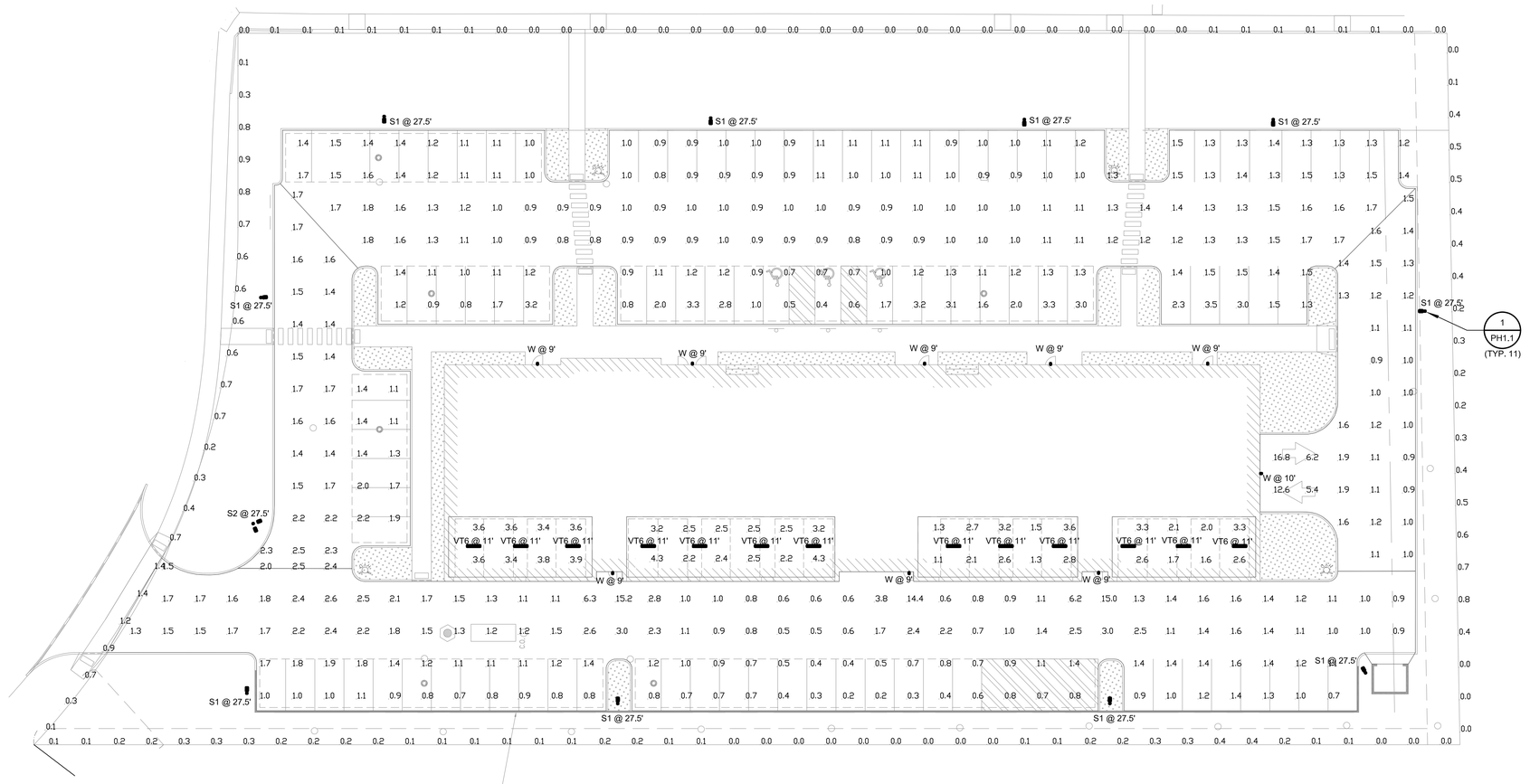
Sheet Metal Coping at Panel:
color to match panel

Fiber Cement Panel:
CERACLAD Modern Stripe,
Charcoal

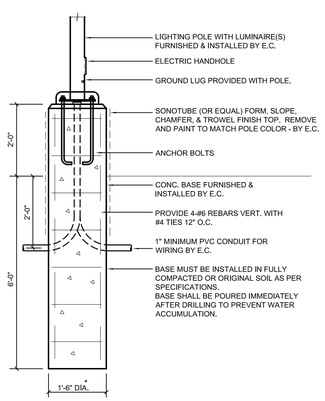
Cast Stone:
MidCon Architectural Precast
Color #051619



2 PH1.1 INTERIOR PARKING ELEVATIONS
SCALE: 3/32" = 1'-0"



N SITE PLAN - PHOTOMETRIC
SCALE: 1" = 20'-0"



1 PH1.1 LIGHT STANDARD DETAIL
NO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
INTERIOR PARKING #1	+	3.6 fc	3.9 fc	3.4 fc	1.1:1	1.1:1
INTERIOR PARKING #2	+	2.9 fc	4.3 fc	2.2 fc	2.0:1	1.3:1
INTERIOR PARKING #3	+	2.2 fc	3.6 fc	1.1 fc	3.3:1	2.0:1
INTERIOR PARKING #4	+	2.4 fc	3.3 fc	1.6 fc	2.1:1	1.5:1
NORTH PARKING	+	1.7 fc	2.5 fc	1.1 fc	2.3:1	1.5:1
PROPERTY LINE	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
SOUTH DRIVEWAY	+	2.3 fc	16.8 fc	0.9 fc	18.7:1	2.6:1
WEST PARKING/ENTRANCE	+	1.6 fc	15.2 fc	0.2 fc	76.0:1	8.0:1
EAST PARKING	+	1.3 fc	3.5 fc	0.4 fc	8.8:1	3.3:1

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	S1		10	COOPER LIGHTING SOLUTIONS - McGRAW EDISON (FORMERLY EATON)	GALN-SA2A-740-U-T4W-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD	32	208	0.85	63
	S2		1	COOPER LIGHTING SOLUTIONS - McGRAW EDISON (FORMERLY EATON)	GALN-SA2A-740-U-T4W-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE IV WIDE OPTICS WITH HOUSE SIDE SHIELD	32	208	0.85	126
	W		9	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR6B-W	CROSSTOUR 58W WALL MOUNT LED	1	6129	0.85	58
	VT6		13	COOPER LIGHTING SOLUTIONS-METALUX (FORMERLY EATON)	4VT3-LD5-4-G-UNV-L840-CD1-U	4FT VT3 GENERAL APPLICATION, 4000LM	196	21	0.85	32.24

G&W ENGINEERING
ST LOUIS, MO 63043
138 WELDON PARKWAY
(314) 469-3737
PROJECT NUMBER: 205-030300
WWW.GANDWENGINEERING.COM

DESCRIPTION
R&A Management LLC
301 LASALLE RD
MOUNT PROSPECT, IL 60056

PRELIMINARY - NOT FOR CONSTRUCTION

SEAL

REVISIONS	
REVISION 1	10/14/2025
REVISION 2	12/08/2025
REVISION 3	01/09/2026
REVISION 4	01/20/2026

JOB NO:	2025-0313.00
DRAWN BY:	AGR
CHECKED BY:	DJW
DATE:	07/17/2025

SHEET NO.
PH1.1

4

Project		Catalog #		Type	VT6
Prepared by		Notes		Date	



Metalux

Vaportite LED

4' Industrial LED Lamp
Vaportite Industrial Refrigerated Case

Typical Applications

Parking Garage • Cold Storage • Canopy • Warehouse • Food Processing • Manufacturing • Complex Environments

Interactive Menu

- Order Information page 2
- Photometric Data page 3
- Product Warranty

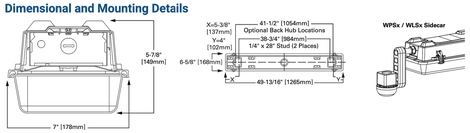
Product Certification

Product Features

Top Product Features

- 2ft, 4ft, and 8ft Sealed and Gasketed Vaportite
- Lumen packages up to 22K lumens
- High-Performance efficacy up to 150 LPW
- LEDs available in 3000K, 3500K, 4000K and 5000K at 80 CRI
- Rated for -40c to 35c ambient
- Impact protection rating IK06 Lens and IK06 Housing
- Options to meet Build America, Buy America, Buy American and other domestic preference requirements

Dimensional and Mounting Details



Installation Data



MOUNTING BRACKETS
Furnished
Two per 2' and 4' Unit
Four per 8' Unit



OPTIONAL CHAIN HANGING SET
(VT2-CHAIN/SET-U)
Includes 6 ft. of chain, 4 large S-Hooks and 4 small S-Hooks
Order One (1) Kit for each 2' or 4' Fixture

COOPER Lighting Solutions a @lgnify business

Metalux — 4' Vaportite LED

Order Information

SAMPLE ORDER NUMBER: **4VT2-LD5-4-DR-UNV-L840-CD1-WL-U**

Domestic Preferences [1]	Series [2]	Lamp Type	LED Lumens Output	Lens	Distribution	Voltage	Remote Emergency Enclosure
[Blank]=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act [1] **BABA**=Build America Buy America Act [1]	**4VT2**=4' Vaportite	**LD5**=LED 5.0	**4**=4000 Lumens **6**=6000 Lumens **8**=8000 Lumens **11**=11000 Lumens	**DR**=Internal Prismatic Lens/15% DR High Impact Additive **DR100**=Internal Prismatic Lens/100% DR High Impact Additive **FR50**=Frosted Lens/15% DR High Impact Additive [3]	**[Blank]**=Medium (Standard) **W**=Wide Distribution	**347V**=347 Volt **UNV**=Universal Voltage 120-277	**EL10W**=10 watt, 120-277V emergency battery pack installed [4] **VT-REM-EL**=Remote Emergency Installed, 700 lumens [4]
Notes (1) Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the BABA portion of Build America, Buy America Act of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.	**Notes** (2) Design/Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.			**Notes** (3) Not available in wide distribution.			**Notes** (4) EL must specify 120-277V.

CCT	Driver Type	Label	Options	Packaging	Accessories (order separately) [1]
L830=3000K, LED **L835**=3500K, LED **L840**=4000K, LED **L850**=5000K, LED	**CD1**=(1) Dimming Driver **CDW1**=(1) Non-programmable Driver, Limited Lumen Packages, 0-10V Dimming (10%-100%) **SLTD1**=Fifth Light DALI	**WL**=Wet Location Label	**SSL**=Stainless Steel Latches **GL**=Single Element Fuse **TH**=(2) Tog Waterttite Hubs **TDH**=(3) Tog and (2) End Waterttite Hubs (all Waterttite Hubs have 1/2" Conduit Entry) **MS**=Damp Listed Motion Sensor, Non-dimming **MSWL20**=Wet Listed Motion Sensor, Non-dimming, 20ft max mounting height **WPS4**=WaveLinx Wireless Sensor, Sidecar mount, with 1220 sq ft. coverage [5] **WLS4**=WaveLinx Lite Wireless Sensor, Sidecar mount, 15'-40' Mounting Height [5,6] **OFTB2**=Leviton 120-277V PIR Occupancy Sensor with integral 0-10V Dimming [7,8]	**U**=Unit Pack	**VT2-Chain/Set-U**=Chain Hanging Set. Includes 6 ft. of chain, 4 large S-Hooks and 4 small S-Hooks Order One (1) Kit for each 2' or 4' Fixture **VT2-SS-MBK**=Stainless Steel Mounting Bracket

Notes
(5) Not available in 11,000 lumen fixture. Not available with 347V, 480V, or UNV. Not available with SLTD option. (6) WaveLinx LITE devices are not currently compatible with the WaveLinx PRO Wireless Area Controller. (7) Available for UNV (for 120V or 277V) only. (8) Configuration of basic and advanced features using the Leviton Smart Sensor App on any Bluetooth-enabled Android or iOS device.

Notes
(9) Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

Product Specifications

Construction

- Rugged and durable construction
- Fiberglass housing is reinforced polyester and self-extinguishing (ASTM-D635-74) plastic
- Full metal fixture liner
- Watertight housing
- 1/2" conduit entry at each end of housing (standard) for continuous feed
- Polyurethane gasketing provides a continuous seamless seal for the diffuser lens
- Four sturdy cam latches clamp diffuser tightly for a positive seal between housing, gasketing and diffuser
- Surface or chain mounting
- Impact protection rating IK06 Lens and IK06 Housing

WaveLinx LITE devices are not currently compatible with the WaveLinx PRO Wireless Area Controller

Electrical

- Long-Life LED system coupled with electrical driver for optimal performance
- LED's available in 3000K, 3500K, 4000K and 5000K with a CRI ≥ 80
- Projected life is 60,000 hours at 91% lumen output
- Electronic drivers are available for 120-277V application
- 0-10V dimming control (standard)
- Operating temperature of -40°C to 35°C; ideal for cold storage environments

Lens

- High-impact diffuser lens
- Internal Prismatic Lens with 15% DR High Impact Additive (DR) or Internal Prismatic Lens with 100% DR High Impact Additive (DR100)
- Frosted Lens with 15% DR High Impact Additive (FR50) option

Finish

- Housing is permanent pearl gray color

Warranty

- Five-year limited warranty

Compliance

- UL/cUL listed for Wet location
- RoHS compliant
- LED modules comply with IESNA LM-79 and LM-80 standards
- NSF listed
- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium (refer to www.designlights.org for details)
- The VT2 Series ratings apply to Horizontal Mounting only

BABA Domestic Preference Compliance

- This Cooper product is manufactured in the US and meets the BABA cost of components rule. To verify a configured product with specific accessories and options meets BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams. Our BABA designation is based on the minimum compliance requirement for BABA. Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

COOPER Lighting Solutions a @lgnify business

Project		Catalog #		Type	W
Prepared by		Notes		Date	



Lumark

Crosstour Series

Wall Mount Luminaire

Product Certifications & Features

Interactive Menu

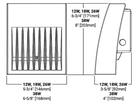
- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3

Quick Facts

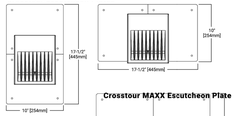
- Available in 12W, 18W, 26, & 38W (900 - 3,100 lumens) models
- Available in 5000K or 4000K (CCT)
- Wall, inverted or pole mount
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents
- Optional floodlighting kit converts from wall to floodlight, and pole mount

Dimensional Details

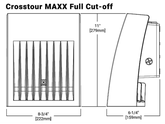
Crosstour Full Cut-off



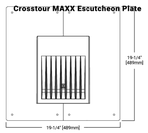
Crosstour Escutcheon Plates



Crosstour MAXX Full Cut-off



Crosstour MAXX Escutcheon Plate



Crosstour Stock Ordering Information

12W Series	18W Series	26W Series	38W Series
XTOR1B=12W, 5000K, Carbon Bronze	**XTOR2B**=18W, 5000K, Carbon Bronze	**XTOR3B**=26W, 5000K, Carbon Bronze	**XTOR4B**=38W, 5000K, Carbon Bronze
XTOR1B-WT=12W, 5000K, Summit White	**XTOR2B-W**=18W, 4000K, Carbon Bronze	**XTOR3B-W**=26W, 4000K, Carbon Bronze	**XTOR4B-W**=38W, 4000K, Carbon Bronze
XTOR1B-PC1=12W, 5000K, 120V PC, Carbon Bronze	**XTOR2B-WT**=18W, 5000K, Summit White	**XTOR3B-WT**=26W, 5000K, Summit White	**XTOR4B-WT**=38W, 5000K, Summit White
XTOR1B-W=12W, 4000K, Carbon Bronze	**XTOR2B-PC1**=18W, 5000K, 120V PC, Carbon Bronze	**XTOR3B-PC1**=26W, 5000K, 120V PC, Carbon Bronze	**XTOR4B-PC1**=38W, 5000K, 120V PC, Carbon Bronze
	XTOR2B-W-PC1=18W, 4000K, 120V PC, Carbon Bronze	**XTOR3B-W-PC1**=26W, 4000K, 120V PC, Carbon Bronze	**XTOR4B-W-PC1**=38W, 4000K, 120V PC, Carbon Bronze
	XTOR2B-347V=18W, 5000K, Carbon Bronze, 347V	**XTOR3B-347V**=26W, 5000K, Carbon Bronze, 347V	**XTOR4B-347V**=38W, 5000K, Carbon Bronze, 347V
	XTOR2B-WT-PC1=18W, 5000K, 120V PC, Summit White	**XTOR3B-PC2**=26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:
1. Design/Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347 V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplies knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) and the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
9. Not available with HA option.
10. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
11. Not available with CBP option.
12. Thru-branch wiring not available with HA option or with 347V.
13. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
14. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
15. For use in downright orientation only. Optimal coverage at mounting heights of 9'-20'.
16. 120V thru 277V only.
17. Provides over 50% power reduction after 15-minutes of inactivity. Dimming driver included.
18. Includes an integral photo sensor.
19. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
20. 120V or 277V operation only.
21. Operating temperatures -20°C to 25°C.
22. Not available in XTOR12B or XTOR12BWL models.
23. Replace XX with housing color.

