



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

April 23, 2026

Village Hall - 3rd Floor Board Room

7:00 PM

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES**
 - 2.1. PZ-27-25 / 1585 Dempster St / CU: Unique Use - Mental Health Clinic
 - 2.2. PZ-04-26 / 852 Feehanville Dr / CU: Unique Use - Intermediate Service Center and Young Adult Academy
- 3. NEW BUSINESS**
 - 3.1. PZ-08-26 / 1326 W Central Road / ZMA from R-A Single-Family Residence District to C-R Conservation Recreation District / Village Board Final
 - 3.2. PZ-05-26 / 201 E Euclid Avenue / CU: Drive through for a Coffee Shop / 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-27-25 Hearing Date: March 26, 2026

PROPERTY ADDRESS: 1585 Dempster Street 110

PETITIONER: Kenneth Young Center
1001 Rohlwing Rd
Elk Grove Village, IL 60007

PUBLICATION DATE: March 11, 2026

REQUEST: Conditional use approval for a unique use to operate a mental health clinic at 1585 Dempster Street 110, and other relief from the Village of Mount Prospect Village Code as may be required for this project.

MEMBERS PRESENT: Joseph Donnelly
Walter Szymczak
William Beattie
Richard Rogers
Donald Olsen
Ewa Weir
Michael Fricano

MEMBERS ABSENT: Fay Costa

STAFF MEMBERS PRESENT: Jason Shallcross – Director of Community & Economic Development
Antonia Lalagos – Development Planner
Ann Choi – Development Planner

INTERESTED PARTIES: None

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Olsen made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on February 26, 2026. The minutes were approved 5-0, with two Commissioners abstaining.

Chairman Donnelly introduced case number PZ-27-25, 1585 Dempster Street 110, a request for a conditional use to operate a mental health clinic at the subject property. The Village Board's decision is final for this case.

Ms. Lalagos introduced the Subject Property, also known as Myers Place, which was approved in 2011 as a Planned Unit Development (PUD) and was constructed in 2012. She stated that the ground floor consists of a 3,660 square foot commercial space and ancillary uses to support the

apartments, while floors two through four contain 39 units of permanent supportive housing for persons living with disabilities.

Ms. Lalagos reported that an interior remodel building permit was issued in 2014 to construct the Kenneth Young Center (KYC) offices at the Subject Property. KYC is the designated “Services Partner” for Myers Place, providing on-site support and coordination for the residents of the supportive living units. She provided an overview of The Drop-In Center, which occupies approximately one-third of the KYC space, and is open to KYC clients, Myers Place residents, clients referred by other agencies, and anyone from the community with a self-described mental health challenge. Drop-in hours vary by day, with the earliest opening at 10:00AM and the latest closure at 8:00PM. Ms. Lalagos explained that the KYC offices and Drop-In Center are considered “professional offices” and are a permitted use in the B-3 zoning district.

Ms. Lalagos reported that KYC obtained an interior remodel building permit in 2024 to convert three of the offices into “The Living Room” concept. She explained that The Living Room is open 24/7 to individuals experiencing a mental health crisis and is intended as an alternative to an emergency department visit for psychiatric care. Ms. Lalagos stated that the program operates within an office setting, and the use was initially considered consistent with the professional office uses already established at the property. She indicated that upon further review of the operational characteristics of the program, Staff determined that The Living Room is most appropriately categorized as a “unique use,” which is not specifically listed in the land use tables.

Ms. Lalagos provided an overview of The Living Room program: it is a community-based mental health crisis intervention that provides a safe alternative to emergency rooms or psychiatric hospitalization. The program is funded through the Illinois Department of Human Services (IDHS). There are 22 Living Rooms located throughout the state, each run by a community-based mental health agency. The Living Room at the Subject Property is operated according to “The Living Room Program Manual,” authored by Kenneth Young Center, and revised February 25, 2026.

Ms. Lalagos shared that The Living Room use does not align with existing permitted and conditional uses in the land use tables, such as health services, hospitals, medical offices, or professional offices. She stated that The Living Room’s 24/7 operation, nature of services, and higher potential for EMS or police intervention increases the intensity of the use beyond a traditional medical or professional office. As such, Staff recognizes this as a “unique use” that needs conditional use approval.

Ms. Lalagos described how the Mount Prospect Police Department and the Human Services Department worked with KYC to address concerns about The Living Room operations and established a quarterly meeting between the Village departments and KYC management to maintain open communication about the program. She reported that the second year of operation has seen a reduction in service calls and more coordinated efforts among KYC, social services providers, EMS, and law enforcement to ensure that referrals are appropriate for The Living Room setting. Ms. Lalagos noted that Staff has not received public comment on the request.

Ms. Lalagos concluded that staff finds that the proposed conditional use meets the applicable standards contained in the Mount Prospect Zoning Ordinance. She 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:

“A conditional use permit to operate a mental health crisis intervention program known as “The Living Room,” for the property located at 1585 Dempster Street 110, subject to the conditions listed in the staff report.”

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

Commissioner Beattie asked if the Petitioner is making any physical changes to the property.

Mr. Shallcross stated that typically the Petitioner would obtain zoning approvals before getting a building permit. In this case, the use has already been operating for almost two years, and they are seeking approval for it now. He confirmed there are no physical changes proposed. Mr. Shallcross stated that due to the intensity of the use, Staff deemed it necessary to have the Petitioner go through the zoning process to fully establish their use.

Chairman Donnelly swore in the petitioner, Lisa Hendrickson of Kenneth Young Center, 1001 Rohlwing Road, Elk Grove Village.

Ms. Hendrickson explained that KYC has a mental health crisis center at the Subject Property. She stated that KYC has been at the building since 2011 when the building was first constructed. Ms. Hendrickson shared that they have expanded the use so that people can avoid emergency room usage.

Commissioner Beattie asked if the minimum staffing of two people is sufficient to handle the intensity or possible danger of a crisis episode.

Ms. Hendrickson stated that if someone is assessed as an immediate physical threat, then they call the police. But if staff just needs to de-escalate a crisis, they are absolutely able, as long as there is not a weapon involved.

Commissioner Beattie asked if the Petitioner has already been following the proposed conditions and if they accept the proposed conditions.

Mr. Shallcross confirmed yes, the Petitioner accepts the conditions, and further most of the conditions of approval are derived from written materials that the Petitioner provided to the Village. He stated that one of the conditions is that the Petitioner operate according to the Operating Manual that they assembled. He explained that Village Staff worked with KYC to address any concerns, and at this point Staff is comfortable with the use and recommends approval.

Hearing no further comments or questions, Chairman Donnelly closed the hearing and asked for a motion to approve the conditions as noted in the staff report. Commissioner Beattie made a motion seconded by Commissioner Szymczak.

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

The Planning and Zoning Commission gave a positive recommendation (7-0) to the Village Board for the April 7, 2026 meeting.

After hearing one more item of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Rogers made a motion seconded by Commissioner Szymczak and the meeting was adjourned at 7:56 PM.



Antonia Lalagos, Development Planner

MINUTES OF THE REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

CASE NO. PZ-04-26 Hearing Date: March 26, 2026

PROPERTY ADDRESS: 852 Feehanville Drive

PETITIONER: North Cook Intermediate Service Center (April Jordan)

PUBLICATION DATE: March 11, 2026

REQUEST: Conditional use approval for a unique use to operate an intermediate service center and young adult academy

MEMBERS PRESENT: Joseph Donnelly
Walter Szymczak
William Beattie
Richard Rogers
Donald Olsen
Ewa Weir
Michael Fricano

MEMBERS ABSENT: Fay Costa

STAFF MEMBERS PRESENT: Jason Shallcross – Director of Community & Economic Development
Antonia Lalagos – Development Planner
Ann Choi – Development Planner

INTERESTED PARTIES: Dan Miletic, Representative for the Petitioner
April Jordan, North Cook Intermediate Service Center, Petitioner and Property Owner

Chairman Donnelly called the meeting to order at 7:01 PM. Commissioner Olsen made a motion seconded by Commissioner Szymczak to approve the minutes from the Planning and Zoning Commission meeting on February 26, 2026. The minutes were approved 5-0, with two Commissioners abstaining.

After hearing one item of New Business, Chairman Donnelly introduced Case PZ-04-26, 852 Feehanville Drive, a request for conditional use approval for a unique use to operate an intermediate service center and young adult academy.

Ms. Choi presented an overview of the petitioner's request for a conditional use for a unique use to operate an intermediate service center and young adult academy that would serve students in the North Cook County school districts. Ms. Choi stated that the proposed use would provide comprehensive professional learning, operational and compliance resources and public educational services including alternative public-school programs for the property located at 852 Feehanville Drive. Ms. Choi further stated that the proposal requires Village Board approval to approve the conditional use request for a unique use.

Ms. Choi presented the background of the subject property and indicated that the subject property was annexed into the Village in 1980 and is located within the Kensington Business Center, southeast of the intersection of Business Center Drive and Feehanville Drive. Ms. Choi stated that the subject property is zoned I-1 Limited Industrial District and includes a portion of a stormwater detention pond located east side of the existing building. Surrounding properties are also zoned I-1 Limited Industrial District and include Bishop Plumbing, Heating and Cooling to the north, Avery Dennison Corporation to the south, Camelot Therapeutic School to the east, and Cummins Allison to the west. Maple Trails Park is also located to the west of the Subject Property.

Ms. Choi also stated that Village records indicate that the Cummins Allison Corporation, a manufacturer of coin and currency handling solutions occupied the existing building since 2006. In February 2026, the North Cook Intermediate Service Center (NCISC) purchased the property and submitted a building permit application for a complete interior renovation of the building and some minor site improvements. Ms. Choi explained that the NCISC currently operates an intermediate service center in Des Plaines and plans to relocate to the Mount Prospect facility in late August 2026 following completion of construction.

Ms. Choi presented the proposed site plan which would not change from the existing conditions, except that a ramp will be installed to accommodate the easternmost accessible parking spaces and the east parking lot will also be striped. An existing sanitary service will also be replaced.

Ms. Choi went on to present the overview and services of the NCISC and explained that the facility serves as a regional support hub for schools across North Cook County and acts as the link between the State Board of Education and 41 local school districts and organizations. Ms. Choi stated that their work focuses on professional development for educators, operational and compliance support for districts, and student-focused services like transportation training and truancy support. Ms. Choi noted that the NCISC is also expanding services to include a health center, a food pantry and resource store, a Pearson Testing Center, and flexible community space to serve as a comprehensive resource for the Village.

Ms. Choi further explained that the NCISC directly serves students through the North Cook Young Adult Academy, or NCYAA. Ms. Choi stated that this program provides alternative education for students in grades 6 through 12 who are referred by their home school districts, and that the NCYAA supports students who face academic, behavioral, or social-emotional challenges, with smaller class sizes and individualized instruction to help them stay on track for graduation. Ms. Choi noted that the program is expected to start with approximately 40 students and has a capacity of 120 students over time, while maintaining strong connections with each student's home district.

Ms. Choi explained that the NCYAA includes two primary programs. The Alternative Learning Opportunities Program, or ALOP, supports students who benefit from a more flexible and supportive learning environment. Ms. Choi noted that the Regional Safe School Program, or RSSP, serves students who are suspended or facing expulsion and need a more structured setting. Ms. Choi stated that both programs focus on individualized instruction, behavioral support, and helping students continue to progress academically, with the goal of transitioning them back to their home schools when appropriate.

Ms. Choi presented the floor plan noting that the NCISC proposes to remodel the existing building to operate the NCISC, including the NCYAA, and stated that the NCISC would occupy the entire approximately 63,000-square-foot building. Ms. Choi stated that the western half of the building will be occupied by the offices of the NCISC and the eastern half will be occupied by the NCYAA. Daily operations are anticipated to occur primarily during normal business and school hours, with traffic, noise, and parking demand expected to be comparable to office uses currently permitted in the I-1 Limited Industrial District. Ms. Choi stated that construction is anticipated to occur from April through August 2026, with operations expected to begin at the start of the 2026–2027 school year on August 21, 2026.

Ms. Choi stated that from an operational standpoint, the NCISC has experienced relatively limited incidents at its current Des Plaines location and that most of these incidents were student-related and were addressed through administrative actions and support services, and there were no reported incidents during the most recent school year. Ms. Choi further stated that the program has established standard operating procedures, including secured single-point entry with monitored access control, staff supervision during all transitions, immediate administrative notification and parent or guardian contact if a student attempts to leave without authorization, incident documentation and behavioral follow-up planning, and coordination with sending school districts and local authorities when necessary. These procedures would be carried over to and adapted to the Mount Prospect facility, with staffing and supervision increasing as enrollment grows to maintain safety standards.

Ms. Choi presented a five-year summary of Emergency Service Calls at their existing facility in Des Plaines. Ms. Choi pointed out that two incidents have occurred in the past 5 years

where students have left the premises without authorization, and zero incidents occurred between 2024-2025 school year.

Ms. Choi noted that the NCYAA operates at a relatively modest enrollment of 34 students at its Des Plaines location. Ms. Choi stated that at the proposed Mount Prospect site, enrollment is expected to increase to about 40 students in the first year, with gradual growth to just over 100 students within the next five years. To support that growth, Ms. Choi explained that the program will scale its operations accordingly, including maintaining a low staff-to-student ratio, adding support staff, and introducing staggered arrival and dismissal times as enrollment increases. Ms. Choi added that additional supervision and security measures will also be implemented as the program approaches full capacity, and longer-term, some students may be served through virtual programming options.

In terms of staffing, Ms. Choi stated that the program is designed to scale gradually alongside enrollment. At opening, the NCYAA is expected to have about 16 staff members, with an additional 26 administrative staff supporting NCISC operations. As enrollment increases, NCYAA staffing will grow proportionally, reaching approximately 35 to 40 staff at full capacity and an additional 36 administrative staff. Ms. Choi indicated that the program maintains a low staff-to-student ratio of about 1:3, which helps ensure strong supervision and individualized support. Overall, the staffing model is structured to expand in step with enrollment while maintaining service quality and safety.

Ms. Choi explained that students will be transported by their home school districts using licensed taxis and minivans, and students will not be driving themselves or dropped off by parents. Drop-off will occur between 8:45-9 AM and pick-up will occur 3:25-3:40 PM. All drop-off and pickup activity will occur on-site within the southern parking lot, using a controlled circulation pattern to manage traffic flow and queuing. At opening, the site is expected to generate about 57 daily trips, increasing to approximately 146 trips at full enrollment. Ms. Choi stated that the site is designed to accommodate vehicle queuing on-site, and as enrollment increases, staggered arrival and dismissal times will be implemented to ensure traffic remains contained within the property and does not impact surrounding roadways.

Ms. Choi reviewed the safety and security measures and stated that the facility will operate as a secured environment with controlled access and 24-hour camera surveillance. Visitors to the NCYAA are by appointment only and subject to identification procedures, and staff are trained in emergency response, including CPR, AED use, and non-violent crisis intervention. The program also follows established school safety protocols for situations like lockdowns, evacuations, and reunification. On a day-to-day basis, students remain indoors and are supervised at all times, including during arrival and dismissal, and middle and high school students are kept in separate groups. Ms. Choi noted that these measures will be implemented at the Mount Prospect location in coordination with local emergency responders to ensure a comprehensive safety plan is in place.

Ms. Choi then reviewed the parking and site capacity and stated that the property includes 205 parking spaces, which is sufficient to support both daily operations and ancillary uses. At full enrollment, staffing is expected to reach around 76 employees, and the available parking can accommodate that demand even if all staff arrive by personal vehicle. The site can also support occasional activities, such as training sessions or gymnasium use, without exceeding parking capacity. Ms. Choi stated that staff is confident that the existing parking supply and layout are adequate and no additional parking improvements are needed.

Ms. Choi noted that no changes to the site layout are proposed, and improvements will generally be limited to interior renovations. The existing access, parking, and infrastructure are adequate to support the use. Ancillary services like a health center, food pantry, and testing center may operate by appointment, and the facility may also be used for community activities during evenings or weekends. Ms. Choi stated that these uses are low-impact and can be accommodated without any additional site improvements.

Ms. Choi explained that the proposal is also consistent with the Village's Comprehensive Plan, supports several key planning objectives identified in the Comprehensive Plan. Ms. Choi further stated that the objectives include the adaptive reuse of an existing industrial building, the introduction of a large institutional user within an established business park, and the addition of a civic-oriented use that supports workforce development and community services. Ms. Choi reiterated that the proposal is consistent with the Plan's goal of promoting a diverse mix of employment supporting uses in these areas.

Ms. Choi also reminded the Commission that the agenda packet includes 15 letters of support received from Mount Prospect school district superintendents (Districts 57, 26, 59, 23, 214), school district superintendents in North Cook, and some of the NCISC Governing Board members (also school district superintendents in North Cook in Wheeling, Wilmette, Evanston); three state representatives; and from neighbors of the Des Plaines ISC, as submitted by the petitioner.