Lumark — Crosstour Series

Ordering Information

SAMPLE NUMBER: **XTOR2B-W-WT-PC1**

Domestic Preferences	Series [1]	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
[Blank]=Standard **BAA**=Buy American Act [1] **TAA**=Trade Agreements Act [1] **BABA**=Build America Buy America Act [1]	**XTOR1B**=Small Door, 12W **XTOR2B**=Small Door, 18W **XTOR3B**=Small Door, 26W **XTOR4B**=Medium Door, 38W **Full Cutoff** **XTOR4B**=MAXX, 38W **XTOR8B**=MAXX, 81W **XTOR12B**=MAXX, 102W **Refractive Lens** **XTOR4BRL**=MAXX, 38W **XTOR8BRL**=MAXX, 81W **XTOR12BRL**=MAXX, 102W	**[Blank]**=Bright White (Standard), 5000K **N**=Neutral White, 4000K **Y**=Warm White, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347 V [9,10,11,12] **480V**=480 V [9,10,11,12] **PC1**=Photocontrol 120V [13] **PC2**=Photocontrol 208-277V [14,15] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [10,16] **MS-L20**=Motion Sensor for ON/OFF Operation [9,10,11,16,17,18,19,20] **MS/DIM-L20**=Motion Sensor for Dimming Operation [9,10,11,16,18,19,20] **CBP**=Cold Weather Battery Pack [9,11,16,21,22] **HA**=50°C High Ambient [9]	**XTOFLD-4(NC-Knuckle Floodlight Kit [23] **XTOFLD-TRN**=Trunnion Floodlight Kit [23] **XTOFLD-4(NC-WT**=Knuckle Floodlight Kit, Summit White [23] **XTOFLD-TRN-WT**=Trunnion Floodlight Kit, Summit White [23] **EWP/XTOR**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTOR-WT**=Escutcheon Wall Plate, Summit White **WG-XTORMX**=Crosstour MAXX Wire Guard **PE277V**=Integral 120V Photocontrol [9] PE277V BUTTON PC=Field Installed 208-277V Photocontrol [13] **VA1040-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [24] **VA1041-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [24] **VA1042-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [24] **VA1043-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [24] **VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [24] **VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [24] **VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [24] **VA1038-XX**=2@180° Tenon Adapter for 4" O.D. Tenon [24] **VA1039-XX**=3@120° Tenon Adapter for 4" O.D. Tenon [24] **VA1039-XX**=4@120° Tenon Adapter for 2-3/8" O.D. Tenon [24] **EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [18]

NOTES:
1. Design/Lights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Photocontrols are factory installed.
3. Order PC2 for 347 V models.
4. Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
5. Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
6. Floodlight kit accessory supplies knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
7. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
8. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) and the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
9. Not available with HA option.
10. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
11. Not available with CBP option.
12. Thru-branch wiring not available with HA option or with 347V.
13. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
14. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
15. For use in downright orientation only. Optimal coverage at mounting heights of 9'-20'.
16. 120V thru 277V only.
17. Provides over 50% power reduction after 15-minutes of inactivity. Dimming driver included.
18. Includes an integral photo sensor.
19. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
20. 120V or 277V operation only.
21. Operating temperatures -20°C to 25°C.
22. Not available in XTOR12B or XTOR12BWL models.
23. Replace XX with housing color.
24. Sensor configuration mobile application required for configuration. See controls page for details.
25. Replace X with number of Light Squares controlled by the SPB, referencing the "SPB/X Availability Table" on the controls page.
26. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements.
28. Sunshield drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.legrady.com/dynamicd for more information.
29. 480V not to be used with unpredicted or impedance grounded systems.
30. Not available with SA1A or SA1B. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except Level 4.
31. Cannot be used with DALI, PEC, or other motion response control options. Not available with SB light squares when using Output Level 4.
32. Use GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
33. Use with PE or PE 211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
34. Controls system is not available with photocontrol receptacles (PR, PRT) or other controls systems (DADC, SPBx).
35. Requires AirMesh central base station CBSSM-450-DEC and Synapse commissioning for operation.
36. 3-drop MacAdam ellipse binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative at Eaton for more information.
37. Not available with SB light squares.
38. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA). BABA is the minimum Government compliance requirement for the Build America Buy America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliance standards. Please refer to the DOMESTIC PREFERENCES website or consult the CLS Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

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Project		Catalog #		Type	S1,S2
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Product Certifications

Quick Facts

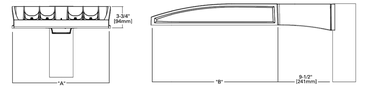
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems

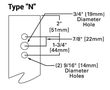
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. 10A Certified (3000K CCT and warmer only, fixed mounting options)

COOPER Lighting Solutions a @lgnify business

McGraw-Edison — GALN Galleon II

Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

Product Family [1,2]	Light Engine Configuration: Light Squares	Light Engine Configuration: Square Count	Light Engine Configuration: Lumen Output	Color Temperature	Voltage	Distribution	Mounting	Finish
GALN=Galleon II **BAA-GALN**=Galleon II Buy American Act Compliant [3] **TAA-GALN**=Galleon II Trade Agreements Act Compliant [3] **BABA-GALN**=Galleon II BABA/IIJA Compliant [3]	**SA**=16 LED Light Square **SB**=26 LED Light Square	**1**=1 Light Square **2**=2 Light Square **3**=3 Light Square **4**=4 Light Square **5**=5 Light Square **6**=6 Light Square **7**=7 Light Square **8**=8 Light Square **9**=9 Light Square	**A**=Output Level 1 **B**=Output Level 2 **C**=Output Level 3 **D**=Output Level 4 [4,14] **Z**=Configured Output [32]	**722**=702CRI, 2200K **727**=702CRI, 2700K **730**=702CRI, 3000K **735**=702CRI, 3500K **740**=702CRI, 4000K **750**=702CRI, 5000K **760**=702CRI, 6000K **827**=802CRI, 2700K **830**=802CRI, 3000K **835**=802CRI, 3500K **840**=802CRI, 4000K **930**=902CRI, 3000K **935**=902CRI, 3500K **940**=902CRI, 4000K **950**=902CRI, 5000K **AMB**=Amber [14,16]	**U**=120-277V **H**=347V-480V [1,29] **1**=120V **2**=208V **3**=240V **4**=277V [14] **5**=347V [14] **DV**=277V-480V Dual Volt [14,29,30,33]	**T1**=Type I **T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **SNQ**=Type V Narrow **SMQ**=Type V Square Medium **SWQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**[Blank]**=Standard Pole Mount Arm **QM**=Quick Mount Universal Arm **QM**=Pole Mount Arm with Quick Mount Adaptor **PA**=Pole Mount, Adjustable **SP**=7' Slipfitter, Adjustable [5] **SP2**=2-3/8" Slipfitter, Adjustable [5] **QMA**=Quick Mount Mast Arm, Fixed **MA**=Mast Arm, Fixed **WM**=Wall Mount, Fixed **WA**=Wall Mount, Adjustable **UP**=Upswept Arm	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White **RALXX**=Custom Color

Options (Add as Suffix)	Controls and Systems Options (Add as Suffix)	Accessories (Order Separately) [1]
DIM=External 0-10V Dimming Leads [6] **F**=Single Fuse (120, 277 or 347V Specify Voltage) **FF**=Double Fuse (208, 240 or 480V Specify Voltage) **20K**=20kV UL 1449 fused surge protective device [1] **JL**=Two Circuits [6] **HA**=50°C High Ambient [9] **HS**=Installed House Side Shield [11] **BCS**=Backlight Control Shield [11,12] **GRSBK**=Glare Reducing Shield, Black [8] **GRSBK**=Glare Reducing Shield, White [8] **LCF**=Light Square Trim Painted to Match Housing [8] **TH**=Tool-less Door Hardware [7] **CC**=Coastal Construction finish [1] **LNS**=Optics Rotated 90° Left **RNS**=Optics Rotated 90° Right **32DCM**=0 Standard Deviation Color Matching [36] **AHD145**=After Hours Dim, 5 Hours [26] **AHD245**=After Hours Dim, 5 Hours [26] **AHD255**=After Hours Dim, 5 Hours [26] **AHD355**=After Hours Dim, 8 Hours [26] **DALI**=DALI Drivers	**BPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. [4] **PR**=NEMA 3-PIN Photocontrol Receptacle [4] **PRT**=NEMA 7-PIN Photocontrol Receptacle [4] **FADC**=Field Adjustable Dimming Controller [25] **PSC**=Photocontrol Shorting Cap **SPB2**=Dimming Motion Sensor, 9'-20' mounting [25] **SPB4**=Dimming Motion Sensor, 21'-40' mounting [25] **SPB2/X**=Dimming Motion Sensor, limited square count, 9'-20' mounting [25] **SPB4/X**=Dimming Motion Sensor, limited square count, 21'-40' mounting [25] **MS/DIM-L20**=Motion Sensor for Dimming Operation, 9'-20' Mounting [9,10,11,16,18,19,20] **MSLEDGE**=WaveLinx Edge Sensor, 21'-40' Mounting [9,16,18] **WLSTAX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7'-15' Mounting [16,18,34] **WLSAX**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15'-40' Mounting [16,18,34] **WPSTAX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7'-15' Mounting [16,18,34,35] **WPSAX**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15'-40' Mounting [16,18,34,35] **DMTD-L20**=Aimesh Occupancy Sensor (9'-20' Mounting) [18,35] **DMHD-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) [18,35]	**OA/RA1016**=NEMA Photocontrol Multi-Tap - 105-285V **OA/RA1027**=NEMA Photocontrol - 480V **OA/RA1201**=NEMA Photocontrol - 347V **OA/RA1013**=Photocontrol Shorting Cap **OA/RA1014**=120V Photocontrol **MA1252**=10kV Surge Module Replacement **MA1026-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon **MA1037-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon **MA1197-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1188-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1189-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1190-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon **MA1191-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon **MA1038-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon **MA1039-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon **MA1192-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon **MA1193-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1194-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon **MA1195-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon **SRA238**=Adapter kit for mounting 2" SP arm to 2-3/8" O.D. vertical tenon **FSIR-100**=Wireless Configuration Tool for MS/DIM [18] **LS/HSS**=Field Installed House Side Shield for GA Light Squares [8,11] **LS/HSS-SB**=Field Installed House Side Shield for SB Light Squares [8,11] **LS/BCS**=Backlight Control Shield [8,11,12] **LS/GRSBK-2PK**=Glare Reducing Shield, Black [8,22] **LS/GRSWH-2PK**=Glare Reducing Shield, White [8,22] **LS/PPS**=Perimeter Shield, Black [8] **WSLC-7P-10A**=Wireless Outdoor Control Module [11,18,19,31] **TLJ-G1-HV**=AirMesh 7-PIN node, 110-480V [11,18,31] **CBSSM-450-DEC**=AirMesh central base station with 5-Button control [36]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. All Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
4. When using 5-pin NEMA or 7-pin NEMA twist-lock receptacles with color temperatures 722, 727, 827, 830 or 930 when HSS is used.
5. Not available with 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 2 or 5.
7. Not available with SA1A or SB2A configurations. Not available in combination with HA high ambient and sensor options at Output Level 3. Not available with certain options, choose voltage 3 or 5.
8. SP arm limited to 3" O.D. vertical tenon. SP2 limited to 2-3/8" O.D. vertical tenon.
9. Not available with 347V or 480V.
10. 2L is not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Requires PR2.
12. Replace XX with sensor color (WH, BZ or BK).
13. Not available with SB light squares. Not configurable: Order WAC-PoE and WPOE-120 (12V to PoE injector) power supply if needed. WAC not required for CC Bluetooth sensors.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose Output Level 1, supplied at 500mA drive current only. Not available with SB light squares. Exact luminaire wattage available in IES files. Available with SNQ, SMQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Not for use with T1, SNQ, SMQ, SWQ or SW optics.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, SNQ, SMQ, SWQ or SW optics.
18. Not available with SB light squares.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, LWL or WaveLinx sensor is selected. Motion sensor has an integral photocell.
21. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See IES files for details. Not available with SB light squares.

COOPER Lighting Solutions a @lgnify business

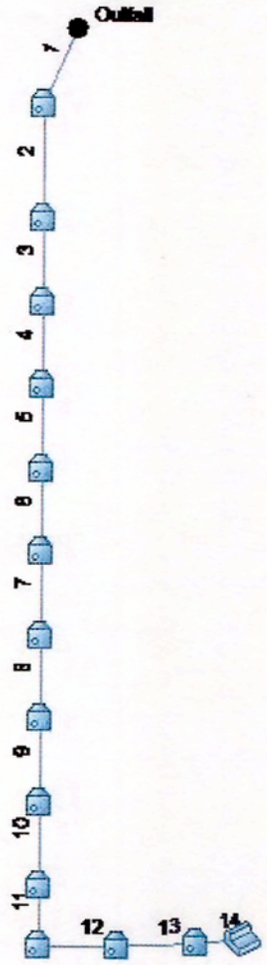
PRELIMINARY - NOT FOR CONSTRUCTION

DESCRIPTION
R&A Management LLC
301 LASALLE RD
MOUNT PROSPECT, IL 60056

G&W ENGINEERING
ST LOUIS, MO 63043
138 WELDON PARKWAY
(314) 469-3729
WWW.GANDWENGINEERING.COM

SEAL

REVISIONS
REVIS


Outfall
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Storm Sewer Summary Report

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	1	5.89	21	Cir	40.500	651.04	650.99	-0.123	652.79*	652.85*	0.04	652.89	End	Manhole
2	2	5.77	18	Cir	55.000	650.99	651.28	0.527	652.89*	653.06*	0.02	653.08	1	Manhole
3	3	5.71	18	Cir	40.000	651.28	651.46	0.450	653.08*	653.20*	0.02	653.22	2	Manhole
4	4	5.66	18	Cir	40.000	651.46	651.65	0.475	653.22*	653.34*	0.02	653.36	3	Manhole
5	5	5.61	18	Cir	40.000	651.65	651.83	0.450	653.36*	653.48*	0.02	653.50	4	Manhole
6	6	5.56	18	Cir	40.000	651.83	652.02	0.475	653.50*	653.61*	0.02	653.64	5	Manhole
7	7	5.50	18	Cir	40.000	652.02	652.21	0.475	653.64	653.71	0.02	653.73	6	Manhole
8	8	5.45	18	Cir	40.000	652.21	652.39	0.450	653.73	653.83	0.02	653.85	7	Manhole
9	9	5.39	18	Cir	40.000	652.39	652.59	0.500	653.85	653.93	0.02	653.95	8	Manhole
10	10	5.34	18	Cir	40.000	652.59	652.77	0.450	653.95	654.03	0.03	654.05	9	Manhole
11	11	5.26	15	Cir	28.000	652.77	652.91	0.500	654.05*	654.24*	0.29	654.53	10	Manhole
12	12	5.06	15	Cir	40.000	652.91	653.09	0.450	654.53*	654.77*	0.04	654.81	11	Manhole
13	13	4.95	15	Cir	40.000	653.09	653.27	0.450	654.81*	655.05*	0.04	655.08	12	Manhole
14	14	4.64	15	Cir	24.000	653.27	653.39	0.500	655.08*	655.21*	0.22	655.43	13	Curb-Horiz

2025-0098 | Number of lines: 14 | Run Date: 11/12/2025

NOTES: Return period = 100 Yrs. ; *Surcharged (HGL above crown).

Storm Sewers v2025.00

Storm Sewer Tabulation

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line	(ft)	Incr (ac)	Total (ac)	(C)	Incr	Total	Inlet (min)	Syst (min)	(in/hr)	(cfs)	(cfs)	(ft/s)	Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	40.500	0.04	0.89	0.45	0.02	0.61	10.0	12.5	9.6	5.89	0.00	2.45	21	-0.12	651.04	650.99	652.79	652.85	655.34	655.09	1
2	1	55.000	0.02	0.85	0.45	0.01	0.60	10.0	12.2	9.7	5.77	7.63	3.26	18	0.53	650.99	651.28	652.89	653.06	655.09	655.20	2
3	2	40.000	0.02	0.83	0.45	0.01	0.59	10.0	12.0	9.7	5.71	7.04	3.23	18	0.45	651.28	651.46	653.08	653.20	655.20	655.20	3
4	3	40.000	0.02	0.81	0.45	0.01	0.58	10.0	11.8	9.8	5.66	7.24	3.20	18	0.48	651.46	651.65	653.22	653.34	655.20	655.20	4
5	4	40.000	0.02	0.79	0.45	0.01	0.57	10.0	11.6	9.9	5.61	7.04	3.17	18	0.45	651.65	651.83	653.36	653.48	655.20	655.20	5
6	5	40.000	0.02	0.77	0.45	0.01	0.56	10.0	11.4	9.9	5.56	7.24	3.14	18	0.48	651.83	652.02	653.50	653.61	655.20	655.20	6
7	6	40.000	0.02	0.75	0.45	0.01	0.55	10.0	11.2	10.0	5.50	7.24	3.11	18	0.48	652.02	652.21	653.64	653.71	655.20	655.20	7
8	7	40.000	0.02	0.73	0.45	0.01	0.54	10.0	11.0	10.1	5.45	7.04	3.11	18	0.45	652.21	652.39	653.73	653.83	655.20	655.20	8
9	8	40.000	0.02	0.71	0.45	0.01	0.53	10.0	10.7	10.1	5.39	7.43	3.16	18	0.50	652.39	652.59	653.85	653.93	655.20	655.20	9
10	9	40.000	0.02	0.69	0.45	0.01	0.52	10.0	10.5	10.2	5.34	7.04	3.27	18	0.45	652.59	652.77	653.95	654.03	655.20	655.20	10
11	10	28.000	0.05	0.67	0.45	0.02	0.51	10.0	10.4	10.2	5.26	4.57	4.29	15	0.50	652.77	652.91	654.05	654.24	655.20	655.20	11
12	11	40.000	0.03	0.62	0.45	0.01	0.49	10.0	10.3	10.3	5.06	4.33	4.12	15	0.45	652.91	653.09	654.53	654.77	655.20	655.20	12
13	12	40.000	0.07	0.59	0.45	0.03	0.48	10.0	10.1	10.3	4.95	4.33	4.03	15	0.45	653.09	653.27	654.81	655.05	655.20	655.20	13
14	13	24.000	0.52	0.52	0.86	0.45	0.45	10.0	10.0	10.4	4.64	4.57	3.78	15	0.50	653.27	653.39	655.08	655.21	655.20	655.70	14

2025-0098 | Number of lines: 14 | Run Date: 11/12/2025

NOTES:Intensity = 277.62 / (Inlet time + 20.10) ^ 0.97; Return period =Yrs. 100 ; c = cir e = ellip b = box

Storm Sewers v2025.00

Hydraulic Grade Line Computations

Line	Size	Q	Downstream								Len	Upstream								Check		JL coeff	Minor loss
			Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf		Invert elev	HGL elev	Depth	Area	Vel	Vel head	EGL elev	Sf	Ave Sf	Enrgy loss		
	(in)	(cfs)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(sqft)	(ft/s)	(ft)	(ft)	(%)	(%)	(ft)	(K)	(ft)
1	21	5.89	651.04	652.79	1.75	2.40	2.45	0.09	652.88	0.138	40.500	650.99	652.85	1.75	2.41	2.45	0.09	652.94	0.138	0.138	0.056	0.48	0.04
2	18	5.77	650.99	652.89	1.50	1.77	3.26	0.17	653.06	0.302	55.000	651.28	653.06	1.50	1.77	3.26	0.17	653.22	0.302	0.302	0.166	0.15	0.02
3	18	5.71	651.28	653.08	1.50	1.77	3.23	0.16	653.24	0.296	40.000	651.46	653.20	1.50	1.77	3.23	0.16	653.36	0.296	0.296	0.118	0.15	0.02
4	18	5.66	651.46	653.22	1.50	1.77	3.20	0.16	653.38	0.291	40.000	651.65	653.34	1.50	1.77	3.20	0.16	653.50	0.291	0.291	0.116	0.15	0.02
5	18	5.61	651.65	653.36	1.50	1.77	3.18	0.16	653.52	0.285	40.000	651.83	653.48	1.50	1.77	3.17	0.16	653.64	0.285	0.285	0.114	0.15	0.02
6	18	5.56	651.83	653.50	1.50	1.77	3.15	0.15	653.66	0.280	40.000	652.02	653.61	1.50	1.77	3.14	0.15	653.77	0.280	0.280	0.112	0.15	0.02
7	18	5.50	652.02	653.64	1.50	1.77	3.12	0.15	653.79	0.275	40.000	652.21	653.71	1.50	1.77	3.11	0.15	653.86	0.271	0.273	0.109	0.15	0.02
8	18	5.45	652.21	653.73	1.50	1.77	3.08	0.15	653.88	0.269	40.000	652.39	653.83	1.44	1.74	3.13	0.15	653.98	0.235	0.252	0.101	0.15	0.02
9	18	5.39	652.39	653.85	1.46	1.76	3.07	0.15	654.00	0.234	40.000	652.59	653.93	1.34	1.67	3.24	0.16	654.09	0.234	0.234	0.094	0.15	0.02
10	18	5.34	652.59	653.95	1.36	1.69	3.16	0.16	654.11	0.226	40.000	652.77	654.03	1.26	1.58	3.38	0.18	654.20	0.249	0.237	0.095	0.15	0.03
11	15	5.26	652.77	654.05	1.25	1.23	4.29	0.29	654.34	0.665	28.000	652.91	654.24	1.25	1.23	4.29	0.29	654.53	0.665	0.665	0.186	1.00	0.29
12	15	5.06	652.91	654.53	1.25	1.23	4.12	0.26	654.79	0.614	40.000	653.09	654.77	1.25	1.23	4.12	0.26	655.04	0.614	0.614	0.246	0.15	0.04
13	15	4.95	653.09	654.81	1.25	1.23	4.03	0.25	655.06	0.587	40.000	653.27	655.05	1.25	1.23	4.03	0.25	655.30	0.587	0.587	0.235	0.15	0.04
14	15	4.64	653.27	655.08	1.25	1.23	3.78	0.22	655.31	0.516	24.000	653.39	655.21	1.25	1.23	3.78	0.22	655.43	0.516	0.516	0.124	1.00	0.22

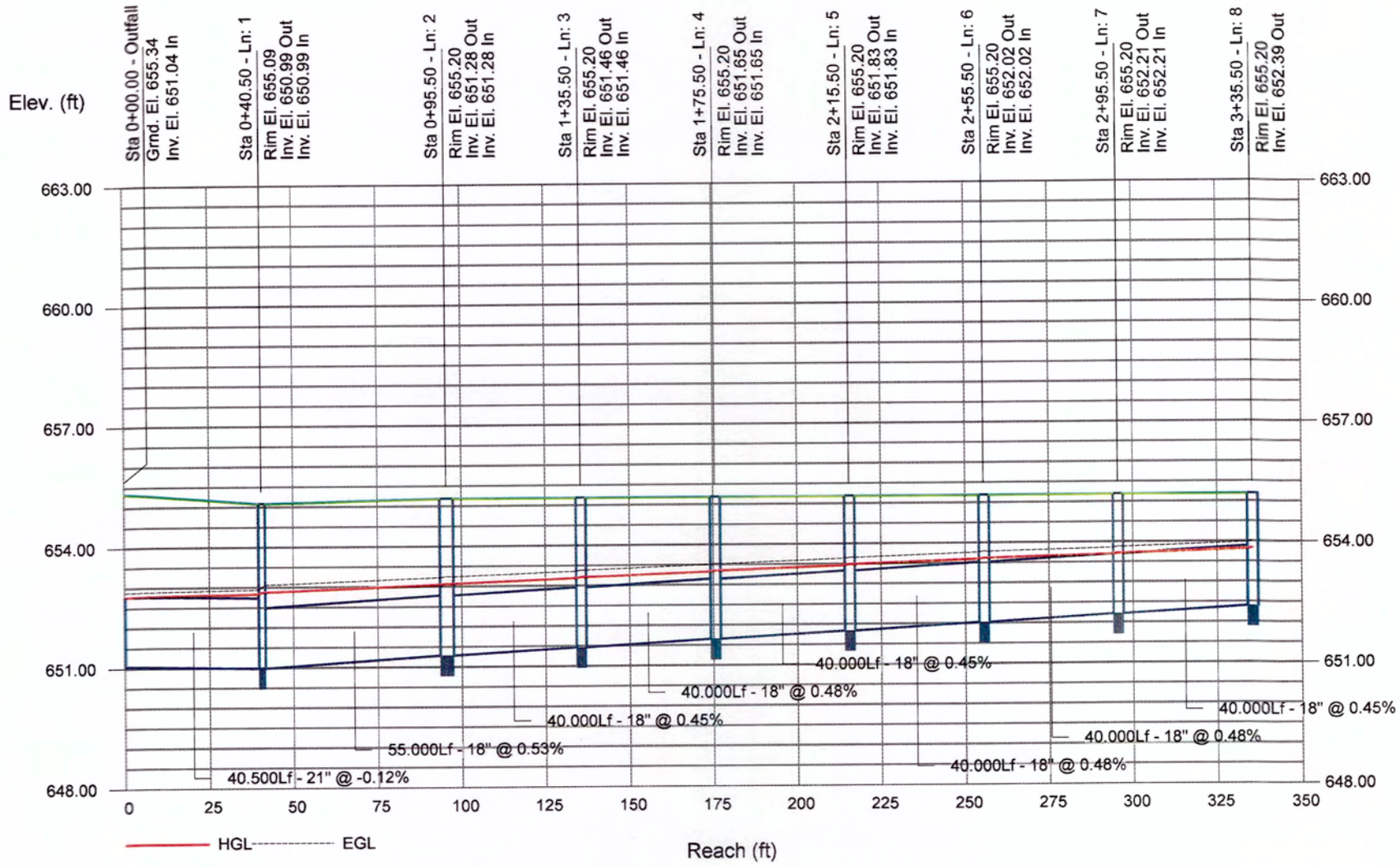
2025-0098 | Number of lines: 14 | Run Date: 11/12/2025

; c = cir e = ellip b = box

Storm Sewers v2025.00

Storm Sewer Profile

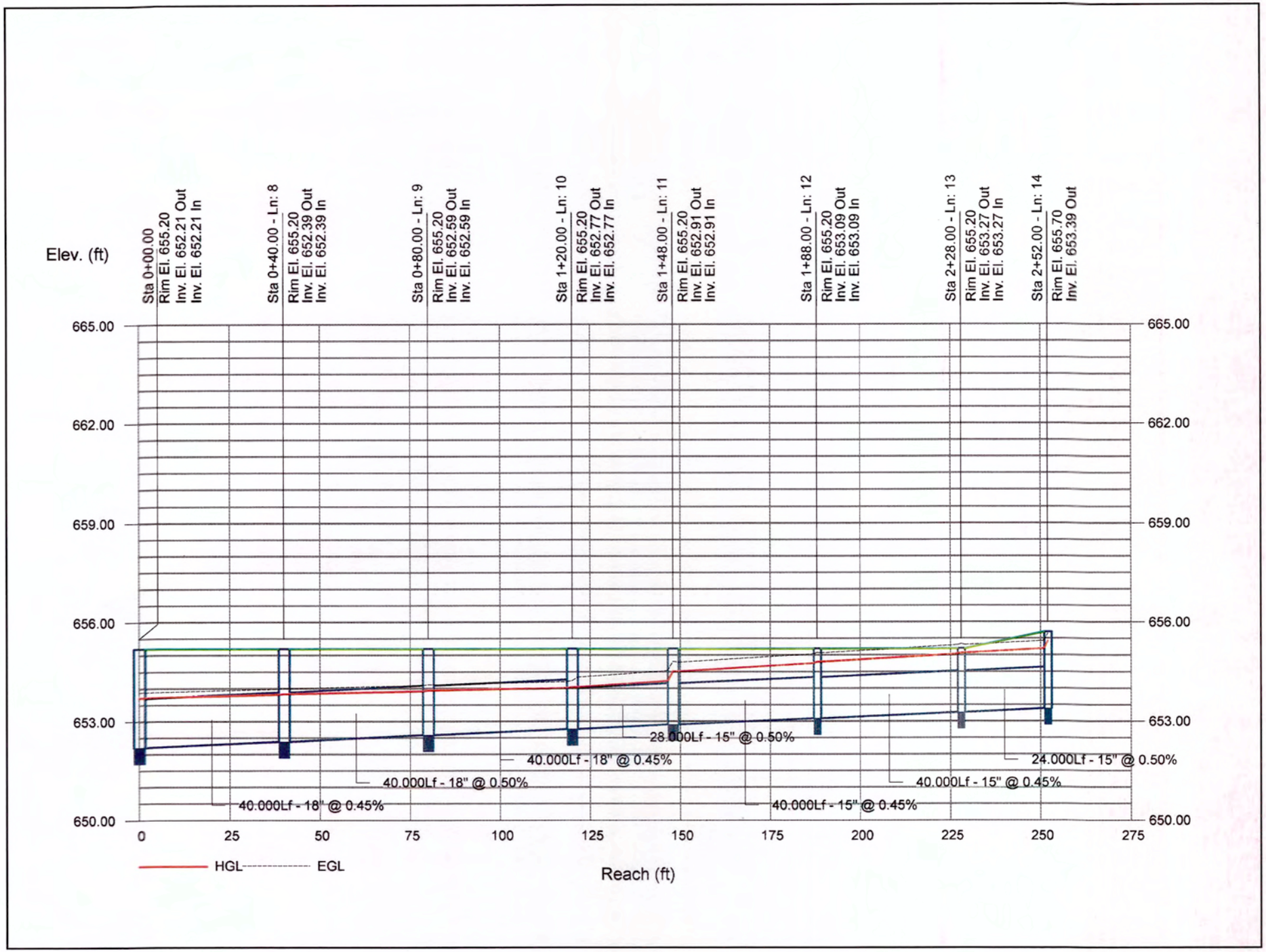
Proj. file: Stormcalc_v0.stm



Storm Sewers

Storm Sewer Profile

Proj. file: Stormcalc_v0.stm



North
Scale 1" = 20'

20' 0' 20' 40'

LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- CURB & GUTTER
- (11) PARKING SPACE PROVISION
- FIRE HYDRANT
- OVERLAND FLOW ROUTE
- CONCRETE PAVEMENT / WALK
- BITUMINOUS PAVEMENT
- BITUMINOUS PAVEMENT

Area of C7.3 Area

— — Area Tributary To Section A-A
Area : 46,633 sf (1.07 Ac.)
Runoff Coefficient "c" = 0.90×90%+0.45×10%= 0.86

— — Onsite & offsite Area Tributary to Prop. S.& W yard Drainage Pipe
Area : 37,942 sf (.087 Ac.)
Runoff Coefficient "c" = 0.90×53%+0.45×47%=0.69

CHB = S69°14'16"E' (M)
CHL = 171.35' (M)
RADIUS = 233.00' (M)&(R)
ARC = 175.46' (M)&(R)

LASALLE STREET (66' R.O.W.)

S89° 09' 40"E (R)
N89° 11' 18"E (M)
60.62' (M)&(R)

LOT 1

LOT 3 VACANT LOT NO BUILDINGS OBSERVED

PROPOSED BUILDING FF 658.50

HANDICAP ACCESSIBLE PARKING SIGNS

PERMEABLE PAVER TYP.)

PERMEABLE PAVER (TYP.)

HWL 657.3

PROPOSED TRASH ENCLOSURE

RIDGELINE (TYP.)

ELMHURST ROAD

Prop. Ret Wall under P&P C/G

Bldg. Drainage Divide

100 Yr.

Need to show Parking provision on Grading Plan

PRELIMINARY GRADING PLAN

SHEET 3 / OF 3	PREPARED FOR: R&A Management LLC	Ridgeline CONSULTANTS — CONSULTING ENGINEERS - LAND SURVEYORS	Ridgeline Consultants LLC Illinois Professional Design Firm No. 184-004766 1661 Aucutt Road, Montgomery, IL 60538 PH: 630.801.7927 FAX: 630.701.1385 Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026 Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

PROPERTY ADDRESS: 301 LA SALLE STREET, MOUNT PROSPECT, ILLINOIS

REVISION	DATE	DESC	BOOK	DWG. SIZE: D
			DRAWN: REW	CHECKED: JGL
			REFERENCE:	
			DATE: 07/18/2025	
			PROJECT NO:	2025-0098

Item Cover Page

Subject	**PZ-01-26 / 50 S Emerson St / Text Amendments / Village Board Final**
Meeting	February 26, 2026 - 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

Planning staff is proposing comprehensive text amendments to Chapter 14 of the Village Code intended to modernize and clarify zoning regulations affecting single-family residential neighborhoods. The proposed amendments are designed to eliminate unnecessary regulatory obstacles, improve administrative efficiency, and better align the Zoning Ordinance with current development patterns, community expectations, and adopted Village policy direction.

Discussion

Purpose and Background
The proposed amendments implement an Action Item identified under Goal 3 of the Village's 2024–2029–2039 Strategic Plan and continue work listed as "In Progress" under the 2025–2030–2040 Strategic Plan, including the evaluation of zoning regulations to promote single-family residential neighborhoods and to establish policy and address monotony for new detached single-family residential dwellings.

Planning staff was directed to conduct a comprehensive review of the Zoning Ordinance and prepare text amendments aimed at providing greater flexibility for property owners in single-family residential districts by eliminating unnecessary regulatory barriers. As part of this initiative, staff also evaluated opportunities to delegate final decision-making authority to the Planning and Zoning Commission and/or the Director of Community Development for certain zoning applications, thereby streamlining the review process and reducing the number of matters requiring Village Board consideration.

Summary of Proposed Amendments:

- Introduce architectural diversity standards for new, detached single-family residential dwellings;
- Add a cross-reference between the Building Code and the Zoning Ordinance for the use stucco and engineered stucco systems;
- Increase the maximum size of detached garages from 672 square feet to 720 square

feet;
- Increase the maximum size of gazebos, pergolas, greenhouses, sheds and other similar accessory structures from 2% of the lot area to 200 square feet;
- Permanent attachments to a garage or shed to be considered as extensions of these structures and count towards the maximum size of the garage or shed;
- Prohibit the use of accessory structures (garages and sheds) for residential living quarters;
- Accessory structures considered as part of principal structures for single-family residential districts only (not applicable to commercial or industrial properties);
- Increase the width of driveways serving 1- and 2- car attached or detached garages from 26' to 30' and taper to 26' at property line;
- Increase the width of driveways serving 3-car attached garages from 33' within the first 18' of garage's front elevation and taper to 26' within the first 18' of garage's front elevation to 33' and taper to 26' at property line;
- Increase the width of driveways serving 3-car detached garages from 33' within the first 18' of garage's front elevation and taper to 26' within the first 30' of garage's front elevation to 33' and taper to 26' at property line;
- Increase the width of driveways serving side load garages from 26' to 30' and taper to 26' at property line;
- Rename "Minor Variations" to "Administrative Variations" to include Parking Requirements For Uses in Excess of 2,500 SF in the B-5/B-5C Districts;
- Introduce "Administrative Conditional Uses" to include Existing Nonconforming Accessory Structures;
- Change all fence petitions in single-family residential districts from variations (PZ Final) to conditional uses (PZ Final);
- Change all relief requests related to accessory structures in single-family residential districts from variations (PZ or VB Final) to conditional uses (PZ Final);
- Introduce a new application process and submission requirements for administrative and administrative conditional use requests;
- Introduce the administrative hearing procedure for administrative and administrative conditional use requests;
- Modify the Land Use Table 1 to include: 1) relief requests for accessory structures in the R-X, R-1 and R-A single-family residential zoning districts, except for existing nonconforming accessory structures that are eligible for administrative conditional use approval (PZ Final); 2) relief requests for fences in the R-X, R-1 and R-A single-family residential zoning districts (PZ Final); and 3) existing nonconforming accessory structures as administrative conditional uses (CD Director Final);
- Add definitions of accessory structure, administrative variation, administrative conditional use and permitted obstruction;
- Corrections of scrivener’s errors and internal inconsistencies within the zoning ordinance.