Ms. Choi concluded her presentation with staff's recommendation to approve the conditional use, subject to the conditions listed in the staff report (restated below). 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 permit for a unique use to operate an intermediate service center and young adult academy, for the property located at 852 Feehanville Drive (Case No. PZ-04-26), subject to the following conditions:
 - a. Development of the site in strict conformance with the following Approved Plans, excerpts of which are attached as Exhibit B:

- i. Zoning Site Plan, (1 sheet), Sheet C0.01, prepared by raSmith, bearing an issue date of February 17, 2026.
 - ii. Floor Plan (1 sheet), Sheet R1.1, prepared by Arcon Associates, bearing an issue date of February 17, 2026.
 - iii. Civil Engineering Plans (9 sheets), titled “Civil Engineering Plans for NCISC Renovations”, prepared by raSmith, bearing an issue date of February 27, 2026.
- b. Compliance with all applicable Village Code requirements, including, but not limited to zoning, fire, building, environmental health, sign, and other Village Codes and regulations.
- c. The North Cook Intermediate Service Center (NCISC) and the North Cook Young Adult Academy (NCYAA) shall implement and maintain written Standard Operating Procedures (SOPs) utilized by the NCYAA addressing student safety, including procedures related to unauthorized departure and transportation refusal. At a minimum, these SOPs shall include the following:
 - i. Secured and controlled entry points with monitored access control;
 - ii. Staff supervision during all transitions during arrivals/dismissals;
 - iii. Interior camera monitoring;
 - iv. Clearly defined supervision assignments;
 - v. Immediate administrative notification and parent/guardian contact if a student attempts to leave without authorization;
 - vi. Incident documentation and behavioral follow-up planning;
 - vii. Coordination with sending school districts and, if necessary, local authorities.
- d. **Enrollment, Growth and Operational Intensity:**
 - i. Enrollment at the facility shall be limited to students participating in the Alternative Learning Opportunities Program (ALOP) and/or Regional Safe Schools Program (RSSP) administered by the NCISC pursuant to the Illinois School Code. No residential program or overnight accommodations shall be permitted at the Subject Property.
 - ii. As enrollment increases, the NCISC/NCYAA shall implement operational adjustments to maintain safe and orderly site operations, including, but not limited to, the following:
 - iii. Any increase in the maximum on-site student enrollment beyond 120 students shall require review and approval by the Village through an amendment to the Conditional Use Permit.
 - iv. Staffing shall be maintained at a 1 adult to 3 student ratio, adjusted as enrollment increases.
 - v. When student enrollment reaches 90 or more students, expanded support staffing, additional supervision posts, and enhanced security coverage shall be added;

- vi. Security cameras shall be maintained inside and outside the building at all enrollment levels.
- vii. Regular NCYAA program hours shall occur between 9:00 A.M. and 3:30 P.M., Monday through Friday (student drop-off and pick-up could range from 8:40 A.M. -3:40 P.M.), unless otherwise approved by the Village.
- viii. Regular NCISC office hours shall occur between 8:00 A.M. and 4:00 P.M., Monday through Friday with the exception of NCISC approved weekend events (i.e. contracted use of the gym or professional learning spaces), unless otherwise approved by the Village.

e. Transportation, Traffic and Site Operations:

- i. All students attending the NCYAA program shall be transported to and from the Subject Property exclusively by licensed school transportation providers, including taxis and minivans that comply with the requirements of the Illinois School Code. Students shall not be permitted to drive themselves to the facility, and parents or guardians shall not drop off or pick up students at the Subject Property.
- ii. All student pick-up and drop-off activities shall occur within the southern parking lot of the Subject Property. No pick-up or drop-off activity shall occur within the public right-of-way of Feehanville Drive or on any adjacent private property.
- iii. Vehicles transporting students shall enter the southern drive aisle of the Subject Property, circulate in a counterclockwise direction through the southern parking lot, and form a queue along the northern curb adjacent to the eastern entrance of the program building for the purpose of dropping off and picking up students.
- iv. Upon reaching an enrollment of 75 students, the NCISC/NCYAA shall implement the following staggered start and dismissal times between grades 6–8 and grades 9–12 to ensure that vehicle stacking associated with student transportation remains on-site:
 - 1. Arrival Wave 1: 8:40 A.M. – 8:50 A.M.
 - 2. Arrival Wave 2: 8:50 A.M. – 9:00 A.M.
 - 3. Dismissal Wave 1: 3:15 P.M. – 3:25 P.M.
 - 4. Dismissal Wave 2: 3:25 P.M. – 3:40 P.M.
- v. If Village staff documents vehicle stacking associated with student drop-off or pick-up operations extending onto Feehanville Drive on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement staggered start and dismissal times prior to reaching full enrollment and/or revise the pick-up and drop-off operations plan. Any revised traffic operations plan shall be subject to review and approval by the Village Engineer. Measures

shall be taken by the NCISC/NCYAA to loop the queue line farther east through the easternmost parking lot.

- vi. During morning drop-off operations, only the first three (3) vehicles in the queue shall permit students to exit their vehicles at the curb adjacent to the eastern building entrance.
- vii. During afternoon pick-up operations, students shall remain inside the building until the transporting vehicle arrives at the designated curbside pick-up location.
- viii. Staff shall supervise student arrival and dismissal operations to ensure safe and orderly vehicle circulation and loading activities.

f. Safety and Security Measures:

- i. The NCISC and NCYAA shall remain a controlled-access building at all times during operating hours. All exterior doors shall remain locked, and visitors shall be admitted only through designated building entry points after verification by staff.
- ii. All visitors to the NCYAA shall check in at the main office and present valid identification prior to entering the building. The facility shall maintain a visitor management system that records visitor entry and exit.
- iii. The facility shall maintain a 24-hour video surveillance system that monitors building entrances, exits, and interior common areas. Video monitoring shall be available to staff on-site and remotely.
- iv. Exterior lighting within the parking areas and building entrances shall be maintained in good working order to ensure safe evening access to the facility.
- v. The NCYAA shall maintain written emergency response procedures consistent with the I Love You Guys Foundation Standard Response Protocols (SPR), Standard Reunification Method (SRM), and follow the Incident Command System (ICS) including procedures for lockdown, evacuation, shelter, secure perimeter, and reunification.
- vi. Prior to occupancy of the facility, the NCYAA shall update its Standard Response Protocol (SRP) and Standard Reunification Method (SRM) plans to reflect the layout and operational needs of the new facility, in coordination with local emergency response agencies and the program's safety consultants.
- vii. The Petitioner shall maintain sufficient staffing levels, including administrative staff, paraprofessionals, and support staff, to ensure student supervision and facility security consistent with the operational needs of the program as enrollment increases.

g. Parking and Site Capacity:

- i. The Subject Property shall maintain a minimum of two hundred five (205) off-street parking spaces as depicted on the approved civil engineering plans.

- ii. Parking areas and drive aisles shall be maintained to accommodate student transportation operations, including taxi and minivan pick-up and drop-off circulation, without reducing the number of required parking spaces or interfering with safe vehicle circulation within the parking lot.
- iii. Workshops, training, testing activities, food pantry, and similar ancillary uses conducted at the facility shall not exceed the parking capacity of two hundred five (205) parking spaces provided on-site any one time. The gymnasium may be used outside of regular program hours with a maximum bleacher seating capacity of one hundred fifty (150) persons. All such uses shall be conducted in a manner that ensures parking demand can be accommodated within the two hundred five (205) parking spaces provided on-site.
- iv. Parking spaces shall not be converted to storage, outdoor activity areas, or other uses that would reduce available parking supply.
- v. If the Village documents parking associated with the Subject Property occurring within the public right-of-way or on adjacent private property on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement additional operational controls, including but not limited to reduced event capacity, modified scheduling, or the provision of on-site traffic management personnel. In addition, the Village may prohibit or limit ancillary uses, including but not limited to facility rentals, community events, and other non-primary uses of the property, until such time as the Petitioner demonstrates, to the satisfaction of the Director of Community Development, that parking demand can be accommodated entirely on-site in compliance with this condition.

h. Ancillary and Secondary Uses:

- i. Ancillary services conducted at the facility, including but not limited to the Health Center, Food Pantry, Pearson Testing Center, and similar support services, shall operate by appointment only.
- ii. Ancillary uses shall remain secondary to the primary educational operations of the NCISC/NCYAA program and shall be conducted within the existing building.
- iii. The gymnasium and rentable professional space may be made available for community use outside of regular NCISC/NCYAA program hours beginning no earlier than 4:00 P.M. and ending no later than 10:00 P.M., Monday through Friday. Weekend use of the gymnasium may be permitted provided that such use does not conflict with NCISC/NCYAA program operations.
- iv. Outside events utilizing the gymnasium or rentable professional space shall occur only when NCISC/NCYAA students are not present in the building.

- v. Any outside organization utilizing the gymnasium or rentable professional space shall provide proof of liability insurance and enter into a written facility use agreement with the NCISC governing the terms of use, including event scheduling, facility capacity, setup and cleanup, parking, and equipment use.
- vi. A facility representative, administrative staff member, or custodian shall be present during all outside events to oversee building operations and ensure compliance with facility rules.
- vii. All activities conducted at the Subject Property, including but not limited to NCISC/NCYAA program operations, ancillary services, and any rental or third-party use of the gymnasium or other interior spaces, shall be managed such that all parking demand is accommodated entirely within the two hundred five (205) off-street parking spaces provided on-site, as depicted on the Approved Plans.

At no time shall parking associated with the Subject Property occur within Feehanville Drive, any public right-of-way, or on any adjacent private property not under the control of the Petitioner.

The Petitioner shall be responsible for scheduling, managing, and, if necessary, limiting facility use or event attendance to ensure compliance with this requirement. The Petitioner shall also provide on-site staff or traffic management measures during higher-attendance events, as necessary, to prevent off-site parking and maintain safe vehicle circulation.

If the Village documents parking associated with the Subject Property occurring within the public right-of-way or on adjacent private property on three (3) occasions within any ninety (90) day period, the Village may require the Petitioner to implement additional operational controls, including but not limited to reduced event capacity, modified scheduling, or the provision of on-site traffic management personnel. In addition, the Village may prohibit or limit ancillary uses, including but not limited to facility rentals, community events, and other non-primary uses of the property, until such time as the Petitioner demonstrates, to the satisfaction of the Director of Community Development, that parking demand can be accommodated entirely on-site in compliance with this condition.

- i. Outdoor student activities shall be supervised by staff at all times and shall occur only within designated areas of the property as determined by the Director of Community and Economic Development. These areas shall be designated as part of the building permit submittal.

- j. Upon request of the Village, the Petitioner shall provide an annual summary of enrollment levels, staffing levels, and transportation operations to confirm compliance with the conditions of the Conditional Use Permit.
- k. The Petitioner shall operate the facility in a manner that maintains the safety and welfare of students, staff, and the surrounding area. If, in the reasonable determination of the Village, the operation of the facility results in safety concerns related to student supervision, site security, traffic operations, or emergency access, the Village may require reasonable operational modifications to address such concerns. Any required modifications shall be implemented by the NCISC/NCYAA within a timeframe established by the Village. The Village may require the Petitioner to appear before the Planning and Zoning Commission and Village Board for review of the Conditional Use Permit.

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

Commission's Questions for Staff

Vice Chairman Beattie inquired about the nature and intent of the proposed conditions of approval, particularly whether the operational requirements reflected new Village-imposed standards or existing practices of the petitioner. Director Shallcross explained that the conditions were primarily derived from the petitioner's own operational procedures as demonstrated at their existing facilities. Director Shallcross emphasized that extensive coordination occurred between staff and the petitioner, including multiple iterations of draft conditions, to ensure that the final conditions accurately reflect how the facility currently operates while maintaining appropriate oversight. Director Shallcross further noted that the intent was not to impose unnecessary operational constraints, but rather to formalize the petitioner's stated practices into enforceable conditions.

Vice Chairman Beattie also asked whether any concerns had been raised by surrounding property owners or businesses within the Kensington Business Center. Ms. Choi indicated that no formal concerns or inquiries had been received. Director Shallcross explained that the subject property is located within a business park that already contains several institutional and service-oriented uses, including facilities serving individuals with disabilities and youth-oriented training programs. Based on this context, Director Shallcross stated that the proposed use is compatible with the surrounding area and consistent with the existing character of the business park.

Commissioner Weir raised additional questions regarding hours of operation and site activity. Ms. Choi clarified that standard operational hours are proposed from approximately 8:00 a.m. to 4:00 p.m., with student drop-off and pick-up occurring shortly after and before those times. Director Shallcross added that limited after-hours activities

may occur, including extracurricular or community-oriented uses such as gymnasium use, which would be restricted to between 4:00 p.m. and 10:00 p.m.

Commissioner Rogers inquired about outdoor activities associated with the facility. Director Shallcross explained that outdoor activities would be minimal in nature and generally limited to small, supervised group activities. Occasional larger gatherings, such as ice cream socials, may occur in designated areas such as the parking lot on a limited basis. Director Shallcross indicated that final locations for outdoor activities would be reviewed and approved at the Director's discretion during the permitting process.

Chairman Donnelly swore in the civil engineer and representative for the petitioner, Dan Miletic of raSmith, 375 Shuman Blvd, Naperville IL, and the petitioner, April Jordan, 1001 E Touhy Avenue, Des Plaines IL.

Petitioner Presentation

Mr. Miletic introduced the request and expressed appreciation for staff's thorough review process and collaboration throughout the application. Mr. Miletic stated that the proposed facility would provide a valuable service to the region and emphasized that the conditions of approval were developed cooperatively with staff.

April Jordan, Executive Director of the NCISC, provided an overview of the organization and its role within the regional education system. Ms. Jordan explained that the NCISC is one of a limited number of regional offices of education in the State of Illinois and serves approximately 39 school districts and two education cooperatives and over 130,000 students. Ms. Jordan stated that the organization provides a range of services including professional development for educators, administrative support, and specialized student programming.

Ms. Jordan clarified that the facility is not solely a traditional school, but rather a combination of administrative offices and specialized educational programs. Certain programs, such as the Regional Safe School Program and Alternative Learning Opportunities Program, provide temporary placements for students who require additional support beyond what is available in their home districts. Ms. Jordan noted that these programs are designed to help students recover credits, improve attendance, and ultimately transition back to their home schools.

Commission Questions for the Petitioner

Commissioners asked several questions to better understand the operational characteristics of the facility. Chairman Donnelly asked if the other schools would stay active and this would be a relocation of the school. Ms. Jordan clarified that the NCISC is an office first as the Regional Office of Education (ROE) and the ROE would offer programs for the students that are within their school districts. Ms. Jordan stated that the NCISC is

an extension of the school for a temporary period when students need support that might supersede what is already offered at their home school.

Vice Chairman Beattie inquired whether the proposed facility would function as a full-day school where students attend throughout the day, or if it would operate on a partial-day basis where students come in for specific classes or services. Ms. Jordan explained that the North Cook Young Adult Academy includes two programs: the Regional Safe Schools Program and the Alternative Learning Opportunities Program. Ms. Jordan explained that students typically attend on a temporary basis to recover credits or receive additional support and most students attend the program for the full school day, although some may leave early for employment or internship opportunities. Ms. Jordan further noted that the Alternative Learning Opportunities Program primarily serves students experiencing chronic absenteeism or credit deficiencies and draws participants from multiple school districts.

Vice Chairman asked what happens if the need is greater than the 120-space capacity offered. Ms. Jordan stated that the facility would operate with a maximum enrollment of approximately 120 students, and stated that if demand exceeds capacity, placement decisions would be coordinated with individual school districts, and alternative arrangements would be identified. Ms. Jordan also noted that not all students are appropriate for placement within the program, and some may be referred elsewhere depending on their specific needs.

Commissioner Weir inquired whether the NCISC is a publicly funded entity affiliated with public school districts, and whether students from private schools are also eligible to participate. Ms. Jordan responded that the NCISC serves only public school districts within the North Cook region through intergovernmental agreements and a special education cooperative. Ms. Jordan noted that the organization functions as an extension of the Illinois State Board of Education, with funding derived from a combination of State support, tuition from participating school districts, and other supplemental funding sources secured by the organization.

Commissioner Weir inquired about student transportation to the facility and whether students travel from their home schools. Ms. Jordan clarified that students are transported directly from their homes to the facility and back to their homes by certified transportation providers, such as taxis or vans, arranged through their home school districts. Ms. Jordan confirmed that students do not physically attend their home schools during the day.

Commissioner Weir asked how students are separated by age group and whether classroom instruction is organized strictly by grade level or based on individual academic needs. Ms. Jordan responded that students are generally grouped by age, with middle school and high school students primarily separated; however, some limited co-mingling may occur based on academic needs. Ms. Jordan explained that student placement is determined through pre-assessment and review of academic records/transcripts, allowing

instruction to be tailored to each student's current level, with flexibility to adjust placement as needed.

Chairman Donnelly reiterated that students attending the program are typically behind academically and placed in appropriate classes to help them catch up, with the goal of returning to their home schools. Ms. Jordan confirmed that many students enter the program needing academic support and are placed in classes suited to their instructional level to help them make progress. Ms. Jordan added that the program also serves high-achieving students who may lack support in traditional settings, noting that the small class sizes allow for more individualized instruction and attention.

Commissioner Weir restated that the facility functions solely as a school and also includes administrative offices, and asked how the program is structured at the State and regional level. Ms. Jordan explained that the facility includes both program space and administrative offices, and that the NCISC operates as part of a broader statewide system of Regional Offices of Education and Intermediate Service Centers. Ms. Jordan noted that the Regional Safe Schools Program is a legislatively required program offered by each region but emphasized that the NCISC serves only students from the North Cook region.

Vice Chairman Beattie inquired how the proposed program compares to other alternative education facilities, such as Forest View School, and whether it serves a similar or complementary role. Ms. Jordan explained that while some larger school districts, such as District 214 served by Forest View, have the resources and facilities to provide their own alternative education programs, not all districts have that capacity. Ms. Jordan noted that the NCISC program serves as a resource for districts that lack the space or staffing to support such programs independently.