Table 1: Final Authority Responsibility Matrix Under Current Zoning Code

	Final Authority		
	Director of Community Development	**Planning & Zoning Commission**	**Village Board**
VARIATIONS			
Any Chapter 14 Zoning requirement, except for fences	-	≤25%	>25%
Fences	-	All	-

Signs	-	All	-
Minor variations: • Existing nonconforming accessory structures meeting certain requirements • Parking requirements for uses in excess of 2,500 SF in the B-5 and B-5C districts	All	-	-
CONDITIONAL USES			
Setback reductions in all required yards in single-family residential zoning districts	-	≤25%	>25%

Table 2: Final Authority Responsibility Matrix Under Proposed Amendments

	Final Authority		
	Director of Community Development	**Planning & Zoning Commission**	**Village Board**
VARIATIONS	**Administrative**	**Standard**	**Standard**
Parking Requirements for Uses in Excess of 2,500 square feet in the B-5/B-5C Districts[1]	All	-	-
Fences in Nonsingle-Family Residential Districts		All	
Signs	-	All	-
All Other Chapter 14 Zoning requirements	-	≤25%	>25%
CONDITIONAL USES	**Administrative**	**Standard**	**Standard**
Existing Nonconforming Accessory Structures[2]	All	-	-
Relief from Accessory Structure Requirements in Single-Family Residential Districts	-	All	-

Setback Reductions in Required Yards in Single-Family Residential Districts	-	≤25%	>25%
Fences in Single-Family Residential Districts	-	All	-

1. No change from what is currently under the purview of the community development director's authority as a minor variation.
2. Applicable structures shall: (i) be replaced with the same type of structure, (ii) do not exceed a total of two (2) accessory structures per lot of record, (iii) extend into no more than forty percent (40%) of the required interior side yard setback, and (iv) extend into no more than ten percent (10%) of the rear yard setback.

Standards for Text Amendments
Staff finds that the proposed text amendments meet the standards contained in Section 14.203(D) of the Zoning Ordinance and are consistent with adopted Village plans and policies. 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.

Public Comment
As of this writing, staff has not received public comment pertaining to the proposed text amendments.

Alternatives

1. Adopt the text amendments to Chapter 14 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 of the Mount Prospect Village Code."

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

Attachments

1. PZ-01-26 Staff Report
2. PZ-01-26 Administrative Content
3. A_Chapter 14 Article 2 Sections 14.201-14.203_Redline
4. B_Chapter 14 Article 3 Section 14.304.1 Design Standards_Redline
5. C_Chapter 14 Article 3 Section 14.306 Accessory Structures_Redline
6. D_Chapter 14 Article 6 Zoning Districts Land Use Table 1
7. E_Chapter 14 Article 22 Section 14.2204 Residential Driveways_Redline
8. F_Chapter 14 Article 24 Section 14.2401 Definitions_Redline

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

Ann Choi
Development Planner

DATE: February 19, 2026

CASE NUMBER
PZ-01-26

PETITIONER / PROPERTY OWNER
Village of Mount Prospect

PUBLIC HEARING DATE
February 26, 2026

PROPERTY ADDRESS/LOCATION
50 S. Emerson Street

BRIEF SUMMARY OF REQUEST
The purpose of this memo is to discuss proposed code amendments to Chapter 14 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 PROPOSAL

PROPOSAL
The "Evaluation of the Current Zoning Regulations to Promote Single-Family Residential Neighborhoods" is listed as an Action Item under Goal 3 of the Village of Mount Prospect's 2024-2029-2039 Strategic Plan. The "Common Residential Zoning Conflicts (Accessory Structures, Driveways, Relief Process) Text Amendments", the completion of "Current Zoning Regulations to Promote Single-Family Residential Neighborhoods" and "Monotony for New Detached Single-Family Residential Policy" are all listed as Action Items in Progress under the Village's 2025-2030-2040 Strategic Plan.

Planning staff was directed to conduct a comprehensive review of the Zoning Ordinance and prepare text amendments aimed at providing greater flexibility for property owners in single-family residential districts by eliminating unnecessary regulatory barriers. As part of this initiative, staff also evaluated opportunities to delegate final decision-making authority to the Planning and Zoning Commission and/or the Director of Community Development for certain zoning applications, thereby streamlining the review process and reducing the number of matters requiring Village Board consideration.

The proposed text amendments include revisions to administrative procedures and final decision-making authority for certain zoning requests, expanded eligibility for conditional uses, increases to the permitted size of select accessory structures, modifications to driveway width standards, new architectural diversity standards, and corrections to scrivener's errors and internal inconsistencies within the Zoning Ordinance. A summary and discussion of the proposed text amendments are provided below.

Organization of Discussion and Proposed Text Amendments

- Architectural Diversity Standards
- Changes to Accessory Structure Size Requirements
- Accessory Structures Considered Principal Structures For Single-Family Residential Properties

- Changes to the Driveway Widths
- Current Process for Conditional Uses, Variations and Minor Variations
- Changes to Administrative Functions Affecting Single-Family Residential Properties
    - New Administrative Variations (CD Director Final)
    - New Administrative Conditional Uses
        - Existing Nonconforming Accessory Structures (CD Director Final)
- Standard Conditional Uses Expanded to Include:
    - Accessory Structures in Single-Family Residential Districts (PZ Final)
    - Fences (PZ Final)
- Clarify the Difference Between an Accessory Structure and a Permitted Obstruction

ARCHITECTURAL DIVERSITY STANDARDS

Proposed Changes

14.304.1: DESIGN STANDARDS

Planning staff has historically required non-monotony conditions of approval for detached single-family residential subdivision requests to prevent repetitive building patterns, promote visual variety, and avoid a "cookie-cutter" appearance within new residential developments. The proposed architectural diversity standards would formalize this practice by requiring that no two detached single-family residential homes located within two (2) lots of each other on the same street be substantially similar in appearance.

For purposes of these standards, homes would be considered "similar in appearance" if they share three (3) or more of the following key design characteristics: roof type or height, front massing or silhouette, window arrangement, garage design, and primary exterior materials. Minor variations, standing alone, such as differences in color, decorative details, mirrored floor plans, or small variations of less than five percent (5%), would not be sufficient to distinguish homes as dissimilar.

Prior to the issuance of any building permits within a residential subdivision consisting of detached single-family homes, the proposed standards would require the developer to submit building elevations and a streetscape plan demonstrating compliance with the architectural diversity requirements. The Director of Community Development would review and approve the submitted materials to ensure that architectural diversity is maintained.

Rather than continuing to impose non-monotony requirements on a case-by-case basis through conditions of approval, staff is recommending that these standards be codified within the Zoning Ordinance to provide consistent requirements for future subdivision developments consisting of detached single-family homes.

The regulations would apply to dwellings constructed within a residential subdivision or to dwellings constructed as new principal residential construction on an individual lot after the effective date of the ordinance. They would not apply to additions to existing homes, exterior remodels, or to existing homes.

Section 14.304.1 would also be amended to include a cross-reference to Section 21.229 of the Building Code, which regulates the use of stucco and engineered stucco systems for residential and nonresidential applications. This Building Code provision is intended to limit the use of engineered stucco systems, such as EIFS, in order to reduce long-term maintenance concerns, moisture

intrusion, and building durability issues. The Building Code prohibits engineered stucco systems on residential buildings due to documented performance and water-management concerns, while allowing limited use on nonresidential buildings only when strict design, placement, installation, and inspection standards are satisfied. These standards are intended to ensure proper water management, protect vulnerable lower wall areas, and prevent premature or widespread façade deterioration.

Staff recommends incorporating this cross-reference into the Zoning Code to ensure that prohibited or limited exterior building materials are identified and addressed early in the zoning and design review process, rather than later during building permit review, to provide greater clarity for developers.

CHANGES TO ACCESSORY STRUCTURE SIZE REQUIREMENTS

Accessory structures such as detached garages, gazebos, sheds, and pergolas are subject to size restrictions. These bulk requirements ensure that the accessory structures are compatible with the size and scale of the existing buildings in a residential neighborhood. Additionally, the code defines garages and sheds as structures designed for the storage of vehicles, equipment, and household items.

Staff frequently requires residents to revise plans for accessory structures because the proposed structures exceed the current code limits for size. For detached garages and sheds, residents often cite the need for more storage space for vehicles and personal items. During and after the pandemic, there was a wave of investment in outdoor entertaining spaces shaded by large gazebos and pergolas. Smaller accessory structures, such as sheds, pergolas, and gazebos, are available to purchase in standard sizes as DIY kits from big box retailers. Staff is proposing code changes that will meet the demand for larger accessory structures while maintaining an appropriate scale for residential districts.

Proposed Changes

14.306: ACCESSORY STRUCTURES

Table 1 shows the proposed changes for several accessory structures. The proposed size increase for detached garages to 720 SF is consistent with sizes permitted in other nearby municipalities. The proposed size increase for gazebos, pergolas, and sheds to 200 SF is consistent with standard sizes available for prefabricated models. Residents would still need to meet the lot coverage requirements for their zoning district, which will preclude large accessory structures from being built on smaller lots.

To further limit oversized accessory structures, gazebos, pergolas, and other similar improvements permanently attached to a garage or shed are considered extensions of the garage or shed and count towards the maximum area for the garage or shed.

Garages and sheds will continue to be restricted to storing vehicles, equipment for maintaining the home, and personal property.

Table 1: Accessory Structure Size

Accessory Structure	Current	Proposed	Change
Detached Garage Maximum Area	672 SF	720 SF	48 SF (+7%)
Gazebo / Pergola / Shed Maximum Area	2% lot area or 200 SF, whichever is smaller	200 SF	200 SF is standard

Exhibit B of the staff report provides a comparison of maximum sizes of detached garages among neighboring communities. The proposed changes are in line with Arlington Heights, Des Plaines, Park Ridge and Prospect Heights.

Accessory Structures Considered as Principal Structures for Single-Family Residential Districts
In addition to recommending increases to the permitted areas for certain detached accessory structures, staff is proposing a clarification to the zoning code to address a gap related to accessory structures in nonsingle-family zoning districts. Currently, the zoning code treats any accessory structure that is permanently attached to a principal structure as an extension of the principal structure, rather than as a standalone accessory structure. As a result, these attached structures are subject to the bulk requirements of the zoning district for principal structures, unless otherwise specified as a permitted obstruction. This provision was originally intended to apply exclusively to single-family residential properties in the R-X, R-1, and R-A zoning districts, and not to commercial and industrial properties, which have their own set of bulk requirements for accessory structures. The proposed amendment seeks to close this loophole for nonsingle-family properties as the original intent of this requirement was to allow homeowners of single-family residential properties to build larger pergolas and gazebos.

Clarifying language has also been added to ensure that any structure permanently attached to an accessory structure will be considered part of the accessory structure and shall meet the bulk requirements for accessory structures, unless otherwise listed as a permitted obstruction in Section 14.319 Permitted Obstructions. This was added to address the scenarios where people are extending the roofs of the detached garages over patio areas or creating makeshift car ports. Once the structure is attached to the garage, the whole structure is subject to size and height limits of detached garage. If it is a detached accessory structure such as a shed, pergola or gazebo, then it will subject to its own standards in the code. Additional language has been added to restrict the use of accessory structures for residential living quarters.

CHANGES TO RESIDENTIAL DRIVEWAY WIDTH
Current Practice
The driveway requirements are designed to maintain open, green space in front of homes rather than an abundance of hard surfaces for the parking of vehicles. Driveways serving 1- and 2-car garages are allowed a maximum width of 26’. Driveways serving 3-car attached garages may be the same width as the garage, not to exceed a maximum width of 33' within the first 18' of the garage’s front elevation, and shall be tapered to a width no greater than 26' within 18’ of the garage's front elevation. Driveways serving detached 3-car garages may be the same width as the garage not exceed a maximum width 33' within the first 18' of the garage's front elevation, and shall be tapered to a width no greater than 26’ within 30' of the garage's front elevation. All single-family residential districts have a maximum “front lot coverage” between 35% and 50%. Driveways in front of homes cannot encroach more than 3’ beyond the garage towards the front plane of the house. Depending on the type of lot (corner vs. interior), orientation of the home and garage, and other structures built on the property, the driveway may be restricted in size or location.

Reasons for Changes
Staff frequently requires residents to revise plans for driveways because the proposed driveways do not meet the current code limits for width and location. Residents cite the need for more driveway space to be able to park all their household vehicles on their property, as they are not allowed to park overnight on the public right-of-way. Car ownership has steadily increased over time. US Census data

reveals that only 2% of 1960 households owned 3 or more vehicles; in 2010, the share was almost 20%. Staff is proposing code changes that will meet the demand for more parking on residential lots while maintaining an appropriate balance of open, green space in residential areas.

Proposed Changes

14.2204(A): RESIDENTIAL DRIVEWAYS, DRIVEWAYS

Table 2 summarizes the proposed changes for maximum driveway widths, from 26' to 30' for 1- and 2-car garages, and taper to a width of 26' at the property line. Additionally, staff is proposing to clarify driveway encroachment in front of homes. Driveways in front of homes shall not encroach more than 3' beyond the attached garage, and in the case of detached garages, no more than 3' along the closest plane of the principal structure. Staff is not proposing changes to the front lot coverage requirement, which ranges from 35% to 50% in single-family residential districts. The goal is to maintain a minimum amount of green, open space in front of homes, rather than paved or hard surfaces for the parking of vehicles.

Exhibit C of the staff report provides a comparison of driveway width requirements among neighboring communities. The proposed changes to the Village of Mount Prospect's driveway widths are most aligned with Palatine's driveway width requirements.

Table 2: Driveway Width

Driveway Type	Current	Proposed	Change
Serving 1- and 2-car attached or detached garage	26'	30', taper to 26' at property line	4' (+15%)
Serving 3-car attached garage	33' within first 18' of garage's front elevation, taper to 26' within first 18' of garage's front elevation	33', taper to 26' at property line	4' (+15%)
Serving 3-car detached garage	Same width as garage not to exceed width of 33' within the first 18' of garage's front elevation, taper to 26' within first 30' of garage's front elevation	33', taper to 26' at property line	4' (+15%)
Serving Sideload Garages	26'	30', taper to 26' at property line	4' (+15%)
Circular and Dual Frontage Driveway	26'	26'	No change
Aprons	Not to exceed 26' at property line	Not to exceed 26' at property line	No change

CURRENT PROCESS FOR CONDITIONAL USES, VARIATIONS AND MINOR VARIATIONS

The planning and zoning commission currently hears and decides as final administrative authority, all petitions for fence and sign variations, variations which do not exceed twenty-five percent (25%) of any requirement of the zoning code, and conditional uses for setback reductions that do not exceed twenty-five percent (25%) of the required setback in all required yards in the R-X, R-1 and R-A zoning districts. For variation and conditional use requests that exceed 25%, final authority rests with the

Village Board. The director of community development has the authority to grant a minor variation after holding an administrative hearing.

Variations
Standards for variations are generally difficult to meet as applicants must prove a zoning hardship related to the physical characteristics of the property. Variations run with the land in perpetuity and permanent zoning relief is typically not granted if the variation standards are not met. Approval for variations also have a time limit. A variation will become null and void if a building permit is not issued and substantial work has not commenced within one year of approval. For example, a variation allowing increased lot coverage for a patio will be voided, meaning the patio could not be installed, if a permit is not issued and installation has not begun within the required timeframe.

Conditional Uses
A conditional use is applied for certain uses that require more scrutiny and review because of the impacts it may have on the surrounding area – the zoning code states that conditional uses, because of their unique characteristics, cannot be properly classified in any particular zoning district without consideration of the impact of those uses upon adjoining properties and their impact on the neighborhood in general.

In contrast to variations whose standards are based on zoning hardships caused by the physical constraints of a property, standards for conditional uses are easier to meet because zoning relief would be supported based on the impact of the use upon its neighbors. Conditional use approval may be revoked if the use is not established or commenced within one year and is not completed within 18 months. Additionally, a conditional use expires if the use ceases for more than 12 months. For instance, a conditional use permit granted for a setback reduction for a detached garage would be revoked, meaning the detached garage could not be constructed, if a building permit is not obtained or construction does not begin within 18 months. If the garage was lawfully constructed but later demolished and is not reconstructed within one year, the conditional use would expire, and the property owner would need to reapply for conditional use approval before seeking a building permit.

Minor Variations
Section 14.203(C)(11) currently grants the director of community development final administrative authority to hear and decide all petitions for minor variations. The following are currently eligible for minor variation requests:

1. Existing nonconforming accessory structures that meet the following requirements:
   a. Will be replaced with the same type of structure,
   b. Do not exceed a total of two (2) accessory structures per lot of record,
   c. Extend into no more than forty percent (40%) of the required interior side yard setback,
   d. Extend into no more than ten percent (10%) of the rear yard setback, or
   e. Where the applicable lot coverage does not exceed the maximum permitted for that zoning district by more than ten percent (10%).
2. Parking requirements for uses in excess of two thousand five hundred (2,500) square feet in floor area located in the B-5 central commercial district and B-5C core central commercial district.

Upon receipt of an application for a minor variation, all property owners within one hundred feet (100') of the subject property will be mailed a public notice and a notice sign will be posted on the subject

property no more than thirty (30) days nor less than seven (7) days prior to the administrative hearing. After the administrative hearing has taken place and a decision has been made by the director of community development, any individual may file an appeal of the decision with the planning and zoning commission within five (5) calendar days of the director's decision. Standards for minor variations must be met and vary based on the type of minor variation request. These standards are found under Section 14.203(C)(11). **Table 3** outlines the final authority for standard variations, minor variations and standard conditional uses.

Table 3: Final Authority Responsibility Matrix Under Current Zoning Code

	Final Authority		
	Director of Community Development	**Planning & Zoning Commission**	**Village Board**
VARIATIONS			
Any Chapter 14 Zoning requirement, except for fences	-	≤25%	>25%
Fences	-	All	-
Signs	-	All	-
Minor variations: - Existing nonconforming accessory structures meeting certain requirements - Parking requirements for uses in excess of 2,500 SF in the B-5 and B-5C districts	All	-	-
CONDITIONAL USES			
Setback reductions in all required yards in single-family residential zoning districts	-	≤25%	>25%

CHANGES TO ADMINISTRATIVE FUNCTIONS

New Administrative Variations

Staff proposes to rename all instances of "Minor Variations" to "Administrative Variations" to better reflect the entitlement being requested and to remove existing nonconforming accessory structures as an eligible request. Existing nonconforming accessory structures will be changed to a new administrative conditional use and is further discussed below. As proposed, the only request that would be eligible for an administrative variation is to vary parking requirements for uses in excess of two thousand five hundred (2,500) square feet in floor area located in the B-5 central commercial district and B-5C core central commercial district, which the Director of Community Development already serves as the administrative authority over. The standards for an administrative variation would remain the same as the standard for a minor variation. The Director of Community Development would have administrative authority over administrative variations.

New Administrative Conditional Uses and Existing Nonconforming Accessory Structures

Staff proposes a new administrative process that would authorize the Director of Community Development to assume final administrative authority over certain conditional use requests. Public noticing and administrative hearings for an administrative conditional use would be identical to the current minor variation (proposed administrative variation) process. Any decision made by the Director of Community Development for an administrative conditional use would be appealable to the Planning and Zoning Commission. The new standards for administrative conditional uses are proposed below and would be easier to meet than the administrative variation standards. No administrative conditional use shall be granted by the Village unless the administrative conditional use:

- Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.
- Will not be injurious to the uses and enjoyment of other property in the neighborhood in which it is located.
- That in all other respects, the administrative conditional use conforms to the applicable regulations of the district in which it is located.

Staff proposes to change the relief mechanism for certain existing nonconforming accessory structures, from a minor variation to an administrative conditional use. Under this change, an existing nonconforming accessory structure is eligible for an administrative conditional use if the accessory structure meets the existing criteria under minor variations.

An example of when administrative conditional use approval for an existing nonconforming accessory structure might be sought is when a homeowner replaces an existing nonconforming patio that exceeds the maximum permitted lot coverage with a new patio that reduces the existing lot coverage but still exceeds the allowable limit by not more than 10%.

Standard Conditional Uses to Include Fences and Accessory Structures

Fences

In the past seven years, there have been a total of nine fence variation requests. See **Table 4** below. Out of these nine requests, the Planning and Zoning Commission denied only one fence variation request (PZ-07-23) and disagreed with staff's recommendation to approve a fence variation on another case (PZ-12-18). Since the Planning and Zoning Commission has historically approved most of these requests, staff proposes to change all fence requests in single-family residential districts to conditional uses. This would remove the burden on homeowners to prove a zoning hardship since the conditional use standards are easier to attain. The proposed change would meet the strategic plan goal of enabling property owners in single-family residential districts to improve their properties by eliminating unnecessary obstacles to such improvements. Fence petitions for nonsingle-family residential properties would remain as variations. Final authority for all fence petitions would remain with the Planning and Zoning Commission.

Table 4: Fence Variation History in the Last 8 Years

Zoning Case No.	Address	Request	Staff Rec.	P&Z Decision
PZ-16-17	101 Horner Ln	Fence Height: 11' tall Fence Location: Front Yard	Approve	5-0 Approved
PZ-12-18	15-19 N. Elmhurst Rd	Fence Height: 8' tall	Approve	0-6 Denied
PZ-09-19	1 S. Busse Rd	Fence Location: Exterior Side Yard	Approve	5-0 Approved
PZ-12-20	2004 W. Lonnquist Bl	Fence Location: Front Yard	Approve	4-0 Approved
PZ-07-21	1650 Dempster St	Fence Height: 11' tall with an additional 12" of Y-shaped barbed wire atop and four 16' tall fence posts	Approve	5-0 Approved
PZ-03-22	1650 Greenbriar Dr	Fence Location: Front Yard	Approve	5-0 Approved
PZ-07-23	902 Willow Ln	Fence Location: Exterior Side Yard	Deny	4-0 Denied
PZ-08-23	900 Emerson Ct	Fence Location: Front Yard	Approve	4-0 Approved
PZ-10-23	201 W. Council Trl	Fence Location: Front Yard	Approve	4-0 Approved

New Accessory Structures

Currently, any relief request to increase the size, height and location of accessory structures requires a variation. If the request is 25% or less of the zoning requirement, approval from the Planning and Zoning Commission is required; if it exceeds 25%, it requires approval from the Village Board. **Table 5** on the following page shows that in the last 20 years, the Village Board had final authority on only three variation requests out of thirteen requests related to accessory structures in single-family residential districts and that these requests were approved. Staff proposes to change all relief requests related to accessory structures in single-family residential districts to conditional uses for the same reasons stated under fences. The standards for conditional uses are easier to attain and would align with Goal 3 of the strategic plan. This change would not apply to existing nonconforming accessory structures, which were addressed previously and are proposed as administrative conditional uses and approved by the community development director.

The Planning and Zoning Commission would have final authority over all conditional use petitions for accessory structures.

Table 5: Accessory Structure Variation History in the Last 20+ Years

Zoning Case No.	Address	Request	Size (SF)	Staff Rec.	P&Z Rec./ Decision	VB Decision
PZ-11-02	306 N. Owen St	Detached Garage Size	770	Deny	6-0 Denied	N/A
PZ-24-02	915 S. Owen St		768	Deny	4-0 Approved	N/A
PZ-46-04	1310 Burning Bush Ln		750	Deny	4-3 Denied	N/A
PZ-28-07	1030 Linneman Rd		840	Deny	4-0 Approved	N/A
PZ-25-08	1504 Larch Ln	Shed Height	12'-0"	Deny	6-0 Denied	N/A
PZ-27-12	903 Ironwood Dr	Detached Garage Height	13'-3" (to midpoint of roof)	Deny	7-0 Approved	N/A
PZ-07-13	2008 Hopi Ln	Shed Location	In easement	Approve	7-0 Rec. Approval	5-0 Approved
PZ-08-16	214 N. Emerson St	Detached Garage Height	12'-10" to midpoint of roof	Deny	7-0 Approved	N/A
PZ-13-20	300 E. Evergreen Av	Detached Garage Size & Height	1047	Deny	2-2 Denied	6-0 Approved
PZ-05-21	707 See Gwun Av	Shed Size & Height	192 SF & 12'-3.5"	Approve	3-2 Approved	N/A
PZ-26-21	122 N. Emerson St	Detached Garage Size & Height	838 SF & 18'-3.375"	Approve	4-0 Approved	N/A
PZ-04-23	1306 Pima Ln	Detached Garage Size	792	Deny	5-0 Denied	N/A
PZ-12-24	2004 W. Lonnquist Bl	Shed Location	In front yard	Approve	4-0 Rec. Approval	5-0 Approved

Table 6 on the following page outlines the proposed final authority for both variations and conditional uses.

Table 6: Final Authority Responsibility Matrix Under Proposed Amendments

	Final Authority		
	Director of Community Development	**Planning & Zoning Commission**	**Village Board**
VARIATIONS	**Administrative**	**Standard**	**Standard**
Parking Requirements for Uses in Excess of 2,500 square feet in the B-5/B-5C Districts[1]	All	-	-
Fences in Nonsingle-Family Residential Districts		All	
Signs	-	All	-
All Other Chapter 14 Zoning requirements	-	≤25%	>25%
CONDITIONAL USES	**Administrative**	**Standard**	**Standard**
Existing Nonconforming Accessory Structures[2]	All	-	-
Relief from Accessory Structure Requirements in Single-Family Residential Districts	-	All	-
Setback Reductions in Required Yards in Single-Family Residential Districts	-	≤25%	>25%
Fences in Single-Family Residential Districts	-	All	-

1 No change from what is currently under the purview of the community development director's authority as a minor variation.

2 Applicable structures shall: (i) be replaced with the same type of structure, (ii) do not exceed a total of two (2) accessory structures per lot of record, (iii) extend into no more than forty percent (40%) of the required interior side yard setback, and (iv) extend into no more than ten percent (10%) of the rear yard setback.

14.201: ORGANIZATION (and in all other instances in the Zoning Code)

Change all instances of "Minor variations" to "Administrative variations" and add "Administrative conditional uses".

14.203: PROCEDURES FOR ADMINISTRATIVE FUNCTIONS

Staff proposes to create separate categories for administrative variations and administrative conditional uses under this section and to modify the list of eligible requests provided under the existing minor variations (now administrative variations) subsection to remove "existing nonconforming accessory structures". Relief requests for existing nonconforming accessory structures meeting certain requirements will be eligible as administrative conditional uses rather than as minor variations under this amendment. Additionally, staff proposes a separate application process and submission requirements for administrative variation or administration conditional use requests. New standards for administrative conditional uses are also proposed. The administrative hearing and appeals process for administrative variations and administrative conditional uses will also be outlined in this section.

14.604: LAND USE TABLE 1

The following land uses have been added as conditional uses to Section 14.604 Land Use Table 1 in the appropriate alphabetical locations: 1) relief requests for accessory structures in the R-X, R-1 and R-A single-family residential zoning districts, except for existing nonconforming accessory structures that are eligible for administrative conditional use approval; 2) relief requests for fences in the R-X, R-1 and R-A single-family residential zoning districts; and 3) existing nonconforming accessory structures as

administrative conditional uses. The planning and zoning commission will have final authority over items 1) and 2), and the director of community development will have final authority over item 3).

14.2401: PURPOSE
Staff proposes to add definitions of ACCESSORY STRUCTURE, ADMINISTRATIVE VARIATION, ADMINISTRATIVE CONDITIONAL USE and PERMITTED OBSTRUCTION in the appropriate alphabetical order.

SUMMARY OF PROPOSED CHANGES TO THE ZONING CODE
Staff is proposing a comprehensive update to the zoning code. The following attachments contain the redlined code sections:

- Attachment A: Chapter 14, Article 2 – Administration and Enforcement
- Attachment B: Chapter 14, Article 3 – Section 14.304.1 Design Standards
- Attachment C: Chapter 14, Article 3 – Section 14.306 Accessory Structures
- Attachment D: Chapter 14, Article 6 – Section 14.604 Land Use Table 1
- Attachment E: Chapter 14, Article 22 – Section 14.2204 Residential Driveways
- Attachment F: Chapter 14 Article 24 – Section 14.2401 Definitions

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

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 of the Mount Prospect Village Code."

The Village Board's decision is final.

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

TEXT AMENDMENT STANDARDS

Section 14.203.D.8.b of the Village of Mount Prospect Zoning Ordinance provides that 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.

Staff's Findings: The proposed text amendments have general applicability to the single-family residential districts within the Village of Mount Prospect at large and are not intended to benefit a specific property. The proposed text amendments are in line with the Village requirement that the Planning and Zoning Commission and the Village Board review the effectiveness of the Village's Zoning Ordinance on an annual basis. The proposed changes are intended to reflect current Village objectives as outlined in the Comprehensive Plan. The proposed amendments further implement an Action Item identified under Goal 3 of the Village's 2024–2029–2039 Strategic Plan and continue work listed as "In Progress" under the 2025–2030–2040 Strategic Plan, including the evaluation of zoning regulations to promote single-family residential neighborhoods. "Common Residential Zoning Conflicts (Accessory Structures, Driveways, Relief Process) Text Amendments", the completion of "Current Zoning Regulations to Promote Single-Family Residential Neighborhoods" and "Monotony for New Detached Single-Family Residential Policy" are all listed as Action Items in Progress under the Village's 2025-2030-2040 Strategic Plan. The proposed text amendment are intended to modernize and clarify zoning regulations affecting single-family residential neighborhoods, eliminate unnecessary regulatory obstacles, improve administrative efficiency, and better align the Zoning Ordinance with current development patterns, community expectations, and adopted Village policy direction.

Based on the foregoing, staff finds that the proposed amendments satisfy the standards as required in Section 14.203(D) of the Zoning Ordinance and recommends approval of the text amendments.

Exhibit B
Size of Detached Garages
Comparison of Neighboring Municipalities

Maximums for Detached Garage	**Height**	**Area**
Mount Prospect	15’	672 SF (32’ x 21’)
Arlington Heights	15’	720 SF
Elk Grove Village	15’	600 SF, no side may exceed 25’
Des Plaines	15’	720 SF
Park Ridge	18’ >15’ requires appeal to appearance commission	720 SF
Prospect Heights	15’	720 SF
Wheeling	Cannot exceed height of principal structure, up to 24’	800 SF
Palatine	15’ to midpoint of roof	

Exhibit C
Driveway Width
Comparison of Neighboring Municipalities

Width of Driveway Requirements in Neighboring Communities					
	1-car garage	**2-car garage**	**3-car garage**	**Setback from Property Line**	**Apron Width**
Mount Prospect	26’	26’	As wide as garage up to 33’, taper to 26'	0’	As wide as driveway at property line
Palatine	30’, taper to 25’	30’, taper to 25’	35’, taper to 25’	2’	
Arlington Heights	22’	22’	32’, taper to 22’	>70’ lot – setback 3’	
Prospect Heights	22’ at property line	22’ at property line	22’ at property line		28’
Elk Grove Village	20’	30’	30’		26’ (single) or 36’ (2- or 3-car garage); Min. 2’ and max. 3’ flare at curb
Des Plaines	20’	23’	26’	2’	Match driveway
Park Ridge	Detached – as wide as garage for 20’, then taper down to 12’ Attached – as wide as garage				
Wheeling	No wider than garage, plus a 4’ walkway				
Recommendation	30’	30’	30’	0	

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 - 01 - 26 Date of Submission: 08/01/2024 Hearing Date: 02/26/2026

Project Name/Address: ZONING CODE UPDATES

I. Subject Property

Address(es): 50 S. EMERSON STREET, MOUNT PROSPECT IL 60056

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) Chapter 14

☐ Other: _____

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

See attached memo.

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

Name: Jason C. Shallcross Corporation: Village of Mount Prospect

Address: 50 S. Emerson Street

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: 8/01/2024
(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)

Affidavit of Ownership

COUNTY OF COOK)
)
STATE OF ILLINOIS)

I, N/A, under oath, state that I am
(print name)

☐ the sole owner of the property
☐ an owner of the property
☐ an authorized officer for the owner of the property

commonly described as N/A
(property address and PIN)

and that such property is owned by N/A as of this date.
(print name)

Signature

Subscribed and sworn to before

me this _____ day of

_____, 20____.

Notary Public

ATTACHMENT A

Modifications to each of the chapters are indicated as ~~deletions~~ and **additions**.

ARTICLE II
ADMINISTRATION AND ENFORCEMENT

14.201: ORGANIZATION:

The administration of this chapter is hereby vested in the following elected and appointed boards and professional staff:

Village board of trustees

Planning and zoning commission

Director of community development

The administrative functions of this chapter are as follows:

Zoning compliance reviews

Issuance of certificates of occupancy

Variations

Text and map amendments

Appeals

Conditional uses

Public hearings

Fees and penalties

~~Minor~~**Administrative** variations (Ord. 5173, 3-6-2001; amd. Ord. 5219, 11-6-2001)

Administrative conditional uses

14.202: ADMINISTRATIVE BODIES AND SPECIFIC DUTIES:

A. Village Board Of Trustees: The board of trustees shall have the following duties and responsibilities with regard to this chapter:

1. Receive recommendations from the planning and zoning commission concerning all text and map amendments, **certain** conditional use permits, certain variations and to approve or disapprove any such recommendation from the planning and zoning commission.

2. All decisions and findings by the village board of trustees shall in all instances be the final administrative decision and shall be subject to judicial review as may be provided by law. In the case where decisions made by the village board are done so by ordinance, the authorizing ordinance shall provide the final administrative decision and shall be subject to judicial review as may be provided by law.

3. The village board shall convene an annual meeting with the planning and zoning commission to review the effectiveness of this zoning ordinance.

B. Planning And Zoning Commission: The planning and zoning commission of the village, as described in section 5.500 of this code, has the authority and duties described below:

1. To hear petitions for certain variations, **certain** conditional use permits, map and text amendments and prepare recommendations to the village board regarding such petitions.

2. ~~To hear and decide as final administrative authority, all petitions for fence variations and variations which do not exceed twenty five percent (25%) of any requirement of this chapter, except for minor variations as described in this chapter.~~ **To hear and decide as final administrative authority, all conditional use petitions for fences in the R-X, R-1, and R-A zoning districts, conditional use petitions for accessory structures in the R-X, R-1, and R-A zoning districts, and conditional uses for residential setback reductions in the R-X, R-1, and R-A zoning districts which do not exceed twenty five percent (25%) of any requirement of this chapter. The planning and zoning commission shall also hear and decide variations which do not exceed twenty five percent (25%) of any requirement of this chapter. The planning and zoning commission shall not hear and decide as final administrative authority any petitions for administrative variations and/or administrative conditional uses.**

3. To hear appeals from any order, requirement, decision, or determination made by the director of community development.

C. Director Of Community Development: The position of the director of community development has been established by the village. This is a department head position, reporting to the village manager. The duties and authority of the director of community development, or duly appointed employees of the community development department, shall be as follows:

1. Provide public information on the provisions of the zoning ordinance.

2. ~~Forward to the planning and zoning commission all applications for appeals, variations, conditional uses, map or text amendments, or other matters on which the~~

~~planning and zoning commission is required to review under this chapter.~~**Forward to the planning and zoning commission all applications for appeals; variations, except for administrative variations; conditional uses, except for administrative conditional uses; map or text amendments; or other matters on which the planning and zoning commission is required to review under this chapter.**

3. Review and prepare recommendations on all matters going before the planning and zoning commission.

4. Maintain possession of appropriate records and files pertaining to the zoning ordinance, including, but not limited to, zoning maps, amendments, conditional uses, **administrative conditional uses,** variations, **administrative variations, and** appeals ~~and minor variations~~.

5. Conduct inspections of buildings, structures, and land to determine appropriate compliance with the regulations of this chapter.

6. Issue notice of violations and citations for violations of the regulations of this chapter. Notices shall require compliance within fifteen (15) days and advise violators of their right to appeal.

7. Issue "stop work" orders for any construction or work that is not in compliance with the regulations of this chapter.

8. Approve certificates of occupancy**, certificates of completion** and zoning for any structure or use of land in the village.

9. Conduct administrative hearings and make final determinations on ~~minor~~**administrative** variations **and administrative conditional uses**.