Commissioner Rogers asked whether the facility would include any outdoor recreational or activity spaces for students aside from the gymnasium. Ms. Jordan responded that the facility will primarily utilize indoor spaces, including the full-size gymnasium. Ms. Jordan noted that while most student activities will occur indoors, limited outdoor activities may take place on-site, such as small group activities near the pond or occasional events in the parking lot such as ice cream socials or Cinco de Mayo Day, which may be used periodically for gatherings.

Chairman Donnelly asked how lunch service would be handled at the facility. Ms. Jordan explained that the facility will include a warming kitchen rather than a full-service kitchen. Ms. Jordan noted that, initially, meals may be provided through outside vendors or local restaurants, with the potential to expand food service options as enrollment increases.

Ms. Jordan also clarified that both administrative and program functions will be relocated to the new facility while continuing to serve students.

Commissioner Weir asked whether the facility is being leased or owned. Ms. Jordan responded that the NCISC has purchased the property in Mount Prospect.

Vice Chairman Beattie also asked whether the petitioner had reviewed and agreed to the proposed conditions of approval. Ms. Jordan confirmed that the conditions accurately reflect their current operations and are not considered burdensome.

Public Comments

Hearing no further questions from the Planning and Zoning Commission, Chairman Donnelly swore in the following individuals:

- Mary Kate Smith, District 214, Director of Student Services, 2121 S Goebbert Rd, Arlington Heights, IL
- Arlen Gould, CCSD21 – Board of Education, North Cook Managing Board of Directors

Ms. Smith spoke in support of the NCISC, describing it as a valuable partner that assists school districts in addressing challenges such as student attendance, behavioral support, and services for at-risk youth. Ms. Smith stated that locating the NCISC in Mount Prospect would provide a centralized and accessible resource for educators and staff, strengthening regional support services and operations.

Mr. Gould spoke in support of the NCISC, emphasizing its critical role in supporting local school districts. Mr. Gould noted that NCISC provides essential services that individual districts may not be able to offer independently, enabling improved educational outcomes for students. Mr. Gould added that investment in such programs yields long-term benefits and cost savings and expressed appreciation for the Commission's consideration and support.

Chairman Donnelly expressed support for the proposal, noting his familiarity with special education placement considerations as he had two children use facilities outside of their district, including the importance of identifying the least restrictive environment for students. Chairman Donnelly stated that having a facility within the district provides an important local option for students with varying needs, reducing the need to place students outside the district and supporting better educational outcomes through appropriate placement.

Hearing no further comments from the Commission, Chairman Donnelly closed the public hearing and requested a motion.

Vice Chairman Beattie made a motion to approve the conditional use request with the conditions listed in the staff report, and Commissioner Szymczak seconded the motion.

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

The Planning and Zoning Commission gave a positive recommendation (7-0) for the next Village Board meeting to be held on April 7, 2026.

After hearing no additional items of new business, Chairman Donnelly asked if there were any citizens to be heard.

Hearing no further discussion, Commissioner Rogers made a motion, seconded by Commissioner Szymczak, and the meeting was adjourned at 7:56 PM.

A handwritten signature in black ink, appearing to read "Ann Choi", written over a horizontal line.

Ann Choi, Development Planner



Item Cover Page

Subject	PZ-08-26 / 1326 W Central Road / ZMA from R-A Single-Family Residence District to C-R Conservation Recreation District / Village Board Final
Meeting	April 23, 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 Mount Prospect Park District (Petitioner), is seeking a zoning map amendment from R-A Single-Family Residence District to C-R Conservation Recreation District at the property located at 1326 Central Road ("Subject Property"). The proposal requires Village Board approval to approve the zoning map amendment. 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 1958 and is located on the north side of Central Road, between Melas Park Trail and N. Kenilworth Avenue. The Subject Property has remained vacant for many years and does not currently have driveway access to Central Road.

The subject property is zoned R-A Single-Family Residence District and is bordered by Melas Park (C-R Conservation District) to the north, a visual arts studio affiliated with the park district (C-R Conservation District) to the west, single-family residential lots (R-A Single Family Residential District) to the east, and single-family residential lots (R-1 Single Family Residential District) to the south.

Precedence exists for the rezoning of adjacent property. In 1996, the Mount Prospect Park District obtained approval to rezone two lots located west of the Subject Property from I-1 Limited Industrial to C-R Conservation Recreation, along with a conditional use permit for a visual arts center and variations for setbacks and lot coverage. These properties were previously occupied by the Pop Shop, a local beverage company.

Today, a small portion of the building is utilized for an operating art studio, while the majority of the structure is used by the Mount Prospect Park District for equipment and material storage. The art studio is anticipated to relocate to the Lions Park Recreation Center within the next year.

PROPOSAL

The Petitioner has entered into a purchase agreement with the current property owner for the Subject Property, pending certain contingencies including the approval of the requested zoning map amendment. The Petitioner proposes to rezone the existing property from R-A Single-Family Residence District to C-R Conservation Recreation District.

At this time, the Petitioner is not proposing any improvements and the Subject Property will remain vacant. At such time that improvements requiring zoning approval are proposed, the Village shall require the Petitioner to work with the Village to ensure said improvements will comply with all Village Codes.

Melas Park Lease Agreements

The Village of Mount Prospect also has master lease agreement with the Water Reclamation District of Greater Chicago to develop improve, maintain and use Melas Park for recreational and sport activities. The Village also has an agreement with the Mount Prospect Park District and the Arlington Heights Park District to grant exclusive use of Melas Park for recreational events and activities. Amendments to the existing agreements may be required if the zoning map amendment is approved.

LONG-RANGE PLANNING

The Future Land Use Map in the Village's Comprehensive Plan designate the Subject Property as Single Family Residential. While the proposed rezoning is not consistent with the Future Land Use Map designation, it is supported by the Comprehensive Plan's broader goals and policies supporting open space and easements for recreational use and promoting open space preservation and recreational access. The Plan encourages partnerships with local park districts to secure land for recreational use, including Implementation Strategy 1-21, which supports acquisition or lease of land for open space. Given the Subject Property's adjacency to Melas Park and other C-R zoned recreational uses, the rezoning would expand the open space network and enhance access to recreational amenities. As such, the request, while a departure from the Future Land Use Map, is consistent with the Plan's overarching objectives and represents a reasonable and logical land use decision.

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.

Alternatives

1. Approval of the following motion: "A zoning map amendment from R-A Single Family Residence District to C-R Conservation Recreation District at the Subject Property, also known as 1326 Central Road (PIN: 03-33-415-014-0000), subject to the following condition:
 - a. The zoning map amendment granted herein shall be expressly conditioned upon the transfer of title of the Subject Property to the Petitioner. If such transfer of title does not occur, the approval shall not take effect and shall be deemed null and void."
2. Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

Approval of a zoning map amendment from R-A Single Family Residence District to C-R Conservation Recreation District at the Subject Property, also known as 1326 Central Road (PIN: 03-33-415-014-0000), subject to the following condition:

a. The zoning map amendment granted herein shall be expressly conditioned upon the transfer of title of the Subject Property to the Petitioner. If such transfer of title does not occur, the approval shall not take effect and shall be deemed null and void.

Attachments

1. PZ-08-26 Staff Report
2. PZ-08-26 Administrative Content_Redacted



DATE: April 16, 2026

CASE NUMBER

PZ-08-26

PETITIONER / PROPERTY OWNER

Jeanette Foley (Mount Prospect Park District) /
Robert J. Jensen

PUBLIC HEARING DATE

April 23, 2026

PROPERTY ADDRESS/LOCATION

1326 W. Central Road
PIN: 03-33-415-014-0000

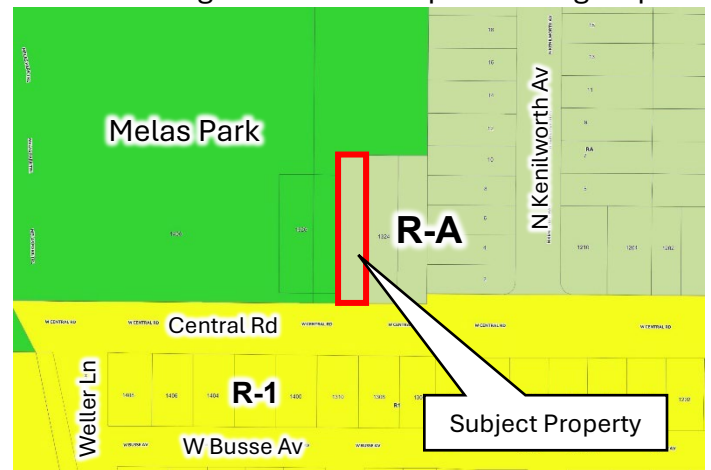
BRIEF SUMMARY OF REQUEST

The "Petitioner", Jeanette Foley with the Mount Prospect Park District, is seeking a zoning map amendment from R-A Single-Family Residence District to C-R Conservation Recreation District at the property located at 1326 Central Road ("Subject Property"). The proposal requires Village Board approval to approve the zoning map amendment. The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2024 Aerial Image



2026 Village of Mount Prospect Zoning Map



EXISTING ZONING

R-A
Single-Family
Residential

**EXISTING LAND USE/
SITE IMPROVEMENTS**

Vacant lot

SURROUNDING ZONING & LAND USE

North: C-R Conservation Recreation
East: R-A Single-Family Residential
South: R-1 Single-Family Residential
West: C-R Conservation Recreation

**SIZE OF
PROPERTY**

0.230 acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH
CONDITIONS

DENY

DISCUSSION OF PROPOSAL

BACKGROUND / PROPERTY HISTORY

The Subject Property was annexed into the Village in 1958 and is located on the north side of Central Road, between Melas Park Trail and N. Kenilworth Avenue. The Subject Property has remained vacant for many years and does not currently have driveway access to Central Road.

The subject property is zoned R-A Single-Family Residence District and is bordered by Melas Park (C-R Conservation District) to the north, a visual arts studio affiliated with the park district (C-R Conservation District) to the west, single-family residential lots (R-A Single Family Residential District) to the east, and single-family residential lots (R-1 Single Family Residential District) to the south.

Precedence exists for the rezoning of adjacent property. In 1996, the Mount Prospect Park District obtained approval to rezone two lots located west of the Subject Property from I-1 Limited Industrial to C-R Conservation Recreation, along with a conditional use permit for a visual arts center and variations for setbacks and lot coverage. These properties were previously occupied by the Pop Shop, a local beverage company.

Today, a small portion of the building is utilized for an operating art studio, while the majority of the structure is used by the Mount Prospect Park District for equipment and material storage. The art studio is anticipated to relocate to the Lions Park Recreation Center within the next year.

PROPOSAL

The Petitioner has entered into a purchase agreement with the current property owner for the Subject Property, pending certain contingencies including the approval of the requested zoning map amendment. The Petitioner proposes to rezone the existing property from R-A Single-Family Residence District to C-R Conservation Recreation District.

At this time, the Petitioner is not proposing any improvements and the Subject Property will remain vacant. At such time that improvements requiring zoning approval are proposed, the Village shall require the Petitioner to work with the Village to ensure said improvements will comply with all Village Codes.

Melas Park Lease Agreements

The Village of Mount Prospect also has master lease agreement with the Water Reclamation District of Greater Chicago to develop improve, maintain and use Melas Park for recreational and sport activities. The Village also has an agreement with the Mount Prospect Park District and the Arlington Heights Park District to grant exclusive use of Melas Park for recreational events and activities. Amendments to the existing agreements may be required if the zoning map amendment is approved.

LONG-RANGE PLANNING

The Future Land Use Map in the Village's Comprehensive Plan designate the Subject Property as Single Family Residential. While the proposed rezoning is not consistent with the Future Land Use Map designation, it is supported by the Comprehensive Plan's broader goals and policies supporting open space and easements for recreational use and promoting open space preservation and recreational access. The Plan encourages partnerships with local park districts to secure land for recreational use, including Implementation Strategy 1-21, which supports acquisition or lease of land for open space.

Given the Subject Property’s adjacency to Melas Park and other C-R zoned recreational uses, the rezoning would expand the open space network and enhance access to recreational amenities. As such, the request, while a departure from the Future Land Use Map, is consistent with the Plan’s overarching objectives and represents a reasonable and logical land use decision.

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

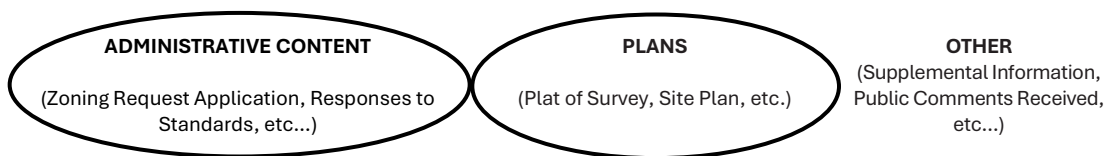
Staff finds that the standards for a zoning map amendment have been met, as set forth in the Petitioner’s and staff’s responses to the standards. Based on these findings, Staff recommends that the Planning and Zoning Commission make a motion to adopt staff’s findings as the findings of the Planning and Zoning Commission and **recommend approval** of the following motion:

“A zoning map amendment from R-A Single Family Residence District to C-R Conservation Recreation District at the Subject Property, also known as 1326 Central Road (PIN: 03-33-415-014-0000), subject to the following condition:

1. The zoning map amendment granted herein shall be expressly conditioned upon the transfer of title of the Subject Property to the Petitioner. If such transfer of title does not occur, the approval shall not take effect and shall be deemed null and void.

The Village Board’s decision is final.

ATTACHMENTS:



I concur:

Jason C Shallcross, AICP, CEcD
Director of Community Development

Exhibit A

Standards and Findings of Fact

MAP AMENDMENT STANDARDS

Section 14.203.D.8.a of the Village of Mount Prospect Zoning Ordinance provides that a map amendment shall not be approved unless findings are made on the following standards:

1. Compatibility with existing uses of property within the general area of the property in question;
2. Compatibility with the zoning classification of property within the general area of the property in question;
3. The suitability of the property in question to the uses permitted under the existing zoning classification;
4. Consistency with the trend of development in the general area of the property in question, including changes, which have taken place in its present zoning classification;
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification;
6. The objectives of the current comprehensive plan for the village and the impact of the proposed amendment on the said objectives; and
7. The suitability of the property in question for permitted uses listed in the proposed zoning classification.

Petitioner's Findings: The Petitioner states that the proposed map amendment to the C-R District is compatible with the surrounding area, as the Subject Property is adjacent to Melas Park and an art studio, both of which are zoned C-R and utilized for recreational purposes. The Petitioner asserts that the rezoning would align the Subject Property with the existing zoning pattern and development trend in the area, which is characterized by recreational and open space uses. While the property is currently zoned for residential use, the Petitioner contends that the proposed C-R designation would be more suitable given its proximity to parkland and would support consistent land use planning.

The Petitioner further notes that the proposed amendment is consistent with the Village's Comprehensive Plan, which encourages access to open space and supports efforts by local park districts to acquire and maintain land for recreational use. Overall, the Petitioner concludes that the Subject Property is appropriate for the uses permitted under the C-R District and that the rezoning would be compatible with surrounding properties and long-range planning objectives.

Staff's Findings: Staff finds that the proposed map amendment to rezone the Subject Property to the C-R Conservation Recreation District is consistent with the applicable standards outlined in Section 14.203.D.8.a. The Subject Property is compatible with existing uses and zoning in the surrounding area, as it is adjacent to Melas Park and other C-R zoned properties utilized for recreational purposes. The rezoning would align with the established development pattern and trend in the area, which is characterized by open space and recreational uses.

While the property is currently zoned for residential use, its adjacency to an existing and active park limits its suitability for residential development and supports its transition to a recreational use. The proposed C-R zoning is compatible with surrounding properties and would not introduce adverse impacts. Although the request is not fully consistent with the Future Land Use Map designation, it advances broader Comprehensive Plan objectives related to open space preservation, recreational access, and coordination with park district initiatives. Overall, the Subject Property is suitable for the

uses permitted in the C-R District, and staff considers the proposed rezoning as a reasonable and context-sensitive amendment. Based on the foregoing, staff finds that the proposed planned unit development, as conditioned, meets the standards for a conditional use and recommends approval of the requested conditional use.



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: PZZ26-000006 (PZ-08-26) Date of Submission: 03/10/2026 Hearing Date: 4/23/26
Project Name/Address: PZ-08-26 Rezoning of Vacant Parcel (PIN: 03-33-415-014-0000) from R-A to C-R

I. Subject Property

Address(es): 1326 W Central Rd
Zoning District(s): RA Property Area (SqFt and/or Acreage): _____
Parcel Index (PIN(s)): 03-33-415-014-0000

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

- ☐ Conditional Use: For _____
☐ Variation(s): To _____
☒ Zoning Map Amendment: Rezone From R-A To C-R
☐ Zoning Text Amendment: Section(s) _____
☐ Other: _____

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

Purchase of 1326 W. Central Rd from Robert Jensen. The purpose of this purchase by the Park District is to preserve this open space, adjacent to the Mt. Prospect Park District Art Studio, for future use/development. No plans are developed for the site at this time. Our Contract to purchase this property is contingent on the Zoning Board approving the zoning change to C-R.

A copy of the latest tax bill is attached. The taxes are unpaid by the seller for the last 3 bills. The taxes are being paid by the Seller shortly and I will forward the bill and receipt once I receive it from his Attorney.

Please send me confirmation of the scheduled meeting and let me know if we are missing anything that you still need.