10. Review and make final determinations for projects that require administrative site plan review. (Ord. 4590, 9-21-1993; amd. Ord. 5173, 3-6-2001; Ord. 5219, 11-6-2001; Ord. 5426, 4-20-2004; Ord. 5639, 7-17-2007; Ord. 6246, 5-17-2016; Ord. 6583, 9-5-2021)

D. TABLE OF ADMINISTRATIVE BODIES AND SPECIFIC DUTIES:

	Final Authority		
	Director of Community Development	Planning & Zoning Commission	Village Board
VARIATIONS	**Administrative**	**Standard**	**Standard**
Parking requirements for uses in excess of 2,500 square feet in the B-5/B-5C districts	All	-	-
Fences in nonsingle-family residential districts		All	
Sign variations	-	All	-
All other Chapter 14 zoning requirements	-	≤25%	>25%
CONDITIONAL USES	**Administrative**	**Standard**	**Standard**
Existing nonconforming accessory structures[1]	All	-	-
Relief from accessory structure requirements in single-family residential districts	-	All	-
Setback reductions in required yards in single-family residential zoning districts	-	≤25%	>25%
Fences in single-family residential districts	-	All	-

1 Applicable structures shall: (i) be replaced with the same type of structure, (ii) do not exceed a total of two (2) accessory structures per lot of record, (iii) extend into no more than forty percent (40%) of the required interior side yard setback, and (iv) extend into no more than ten percent (10%) of the rear yard setback.

14.203: PROCEDURES FOR ADMINISTRATIVE FUNCTIONS:

The procedures regarding all administrative functions of this chapter are set forth as follows:

A. Review For Zoning Compliance: No permit pertaining to the use of land or buildings, existing or proposed, shall be issued by any officer, employee or department of the village unless the application for such permit has been reviewed and approved by the director of community development or duly appointed employee of the community development department. Such approval shall be by written authorization certifying the proposed use complies with all provisions of this chapter. In certifying this zoning compliance, the village authorizes that the specific land or building can be occupied or used for its intended purpose, provided that any new construction or remodeling conforms to the approved plans and all applicable regulations of the village. Any permit issued in conflict with the provisions of the zoning ordinance, or without proper authorization, shall be null and void.

B. Approval Of Occupancy: No building shall be used for any purpose until the director of community development or duly appointed employee of the community development department has provided written authorization for approval of the occupancy in accordance with section 15.703 of this code.

C. Variations **and Administrative Variations**:

1. Intent: Variations shall be granted or recommended for approval only where the planning and zoning commission, or in the case of ~~minor~~**administrative** variations, the director of community development, makes findings of fact in accordance with the standards set forth in this chapter, and further finds that the regulations of this chapter will impose practical difficulties or particular hardships on the petitioner in carrying out the strict letter of the regulations of this chapter.

2. Authority: The director of community development may, after an administrative hearing, grant ~~a minor~~**an administrative** variation as provided in this chapter. The planning and zoning commission may, after a public hearing, grant or recommend for approval a variation in harmony with the general purpose and intent of this chapter.

3. Initiation: An application for ~~a minor~~**an administrative** variation or variation may be made by any person, firm, other entity, corporation, or by any governmental entity requesting or intending to request application for a building permit.

4. Filing Of Applications: An application for ~~a minor~~**an administrative** variation or variation shall be filed with the director of community development on forms obtained from the community development department. Such form shall include all information necessary for processing the request, including, but not limited to, a statement on specific hardship, the extent of variation requested, legal description of subject property, survey, site plan, appropriate proof of ownership, or proof of authority. The application form may be revised from time to time. The application shall be filed with the appropriate fee in an amount established by the board of trustees.

5. Public Hearing: Public hearings **for variations and administrative variations** shall be held in compliance with state statutes and provisions of this chapter as described in subsection G **or subsection H** of this section.

6. Action By Planning And Zoning Commission: The planning and zoning commission shall hear and decide as final administrative authority, all petitions for fence variations **in nonsingle-family residential districts** and variations which do not exceed twenty five percent (25%) of any requirement of this chapter.

The planning and zoning commission shall make recommendations to the village board on all variations which are more than twenty five percent (25%) of any requirement of this chapter.

In all petitions for variations, the planning and zoning commission shall make findings of fact based on the standards **listed in subsection C9** of this chapter. In all petitions for administrative variations, the planning and zoning commission shall make findings of fact based on the standards **listed in subsection C11c** of this chapter

7. Action By Village Board: The village board shall make a final decision on an application for a variation after receiving the recommendation of the planning and zoning commission. Any variation which fails to receive a favorable recommendation from the planning and zoning commission shall not be granted by the village board unless there is a concurring vote of five (5) if all seven (7) members of the corporate authorities are present and voting, and a concurring vote of four (4) if less than seven (7) members of the corporate authorities are present and voting.

In the case of a written protest against any proposed variation, signed by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjacent or across an alley, or by the owners of twenty percent (20%) of the frontage directly opposite the frontage proposed to be altered, is filed with the village clerk, the proposed variation shall not be passed except by the voting requirements in the preceding paragraph.

8. Appeal Of Planning And Zoning Commission Decision: Any individual may file an appeal of any decision of the planning and zoning commission with the village board. Such appeal shall be filed with the director of community development within five (5) calendar days of the planning and zoning commission decision.

9. Standards For Variations: A variation from the regulations of this chapter shall not be granted or recommended for approval by the planning and zoning commission unless findings of fact based on evidence are made in each specific case that affirm the following standards:

a. Because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a specific hardship to the owner would result, as distinguished from a mere inconvenience if the strict letter of the regulations was to be applied;

b. The conditions upon which an application for a variation are based are unique to the property for which the variation is sought and are not generally applicable to other property within the same zoning classification;

c. The purpose of the variation is not based primarily upon a desire to increase financial gain;

d. The alleged difficulty or hardship is caused by this chapter and has not been created by any person presently having an interest in the property;

e. The granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

f. The granting of the variation will not alter the essential character of the neighborhood; and

g. The proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

10. Restrictions On Variations: The following restrictions shall apply to all variations:

a. No variation shall be authorized that would modify any definition;

b. No variation shall be authorized that would vary uses between zoning districts, except use exceptions approved in a planned development; and

c. No variation shall be authorized that would result in a density increase from that permitted in a zoning district except in conjunction with a planned development.

11. ~~Minor~~**Administrative** Variations:

a. Action By Director Of Community Development: ~~The director of community development shall hear and decide as final administrative authority, all petitions for minor variations for the following:~~**The director of community development shall consider the following administrative variations and may either administratively approve or remand to the Planning and Zoning Commission for further action. The following types of relief are eligible as administrative variations, and requests that are not included in this eligibility list may apply for a standard variation:**

~~(1) Existing nonconforming accessory structures:~~

~~(A) Applicable Structures:~~

~~(i) Will be replaced with the same type of structure,~~

~~(ii) Do not exceed a total of two (2) accessory structures per lot of record,~~

~~(iii) Extend into no more than forty percent (40%) of the required interior side yard setback,~~

~~(iv) Extend into no more than ten percent (10%) of the rear yard setback, or~~

~~(v) Where the applicable lot coverage does not exceed the maximum permitted for that zoning district by more than ten percent (10%).~~

(~~2~~1) Parking requirements for uses in excess of two thousand five hundred (2,500) square feet in floor area located in the B-5 central commercial district and B-5C core central commercial district.

b. Filing of Application: All applications for administrative variations shall be made on an appropriate application form provided by the Village. The application for administrative variations shall be filed and processed in the manner prescribed for variations and shall be accompanied by the following information:

(1) Said application shall contain the following information:
(A) Zoning Request Application / Petition for Hearing;
(B) Affidavit of Ownership;
(C) Proof of Ownership;
(D) Paid receipt of the most recent tax bill;
(E) Responses to applicable standards;
(F) Plat of Survey;
(G) Site plan;
(H) Building elevation(s), existing and proposed, if applicable;
(I) Floor plans, if applicable;
(J) Preliminary engineering plans, if applicable;
(K) Legal description of the subject property;
(L) Any other information deemed necessary by the Village.

c. Standards for Administrative Variations:

~~(B) Standards: For minor variations consisting of existing nonconforming accessory structures, the director of community development shall make findings of fact based on the petition and public input according to the following standards:~~

~~(i) Whether the regulation from which relief is sought was in existence when the applicant either purchased or improved the property.~~

~~(ii) Whether the applicant changed the property in some way so as to create the nonconformity.~~

~~(iii) Whether the requested relief will be out of character with the neighborhood.~~

~~(iv) Whether there are other structures within the same zoning district, which either violate or have received a variation from the same regulation.~~

~~(v) Whether the negative impact on the applicant, in not being able to use the property in the specific manner requested, substantially outweighs any negative impact on the adjacent properties if the variation is granted.~~

~~(vi) Whether the request is the minimum necessary to use the property in a manner reasonably similar to other uses in the neighborhood.~~

~~(vii) Whether a reasonable alternative is consistent with the expressed terms of the zoning ordinance.~~

(1) For an administrative variation request considering a reduction in the minimum number of required parking spaces, the director of community development shall make findings of fact based on the petition and public input according to the following standards:

(A) Whether the requested relief will be out of character with the neighborhood.

(B) Whether there are other properties within the same zoning district, which have received a variation from the same regulation.

(C) Whether there is public parking available within one thousand feet (1,000').

(D) Whether there is public transit (e.g., train station) available within one thousand feet (1,000').

(E) Whether there are adjacent land uses with different peak parking demand periods based on the hours of operations.

(F) Whether there is a shared parking agreement/valet service provided.

(2) For all other administrative variation requests, the director of community development shall make findings of fact based on the petition and public input according to the following standards of variations:

(A) Whether the requested relief will be out of character with the neighborhood.

(B) Whether there are other properties within the same zoning district, which either violate or have received a variation from the same regulation.

(C) Whether the negative impact on the applicant, in not being able to use the property in the specific manner requested, substantially outweighs any negative impact on the adjacent properties if the variation is granted.

(D) Whether the request is the minimum necessary to use the property in a manner reasonably similar to other uses in the neighborhood.

(E) Whether a reasonable alternative is consistent with the expressed terms of the zoning ordinance.

~~(2) Parking requirements for uses in excess of two thousand five hundred (2,500) square feet in floor area located in the B-5 central commercial district and B-5C core central commercial district.~~

~~(A) Standards: For minor variations consisting of parking requirements for uses in excess of two thousand five hundred (2,500) square feet in floor area located in the B-5 central commercial district and B-5C core central commercial district, the director of community development shall make findings of fact based on the petition and public input according to the following standards:~~

~~(i) Whether the requested relief will be out of character with the neighborhood.~~

~~(ii) Whether there are other properties within the same zoning district, which have received a variation from the same regulation.~~

~~(iii) Whether there is public parking available within one thousand feet (1,000').~~

~~(iv) Whether there is public transit (e.g., train station) available within one thousand feet (1,000').~~

~~(v) Whether there are adjacent land uses with different peak parking demand periods based on the hours of operations.~~

~~(vi) Whether there is a shared parking agreement/valet service provided.~~

~~b.~~**c.** Hearings: Administrative hearings shall be held for ~~minor~~**administrative** variations ~~only and~~ in compliance with the provisions as described in ~~this~~ **sub**section **H of this section**.

~~(1) Upon receipt of an application for a minor variation, the director of community development shall review the application for completeness and assign a case number to the request.~~

~~(2) For all applications for a minor variation, the department of community development shall provide a list of all owners of record of property lying within one hundred feet (100'), exclusive of right of way width, of the parcel subject to the public hearing. The director of community development shall cause a copy of the public notice to be mailed to all property owners on the list no more than thirty (30) days nor less than seven (7) days prior to the hearing.~~

~~(3) An administrative notice shall contain the case number assigned to the application, the address of the property, a brief statement on the nature of the minor variation, the name and address of the property owner, the petitioner and their legal representative, and the date, time and location of the administrative hearing.~~

~~(4) For all applications for a minor variation, the director of community development shall also cause one or more signs to be posted on the property, which is the subject of the administrative hearing.~~

~~(5) The number and location of signs shall be determined by the director of community development.~~

~~(6) The sign must be a minimum of thirty inches by thirty inches (30" x 30") in size, having letters a minimum of two inches (2") high, and contain the following information:~~

~~(A) The fact that an administrative hearing that affects the subject property will be held, with direction to interested members of the general public to call the office of the community development director for further information concerning date, time and place and subject matter of said administrative hearing.~~

~~(B) Any interested person may appear and be heard at the hearing and such appearance may be made in person, by agent (if a corporation), or in writing.~~

d. Administrative Approvals: Administrative variations adhering to the application submittal requirements and ordinance requirements may be administratively approved as follows:

(1) After the administrative variation application is submitted and reviewed by the various Village departments, the director of community development will indicate if the applicant may proceed forward with seeking approval of the requested relief with the sign-off approval of the surrounding property owners.

(2) In all cases where the director of community development grants an administrative variation, an authorizing determination shall be prepared that may set forth the terms for operation of the conditional use. The village clerk shall record the authorizing determination with the county recorder of deeds.

~~c.~~**e.** Appeal Of Director Of Community Development Decision: Any individual may file an appeal of the decision of the director of community development regarding ~~a minor~~**an administrative** variation with the planning and zoning commission. Such appeal shall be filed with the director of community development within five (5) calendar days of the director's decision.

12. Additional Restrictions: In the granting of a variation **or administrative variation**, additional conditions and restrictions may be placed upon the premises, which are necessary to comply with the standards listed above and the objectives of this chapter.

13. Revocation: Where a variation **or administrative variation** has been granted pursuant to the provisions of this chapter, such approval shall become null and void unless a building permit is issued and work is substantially under way within twelve (12) months of the date of the variation, **unless the variation approval is** extended by the planning and zoning commission **or the administrative variation approval is extended by the director of community development**.

14. Effect Of Denial Of Proposal: No application for a variation which has been denied by the planning and zoning commission or village board **or for an administrative variation which has been denied by the director of community development** shall be resubmitted for a period of one year from the date of the denial, except on grounds of new

evidence or proof of change of condition found to be valid by the director of community development.

F. Conditional Uses **and Administrative Conditional Uses**:

1. Intent And Applicability: The development and administration of this chapter is based upon the village being divided into zoning districts within which the use of land and buildings and the bulk and location of buildings and structures is substantially uniform. However, it is recognized that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular zoning district without consideration of the impact of those uses upon adjoining properties and their impact on the neighborhood in general. Such conditional uses fall into two (2) categories:

a. Uses publicly operated or uses traditionally promoting a public interest or benefit.

b. Uses entirely private in character but of a nature that their operation may present a different impact upon adjoining properties or the neighborhood in general.

2. Authority: Except as otherwise provided in **sub**section ~~14.316~~**F10** of this ~~chapter~~**section**, the planning and zoning commission shall convene a public hearing on a conditional use application. The planning and zoning commission shall prepare findings of fact based on evidence presented addressing required standards, and submit a recommendation on an application to the village board for their review and final decision.

3. Initiation: Any person, firm, corporation, office or other legal entity having ownership interest in land, or a contractual interest that may become an ownership interest, may file an application with the consent of the property owner.

4. Filing Of Application: An application for a conditional use shall be filed with the director of community development on forms obtained from the community development department. **Except as otherwise provided in subsection F10 of this section,** ~~The~~**the** director shall, upon receiving a complete application for a conditional use, forward the application, along with other data considered important by the director, to the planning and zoning commission for their review and recommendation to the village board.

5. Public Hearings: ~~A public hearing shall be conducted by the planning and zoning commission on the conditional use application. Notice shall be as provided in subsection G of this section, and in compliance with state statutes.~~ **Public hearings for conditional uses and administrative conditional uses shall be held in compliance with state statutes and provisions of this chapter as described in subsection G or subsection H of this section.**

~~6. Recommendation By The Planning And Zoning Commission: The director of community development shall submit the written recommendation of the planning and zoning commission on an application for a conditional use to the village board within thirty (30) days of conclusion of the public hearing. Extension of this time period may be allowed by mutual consent of the applicant and the director of community development. For all~~

~~petitions for conditional uses involving residential setback reductions in all yards in the R-X, R-1, and R-A zoning districts, which do not exceed twenty five percent (25%) of the setbacks requirement(s) of this chapter, the planning and zoning commission shall hear and decide as final administrative authority. The planning and zoning commission shall make recommendations to the village board on all conditional uses involving residential setback reductions in all yards in the R-X, R-1, and R-A zoning districts which are more than twenty five percent (25%) of the setback requirement(s) of this chapter.~~

6. Recommendation By The Planning And Zoning Commission: **Except as otherwise provided in subsection F10 of this section** ~~chapter~~, ~~A~~**the** director of community development shall submit the written recommendation of the planning and zoning commission on an application for a conditional use to the village board within thirty (30) days of conclusion of the public hearing. Extension of this time period may be allowed by mutual consent of the applicant and the director of community development. For all petitions for conditional uses involving **the following:** residential setback reductions in all yards in the R-X, R-1, and R-A zoning districts, which do not exceed twenty five percent (25%) of the setbacks requirement(s) of this chapter**; relief from the accessory structure requirements in the R-X, R-1, and R-A zoning districts; and for all fence petitions in the R-X, R-1, and R-A zoning districts**, the planning and zoning commission shall hear and decide as final administrative authority. The planning and zoning commission shall make recommendations to the village board on all conditional uses involving residential setback reductions in all yards in the R-X, R-1, and R-A zoning districts which are more than twenty five percent (25%) of the setback requirement(s) of this chapter.

6. Recommendation By The Planning And Zoning Commission: Except as otherwise provided in subsection F10 of this section, the director of community development shall submit the written recommendation of the planning and zoning commission on an application for a conditional use to the village board within thirty (30) days of conclusion of the public hearing. Extension of this time period may be allowed by mutual consent of the applicant and the director of community development.

For petitions for conditional uses involving any of the following in the R-X, R-1, and R-A zoning districts:

a. Residential setback reductions in any yard that do not exceed twenty-five percent (25%) of the applicable setback requirements of this Chapter;

b. Relief from the accessory structure requirements; and

c. Fence petitions;

the Planning and Zoning Commission shall hear and decide such petitions as the final administrative authority. The planning and zoning commission shall make recommendations to the village board on all conditional uses involving residential setback reductions in all yards in the R-X, R-1, and R-A zoning districts that exceed twenty five percent (25%) of the setback requirement(s) of this chapter.

7. Action By The Village Board:

a. The village board shall not act upon a proposed conditional use until it has received a written report and recommendation from the planning and zoning commission provided by the director of community development.

b. The village board may approve a conditional use by ordinance, deny, or refer back to the planning and zoning commission for further review. The village board may establish such conditions and restrictions upon the establishment, location, construction, maintenance, and operation of the conditional use, as is deemed necessary for the protection of adjoining properties and the neighborhood in general and the public interest.

c. In all cases where the village board permits a conditional use, the authorizing ordinance shall specifically set forth the terms for operation of the conditional use.

d. Any conditional use which fails to receive a favorable recommendation from the planning and zoning commission shall not be granted by the village board unless there is a concurring vote of five (5) if all seven (7) members of the corporate authorities are present and voting, and a concurring vote of four (4) if less than seven (7) members of the corporate authorities are present and voting.

8. Standards **For Conditional Uses**: **Except as otherwise provided in subsection F10c of this section,** ~~No~~ **no** conditional use shall be recommended for approval by the planning and zoning commission unless it finds:

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;

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;

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;

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

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;

f. That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and

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.

9. Conditions And Guarantees: **Except as otherwise provided in subsections F6 and F10 of this section,** ~~In~~ **in** all cases where conditional uses are granted, and conditions regulating the use are established as described in subsection F8 of this section**,** the village board shall require such evidence and guarantees as it may deem necessary as proof that the conditional use complies with all regulating conditions.

10. Administrative Conditional Uses.

a. Action By Director Of Community Development: The director of community development shall consider the following administrative conditional uses and may either administratively approve or remand to the Planning and Zoning Commission for further action. The following types of relief are eligible as administrative conditional uses:

(1) Existing nonconforming accessory structures:

(A) Applicable Structures:

(i) Will be replaced with the same type of structure,

(ii) Do not exceed a total of two (2) accessory structures per lot of record,

(iii) Extend into no more than forty percent (40%) of the required interior side yard setback,

(iv) Extend into no more than ten percent (10%) of the rear yard setback, or

(v) Where the applicable lot coverage does not exceed the maximum permitted for that zoning district by more than ten percent (10%).

b. Filing of Application: All applications for administrative conditional uses shall be made on an appropriate application form provided by the Village. The application for administrative conditional uses shall be filed and processed in the manner prescribed for conditional uses and shall be accompanied by the following information:

(1) Said application shall contain the following information:
(A) Zoning Request Application / Petition for Hearing;
(B) Affidavit of Ownership;
(C) Proof of Ownership;
(D) Paid receipt of the most recent tax bill;
(E) Responses to applicable standards;

(F) Plat of Survey;
(G) Site plan;
(H) Building elevation(s), existing and proposed, if applicable;
(I) Floor plans, if applicable;
(J) Preliminary engineering plans, if applicable;
(K) Legal description of the subject property;
(L) Any other information deemed necessary by the Village.

c. Standards for Administrative Conditional Uses. No administrative conditional use shall be granted by the Village unless the administrative conditional use:

(1) Is so designed, located, and proposed to be operated that the public health, safety and welfare will be protected.

(2) Will not be injurious to the uses and enjoyment of other property in the neighborhood in which it is located.

(3) That in all other respects, the administrative conditional use conforms to the applicable regulations of the district in which it is located.

d. Administrative conditional uses adhering to the application submittal requirements and ordinance requirements may be administratively approved as follows:

(1) After the administrative conditional use application is submitted and reviewed by the various Village departments, the director of community development will indicate if the applicant may proceed forward with seeking approval of the requested relief with the sign-off approval of the surrounding property owners.

(2) In all cases where the director of community development grants an administrative conditional use, an authorizing determination shall be prepared that may set forth the terms for operation of the conditional use. The village clerk shall record the authorizing determination with the county recorder of deeds.

e. Appeal Of Director Of Community Development Decision: Any individual may file an appeal of the decision of the director of community development regarding an administrative conditional use with the planning and zoning commission. Such appeal shall be filed with the director of community development within five (5) calendar days of the director's decision.

~~10.~~11. Effect Of Denial Of Application: No application for a conditional use which has been denied by the village board shall be resubmitted for a period of one year from the date of denial, except on the grounds of new factual evidence, or a change in conditions which would alter the concept or intent of the request. Such changes may include reductions in density or building height, changes in land use and road standards and alignment, or conditions which would have a positive effect on surrounding property, and serve to address the circumstances of the denial of the original application. Such change or new

evidence must be reviewed and acknowledged by the director of community development before a new application can be submitted for a public hearing.

~~11.~~**12.** Revocation:

a. In any case where the construction of an approved conditional use is not substantially under way, or if a use is not established or commenced in the building within one year from the date of granting thereof, and completed within eighteen (18) months, then, without further action by the village board, the conditional use or authorization thereof shall be null and void.

b. A conditional use may be revoked if conditional use as established or constructed on the site does not conform to the established conditions for approval. The director of community development will be responsible for advising the village board of any violations and the village board may then authorize the planning and zoning commission to schedule a public hearing to consider revoking the conditional use permit. After conducting the public hearing, the planning and zoning commission shall then prepare a written report and recommendation to submit to the village board. Upon receipt of the planning and zoning commission report, the village board shall then render a final judgment regarding rescinding the conditional use permit and accompanying ordinance.

~~12.~~**13.** Expiration And Transferability: The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason. However, the ownership of an authorized conditional use may be changed if the use remains unchanged.

~~13.~~**14.** Modification Or Intensification: Any modification or intensification of a conditional use which alters the essential character or operation of the use in a way not intended at the time the conditional use was granted shall require a new conditional use permit. Such conditional use permit shall be applied for prior to any modification of the use or property. The director of community development shall determine whether the proposed modification or intensification represents an alteration in the essential character of the original conditional use as approved. The operator of the conditional use shall provide the director of community development with all the necessary information related to the conditional use to render this determination.

G. Public Hearing Procedures:

1. Upon receipt of an application for a variation, amendment, conditional use or appeal, the director of community development shall review the application for completeness and assign a case number to the request.

2. Not more than thirty (30) days nor less than fifteen (15) days prior to the date an application is to be considered, the director of community development shall cause notice thereof to be published at least once in a newspaper of general circulation within the village.

3. Not more than thirty (30) days nor less than fifteen (15) days prior to the hearing, the director of community development shall cause a copy of the public notice to be mailed to all property owners within two hundred fifty feet (250'), exclusive of right of way width, of the parcel subject to the public hearing. The director shall cause the notice to be mailed according to the following:

a. For all applications for map amendment, conditional use, variation, or appeal requests concerning a single-family residential property, the community development department shall be responsible for mailing the notice.

b. For all applications for map amendment, conditional use, variation, or appeal requests concerning a nonsingle-family residential property, the applicant shall be responsible for mailing the notice. Upon delivery of the notice, the applicant shall attest in writing to the community development department indicating the date the notice was mailed and the list of property owners to whom the notice was mailed.

4. All published and mailed notices shall contain the case number assigned to the application, the common address of the property, or in the event that there is no common address, an appropriate description of the location of the property, a brief statement on the nature of the public hearing, the name and address of the property owner, the petitioners and their legal representative, and the date, time and location of the public hearing.

5. For all applications for map amendment, conditional use, variation, or appeal, the director of community development shall also cause one or more signs to be posted on the property which is the subject of the public hearing.

a. The number and location of signs shall be determined by the director of community development.

b. The sign must be a minimum of thirty inches by thirty inches (30" x 30") in size, having letters a minimum of two inches (2") high, and contain the following information:

(1) The fact that a public hearing will be held to affect the subject property, with direction to interested members of the general public to call the office of the community development director for further information concerning date, time and place and subject matter of said public hearing.

6. Any interested person may appear and be heard at the hearing held concerning any such application for variation, amendment or conditional use, and such appearance may be made in person, by agent (if a corporation), or by attorney.

H. Administrative Hearing Procedures:

(1) Upon receipt of an application for an administrative variation or an administrative conditional use, the director of community development shall review the application for completeness and assign a case number to the request.

(2) For all applications for administrative variations or administrative conditional uses, the department of community development shall provide a list of all owners of record of property lying within one hundred feet (100'), exclusive of right of way width, of the parcel subject to the public hearing. The director of community development shall cause a copy of the public notice to be mailed to all property owners on the list no more than thirty (30) days nor less than seven (7) days prior to the hearing.

(3) An administrative notice shall contain the case number assigned to the application, the address of the property, a brief statement on the nature of the administrative variation or administrative conditional use, the name and address of the property owner, the petitioner and their legal representative, and the date, time and location of the administrative hearing.

(4) For all applications for an administrative variation or administrative conditional use, the director of community development shall also cause one or more signs to be posted on the property, which is the subject of the administrative hearing.

(5) The number and location of signs shall be determined by the director of community development.

(6) The sign must be a minimum of thirty inches by thirty inches (30" x 30") in size, having letters a minimum of two inches (2") high, and contain the following information:

(A) The fact that an administrative hearing that affects the subject property will be held, with direction to interested members of the general public to call the office of the community development director for further information concerning date, time and place and subject matter of said administrative hearing.

(B) Any interested person may appear and be heard at the hearing and such appearance may be made in person, by agent (if a corporation), or in writing.

~~H.~~**I.** Administrative Site Plan Review:

1. Action By Director Of Community Development: Prior to the issuance of a building permit, the director of community development shall review and decide as final administrative authority, all applications for administrative site plan review for the following:

a. Construction Of New Buildings: Construction of new buildings within the downtown as defined in section 14.304.1 of this chapter.

b. Additions To Existing Buildings: Additions to existing buildings within the downtown as defined in section 14.304.1 of this chapter.

c. Exceptions: Any construction within the downtown which requires a variation, conditional use, or planned unit development shall be exempt from administrative site plan review.

2. Authority: The director of community development may, after an administrative review, grant or deny any proposed site plan, with or without conditions of approval, or may refer it to the village board for further consideration.

3. Initiation: An application for administrative site plan review may be made by any person, firm, other entity, corporation, or by any governmental entity requesting or intending to request application for a building permit. Preapplication meetings are available to discuss a proposed application and are encouraged.

4. Filing Of Applications: An application for administrative site plan review shall be filed with the director of community development on forms obtained from the community development department. Such form shall include all information necessary for processing the request, including, but not limited to, a statement of the proposed use, legal description of subject property, survey, site plan, building elevations, landscape plan, appropriate proof of ownership, or proof of authority. The application form may be revised from time to time.

5. Standards: No site plan shall be administratively approved unless the director of community development finds the application meets the following standards:

a. The submitted site plan conforms to all applicable village ordinances.

b. The proposed improvements support the goals and objectives stated in adopted village plans, including the comprehensive plan.

c. The site plan is reflective of the downtown design guidelines of section 14.304.1 of this chapter.

6. Appeals: The applicant may file an appeal of any administrative site plan review decision of the director of community development. Such appeal shall be filed with the director of community development within ten (10) business days of the decision.

a. Authority: The village board shall hear and decide appeals from any administrative order, requirement, decision or determination made by the director of community development or other authorized official concerning administrative site plan review.

b. Filing Of Application: An application for an appeal shall be filed with the director of community development, on forms obtained from the community development department, who shall forward such appeal to the village board for their review and decision.

c. Public Hearing: A public hearing shall be conducted by the village board on the appeal application. Notice shall be as provided in subsection G of this section, in compliance with state statutes.

d. Decisions On Appeals: Any decisions by the village board on a site plan review appeal application shall be in all instances the final administrative determination and shall be subject to judicial review only in accordance with applicable statutes of the state.

7. Schedule Of Construction: A site plan approval shall become null and void in the following circumstances:

a. The applicant fails to apply for a building permit within one year from the date of site plan approval.

b. A new application for administrative site plan approval has been received by the community development department for the same subject property. (Ord. 4590, 9-21-1993; amd. Ord. 5113, 6-6-2000; Ord. 5173, 3-6-2001; Ord. 5219, 11-6-2001; Ord. 5253, 5-21-2002; Ord. 5289, 11-19-2002; Ord. 5639, 7-17-2007; Ord. 5751, 8-4-2009; Ord. 6112, 12-17-2013; Ord. 6246, 5-17-2016; Ord. 6583, 9-5-2021)

ATTACHMENT B

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

14.304.1: DESIGN STANDARDS:

A. Downtown Design Guidelines:

1. Purpose: The downtown design guidelines contained herein shall serve the built environment within the downtown by promoting the use of high quality materials; supporting a unified pedestrian oriented environment, a mix of land uses, and thriving public spaces; and promoting and enhancing the character of the downtown. The downtown design guidelines shall be in addition to code requirements found elsewhere in this chapter. For the purposes of this section, the "downtown" shall be defined as:

a. Properties located in the B-5 and B-5C zoning districts.

b. Properties located along Prospect Avenue from Central Avenue to William Street.

c. Properties located along East Lincoln Street from Maple Street to William Street.

2. Applicability: The downtown design guidelines shall be applicable to the following projects within the downtown:

a. Construction of new buildings.

b. Additions to existing buildings.

c. Facade improvements to existing buildings. Facade improvements solely consisting of replacement of windows and doors of like size and location are exempt from the guidelines of this section.

3. Building Design: The architectural design and details of the building shall meet the following objectives:

a. Linear Massing: Facades fifty feet (50') or greater in length facing a front or exterior side lot line shall vary the depth of the structure, by way of recesses and projection within the building's architecture. These details shall break up the massing of the structure in addition to any windows and building entrances along the facade.

b. Access: All buildings with a total width greater than fifty feet (50') shall have a minimum of one entryway at the front of the building, defined as the facade of the building which faces the front or exterior side lot line. Buildings constructed on a corner lot may choose the building's orientation; access may be from either the front or the exterior side.

c. Windows And Doors: The first floor of buildings shall have a minimum of twenty five percent (25%) of the facade area facing a front or exterior side be devoted to glass windows and/or doors. Windows and doors should be used as an opportunity to provide architectural interest which breaks up building massing and supports a pedestrian friendly environment. If solid, windowless walls are necessary to the building's function, architectural details shall be included to add visual interest.

d. Rooflines: The roofline of a building should include architectural details which add to its overall design, such as cornices, dormers, or parapet walls.

e. Materials: Durable, high quality building materials which do not require frequent maintenance, such as brick, stone, and glass, shall be used for facades which are visible from the street. Materials located along a single facade shall be harmonious in design and color.

f. Vertical Massing Of Multi-Story Buildings: Multi-story buildings shall be visually divided using architectural details such as differing building materials or stepbacks to reduce the sense of mass and highlight the first floor to a pedestrian scale.

4. Site Design:

a. Building Setbacks And Parking Lots: Building setbacks shall conform to section 14.905 of this chapter when applicable. Where possible, parking lots shall not be located between the street and the building's front facade.

b. Landscaping: Sites shall comply with the landscape provisions found in article XXIII of this chapter. The use of landscape planters, decorative fencing and similar treatments shall be encouraged in all outdoor areas where public gathering is desired, such as patio dining or other outdoor seating areas.

c. Pedestrian Access: All buildings shall have clear pedestrian access from a public walkway to the entrance(s) of the building. Sidewalks located on private property, to be utilized by the public, shall be a minimum of seven feet (7') in width.

d. Streetscape Improvements: Areas located immediately adjacent to Village right of way shall blend into the Village's existing streetscape improvement program where applicable.

e. Bicycle Facilities: Properties which incorporate parking lots shall also provide bicycle racks on site. Bicycle parking shall be provided at a minimum amount of ten percent (10%) of the vehicle parking provided on site. U-shaped racks, similar to those installed by the Village, are the preferred design.

B. Additional Design Standards: The following design standards are applicable to the entire Village:

1. Visual Expanse: Any structure over two hundred feet (200') in length shall be designed so as to stagger the building facades which face a right of way, parking lot, or adjacent residential property, in order to break up the visual expanse of the structure.

2. Screening Of Mechanical And Utility Equipment:

a. When feasible, mechanical equipment should be located within the principal structure in order to minimize exterior visual impacts.

b. All rooftop mechanical equipment shall be hidden when viewed from ground level as viewed from the public right of way or property line of any adjacent residentially zoned property. If screening is required, it shall be a continuous, permanent, sound attenuating and noncombustible screen of a color compatible with the principal structure. For new construction, the screen should be designed as an architectural component of the structure in the form of a parapet wall. The addition or modification of rooftop equipment on existing buildings shall be screened to the extent that is feasible, as determined appropriate by the community development director. If structural modifications are required to accommodate screening of mechanical equipment, it shall comply with the building code in effect at the time modifications are made.

c. All ground mounted mechanical and utility equipment that is six feet (6') or less in height shall be screened from view utilizing landscaping which will grow to the height of the ground based utility. Ground mounted mechanical and utility equipment taller than six feet (6') in height that is visible from the right of way or adjacent residential property shall be screened from view with an enclosure that is constructed to be consistent with the material of the principal structure, as determined appropriate by the community development director.

d. Screening of mechanical equipment shall be required when new equipment is installed. Screening shall not be required when replacing an existing, non-screened rooftop mechanical unit in the same place with a new unit that is either as tall as, or shorter than the existing unit. Normal maintenance of mechanical equipment shall not mandate the screening requirement. (Ord. 6286, 12-6-2016; amd. Ord. 3528, 9-2-2020)

3. Architectural Diversity: To promote architectural diversity and avoid repetitive building patterns, no detached single-family dwelling constructed within a residential subdivision approved after the effective date of this ordinance, or constructed as new principal residential construction on an individual lot, shall be similar in appearance to any other detached single-family dwelling located on the same street within a distance of two (2) lots in either direction of the subject lot.

For purposes of this subsection, the term "constructed" shall mean the erection of a new principal detached single-family dwelling and shall not include:

- **Additions to an existing dwelling;**
- **Exterior renovations or façade modifications to an existing dwelling; or**

- Interior remodeling.