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

Name: Jeanette Foley Corporation: Mt. Prospect Park District
Address: 1000 W Central Rd
City, State, ZIP Code: Mount Prospect IL 60056
Phone: [REDACTED] Email: [REDACTED]
Interest in Property: _____

V. Property Owner

☐ Check if Same as Applicant

Name: Robert J. Jensen Corporation: _____

Address:	1326 W. Central Rd		
City, State, ZIP Code:	Mount Prospect, IL 60056		
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:

Jeanette M. Foley

(Print or Type Name)

Jeanette Foley

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

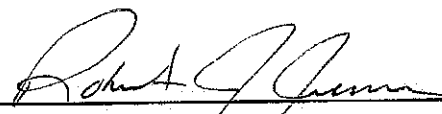
COUNTY OF COOK)
STATE OF ILLINOIS)

I, ROBERT J. JENSEN, 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 1326 W. CENTRAL ROAD, MT. PROSPECT, IL 60056
(property address and PIN) 03-33-415-014-0000

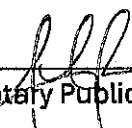
and that such property is owned by ROBERT J. JENSEN as of this date.
(print name)

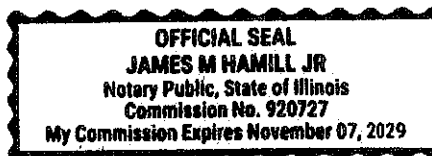

Signature

Subscribed and sworn to before

me this 7 day of

MARCH, 2021.


Notary Public





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: <u>ROBERT J. JENSEN</u>	Corporation: _____
Address: <u>1326 W. CENTRAL ROAD</u>	
City, State, ZIP Code: <u>MT. PROSPECT, IL 60056</u>	
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>

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: _____

(Signature)

Date: 3-10-2020

Jeanette M. Foley
(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: _____

(Signature)

Date: March 07 2020

ROBERT J. JENSEN

(Print or Type Name)

TRUSTEE'S DEED

UNOFFICIAL COPY

ILLINOIS

SC18021165

Doc# 1825619075 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/13/2018 09:19 AM Pg: 1 of 2

Dec ID 20180901677987
ST/CO Stamp 1-066-872-992 ST Tax \$1.00 CO Tax \$0.50

FIDELITY NATIONAL TITLE

Above Space for Recorder's Use Only

This AGREEMENT between Mike Szukalla and Janice Loveisky (f/k/a) Janice Szukalla, as Successor Co-Trustees of the R. James Szukalla trust agreement dated April 17, 1994 as amended, and Grantors, of the Village of Mt. Prospect, County of Cook and, State of Illinois and Grantee: (Name and Address of Grantee-s) Robert Jensen, Individually, of 20 N. Kenilworth, Mt. Prospect, IL

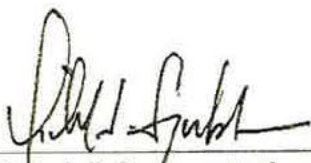
ITNESSES: The Grantor(s) in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Successor Co-Trustees and of every other power and authority the Grantors hereunto enabling, do hereby CONVEY and QUITCLAIM unto the Grantee in fee simple the following described real estate, situated in the County of Cook in the State of Illinois to wit: (See page 2 for legal description attached here to and made part hereof.) together with the tenements, hereditament and appurtenances thereunto belonging or in anywise appertaining.

SUBJECT TO: General taxes for and subsequent years; covenants, conditions and restrictions of record, if any; building lines and Easements, if any provided they do not interfere with the current use and enjoyment of the Real Estate.

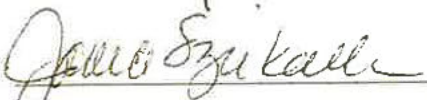
Permanent Real Estate Index Number: 03-33-415-014-0000

Address of Real Estate: 1326 W. Central Rd., Mount Prospect, Illinois, 60056-2226

The date of this deed of conveyance is 09/10/2018.


Mike Szukalla Successor Co-Trustee as aforesaid


Janice Loveisky as Successor Co-Trustee as aforesaid

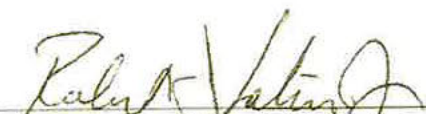

Janice Szukalla Successor Co-Trustee as aforesaid



State of IL, County of Cook. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mike Szukalla and Janice Loveisky, as Co-Trustees of the R. James Szukalla as trustee under provisions of a trust agreement dated April 17, 1994 personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal 09/10/2018.




Notary Public



Payment Receipt

Payment may be withdrawn from your account as soon as tomorrow or the next banking business day. It is important that you have money in your bank account to cover this payment. Thank you for using the Cook County Treasurer Property Tax electronic payment system.

Please keep a record of your Confirmation Number, or print this page for your records.

Confirmation #	200499044204
Make a Payment - Cook County Property Tax	Cook County Treasurer Online Property Tax System (Current Year)
Property Index Number	03334150140000
Bill Year:	2023
PIN:	03-33-415-014-0000
Volume:	235
Property Location:	1326 W CENTRAL RD MOUNT PROSPECT, IL 60056- 2226
Mailing Address:	20 N KENILWORTH AVE MT PROSPECT, IL 60056- 2232
Balance Due:	1559.99
Tax Type:	0
Tax Year:	2023
Status	ACCEPTED
Payment Date	Mar 11, 2026 – 8:11:55 PM
Payment Method	
Payment Amount	\$1,559.99

REAL ESTATE SALE CONTRACT

1. **Parties/ Purchase and Sale.** Mt. Prospect Park District, a municipal corporation and body politic with principal offices located at 1000 W. Central Road, Mt. Prospect, Illinois 60056 ("Purchaser" or "Park District") agrees to purchase and Robert Jensen of [REDACTED] [REDACTED] or Owner of Record, ("Seller") (Purchaser and Seller each being sometimes hereinafter referred to individually as a "Party" or jointly as "Parties") agrees to sell and convey to Purchaser, at a price of ONE HUNDRED THIRTY ONE THOUSAND DOLLARS (\$131,000.00), on the terms set forth herein, the following real estate ("Real Estate"):

THE WEST 50 FEET OF THE EAST 300.24 FEET LYING SOUTH OF A LINE 250 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, OF LOT H IN KIRCHOFF'S SUBDIVISION IN SAID SECTION 33, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1917, IN BOOK 152 OF PLATS, ON PAGE 15; EXCEPT THEREFROM THAT PART LYING SOUTH OF A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 33, IN COOK COUNTY, ILLINOIS.

The Real Estate has the following permanent real estate index number: 03-33-415-014-0000 and is commonly known as 1326 W. Central Road, Mt. Prospect, Illinois.

2. **Conveyance of Title.** Seller agrees to sell the Real Estate at the price set forth above, and to convey or cause to be conveyed at Closing to the Purchaser or nominee title thereto by a recordable general warranty deed,

subject only to covenants, conditions, easements and restrictions of record and private, public and utility easements and roads and highways, if any, and building lines and building restrictions, not objected to in writing by Purchaser within ten (10) days after receiving the preliminary title commitment, as well as general real estate taxes for the year 2025 and subsequent years, and acts of Purchaser (collectively, the "Permitted Exceptions").

3. **Earnest money.** Within five (5) five days after the Contract Date, Purchaser will pay TEN THOUSAND DOLLARS (\$10,000.00) as earnest money to be applied on the purchase price and agrees to pay or satisfy the balance of the purchase price at Closing, plus or minus applicable prorations, by cash, cashier's or certified check. The earnest money shall be held by the Seller's attorney, or at the election of the Purchaser, by the Title Insurance Company in a strict joint order escrow, for the mutual benefit of the Parties.

4. **Closing.** Subject to the other terms and provisions of this Contract, Closing shall be on July 18, 2026 at the Skokie, Illinois, office of Chicago Title Insurance Company , provided title is shown to be good or is accepted by Purchaser and that the other conditions of this Contract have been satisfied, or such other date as maybe agreed upon in writing by the Parties.

5. **Broker.** Seller hereby indemnifies and holds Purchaser harmless from any person, firm or entity claiming a broker's commission claimed through Seller.

6. **Environmental Condition Contingency.** Subject to the inspection rights of Purchaser as set forth herein, the Parties acknowledge that

the Real Estate is being sold on the conditions herein contained, in "as is" condition, without warranty of any kind, express or implied, as to the condition of the Real Estate, including without limitation, any warranty of the condition or suitability of the Real Estate for any particular use. Seller represents but does not warrant, that there is no underground storage tank on or in the Real Estate. Notwithstanding the foregoing, this contract is contingent upon approval by Purchaser, in its absolute discretion, of the condition of the Real Estate after an inspection or inspections (including but not limited to a Phase I environmental assessment), conducted at Purchaser's expense (and by individuals or firms selected by Purchaser) by June 18, 2026 (said date being herein and elsewhere referred to for the sake of convenience as the "Contingency Date").

Purchaser shall indemnify Seller from and against any loss or physical damage to the Real Estate caused by acts or omissions of Purchaser or the person performing such inspection(s) and assessment(s), and Purchaser shall restore the Real Estate to substantially the same condition in which it is found at the time of the performance of such inspections and assessments.

If a Phase I environmental assessment identifies one or more recognized environmental conditions in or on the Real Estate and Purchaser proceeds with a Phase II investigation on the Real Estate, then if written notice of disapproval is given by Purchaser to Seller by the Contingency Date, or by any later date agreed upon in writing between the Parties, this contract shall be null and void and the earnest money shall be returned to Purchaser.

In the event that the Phase I assessment results determine that a Phase II environmental investigation of the Real Estate or any part(s) thereof should be undertaken by individual(s) or firm(s) selected by Purchaser as provided above, Purchaser and its agents and contractors shall have the right to take such samples of the ground, water, air and Real Estate as it shall deem necessary or appropriate for the purpose of analyzing and testing same. For this purpose Seller shall allow Purchaser reasonable access to all parts of the Real Estate, provided that Purchaser restores the Real Estate to substantially the same condition in which it was found at the time of the performance of such assessment, sampling or testing except if such sampling or testing is destructive of the sample or samples taken. The rights of Purchaser hereunder during any Phase II environmental assessment undertaken pursuant hereto shall expressly include, but not be limited to, the right to do soil borings and test pit excavations as well as underground and underwater inspections which do not materially damage the Real Estate, provided that if any of such procedures are utilized Purchaser shall first require such contractors to provide a current certificate of insurance demonstrating the existence of a general liability insurance policy in the name of said contractor, providing coverage of not less than \$1 million and naming Purchaser and Seller as additional insureds thereunder. Seller represents to Purchaser that there is no underground storage tank in or on the Real Estate.

7. **Rezoning Contingency.** The obligations of Purchaser hereunder shall be expressly contingent upon Purchaser, at Purchaser's sole cost and

expense (but with the reasonable cooperation of the Seller including, but not necessarily limited to Seller providing to Purchaser or the Village: proof of ownership, affidavit of ownership, paid receipt of most recent tax bill, and owner's signature as property owner on the form available from the Village of Mt. Prospect, indicating Seller's written consent to Purchaser's application for the zoning relief described in the next sentence) obtaining from the Village of Mt. Prospect by the Contingency Date, such zoning relief, map amendment, and zoning classification as is primarily designated for land intended for public or private open space, parks, and recreational facilities.

If written notice is given by Purchaser to Seller by the Contingency Date, of Purchaser's inability to obtain zoning relief as aforesaid, then this contract shall be null and void and the earnest money shall be returned to Purchaser.

8. **Title Commitment.** The obligations of Purchaser hereunder shall be expressly contingent upon the ability of Purchaser to obtain and Purchaser obtaining within 30 days after the Contract Date, a title commitment for an owner's title insurance policy in such amount as is determined by Purchaser and providing for extended coverage over exceptions 1-5, issued by the Chicago Title Insurance Company in said amount, covering title to the Real Estate on or after the date hereof, showing title in the intended grantor subject only to the matters set forth in Paragraph 2 above and containing the following special endorsements: legal equivalency, contiguity, location, access, restrictions, tax parcel, utility facility, and zoning. 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. Also, the Seller shall furnish the Purchaser an affidavit of title in customary form covering the date of Closing and showing title in the intended grantor subject only to the matters set forth in Paragraph 2 above. If unpermitted exceptions shall appear on the preliminary title commitment Seller shall have an additional 35 days within which to have same removed (or insured over at its cost if it so elects) and failing same upon notice in writing from Seller to Purchaser this contract shall become null and void and the earnest money shall be returned to Purchaser. The Parties shall pay their respective Seller or Purchaser charges for the title insurance and shall each pay fifty percent (50%) of any deed and money escrow charges.

9. **Survey.** Seller shall, at its expense, cause to be prepared and delivered to Purchaser prior to Closing, an existing plat of survey showing all lot lines or perimeters of, and improvements and easements, if any, on the Real Estate, and made and so certified as having been made in compliance with Illinois Land Survey Standards. Seller shall concurrently provide his Affidavit of No Improvements to Purchaser with respect to the plat of survey.

10. **Taxes.** The Seller shall pay the amount of any stamp tax imposed by state law on the transfer of the title. Seller shall furnish a completed Real Estate Transfer Declaration executed on behalf of the Seller in the form required pursuant to the Real Estate Transfer Tax Act of the State of Illinois and shall furnish any declaration executed on behalf of the Seller. Purchaser shall be solely responsible for the Village of Mt. Prospect transfer tax.

At Closing, Seller shall provide Purchaser a credit based on 115% of the most recent full year's tax bill. The parties hereby agree that the general real estate taxes for the property for the tax year(s) 2025 and 2026 shall be re-prorated between Seller and Purchaser upon the issuance of the actual final tax bill(s) for said year(s). Within thirty (30) days of the issuance of the actual final tax bill(s), the party receiving such bill shall notify the other party and provide a copy of the bill along with a re-proration calculation. If the actual tax amount for the period of Seller's ownership exceeds the credit given at Closing, Seller shall pay the difference to Purchaser. If the actual tax amount is less than the credit given, Purchaser shall refund the excess to Seller. This provision shall survive the Closing and the delivery of the deed.

11. **Allocation of Risk.** The provisions of the Uniform Vendor and Purchaser Risk Act of the State of Illinois shall be applicable to this Contract.

12. **Possession and Access.** Seller shall deliver possession of the Real Estate to Purchaser in its current condition at Closing. Seller retains the right to access the Real Estate in order to pull up the planted garlic located at the small garden at the front part of the property near the sidewalk/central Rd. Said right of access shall expire on August 31, 2026.

13. **Deed and Money Escrow.** At the election of the Seller or the Purchaser upon notice to the other Party not less than 5 days prior to the time of Closing, this sale shall be closed through an escrow with Chicago Title and Trust

Company, in accordance with the general provisions of the usual form of Deed and Money escrow Agreement then in use by Chicago Title and Trust 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, 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 paid equally by the Parties.

14. **Notices.** a. Notices under this Contract to the Seller shall be addressed to, and delivered at the following addresses:

Robert Jensen


With a copy to:

Jim Hamill
Attorney at Law
Law Office of James M. Hamill, Jr., Ltd.
805 E. Irving Park Road, Suite A
Roselle, IL 60172


b. Notices under this Contract to the Purchaser shall be addressed to, and delivered at the following addresses:

Mt. Prospect Park District
1000 W. Central Road
Mt. Prospect, Illinois 60056
Attn: Mr. Jim Jarog, Executive Director

With a copy to:

Law Office of Thomas G. Hoffman
27 N. Wacker Drive, #410
Chicago, Illinois 60606


c. Any notice or communication required or permitted to be given under this Contract shall be in writing and shall be delivered (i), personally, (ii) by a reputable overnight carrier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by email. Unless otherwise expressly provided in this contract, notices shall be deemed received upon the earlier of (a) actual receipt; or (b) one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (b) three (3) business days following deposit in the U.S. Mail, as evidenced by a return receipt. By notice complying with the requirements of this Section, each Party shall have the right to change the address or the addressee, or both, for all future notices and communications to such Party, but no notice of a change of addressee or address shall be effective until actually received.

15. **R.E.S.P.A.** The Purchaser and the Seller hereby agree to make all disclosures and do all things necessary to comply with the applicable provisions of the Real Estate Settlement Procedures Act of 1974. In the event that either Party shall fail to make appropriate disclosure when asked, such failure shall be considered a breach on the part of said Party.

16. **F.I.R.P.T.A** The Seller represents that neither it nor the intended grantor is a "foreign" person as defined in Section 1445 of the Internal

Revenue Code and is therefore exempt from the withholding requirements of said Section. The Seller will furnish the Purchaser at closing the Exemption Certification set forth in said section.

17. **Time of Essence.** Time is of the essence of this Agreement.

18. **Contract Date.** In the event that this Agreement is executed by Seller and returned to Purchaser and is thereafter approved by Purchaser's Board of Park Commissioners as provided for in Section 19, the Contract Date shall be the date of such approval or ratification.

19. **Non-binding until Ratified or Approved.** This Agreement shall not be binding upon nor enforceable by or against Purchaser unless and until: (i) it is ratified or approved by Purchaser's Board of Park Commissioners not later than March 18, 2026. In the event that such ratification or approval does not occur the earnest money shall be refunded to Purchaser.

20. **Duration of Offer.** Notwithstanding anything to the contrary herein or elsewhere contained, upon presentation of this document to Seller or Seller's attorney or broker (if any), *it shall be deemed to be an offer by Purchaser to purchase the Real Estate subject to the terms hereof*, which offer shall expire if not accepted by Seller and two originals hereof executed by Seller are not returned to Purchaser by 5:00 p.m. on March 9, 2026, in which event the earnest money shall be returned to Purchaser.

21. **Execution.** This Agreement is executed in duplicate originals, both of which shall be considered one and the same instrument.

IN WITNESS WHEREOF, the Seller and the Purchaser have executed
these presents as of the respective dates indicated below

Mt. Prospect Park District

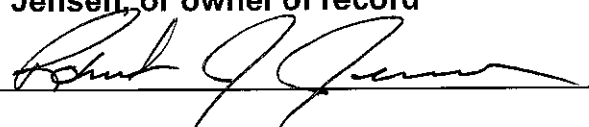
By: 

Its President

Dated: February 20, 2026

"Purchaser"

Robert Jensen, or owner of record



Dated: Feb 28 2024

"Seller"

Zoning Map Amendment

When a map amendment is proposed the Planning & 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. Compatibility with existing uses in the general area of the Subject Property; **The property is compatible with the existing use as it is adjacent to the Studio and Melas Park zoned C-R.**
2. Compatibility with the zoning classification of properties within the general area of the Subject Property; **The property is compatible with the zoning classification of properties within the general area as it is adjacent to the Studio and Melas Park zoned C-R.**
3. The suitability of the Subject Property with regards to the uses permitted under the property's existing zoning classification; **The property is currently zoned for residential use. It will align with the Studio and Melas park adjacent properties if zoned C-R.**
4. Consistency with the trend of development in the general area of the Subject Property, including changes that have occurred under the existing zoning classification; **As the property is adjacent to Melas Park and the Art Studio zoned C-R, rezoning it to match would align with the trend and any future developments at the Park.**
5. The compatibility of the surrounding property with the permitted uses listed in the proposed zoning classification; **Yes, the property would be zoned C-R and used for recreational purposes in alignment with the adjacent Studio and Melas Park properties.**
6. The objectives of the current Comprehensive Plan for the Village and the impact of the proposed amendment on the said objectives; **The Village Comprehensive Plan supports providing convenient access to open space, and supports efforts by the local park districts to secure funds for the purchase or lease of open space and easements for recreational use (Implementation Strategy 1-21).**
7. The suitability of the property in question for permitted uses listed in the proposed zoning classification. **If rezoned to C-R, the property will be in alignment with adjacent Studio and Melas Park properties and suitable to proposed zoning classification.**



Item Cover Page

Subject **PZ-05-26 / 201 E Euclid Avenue / CU: Drive through for a Coffee Shop / Village Board Final**

Meeting April 23, 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, Who Brew, LLC, is requesting conditional use approval to re-establish a drive through associated with a new coffee shop, 7 Brew, and other relief from the Village of Mount Prospect Village Code as may be required for this project. The subject property is commonly known as 201 E Euclid Avenue.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. (A minor amendment to the Randhurst Village PUD is being evaluated separately from this conditional use request. The request detailed in this report is for the drive-through only.) The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

Discussion

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1958 and first developed as an outlot of Randhurst Mall. The property was then developed as a drive through Steak and Shake in 1999 which operated until 2022. The property has been vacant since.

Conditional Use History: When Steak and Shake opened in 1998, the Village Board passed Ordinance No. 4956, granting conditional use approval for a drive through. However, a hearing to re-establish the conditional use is necessary because the property has been vacant for four years and section 14.203.F of the Village Code of Ordinances states: *"The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason."*

PROPOSAL

The Petitioner proposes to re-open the existing commercial building as a drive through coffee shop known as "7Brew." The project requires conditional use approval to re-establish and expand the existing drive through from one lane to two.

Site Plan: The proposed site plan (Exhibit B) retains the existing 3,694 square foot building

on the Subject Property. The property is currently served by three access points: two along Randhurst Village Drive (one to the east, one to the south) and one cross-access connection to the Planet Fitness parking lot to the west. The proposed plan retains the western and southern access points while closing the eastern drive. Under the revised configuration, patrons enter via either remaining access point and proceed to one of the two drive through lanes, which wrap around the the building. 7Brew staff stationed near the drive through entrance will take orders with tablet computers. After patrons drive around to the pickup window, they exit south back to Randhurst Village Drive.

To accommodate the expanded drive through operation, the existing parking lot has been reconfigured. A central landscaped “peninsula” has been introduced to separate the drive through queue lanes from the remaining parking area, replacing what was previously an interior driving aisle. Parking spaces have been consolidated along the southern and eastern portions of the site. The project involves no major alterations to the existing structure or impervious lot coverage, and all building bulk requirements remain conforming under Village code.

Hours of Operation: 7Brew proposes to operate seven days a week, from 5:30 AM to 10:00 PM Sunday through Thursday and 5:30 AM to 11:00 PM on Friday and Saturday.

Traffic: The petitioner submitted a Traffic Impact Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) dated March 18, 2026. The study examined traffic conditions at key intersections near the site during morning, evening, and Saturday midday peak hours, and evaluated whether the proposed drive through configuration can adequately accommodate expected queuing. The study found that the main signalized intersection at Euclid Avenue and Randhurst Village Drive currently operates well and is expected to continue doing so after 7Brew opens. One notable finding is that the northbound left-turn movement is projected to experience increased delay during weekday evening and Saturday midday peak hours, with queues potentially extending past the Buffalo Wild Wings access drive. The study notes that closing the eastern access drive will add on-site stacking space to help manage this, and that drivers can use the Randhurst Village Drive entrance to access Buffalo Wild Wings if needed. All other nearby intersections are expected to operate with minimal delay, and no roadway improvements are recommended.

With respect to drive through queuing, KLOA observed a peak queue of 45 vehicles at the Lake Zurich 7Brew location, which the study attributes to 7Brew's novelty in the Chicago market drawing customers from a wider trade area than a typical established location. As more locations open regionally, KLOA projects queues will stabilize at 31 to 34 vehicles. The proposed site accommodates up to 48 vehicles in queue, which the study concludes is sufficient to handle peak demand without impacting surrounding parking areas or access drives. Staff concurs with the methodology and findings of the traffic study.

Drive Through Stacking: The code requires a minimum of 10 stacking spaces for the proposed dual lane configuration - 8 for the first window and 2 for the second. The proposed site plan far exceeds this standard, providing stacking capacity for up to 48 vehicles across both lanes.

Parking: The Village code requires 12 parking spaces per 1,000 square feet of floor area for restaurant uses (excluding restrooms, corridors and storage areas). Based on the proposed floorplan, there is 950 square feet of applicable floor area, meaning the code requires 11.4 parking spaces on this property. Parking will be reduced from 59 to 26 spaces to accommodate the expanded drive through and queuing area, so the site exceeds the minimum

requirement by 14 spaces. As a drive through-only operation with no indoor seating, staff does not anticipate this reduction to present a parking demand issue.

Building Elevations: The existing building will be maintained with modification to the elevations to add branding and signage for 7Brew. The motif of the building will be refreshed to reflect 7Brew's branding, which is composed of painted brick.

Signage: The attached sign package illustrates the proposed signs for the Subject Property. Signage shall be allowed as presented on the plans dated 03/20/2026 from Pattison ID. The plans includes wall signs and on-site directional signs. All signage will replace signs that previously existed and will be required to meet code. All signs are still subject to a permit review and no relief has been requested.

Landscaping: The proposed landscaping meets code and represents an improvement over existing conditions, with the Petitioner maintaining existing planting beds and, in many cases, enhancing them with additional plantings. With the removal of the eastern access drive, additional landscaping was added along the eastern perimeter of the property consistent with other plantings at the center.

Lighting: The existing lighting system will be maintained.

Drainage: The Village engineering team does not anticipate water management issues on the site and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) determined in a letter dated April 13, 2026 that a Watershed Management Ordinance (WMO) permit will not be required for the proposed project. The determination was based on the proposed development area of approximately 0.12 acre, which falls below the 0.50 acre threshold that triggers a WMO permit requirement. Stormwater detention was previously established for the property under existing MWRD permits and remains in place. Detention requirements may be deferred until development on the property exceeds 0.50 acre.

COMPREHENSIVE PLAN DESIGNATION

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

CONDITIONAL USE STANDARDS

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

- The conditional use will not have a detrimental impact on the public health, safety, morals, comfort, or general welfare;
- The conditional use will not be injurious to the use, enjoyment, or value of other properties in the vicinity or impede the orderly development of those properties;
- There is adequate provision for utilities, drainage, and design of access and egress to

- minimize congestion on Village streets; and
- The request is in compliance of the conditional use with the provisions of the Comprehensive Plan, Zoning Code, and other Village Ordinances

The Petitioner's request to re-establish a drive through restaurant meets the standards for a conditional use. The drive through lanes would be re-established from the previous user and expanded from one lane to two as part of the proposed redevelopment of the Subject Property. To minimize potential adverse impacts of large vehicle queues, the eastern access drive along Randhurst Village Drive will be closed, with site access consolidated to the southern and western access points.

It is an auto-oriented commercial use that will provide coffee to residents from within and around Mount Prospect; therefore, the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

Alternatives

Action at the discretion of the Planning and Zoning Commission.

Staff Recommendation

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

"To approve:

1. A conditional use to allow four drive through lanes at the property commonly known as 201 East Euclid Avenue, subject to the following conditions:
2. The site shall be developed in strict conformance with the following plan sets:
 - a. The "Seven Brew Mount Prospect, IL 02" site development plan set prepared by Toth and Associates, dated April 14, 2026.
 - b. The architectural plans prepared by RDL Architects for Who Brew, LLC, dated 03-19-2026.
 - c. The sign package prepared by Pattison ID, dated 3/20/2026."

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

Attachments

1. PZ-05-26 Administrative Content
2. PZ-05-26 Plans - Civil, Arch, Signs, Traffic Study, MWRD Letter
3. PZ-05-26 201 E Euclid Ave (CU - Drive through coffee shop)



PERMIT PROJECT

FILE #: 26-000775

201 E EUCLID AVE 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

PZ-05-26: CONDITIONAL USE FOR A DRIVE-THROUGH COFFEE SHOP (7 BREW COFFEE) AND MINOR PUD AMENDMENT



PERMIT #: PZZ26-000004

Permit Type

Zoning Request Application

Subtype

Zoning Request



Work Description:

PZ-05-26: Conditional Use for a Drive-Through Coffee Shop (7 Brew Coffee) and Minor PUD Amendment



Applicant

Toth and Associates - Janis Wren



Status

Under Review



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

500.00

Permit Fees

0.00

Total Amount

500.00

Amount Paid

500.00

Balance Due

0.00



Non-Billable



PERMIT DATES

Application Date

02/19/2026

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

The subject property, 201 E. Euclid Ave, is zoned B-3 Shopping District under the Village of Mount Prospect Zoning Code and is currently developed as an existing fast-food restaurant. The proposed project is a drive-through coffee shop within the existing structure, including interior tenant improvements, exterior façade

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

Submission Requirements

Proof of Ownership

Randhurst - Quit Claim Deed.PDF



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

Property Owner Signature.pdf



For Owner Affidavit CLICK HERE

Affidavit of Ownership (Notarized)

Affidavit of Ownership.pdf



Paid Receipt of the most recent tax bill

CookCountyPropertyTax Balance_2024_parcel 03-27-409-004-0000.pdf



Responses to applicable standards

14.203(F)(8) Responses to Applicable Standards.pdf

14.504 Responses to Applicable Standards.pdf

7 Brew Mt. Prospect, IL (IEuclid) - Response Letter.pdf



Plans

7 Brew Mt. Prospect, IL (IEuclid) - Civil Plans.pdf

RL-10996-S1_Full.pdf

25046C Mt Prospect IL - Demo & Proposed Plan and Elevations_2026.02.06.pdf

0427619A SEVEN BREW COFFEE Mount Prospect IL.pdf



Legal Description

Legal Description.pdf



Document indicating intent to buy or lease

Legal Notice

Address Labels

Buffer Map

Other

PD 2026 01 26 B. Thomas, WMO-Mount Prospect.pdf

25-319 - 7-Brew - Mt Prospect Traffic Study 02-05-2026 dmf Ira.pdf

ORDINANCE OR RESOLUTION

Ordinance or Resolution

Approval Ordinance or Resolution #

Approval Date

ZONING REQUEST(S) (Check all that apply)

☒ Conditional Use

Number of Conditional Uses
1

For
Drive-Through

Type of Conditional Use
Other properties greater than 1 acre and less than 5 acres

☐ 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	DESCR	QUANTITY	AMOUNT	TOTAL	
Conditional Use greater than 1 and less than 5 acres fee				500.00	
Plan Check Fees				500.00	

Permit Fees	0.00	
Total Fees	500.00	

 PAYMENTS

DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
02/20/2026	Credi	814734319	PZZ2	59649	Toth and ,	500.00	
Amount Paid						500.00	
Balance Due						0.00	



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

Affidavit of Ownership

COUNTY OF Westchester)

STATE OF New York)

I, Jonathan Wigger, 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 201 Euclid Avenue, Mount Prospect, Illinois 60056
(property address and PIN) Tax Parcel No. 03-27-409-004-000

and that such property is owned by RREF III-P Randhurst Village, LLC, a Delaware limited liability company,
as of this date.

By: [Signature]
Name: Jonathan Wigger
Title: Vice President and Secretary

Subscribed and sworn to before

me this 17th day of

February, 2026.

Lindsay Eve Spallone
Notary Public





2000240019D

Doc# 2000240019 Fee \$77.00

This document prepared by
and after recording return to:

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2020 04:06 PM PG: 1 OF 14

Arent Fox LLP
1717 K Street, NW
Washington, DC 20006-5344
Attn: Thomas R. Castiello

CCHI 1905587LD 30F7

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 30 of December, 2019 by REDUS EL, LLC, a Delaware limited liability company, having an address of c/o Wells Fargo Bank, N.A., 1 Independent Drive, 8th Floor, Suite 810, Jacksonville, FL 32202, MAC Z3094-083 ("Grantor"), for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, by these presents does CONVEY and QUIT CLAIM to RREF III-P RANDHURST VILLAGE, LLC, a Delaware limited liability company, having an address of c/o DLC Management Corp., 565 Taxter Road, Suite 400, Elmsford, NY 10523 ("Grantee"), forever, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof.

Common Street Address: 999 N. Elmhurst Road, Mount Prospect, Illinois 60056

Property Index Numbers: See Exhibit A attached hereto and made a part hereof.

Together with all of Grantor's right, title and interest in and to all and singular hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises, with the hereditaments and appurtenances:

[SIGNATURE ON FOLLOWING PAGE]

REAL ESTATE TRANSFER TAX

02-Jan-2020



COUNTY:	29,500.00
ILLINOIS:	59,000.00
TOTAL:	88,500.00

03-27-401-040-0000

| 20191201676135 | 2-135-792-992



S N
P 14
S -
M -
SC Y
E -
INT JA

IN WITNESS WHEREOF, this Quit Claim Deed has been executed by Grantor on and as of the date first above written.

REDUS EL, LLC, a Delaware limited liability company

By: REDUS Properties Inc., a Delaware corporation
Its: Sole Member

By: 
Name: Donna Cummings
Its: Vice President

STATE OF _____)
) SS.
COUNTY OF _____)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT _____, the _____ of REDUS Properties Inc., a Delaware corporation, as the sole member of REDUS EL, LLC, a Delaware limited liability company, is 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 he signed, sealed and delivered the instrument as his free and voluntary act, and the voluntary act of the company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this _____ day of December, 2019.

Notary Public

My commission expires on: _____.

Mail future tax bills to:

RREF III-P Randhurst Village, LLC
c/o DLC Management Corp.
565 Taxter Road
Suite 400
Elmsford, New York 10523

See attached

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

S.S.

On Dec 16, 2019 before me, Dawn Marie Beck, Notary Public

Name of Notary Public, Title

personally appeared Donna Cummings

Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dawn Marie Beck
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Quit Claim

Deed
containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s) _____

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

EXHIBIT "A"

Legal Description

PARCEL 1:

LOTS 1, 2 AND 3 (EXCEPTING FROM SAID LOT ONE THAT PART TAKEN BY DEPARTMENT OF TRANSPORTATION STATE OF ILLINOIS IN CASE NO. 87L51078 AND ALSO EXCEPTING FROM SAID LOT ONE THAT PART CONVEYED TO THE PEOPLE OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PURSUANT TO THAT CERTAIN QUIT CLAIM DEED RECORDED SEPTEMBER 29, 1995 AS DOCUMENT NO. 95664230) IN RANDHURST CENTER RESUBDIVISION - NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF SAID COUNTY AS DOCUMENT NO. LR3637429.

PARCEL 2:

NORTH 70 FEET OF THE WEST 70 FEET OF THE SOUTH 120 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LESS AND EXCEPT FROM PARCELS 1 AND 2 THE FOLLOWING PARCELS OF LAND:

PARCEL 29(**): THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING BELOW AN ELEVATION OF 670.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29

DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 1.94 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 26.50 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 161.50 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 165.50 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 460.00 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.566 ACRES, MORE OR LESS.

PARCEL 30(**): THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION - NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION- NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 670.55 AND BELOW AN ELEVATION OF 691.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS

EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.44 FEET; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, A DISTANCE OF 52.47 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 18.67 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE NORTH 59 DEGREES 52 MINUTES 46 SECONDS WEST, A DISTANCE OF 104.42 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 34.56 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 23.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF PARCEL 29 AS DEPICTED ON THIS TAX DIVISION PLAT; THENCE SOUTH 29 DEGREES 58 MINUTES 39 SECONDS WEST, ALONG SAID NORTHWESTERLY LINE OF PARCEL 29, A DISTANCE OF 9.45 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 74 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 67.03 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 53.93 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 15.17 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 16.92 FEET TO THE POINT OF BEGINNING, CONTAINING 0.213 ACRES, MORE OR LESS.