This subsection shall not apply retroactively to dwellings legally existing as of the effective date of this ordinance.

a. Definition of "Similar in Appearance": For purposes of this subsection, two detached, single-family dwellings shall be considered similar in appearance if they are identical or nearly identical with respect to any three (3) or more of the following architectural characteristics:

(1) Primary roof form, including the dominant roof type (gable, hip, mansard, gambrel, flat, or combination):

(2) Roof height, measured from finished grade to the peak, within a tolerance of +/- 2 feet;

(3) Front-facing massing, defined as the approximate height and width of the primary front wall plane closest to the front lot line;

(4) Overall front-elevation form, including the predominant silhouette and massing as viewed from the street;

(5) Fenestration pattern, including the relative location, arrangement, and size of windows on the front elevation;

(6) Garage configuration, including the location, orientation, and dimensions of garage doors visible from the street; and

(7) Primary exterior siding materials on the front elevation wall planes (e.g., brick veneer, horizontal siding, board-and-batten, shakes, or similar materials).

b. Characteristics Not Constituting Dissimilarity: The following characteristics, standing alone, shall not be deemed sufficient to establish dissimilarity between dwellings:

(1) Variations in color;

(2) Variations in roofing material;

(3) Addition or deletion of minor decorative elements (including, but not limited to, dormers, cupolas, bay windows, belt courses, fan lights, chimneys, or ornamental features);

(4) Reversal of plan orientation (right-hand/left-hand orientation);

(5) Variation in window styles; and

(6) Variations in height, width, or length measurements of less than five percent (5%), unless otherwise specified herein.

c. Submission and Approval Requirements: Prior to issuance of any building permit within a subdivision, the applicant shall submit:

(1) A proposed set of building elevations for all planned home models; and

(2) A streetscape diagram or lot assignment plan demonstrating compliance with the spacing requirement established in this subsection.

The Director of Community Development shall review the submitted elevations and lot assignments for compliance with the requirements of this subsection. Approved elevations and lot assignments shall be binding upon subsequent building permit reviews.

4. Stucco or engineered stucco systems shall comply with the regulations stipulated in section 21.229 of the building code.

ATTACHMENT C

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

14.306: ACCESSORY STRUCTURES:

A. General Requirements: The following restrictions on accessory buildings, structures and uses apply to all zoning districts**, unless otherwise provided for in this chapter**:

1. Time Of Construction: No accessory building or structure shall be constructed on any lot prior to the time of construction of a principal building.

2. Yard Requirements: No accessory building, structure or use shall be located in a required front yard, required side yard or exterior side yard, unless otherwise provided for in this chapter.

3. Height Requirements:

a. Residential And Commercial Districts: No detached garage or gazebo shall exceed a maximum height of fifteen feet (15'). No other accessory building/structure shall exceed ten feet (10') in height.

b. Industrial, Office Research And Conservation Recreation Districts: No accessory building/structure shall exceed twenty feet (20') in height.

4. Separation Between Buildings:

a. A detached accessory building or structure shall be located no closer to the principal building than three feet (3'). Detached garages located between three feet (3') and ten feet (10') from a principal building shall be provided with a five- eighths inch (5/8") drywall finish on the interior walls and ceiling.

b. **For single-family residential properties in the R-X, R-1 and R-A zoning districts only,** ~~A~~any structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to article XXIV of this chapter and shall meet the bulk requirements of the zoning district for principal structures, unless otherwise listed as a permitted obstruction in section 14.319 of this article.

c. For single-family residential properties in the R-X, R-1 and R-A zoning districts only, any structure permanently attached to an accessory structure is considered part of the accessory structure and shall meet the bulk requirements for accessory structures, unless otherwise listed as a permitted obstruction in section 14.319 of this article.

~~c.~~ **d.** Aboveground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met and the deck is designed with a gate between the deck and pool and access is provided to the yard from the deck.

~~d.~~ **e.** Pergola support columns shall be located no closer to the principal building than three feet (3').

5. Number Of Accessory Structures: The maximum number of accessory structures shall not exceed two (2) such structures per zoning lot. Swimming pools and structures listed as permitted obstructions in section 14.319 of this article are exempt from the total number of accessory structures.

6. Shed **and Garage** Restrictions:

a. A shed shall not be utilized to store motor vehicles or as office, work or living space. The storage of household items, equipment to maintain the property and small recreational equipment is permitted.

b. A detached garage shall not be utilized as office, work or living space. The storage of motor vehicles, household items, equipment to maintain the property and small recreational equipment is permitted.

7. Roof Pitch: No accessory structure shall have a roof pitch of less than three to twelve (3:12). Pergolas, arbors, and accessory structures in the I-1 Limited Industrial and C-R Conservation Recreation zoning districts shall be exempt from this requirement.

8. No accessory structure shall be used for residential living quarters.

B. Restrictions In Residential Districts:

1. Maximum Size:

a. A detached private garage may be no larger than ~~six hundred seventy two~~**seven hundred twenty** (~~672~~**720**) square feet.

b. A shed, gazebo, pergola, greenhouse, or other similar accessory structure may be no larger than **two hundred (200) square feet).** ~~the smaller of the following:~~

~~(1) Two percent (2%) of the lot area; or~~

~~(2) Two hundred (200) square feet.~~

2. Bulk Restrictions:

a. On lots fifty five feet (55') in width or less, detached accessory structures shall be set back three feet (3') from any interior side or rear lot line.

b. On lots greater in width than fifty five feet (55'), detached accessory structures shall be set back five feet (5') from any interior side or rear lot line.

c. No accessory structure shall be placed on any right of way or village utility or easement without prior consent from the director of community development.

d. All solid roofed accessory structures, including gazebos, shall be included in any Floor Area Ratio calculation.

3. Lot Coverage: Accessory structures shall be included in any maximum lot coverage calculation. Swimming pools are exempt from the maximum lot coverage calculation.

C. Restrictions In Business And Industrial Districts:

1. Maximum Area: Detached accessory building(s) or structure(s) shall occupy no more than thirty percent (30%) of the area of a required yard.

2. Yard Requirements: Accessory structures shall be set back six feet (6') from any side or rear lot line. No accessory structure shall be placed on any right of way or village utility or easement without prior consent from the director of community development.

D. Regulations For Specific Accessory Structures And Uses:

1. Garbage Dumpsters And Recycling Containers:

a. Required: All multi-family buildings utilizing centralized solid waste services shall provide a garbage dumpster and recycling container area which meets the minimum standards which have been established by the solid waste coordinator.

b. Location: Outdoor designated garbage dumpsters and recycling containers shall maintain the same setbacks as parking lots. Dumpsters and containers that are located within covered parking areas shall be designed so that they do not conflict with required parking spaces or access drives.

c. Screening:

(1) Nonresidential Districts: Such dumpsters and containers shall be screened on all sides by a solid wood fence or equivalent screening material to a height not less than six feet (6').

(2) Residential Districts: Multiple-family residential developments shall provide screening on no less than three (3) sides by a solid wood fence or equivalent screening material to a height not less than six feet (6').

2. Accessory Commercial Uses Within Multi-Family Residences: Accessory commercial uses including restaurants, drugstores, retail food shops, valet services, beauty and barber shops, and physical fitness or health facilities shall be permitted within multi-family buildings provided that the accessory uses must be accessible to the public only through the lobby of the building; and no advertising or display related to the accessory use shall be visible from outside the building.

3. Accessory Uses Within Office Buildings: Accessory uses located within office buildings including cafeterias, restaurants, gift shops, flower shops, snack bars, drugstores, barbershops, beauty parlors, banks, daycare centers, and office supply stores (excluding sales of office machinery and furniture) shall be permitted provided that said accessory uses are conducted for the convenience of the employees, patients, patrons, or visitors. Said accessory uses shall be designed and located totally within the confines of the principal building and the primary access to any accessory retail use shall be from within the principal building.

4. Off Street Parking Facilities: Parking lots and drive aisles shall not be subject to the restrictions of this subsection, but shall be subject to the requirements within articles XXII and XXIII of this chapter.

5. Signs: Signs shall not be subject to the restrictions of this subsection but shall be subject to the requirements of chapter 7 of this code.

6. Swimming Pools: The regulations of this subsection shall not apply to any pool having at every point a depth less than twenty five inches (25").

No out of doors swimming pool for the use of members and their guests of nonprofit club or organization, or limited to house residents of a multiple-dwelling unit, a block, a subdivision, neighborhood, or other community shall be permitted in an R-1, R-A or R-X district.

a. Location: Swimming pools shall not be permitted in any required front, side or exterior side yards. Pools are permitted to encroach into the rear yard provided a minimum of fifteen feet (15') is maintained from the rear property line to the edge of the structure.

b. Construction: All swimming pools shall be constructed according to the requirements of this code.

7. Donation Boxes: The following restrictions shall apply to all donation boxes located within the Village:

a. Location Requirements:

(1) Donation boxes are permitted as an accessory use to an institutional or nonprofit use only.

(2) Donation boxes shall not be located in a required parking space.

(3) Donation boxes shall not be located in a required front yard, required side yard or exterior side yard and shall be located to minimize visual impact when viewed from a street.

b. Number Allowed: No more than one donation box shall be located on any lot.

c. Size: A donation box shall not exceed six and one-half feet (6.5') in height. The box footprint shall be no greater than twenty five (25) square feet.

d. Maintenance Requirements: Donation boxes shall be maintained in good condition with no structural damage, holes, rust or graffiti. All boxes shall be emptied and serviced regularly to prevent overflow of collections and be kept free of debris.

e. Signage: The name, address and phone number of the donation box operator shall be posted on the box. Information shall be provided on the box as to whether the operator is a for profit or not for profit organization. Total signage on the donation box shall not exceed five (5) square feet or as approved by the director of community development.

f. Placement: All donation box placement shall be in accordance with all additional state or county law. (Ord. 6286, 12-6-2016; amd. Ord. 3528, 9-2-2020; Ord. 6583, 9-5-2021; Ord. 6590, 11-16-2021)

ATTACHMENT D

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

Add the following land uses to Section 14.604 Land Use Table 1 in the appropriate alphabetical locations.

14.604: LAND USE TABLES:

LAND USE TABLE 1
RESIDENTIAL AND RECREATIONAL ZONING DISTRICTS

Land Use	C-R	R-X	R-1	R-A	R-2	R-3	R-4
Existing nonconforming accessory structures **Applicable structures:** **(i) Will be replaced with the same type of structure,** **(ii) Do not exceed a total of two (2) accessory structures per lot of record,** **(iii) Extend into no more than forty percent (40%) of the required interior side yard setback,** **(iv) Extend into no more than ten percent (10%) of the rear yard setback, or** **v) Where the applicable lot coverage does not exceed the maximum permitted for that zoning district by more than ten percent (10%).**		**C[3]**	**C[3]**	**C[3]**			
Relief from accessory structure requirements, except for certain existing nonconforming accessory structures		**C**	**C**	**C**			
Relief from fence requirements		**C**	**C**	**C**			

Notes:

1. Permitted in limited circumstances. A conditional use shall be required if the following circumstances apply:

a. A residential dwelling unit is being converted to the proposed use so as to be the principal use of the structure; or

b. A new building or structure is to be constructed on property less than 40,000 square feet not currently in use for the proposed use.

2. Residential setback reductions below 5 feet may trigger additional building code requirements including, but not limited to, fire-rated walls, limitation on projections, and opening in walls. Any zoning relief granted through the conditional use shall adhere to Chapter 21 Building Code of the Municipal Code.

3. Administrative conditional use approval is required.

ATTACHMENT E

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

14.2204: RESIDENTIAL DRIVEWAYS:

A. Driveways: All single-family and attached single-family driveways shall conform to the following requirements:

1. Requirements: A minimum of two (2) parking spaces shall meet the required setbacks of the specific zoning district. Driveways shall lead to an off street parking space(s) or parking pad and shall cross the required front or exterior side yard in a manner essentially perpendicular to the street pavement. Circular or dual frontage driveways, or driveways serving side load garages are exempt from this requirement.

2. Minimum Driveway Width: Minimum driveway width shall be eight feet (8').

3. Parking Strips: Parallel paving strips shall be permitted as alternatives to paved driveway surfaces. Driveway width measurements shall be made from the pavement's outside edge and shall include the width between strips of pavement.

4. Driveway Width: Driveway width shall be calculated by including all abutting parallel sidewalks and patios for driveways located within a required front or required exterior side yard.

5. Unobstructed From Encroachments: All driveways shall be unobstructed from any encroachment such as chimneys, fireplaces, and bay windows.

6. Attached Garages: Driveways serving attached garages shall not exceed ~~twenty six~~ **thirty** feet (~~26'~~ **30'**) in width unless otherwise regulated elsewhere in this chapter~~.~~**, and shall taper to a width no greater than twenty-six feet (26') at the property line.**

a. Driveways In Front Of Houses: ~~No driveway shall encroach more than three feet (3') beyond the garage toward the front plane of the house, with exception of circular or dual frontage driveways and driveways serving side load garages as permitted per code.~~ **The portion of a driveway located in front of the house shall not extend more than three feet (3') beyond the point where the garage meets the house, measured along the front plane of the house. Circular driveways, dual-frontage lots, and driveways serving side-loaded garages are exempt from this requirement.**

b. Driveways serving three (3) car attached garages may be the same width as the garage, not to exceed a maximum width of thirty three feet (33') ~~within the first eighteen feet (18') of the garage's front elevation~~, and shall ~~be~~ taper~~ed~~ to a width no greater than

twenty six feet (26') ~~within eighteen feet (18') of the garage's front elevation~~**at the property line**.

7. Detached Garages: Driveways serving detached garages shall not exceed ~~twenty six~~ **thirty** feet (~~26'~~ **30'**) in width unless otherwise regulated elsewhere in this chapter~~.~~**, and shall taper to a width no greater than twenty-six feet (26') at the property line.**

a. Driveways In Front Of Houses: ~~No driveway shall encroach more than three feet (3') beyond the garage toward the front plane of the principal structure (house).~~**The portion of a driveway located in front of the house shall not extend more than three feet (3') beyond the closest plane of the house, measured along the front plane of the house.**

b. Driveways Serving **Three Car** Detached Garages: Driveways serving **three-car** detached garages may be the same width as the garage not **to** exceed a maximum width of thirty three feet (33') ~~within the first eighteen feet (18') of the garage's front elevation,~~ and shall taper~~ed~~ to a width no greater than twenty-six feet (26') ~~within thirty feet (30') of the garage's front elevation~~**at the property line**. Maximum measurement shall be taken from garage's edge farthest from the side lot line, running parallel to the garage facade.

8. Vehicle Turnaround Pads: Driveways fronting onto a major arterial street, as defined in the Village's comprehensive plan, may provide a vehicle turnaround pad no larger than twelve feet (12') in depth as measured parallel to the front lot line, and ten feet (10') in width as measured perpendicular to the front lot line. The vehicle turnaround pad shall be located entirely on the property, perpendicular to the driveway, and at least fifteen feet (15') from the principal structure. The turnaround pad may be in addition to the overall permitted driveway width.

9. Driveways Serving Side Load Garages: Driveways serving side load garages shall not exceed ~~twenty-six~~ **thirty** feet (~~26'~~ **30'**) in width **and shall taper to a width no greater than twenty-six feet (26') at the property line**. Measurements for driveway width shall be taken parallel to the front lot line, no closer to the right of way than two feet (2') from the required front yard setback line.

10. Circular And Dual Frontage Driveways: Circular or dual frontage driveways for lots with a lot width of seventy five feet (75') or greater shall meet these minimum requirements:

a. Minimum Turning Radius: The circular drive portion of the driveway shall have a minimum turning radius of fifteen feet (15');

b. Width: The circular drive portion of the driveway shall have a minimum width of twelve feet (12') and a maximum allowable driveway width of twenty six feet (26'), as measured both at the lot line and at the entrance to the garage.

B. Parking Pads:

1. Parking pads are subject to the following requirements:

a. Parking pads shall be accessible via a driveway serving an attached garage and may encroach into required yards.

b. Parking pads shall be a minimum of eight feet (8') in width and shall not exceed two hundred (200) square feet in area. All adjacent flatwork (sidewalks, patios) shall be calculated into the parking pad's total area.

c. Parking pads shall be included in any maximum driveway width calculation, measured at the point where the parking pad meets the driveway.

C. Driveways Serving Multi-Family Residential Lots: Driveways serving multi-family residential lots shall be considered drive aisles and shall meet the parking lot design standards of this Code. (Ord. 6286, 12-6-2016; amd. Ord. 6528, 9-2-2020)

ATTACHMENT F

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

Add the definitions of "Administrative Conditional Use", "Administrative Variation" and "Permitted Obstruction" to Section 14.2401 in the appropriate alphabetical locations. Modify the definition of "Accessory Structure" to be more specific.

14.2401: PURPOSE

ADMINISTRATIVE CONDITIONAL USE: A category of conditional use for single-family residential zoning districts which may be approved administratively by the Village of Mount Prospect, in conjunction with a submitted application, site plan, and all of the necessary requirements as required by the zoning ordinance and with required consent or determination of no objection from adjacent property owners.

ADMINISTRATIVE VARIATION: A category of variation which may be approved administratively by the Village of Mount Prospect, in conjunction with a submitted application, site plan, and all of the necessary requirements as required by the zoning ordinance and with required consent or determination of no objection from adjacent property owners.

ACCESSORY STRUCTURE: A subordinate structure detached from but located on the same lot as the principal structure, the use of which is incidental and accessory to that of a principal structure. Said structures may include, but are not limited to, **detached** garages ~~and~~**, gazebos, pergolas, greenhouses,** sheds, **trash enclosures, parking lots, outdoor storage tanks, swimming pools, fences, and certain permitted obstructions including central air conditioning units, generators and similar mechanical equipment, driveways, parking pads, open stoops and canopies, patios, balconies, decks, service walks, sidewalks, steps, handicap ramps, sports courts, unenclosed porches and window wells,** as further defined by this Code.

PERMITTED OBSTRUCTION: An accessory structure that is allowed to encroach into a required yard as long as it meets certain size and location requirements set forth by this Code.