PARCEL 31(**): THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 691.55 AND BELOW AN ELEVATION OF 726.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS

OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 244.70 FEET; THENCE

NORTH 44 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 81.50 FEET; THENCE SOUTH 45 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 69.44 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 66.77 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 122.87 FEET; THENCE NORTH 60 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 7.36 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 82.13 FEET TO THE POINT OF BEGINNING, CONTAINING 0.590 ACRES, MORE OR LESS.

PARCEL 32(**): THAT PART OF LOT 1 IN RANDHURST CENTER RESUBDIVISION- NO. 1, BEING A RESUBDIVISION OF LOT ONE IN RANDHURST CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RANDHURST CENTER RESUBDIVISION - NO. 1 RECORDED JULY 24, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 87408581 LYING ABOVE AN ELEVATION OF 726.55 AND BELOW AN ELEVATION OF 744.55 (NAVD 88 DATUM) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY SOUTHWEST CORNER OF ORIGINAL LOT 1 AFORESAID; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 360.59 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 188.76 FEET; THENCE NORTH 04 DEGREES 04 MINUTES 56 SECONDS WEST, A DISTANCE OF 39.92 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 22.66 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 19.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 29 DEGREES 12 MINUTES 18 SECONDS EAST AND A LENGTH OF 21.40 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHEASTERLY, 30.22 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 325.11 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 49 MINUTES 45 SECONDS EAST AND A LENGTH OF 30.21 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 56 DEGREES 27 MINUTES 15 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 37.52 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 294.91 FEET, SUBTENDED BY ALONG CHORD HAVING A BEARING OF NORTH 43 DEGREES 06 MINUTES 11 SECONDS EAST AND A LENGTH OF 37.50 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTH 34 DEGREES 51 MINUTES 03 SECONDS EAST, A DISTANCE OF 72.03 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHEASTERLY, 154.45 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 422.95 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 15 DEGREES 01 MINUTES 34 SECONDS EAST AND A LENGTH OF 153.59 FEET TO A POINT OF REVERSE CURVE; THENCE NORTHERLY AND NORTHEASTERLY, 33.81 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 26.50 FEET, SUBTENDED BY ALONG CHORD HAVING A BEARING OF NORTH 41 DEGREES 06 MINUTES 54 SECONDS EAST AND A LENGTH OF 31.56 FEET TO A POINT OF

TANGENCY; THENCE NORTH 77 DEGREES 39 MINUTES 56 SECONDS EAST, A DISTANCE OF 352.49 FEET TO A POINT OF CURVE; THENCE EASTERLY AND SOUTHEASTERLY, 12.40 FEET ALONG AN ARC TO THE RIGHT, HAVING A RADIUS OF 11.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 71 DEGREES 26 MINUTES 54 SECONDS EAST AND A LENGTH OF 11.81 FEET TO A POINT OF REVERSE CURVE; THENCE SOUTHEASTERLY, 20.84 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 61.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 16 MINUTES 17 SECONDS EAST AND A LENGTH OF 20.74 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE SOUTH 59 DEGREES 58 MINUTES 01 SECONDS EAST, A DISTANCE OF 51.51 FEET TO A POINT OF CURVE; THENCE SOUTHEASTERLY, 49.87 FEET ALONG AN ARC TO THE LEFT, HAVING A RADIUS OF 67.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 81 DEGREES 07 MINUTES 54 SECONDS EAST AND A LENGTH OF 48.74 FEET TO A POINT OF TANGENCY; THENCE NORTH 77 DEGREES 42 MINUTES 13 SECONDS EAST, A DISTANCE OF 77.05 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 28.46 FEET; THENCE NORTH 29 DEGREES 58 MINUTES 39 SECONDS EAST, A DISTANCE OF 134.03 FEET; THENCE NORTH 60 DEGREES 01 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.45 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 29 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.43 FEET; THENCE SOUTH 74 DEGREES 45 MINUTES 01 SECONDS WEST, A DISTANCE OF 51.65 FEET; THENCE NORTH 15 DEGREES 14 MINUTES 59 SECONDS WEST, A DISTANCE OF 88.52 FEET; THENCE NORTH 29 DEGREES 45 MINUTES 01 SECONDS EAST, A DISTANCE OF 37.51 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 61.96 FEET; THENCE SOUTH 15 DEGREES 14 MINUTES 59 SECONDS EAST, A DISTANCE OF 2.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.152 ACRES, MORE OR LESS.

PARCEL 3:

A NONEXCLUSIVE STAIR #3 EASEMENT, ELEVATORS EASEMENT, GROUND FLOOR EXIT PASSAGEWAY EASEMENT, SECOND FLOOR PASSAGEWAY EASEMENT, HOTEL LOBBY EASEMENT, BASEMENT GARAGE EASEMENT, UTILITY CHASES EASEMENT, FIRE PUMP EASEMENT, STRUCTURAL SUPPORT AND MAINTENANCE EASEMENT, UTILITIES EASEMENT, EASEMENT FOR REPAIR OF ADJOINING STRUCTURES, EASEMENT FOR ENCROACHMENTS AND EMERGENCY ACCESS EASEMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1 RANDHURST VILLAGE DRIVE, MOUNT PROSPECT, IL DATED MARCH 31, 2015 AND RECORDED APRIL 1, 2015 AS DOCUMENT NUMBER 1509141054 FOR THE PURPOSES SET FORTH IN SAID DOCUMENT.

ADDRESS: 999 N. ELMHURST ROAD, MOUNT PROSPECT, ILLINOIS 60056

PERMANENT INDEX NUMBERS (2019 Taxes Payable in 2020):

03-27-401-040-0000
03-27-401-264-0000
03-27-401-265-0000
03-27-401-267-0000
03-27-401-270-0000
03-27-401-272-0000
03-27-401-274-0000
03-27-401-275-0000
03-27-401-277-0000
03-27-401-280-0000
03-27-401-281-0000
03-27-401-282-0000
03-27-401-293-0000
03-27-401-294-0000
03-27-401-295-0000
03-27-401-296-0000
03-27-401-297-0000
03-27-401-298-0000
03-27-401-299-0000
03-27-401-300-0000
03-27-401-301-0000
03-27-401-302-0000
03-27-401-303-0000
03-27-401-304-0000
03-27-401-305-0000

PERMANENT INDEX NUMBERS (2018 Taxes Paid in 2019):

03-27-401-040-0000
03-27-401-264-0000
03-27-401-265-0000
03-27-401-267-0000
03-27-401-270-0000
03-27-401-272-0000
03-27-401-274-0000
03-27-401-275-0000
03-27-401-277-0000
03-27-401-280-0000
03-27-401-281-0000
03-27-401-282-0000
03-27-401-283-0000
03-27-401-292-0000
03-27-401-293-0000

PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of _____

Redys EL LLC, being duly sworn on oath, states that it has an office ~~resides~~
at 2 Independent Drive, Ste 810, Jacksonville, IL, FL That the attached deed is not in violation of 765 ILCS 205/1 for one
of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 8. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

See Attached

SUBSCRIBED and SWORN to before me

this _____ day of _____, 20____.

30 day of December, 2019.

By: REDUS Properties Inc., a Delaware corporation
Its: Sole Member

By: _____
Name: Diana Cummings
Its: Vice President

STATE OF _____)
) **SS.**
COUNTY OF _____)

Given under my hand and notarial seal, this _____ day of December, 2019.

My commission expires on: _____

see attached

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Francisco

S.S.

On Dec 16, 2019 before me, Dawn Marie Beck, Notary Public,

Name of Notary Public, Title

personally appeared Donna Cummings

Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Dawn Marie Beck

Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Plat Act

affidavit

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____

TOTAL PAYMENT DUE

By 02/15/2026 \$0.00

2024 Second Installment Property Tax Bill - Cook County Electronic Bill

Property Index Number (PIN)	Volume	Code	Tax Year	(Payable In)	Township	Classification
03-27-409-004-0000	233	38148	2024	(2025)	Wheeling	5-17
IF PAYING LATE, PLEASE PAY	02/16/2026 - 03/15/2026 \$0.00	03/16/2026 - 04/15/2026 \$0.00	04/16/2026 - 05/15/2026 \$0.00	LATE INTEREST IS 0.75% PER MONTH, BY STATE LAW		

YOUR TAXING DISTRICTS

WHERE YOUR MONEY GOES

Total 2024 Tax Bill \$72,694.98 \$2,339.31 MORE than 2023

Taxing District	2024 Tax	2023 Tax	Difference	
SCHOOL DISTRICT 26	\$30,861.38	\$29,314.27	\$1,547.11	More
ARLINGTON HTS TWNSHP H S 214	\$18,313.86	\$17,283.19	\$1,030.67	More
VILLAGE OF MT PROSPECT	\$5,876.99	\$6,241.74	-\$364.75	Less
RIVER TRAILS PARK DISTRICT	\$4,766.81	\$4,658.33	\$108.48	More
VILLAGE OF MT PROSPECT LIBRARY FUND	\$3,639.11	\$3,548.53	\$90.58	More
HARPER COMMUNITY COLLEGE DISTRICT 512	\$3,084.27	\$2,919.41	\$164.86	More
METRO WATER RECLAMATION DIST OF GR CHGO	\$2,421.87	\$2,438.73	-\$16.86	Less
COUNTY OF COOK	\$1,672.63	\$1,201.70	\$470.93	More
COUNTY OF COOK HEALTH & HOSPITAL COMM.	\$553.75	\$544.30	\$9.45	More
PUBLIC SAFETY PUBLIC SAFETY	\$551.36	\$544.30	\$7.06	More
FOREST PRESERVE DISTRICT OF COOK COUNTY	\$487.92	\$530.16	-\$42.24	Less
TOWN WHEELING	\$259.88	\$261.55	-\$1.67	Less
TOWN WHEELING ROAD FUND	\$82.49	\$84.83	-\$2.34	Less
NORTHWEST MOSQUITO ABATEMENT DISTRICT	\$74.85	\$70.69	\$4.16	More
GENERAL ASSISTANCE WHEELING	\$47.81	\$49.48	-\$1.67	Less
CONSOLIDATED ELECTIONS	\$0.00	\$226.20	-\$226.20	Less
DO NOT PAY THESE TOTALS	\$72,694.98	\$70,355.67	\$2,339.31	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	234,354	2024 Total Tax Before Exemptions	72,694.98
2024 Property Value	937,419	Homeowner's Exemption	.00
2024 Assessment Level	X 25%	Senior Citizen Exemption	.00
2024 Assessed Value	234,355	Senior Freeze Exemption	.00
2024 State Equalizer	X 3.0355		
2024 Equalized Assessed Value (EAV)	711,385	2024 Total Tax After Exemptions	72,694.98
2024 Local Tax Rate	X 10.218789%	First Installment	38,695.62
2024 Total Tax Before Exemptions	72,694.98	Second Installment +	33,999.36
		Total 2024 Tax (Payable in 2025)	72,694.98

IMPORTANT MESSAGES	
New Parcel	THANK YOU FOR YOUR FIRST INSTALLMENT PAYMENT OF: \$38,695.62
PROPERTY LOCATION	MAILING ADDRESS

940 E KENSINGTON RD
MOUNT PROSPECT 60056

DLC MANAGEMENT CORP
565 TAXTER RD SUITE 40
ELMSFORD NY 10523-2300

TAXING DISTRICT BREAKDOWN					
Taxing Districts	2024 Tax	2024 Rate	2024 %	Pension	2023 Tax
MISCELLANEOUS TAXES					
NORTHWEST MOSQUITO ABATEMENT DISTRICT	74.85	0.01052	0.10%		70.69
METRO WATER RECLAMATION DIST OF GR CHGO	2,421.87	0.34044	3.33%	251.82	2,438.73
RIVER TRAILS PARK DISTRICT	4,766.81	0.67007	6.56%	437.72	4,658.33
MISCELLANEOUS TAXES TOTAL	7,263.53	1.02103	9.99%		7,167.75
SCHOOL TAXES					
HARPER COMMUNITY COLLEGE DISTRICT 512	3,084.27	0.43355	4.24%		2,919.41
ARLINGTON HTS TWNSHP H S 214	18,313.86	2.57439	25.19%	330.16	17,283.19
SCHOOL DISTRICT 26	30,861.38	4.33821	42.45%	661.80	29,314.27
SCHOOL TAXES TOTAL	52,259.51	7.34616	71.88%		49,516.87
MUNICIPALITY/TOWNSHIP TAXES					
VILLAGE OF MT PROSPECT LIBRARY FUND	3,639.11	0.51155	5.01%		3,548.53
VILLAGE OF MT PROSPECT	5,876.99	0.82613	8.08%	3,044.14	6,241.74
TOWN WHEELING ROAD FUND	82.49	0.01159	0.11%		84.83
GENERAL ASSISTANCE WHEELING	47.81	0.00672	0.07%		49.48
TOWN WHEELING	259.88	0.03653	0.36%		261.55
MUNICIPALITY/TOWNSHIP TAXES TOTAL	9,906.28	1.39253	13.63%		10,186.13
COOK COUNTY TAXES					
FOREST PRESERVE DISTRICT OF COOK COUNTY	487.92	0.06858	0.67%	40.91	530.16
CONSOLIDATED ELECTIONS	0.00	0.00000	0.00%		226.20
PUBLIC SAFETY PUBLIC SAFETY	551.36	0.07750	0.76%		544.30
COUNTY OF COOK HEALTH & HOSPITAL COMM.	553.75	0.07784	0.76%		544.30
COUNTY OF COOK	1,672.63	0.23512	2.31%	562.56	1,201.70
COOK COUNTY TAXES TOTAL	3,265.66	0.45905	4.50%		3,484.92
(Do not pay these totals)	72,694.98	10.2187	100.00%		70,355.67

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 ***

Cook County Payment Coupon

CUT & INCLUDE WITH PAYMENT

TOTAL PAYMENT DUE \$0.00 By 02/15/2026 If paying later, refer to amounts above.		IMPORTANT PAYMENT MESSAGES Cook County eBill Click to pay online Click to update Mailing Name/Address SN 002040200 RTN 500001075 AN (see PIN) TC 008922		T3LG Volume 233 Property Index Number (PIN) 03-27-409-004-0000 Amount Paid \$	
--	--	--	--	---	--

Internal use only

00202402000032740900400006008922400

**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**



Your Property Tax Overview

TOTAL TAXING DISTRICT DEBT ATTRIBUTED TO YOUR PROPERTY

Total Taxing District Debt Attributed to Your Property:	\$106,320
Property Value:	\$937,412
Total Debt % Attributed to Your Property Value:	11.3%

To see the 20-Year History of Your Property Taxes, [click here](#).

Note: The above amounts are illustrations of how much government debt could be attributed to your property based on its 2024 value.

[See Details Here](#)

OVERVIEW - PAYMENTS

Property Index Number (PIN): 03-27-409-004-0000

BEGIN A NEW SEARCH



[Incorrect Image? Click Here.](#)

Property Location:
940 E KENSINGTON RD
MOUNT PROSPECT, 60056-0000

Volume: 233

Scroll down for more information.

Mailing Information:
DLC MANAGEMENT CORP
565 TAXTER RD SUITE 40
ELMSFORD, NY 10523-2300

[Update Your Information](#)

Are Your Taxes Paid?

Tax Year 2023 (billed in 2024) Total Amount Billed: \$70,355.67

1st INSTALLMENT - Tax Year 2023		2nd INSTALLMENT - Tax Year 2023	
Original Billed Amount:	\$0.00	Original Billed Amount:	\$70,355.67
Due Date:	03/01/2024	Due Date:	08/01/2024
Tax:	\$0.00	Tax:	\$0.00
Interest:	\$0.00	Interest:	\$0.00
Current Amount Due:	\$0.00	Current Amount Due:	\$0.00

Total Amount Due: **\$0.00**

Tax Year 2024 (billed in 2025) Total Amount Billed: \$72,694.98

1st INSTALLMENT - Tax Year 2024

Original Billed Amount: \$38,695.62
Due Date: 03/04/2025

Tax: \$0.00
Interest: \$0.00

Current Amount Due: \$0.00

2nd INSTALLMENT - Tax Year 2024

Original Billed Amount: \$33,999.36
Due Date: 12/15/2025

Tax: \$0.00
Interest: \$0.00

Current Amount Due: \$0.00

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	-	-
Senior Citizen Exemption:	NO	NO	-	-
Senior Freeze Exemption:	NO	NO	-	-
Returning Veteran Exemption:	NO	NO	-	-
Disabled Person Exemption:	NO	NO	-	-
Disabled Veteran Exemption:	NO	NO	-	-

Note: Fewer than four tax years of data are displayed when the PIN did not exist in all four years.
Contact the Cook County Assessor's Office for more information.

[Apply for a missing exemption](#)



VIA EMAIL (sean.mccourt@cbre.com)

Date: August 13, 2025

Sean McCourt
CBRE
321 N. Clark Street, Suite 3400
Chicago, IL 60654

RE: LOI for 7 Brew Coffee at Randhurst Village, Mt. Prospect, IL 60056

Dear Mr. McCourt:

Who Brew IL I, LLC, ("Tenant") is interested in entering into a ground lease for property with RREF III-P Randhurst Village, LLC ("Landlord") under the following terms and conditions:

Tenant: Who Brew IL I, LLC

Guarantor: Who Brew, LLC

1. Premises: The Premises are commonly known as 201 Euclid Avenue, Mt. Prospect, IL 60056, and are more particularly depicted on Exhibit A.

The Premises are a portion of the parcel currently identified as 03-27-409-004-0000.

2. Lease: After Landlord's full execution and delivery of this letter, Landlord's counsel shall prepare and deliver to Tenant an ground lease agreement on Landlord's standard form (the "**Lease**"), setting forth, among other things, the terms and conditions contained herein.

3. Rent Commencement Date:

[REDACTED]

4. Renewal Options:

[REDACTED]

5. Rent:

[REDACTED]

6. Inspection/Permit Period:

Commencing upon execution of the Lease, and for a period of one-hundred and fifty (150) days, Tenant shall have the right to access the Premises (and all improvements, including buildings currently located on the Premises), to inspect and conduct any surveys, tests, inspections, environmental assessments, soil tests, and any other studies that Tenant may desire, subject to Landlord approval. Landlord will require Tenant to execute an access agreement prior to any inspections; which may include an examination of the following matters: title and survey, environmental and physical condition of the Premises; zoning; compliance with laws, utility access; and availability of applicable permits. Tenant shall promptly restore any portion of the Premises disturbed by such tests. Tenant shall indemnify and hold Landlord harmless from and against any and all loss, costs, claims, damages or expenses arising out of or due to any entry on the Premises by Tenant, its employees, agents or contractors (except for any negligence or willful acts by Landlord or its agents, contractors or employees). Tenant shall pursue receipt of their construction permit(s) during this period.

Tenant shall have the right to extend the Inspection/Permit Period for thirty (30) days, provided that prior to the expiration of the Inspection/Permit Period, Tenant provides Landlord written notice of its desire to extend the Inspection Period. Upon expiration of the Inspection/Permit Period, which shall not exceed one hundred and eighty (180) days. Upon expiration of the Inspection/Permit Period, if Tenant has not secured their construction permit, Landlord shall have the right to secure it on their behalf per plans to be mutually agreed upon by Landlord and Tenant. If Tenant or Landlord have not secured their necessary permits to commence construction within ninety (90) days, either party may terminate the lease by providing thirty (30) days written notice. Timeline for plan submittal and diligently pursuing permits to be addressed at Lease.

7. Permitted Use:

Tenant intends to operate the Premises for the sale of sale coffee, blended drinks, smoothies, breakfast foods and energy drinks and other ancillary items sold from time to time by the 7 Brew franchise subject to existing restrictions and prohibited uses.

8. Additional Rent:

[REDACTED]

- [REDACTED]
9. Site Information: Within 5 days after the parties execute this LOI, Landlord shall furnish to Tenant all available set forth on Exhibit B.
10. Exclusive Rights: Landlord will not lease space or permit any space in the shopping center in which the Premises are located or any adjacent retail area owned, managed or controlled by Landlord or an affiliate of Landlord to any other person whose Primary Business is a drive-thru restaurant selling coffee beverages. This restriction shall prohibit businesses such as, but not limited to, Starbucks, Dutch Brothers, Swig, and Black Rifle Coffee. In no event shall this exclude a fast food restaurant, fast casual, full service, or quick service restaurant, including but not limited to McDonalds, Wendys, Popeyes, Chick-fil-a, First Watch, KeKe's, etc.
11. Assignment: [REDACTED]
12. Easement: Landlord will enter in such easement agreements as may reasonably be required to facilitate Tenant's intended development and use of the Premises.
13. Brokers: Landlord shall pay GreatStreet Realty Partners, LLC brokerage commission fee per a separate agreement with Landlord's broker, CBRE, Inc.
14. Exclusivity: Intentionally deleted.
15. Delivery of Premises: Landlord shall deliver Premises to Tenant in as-is condition upon expiration or earlier termination of Tenant's Inspection/Permit Period.
16. Confidentiality: Landlord agrees to keep the terms and conditions of this LOI confidential and not disclose such term and conditions to any third party other than their attorneys assisting in preparation of a lease for the Premises with Tenant, and Landlord's partners, investors, lenders, accountants and other professional advisors on a need-to-know basis.

17. Allowance:



18. Security Deposit:



This document is a letter of intent. This letter is NON-BINDING and is intended to serve as a letter of intent summarizing in brief form the principal terms of a proposed transaction whereby Tenant, or its designee, would enter into a Lease with Landlord for the Premises. The signatures below constitute an acknowledgment by the parties that (i) this LOI constitutes a summary of the negotiations to date and does not result in any contractual obligation, either express or implied, on either party, and (ii) this LOI does not constitute a preliminary contractual undertaking upon which either party may justifiably rely as a basis for further actions or negotiations. Both parties contemplate that they will continue negotiations relating to the Lease, but each specifically reserves the right to terminate negotiations, at any time, with or without cause.

Please reflect your acceptance of the terms above by executing returning this LOI to Tenant.

Sincerely,

Kabat Real Estate Solutions

ACCEPTED, 8/13/2025, DATE.

LANDLORD

By: Daniel Nieman

Name: Daniel Nieman

Title: Vice President

Who Brew IL I, LLC

By: Gregory Lucot

Name: Gregory Lucot

Title: Chief Operating Officer

Exhibit A

Premises



Exhibit B

Required Site Information

Landlord shall provide Tenant with all of the following items in its possession, or which can be reasonably obtained, within 5 business days after execution of this LOI:

- ☐ Geotechnical reports, soil boring reports, testing reports, as-built reports and/or compaction reports
- ☐ Environmental site assessments (including Phase I and Phase II)
- ☐ Surveys (boundary, land title, ALTA and topographical)
- ☐ Utility plans and as-builts for potable water, sanitary sewer, storm sewer, gas, electric, and other utility improvements, complete utility plans and as-builts for potable water, sanitary sewer, storm sewer, gas, electric, and other utility improvements, complete
- ☐ Blueprints or other construction plans for existing improvements on the Premises
- ☐ Title policies, vesting deeds and exclusions to title policies, plats, Declarations, REAs, CC&Rs, use restrictions or similar documents governing the development, construction, use and operations at the Premises
- ☐ Any other items in Landlord's possession which might assist Tenant in preparing plans and specifications for the development and construction of the Premises
- ☐ Real Estate tax bills for the prior 3 tax years
- ☐ Evidence of any common area expenses for the prior 3 years that Landlord intends to pass through to Tenant

Exhibit D / E

[Add any other exhibits needed for known easements and/or area covered by the Exclusive]

02/18/2026

Village of Mt Prospect, IL
Planning and Zoning Commission
50 S. Emerson St.
Mt. Prospect, IL 60056

RE: 7 Brew, Proposed Drive-Thru Coffee Establishment at 201 E. Euclid Ave, Mt. Prospect, IL

Response to Section 12.203(F)8: Conditional Use

Property Zoned: B3 Community Shopping District

Except as provided below, no planned unit development shall be approved unless the development meets the standards for conditional uses, and the standards set forth in this section:

F. Conditional Use

8. Standards: 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;*

The proposed drive through coffee shop will operate within an existing commercial building in a district intended to accommodate retail and restaurant uses. The establishment will comply with all applicable building, fire, health, and life-safety codes. The drive-through component is designed to function safely within the site and will not be detrimental to public health, safety, 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;*

The subject property is located within a developed commercial corridor characterized by retail and service uses. The proposed use, including drive-through operations, is consistent with the commercial character of the area. Site circulation, landscaping enhancements, and façade improvements will minimize potential impacts such as noise, lighting, and visual effects, and will not substantially diminish or impair property values within the neighborhood.

- 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;*

The proposed conditional use will not impede the normal and orderly development of surrounding properties. The reuse of the existing structure supports continued commercial investment within the B-3 District and is compatible with permitted commercial uses in the area.

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

The property is currently served by adequate public utilities, access roads, stormwater drainage, and municipal services. No expansion of the building footprint is proposed, and existing infrastructure is sufficient to accommodate the proposed restaurant and drive-through operations.

- 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;*

The drive-through lane has been designed to provide adequate on-site stacking capacity and internal circulation to prevent spillover onto adjacent public streets. Existing access points will continue to serve the site, and the configuration minimizes traffic congestion while maintaining safe ingress and egress for both drive-through and parking customers.

- f. *That the proposed conditional use is not contrary to the objectives of the current comprehensive plan for the village; and*

The proposed use supports the Comprehensive Plan's objectives of strengthening established commercial corridors and encouraging reinvestment in existing commercial properties. The project enhances site functionality and appearance while maintaining compatibility with surrounding commercial development.

- 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.*

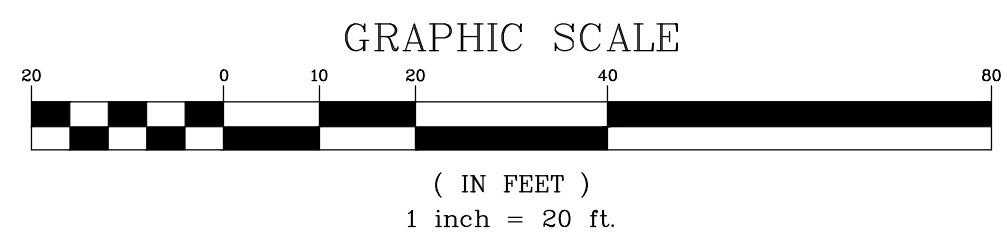
The proposed development will comply with all applicable B-3 District requirements, including parking, setbacks, lot coverage, landscaping, lighting, and signage standards, except as may be modified through the conditional use approval process.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

Matt Miller, PE

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



LEGEND

- | | |
|--|------------------------------|
| | = EX. PROPERTY LINE |
| | = EX. EASEMENT LINE |
| | = EX. SECTION LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. DEPRESSED CURB |
| | = EX. STORM LINE |
| | = EX. SANITARY LINE |
| | = EX. WATERMAIN LINE |
| | = EX. UNDERGROUND GAS |
| | = EX. OVERHEAD WIRES |
| | = EX. 1 FOOT CONTOURS |

- | | |
|--|--|
|  | = EX. STORM MANHOLE (MH) |
|  | = EX. STORM CATCH BASIN (CB) |
|  | = EX. STORM INLET (NL) |
| D ₁  | = EX. DOWN SPOUT |
| SS  | = EX. SANITARY MANHOLE (SMH) |
|  | = EX. SANITARY SERVICE SPOUT |
|  | = EX. FIRE HYDRANT/AUX. VALVE |
|  | = EX. VALVE BOX |
|  | = EX. VALVE VAULT (V.V.) |
|  | = EX. GAS METER |
|  | = EX. JULIE GAS MARKER |
|  | = EX. ELECTRICAL METER |
|  | = EX. ELECTRIC HANDHOLE |
|  | = EX. ELECTRIC PEDESTAL/BOX |
| T ₁  | = EX. TRAFFIC SIGNAL MANHOLE |
|  | = EX. TRAFFIC SIGNAL |
|  | = EX. DOUBLE HANDHOLE |
|  | = EX. UTILITY POLE |
|  | = EX. GUY WIRE |
|  | = EX. LIGHT STANDARD |
|  | = EX. SIGN |
|  | = EX. BOLLARD |
|  | = EX. HANDICAPPED PARKING |
|  | = EX. NUMBER OF PARKING STALLS |
|  | = EX. STRAIGHT TRAFFIC FLOW ARROW |
|  | = TURN TRAFFIC FLOW ARROW |
|  | = EX. ROAD STRIPE "ONLY" |
|  | = EX. SPOT ELEVATION |
| 8"  | = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES |
|  | = EX. RIM ELEVATION |
|  | = EX. BITUMINOUS PAVEMENT |
|  | = EX. CONCRETE |
|  | = EX. DETECTABLE WARNING |

ABBREVIATIONS

- | | |
|--------|--------------------------|
| CH | CHORD |
| C.N.V. | COULD NOT VERIFY |
| E | EAST |
| ELY | EASTERLY |
| F.F. | FINISHED FLOOR ELEVATION |
| F.O.D. | FULL OF DEBRIS |
| F.O.W. | FULL OF WATER |
| INL | INLET |
| L | ARC LENGTH |
| N | NORTH |
| NE | NORTHEAST |
| NW | NORTHWEST |
| PVC | POLY VINYL CHLORIDE PIPE |
| R | RADIUS |
| RCP | REINFORCED CONCRETE PIPE |
| S | SOUTH |
| SM | SANITARY MANHOLE |
| STMH | STORM MANHOLE |
| SW | SOUTHWEST |
| SWLY | SOUTHWESTERLY |
| W | WEST |
| WLY | WESTERLY |

BENCHMARKS

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

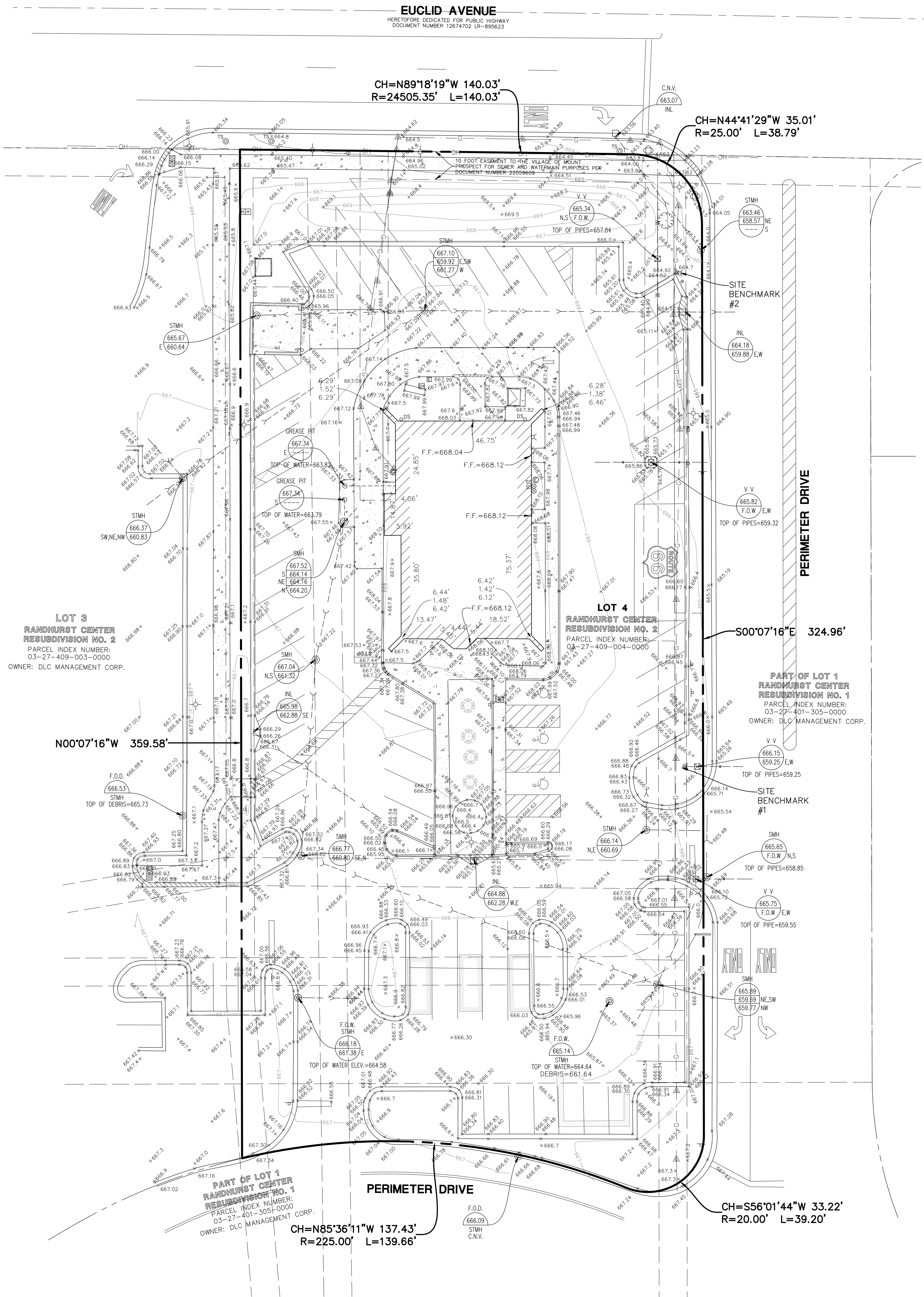
SITE BENCHMARK#1:
SOUTHWEST ARROW BOLT OF FIRE HYDRANT ON WEST SIDE
OF PERIMETER DRIVE LOCATED APPROXIMATELY 269 FEET
SOUTH OF THE CENTERLINE OF EUCLID AVENUE AND 910
FEET EAST OF THE CENTERLINE OF ELMHURST ROAD
(ILLINOIS ROUTE 83).

ELEVATION= 668.89 DATUM=NAVD88 (GEOID 18)

SITE BENCHMARK#2:
SOUTHWEST ARROW BOLT OF FIRE HYDRANT ON WEST SIDE
OF PERIMETER DRIVE LOCATED APPROXIMATELY 82 FEET
SOUTH OF THE CENTERLINE OF EUCLID AVENUE AND 880
FEET EAST OF THE CENTERLINE OF ELMHURST ROAD
(ILLINOIS ROUTE 83).

ELEVATION= 667.01 DATUM=NAVD88 (GEOID 18)

TOPOGRAPHIC FIELD WORK COMPLETED ON MARCH 18, 2025



Legal Description

Parcel 1:

Lot 4 in Randhurst Center resubdivision NO. 2, being a resubdivision of lots 1, 2 and 3 in Randhurst Center NO. 1, being a subdivision of part of the southeast quarter of Section 27, Township 42 North, Range 11 East of the third principal meridian, according to the plat thereof recorded April 28, 2022 as document NO. 2211857001, in Cook County, Illinois.

Affidavit of Public Notice

Zoning Case # PZ-05-26

I, Laura Pacino, under oath, state that I am the petitioner of the zoning case number listed above regarding the property located at 201 E. Euclid Avenue; Mount Prospect, IL. I hereby affirm that a copy of the public notice was mailed out to all property owners of record within two hundred fifty feet (250'), exclusive of right of way width, of the subject property no more than thirty (30) days nor less than fifteen (15) days prior to the public hearing scheduled on Thursday, April 23rd, 2026 at 7:00pm.

I also certify to submit any returned mail from the United States Postal Service of said property owners to the Village of Mount Prospect Community Development Department.

I fully understand that in the event that public notification are not mailed out as per public hearing procedures stated in the Zoning Code of the Village Code, then the Village of Mount Prospect may elect to reject the zoning application and the permit for which I am applying will not be approved (or work in progress pursuant to the permit will be stopped) until proper public hearing procedures are followed.

Petitioner: Laura Pacino
(signature)
Laura Pacino
(print name)

Date: 4/4/2026

Subscribed and sworn to before

me this 4th day of
April, 2026.

Luke Lofton
Notary Public

Commonwealth of Pennsylvania - Notary Seal
LUKE LOFTON - Notary Public
Lawrence County
My Commission Expires July 8, 2028
Commission Number 1449708

NOTICE OF HEARING BEFORE THE
MOUNT PROSPECT PLANNING & ZONING COMMISSION
NOTICE IS HEREBY GIVEN that on Thursday, April
23, 2026 at the hour of 7:00 p.m., there will be a public
hearing at the Mount Prospect Village Hall, 50 S.
Emerson Street, Mount Prospect, IL, concerning the
following:

CASE NO.: PZ-05-26

COMMONLY KNOWN AS: 201 East Euclid Avenue

PINs: 03-27-409-004-0000

PETITIONER: Toth and Associates

1550 East Republic Road

Springfield, MO 65804

OWNER: DLC MANAGEMENT CORP

565 TAXTER RD SUITE 40

ELMSFORD, NY 10523

NATURE OF REQUEST: Petitioner is seeking condi-
tional use to allow a drive-through for a coffee shop
and other relief from the Village of Mount Prospect
Village Code as may be required for this project.

This is not a "notice to appear". It is an invitation to
all interested persons to submit oral or written
comments concerning the above case to the Planning
& Zoning Commission at 50 S. Emerson Street, Mount
Prospect, IL 60056 or via e-mail
chogan@mountprospect.org. Persons having questions
may call the Community Development Department of
Mount Prospect at (847) 818-5328.

The Planning & Zoning Commission will make a
recommendation based on the information discussed at
the meeting; the Village Board's decision is final for
this case.

Dated at Mount Prospect, Illinois, this **Wednesday,**
April 8, 2026.

Joseph P. Donnelly

Chairperson, Planning & Zoning Commission
Published in Daily Herald April 8, 2026 (327622)

CERTIFICATE OF PUBLICATION

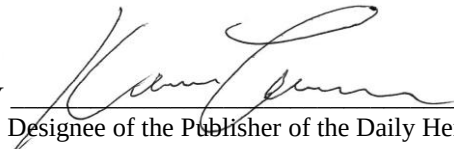
Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of
the State of Illinois, DOES HEREBY CERTIFY that it is the publisher
of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs**
DAILY HERALD is a secular newspaper, published in Arlington Heights,
Cook County, State of Illinois, and has been in general circulation daily
throughout Cook County, continuously for more than 50 weeks prior to the first
Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper
as defined in "an Act to revise the law in relation to notices" as amended
in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a
notice of which the annexed printed slip is a true copy,
was published 04/08/2026
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on
a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 327622



SITE DEVELOPMENT PLANS FOR

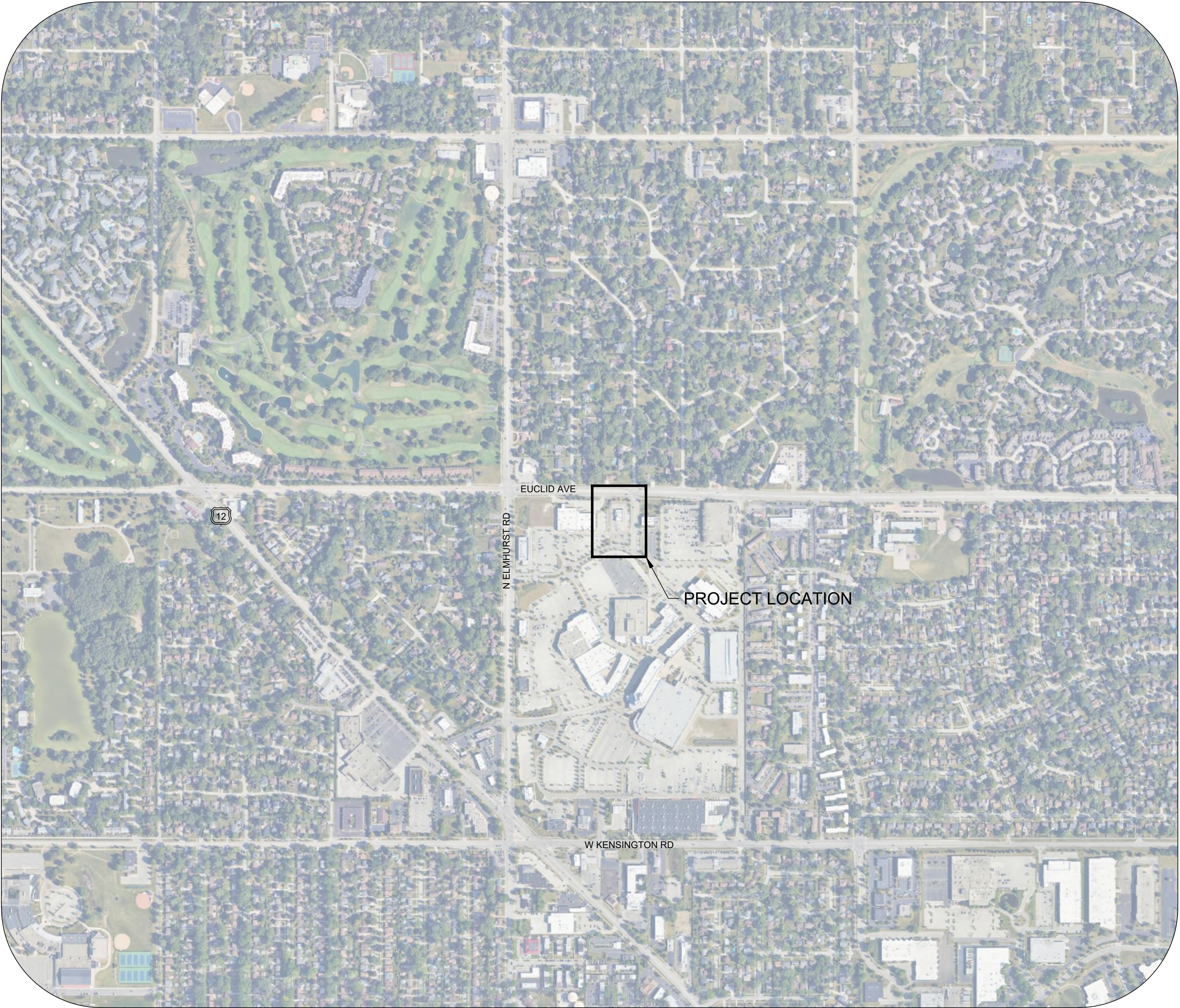


MOUNT PROSPECT, IL 02

201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

PROJECT NUMBER:
104.074

SHEET INDEX	
SHEET NAME	NUMBER
COVER SHEET	C0.0
GENERAL NOTES	C0.1
DEMOLITION PLAN	C1.1
EROSION CONTROL PLAN	C1.2
SITE PLAN	C2.1
CONCRETE ALTERNATIVE PLAN	C2.2
STACKING PLAN	C2.3
GRADING PLAN	C3.1
GRADING PLAN	C3.2
UTILITY PLAN	C4.1
LANDSCAPE PLAN	C5.1
STRIPING PLAN	C6.1
DETAILS	C7.1
DETAILS	C7.2
ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY	SHEET 1
ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY	SHEET 2
ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY	SHEET 3
ALTANSPS LAND TITLE AND TOPOGRAPHIC SURVEY	SHEET 4



EXISTING UTILITY INFORMATION:	
WATER	VILLAGE OF MOUNT PROSPECT PUBLIC WORKS 1700 CENTRAL RD MT PROSPECT, IL 60056 847-870-5640
ELECTRIC	COMED 1785 OLD SKOKIE VALLEY RD HIGHLAND PARK, IL 60035 1-800-334-7661
SEWER	VILLAGE OF MOUNT PROSPECT PUBLIC WORKS 1700 CENTRAL RD MT PROSPECT, IL 60056 847-870-5640
STORM WATER	VILLAGE OF MOUNT PROSPECT PUBLIC WORKS 1700 CENTRAL RD MT PROSPECT, IL 60056 847-870-5640
GAS	NICOR GAS 1665 BIRCHWOOD AVE DES PLAINES, IL 60018 1-888-642-6748
CABLE	AT&T 1 W RAND RD MT PROSPECT, IL 60056 1-847-749-3149



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

C0.0

COVER SHEET

DATE: APRIL 14, 2026

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
RW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TGV	TOP OF GRAVEL
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TC	EXISTING TOP OF CURB
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
→	DIRECTION OF SHEET FLOW

CIVIL LEGENDS

SYMBOLS:

■	MARKER STONE
▽	RIGHT OF WAY MARKER
●	IRON PIN FOUND
⊙	IRON PIN SET
✕	CUT CROSS
△	CONTROL POINT
⊕	BENCHMARK
⊗	SANITARY SEWER MANHOLE
⊖	SANITARY CLEANOUT
⊙	STORM CLEANOUT
■	STORM SEWER AREA INLET
■	STORM SEWER CURB INLET
⊗	STORM SEWER MANHOLE
⊖	FLARED END SECTION
⊕	TELEPHONE MANHOLE
⊗	TELEPHONE RISER
⊙	POWER POLE
⊙	GUY ANCHOR
⊙	LIGHT POLE
⊙	ELECTRIC BOX
⊙	GAS METER
⊙	GAS VALVE
⊙	WATER METER
⊙	WATER VALVE
⊙	FIRE HYDRANT
⊙	WELL
⊙	IRRIGATION VALVE
⊙	SPRINKLER HEAD
⊙	AIR CONDITIONING UNIT
⊙	MAILBOX
⊙	POST
⊙	SIGN

LINETYPES:

— PL —	PROPERTY LINE
— RW —	RIGHT OF WAY LINE
— LL —	LOT/LEASE LINE
— S —	SANITARY SEWER LINE
— FM —	SANITARY SEWER FORCE MAIN
— ST —	STORM SEWER LINE
— FL —	FLOW LINE
— OHE —	OVERHEAD ELECTRIC LINE
— UE —	UNDERGROUND ELECTRIC LINE
— G —	GAS LINE
— W —	WATER LINE
— IR —	IRRIGATION WATER LINE
— C —	COMMUNICATIONS LINE
— T —	TELEPHONE LINE
— FO —	FIBER OPTIC LINE
— O —	CHAIN LINK FENCE
— X —	BARBED WIRE FENCE
—	WOOD FENCE
— 1000 —	EXISTING MAJOR CONTOUR
— 1001 —	EXISTING MINOR CONTOUR
— 1000 —	PROPOSED MAJOR CONTOUR
— 1001 —	PROPOSED MINOR CONTOUR
—	TREE LINE
— FPL —	FEMA FLOODPLAIN
— FFW —	FEMA FLOODWAY
— LOD —	LIMIT OF DISTURBANCE
—	COMPOST FILTER SOCK
→	DIRECTION OF SHEET FLOW

PROJECT CONTROL:

BENCHMARKS:

IL STATE PLANE COORDINATE SYSTEM
EAST ZONE, NAD 83 FOR HORIZONTAL VALUES AND NAVD'88 FOR VERTICAL VALUES

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED ON SEPTEMBER 17, 2025 BY
MANWARD CONSULTING, ILLINOIS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-004017 AND IS
NOT A PRODUCT OF TOTH & ASSOCIATES.

POINT NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
CP 1	1974463.763	1092721.344	668.93	CUT "X"
CP 2	1974618.052	1092660.940	667.35	CUT "X"
CP 3	1974654.443	1092800.420	666.99	CUT "X"
CP 4	1974829.781	1092766.893	66.19	CUT "X"
BM 1	1974642.609	1092798.110	668.89	BOLT ON FIRE HYDRANT
BM 2	1974819.027	1092797.615	667.02	BOLT ON FIRE HYDRANT

FLOOD PLAN INFORMATION:

FEMA PANEL #: 17031C0208J
EFFECTIVE DATE: August 19, 2008
FEMA ZONE: X - THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE

DEVELOPER:

WHO BREW, LLC
CONTACT: CHRIS GEORGE
PHONE: (847) 372-2586
EMAIL: CHRISGEORGE@WHOBREWLLC.COM

GENERAL CIVIL NOTES

- THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS. WHEN THE NOTES ON THE DRAWINGS CONFLICT WITH THE TECHNICAL REQUIREMENTS OUTLINED IN THE SPECIFICATIONS, THE MORE STRINGENT CRITERIA WILL GOVERN.
- CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS, THE PROJECT TECHNICAL SPECIFICATIONS, AND THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE LOCAL AUTHORITY, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). DURING CONSTRUCTION, ACCESS SHALL BE MAINTAINED FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC, THE FIRE, POLICE AND AMBULANCE DEPARTMENTS, SCHOOL BUS COMPANIES AND POST OFFICE ARE TO BE NOTIFIED 48 HOURS PRIOR TO ANY ROAD CLOSINGS.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES OR GRADING ACTIVITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION, PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE OR DISCOVERED BY THE ENGINEER IN PREPARATION OF THE DRAWINGS. THERE IS NO GUARANTEE AS TO THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATING UNDERGROUND UTILITIES, INCLUDING SERVICE CONNECTIONS, IN ADVANCE OF CONSTRUCTION ACTIVITIES BY CONTACTING THE OWNERS THEREOF AND BY PROSPECTING. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE OWNER AND ENGINEER IN WRITING OF ANY DISCREPANCIES WITH THE PLAN INFORMATION, ALL DAMAGE TO EXISTING UTILITIES, INCLUDING SERVICE CONNECTIONS, SHALL BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.
- THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION.
- ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS; WHICH EVER IS APPLICABLE.
- ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL AS PER PROJECT DETAILS AND SPECIFICATIONS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP WIRING, SIGNAL POLES AND ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY AND STATE REGULATIONS AND TO THEIR SATISFACTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN AND THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), IF APPLICABLE. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO GRADING ACTIVITIES.
- THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL JURISDICTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE IN WHICH THE PROJECT IS LOCATED, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS AT THE SITE AT ALL TIMES.
- THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID. NO EXTRA COSTS WILL BE PAID TO THE CONTRACTOR DUE TO UNANTICIPATED EXISTING CONDITIONS AND/OR INSTALLATIONS. ANY DELAY, ADDITIONAL WORK, FEES OR EXTRA COST TO THE CONTRACTOR CAUSED BY OR RESULTING FROM DAMAGE TO OR MODIFICATION OF EXISTING INSTALLATIONS BY THE CONTRACTOR OR AFFECTED UTILITY COMPANY SHALL NOT CONSTITUTE A CLAIM FOR EXTRA WORK, ADDITIONAL PAYMENT OR DAMAGES.

DEMOLITION NOTES

JOB CONDITIONS

- THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
- ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER. TRANSPORT THE SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED.
- THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
- THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
- THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT BUILDING STRUCTURES AND OTHER FACILITIES THAT ARE TO REMAIN; AND INJURY TO PERSONS.
- PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES TO BE DEMOLISHED AND ANY ADJACENT FACILITIES TO REMAIN.
- MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS. DISCONNECT ALL UTILITIES SERVING ANY STRUCTURES TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

DEMOLITION

- POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR, COMPLY WITH GOVERNMENT REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITIONS AS THEY EXIST PRIOR TO START OF WORK.
- BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
- BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 12" BELOW THE LOWEST FOUNDATION LEVEL.
- FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
- USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE. CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER.
- PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL, TRASH AND DEBRIS.
- PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
- ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM FOR THE SITE PER PROJECT SPECIFICATIONS. TREES ON THE SITE MAY BE SAFELY REMOVED FROM NOVEMBER 1 THROUGH MARCH 31, IF ANY TREES NEED TO BE REMOVED OUTSIDE OF THIS TIMEFRAME, CONTRACTOR SHALL FOLLOW BEST PRACTICES AS PRESCRIBED BY THE US FISH AND WILDLIFE SERVICE TO PRESERVE THE HABITAT OF ANY ENDANGERED SPECIES POTENTIALLY PRESENT ON SITE.

DISPOSAL OF DEMOLISHED MATERIALS

- REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
- BURNINGS OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
- REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIB LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER, OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER, TO PROTECT EXISTING TREES DURING CONSTRUCTION. CONTRACTOR SHALL REMOVE POSTS AND FENCE FABRIC AFTER ALL CONSTRUCTION IS COMPLETE.

SEDIMENT & EROSION CONTROL NOTES

- THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND DISCHARGE OF SEDIMENT FROM THE SITE AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE NECESSARY MEASURES DURING ALL PHASES OF HIS OPERATIONS REGARDLESS OF WHETHER THEY ARE SPECIFICALLY NOTED ON THE EROSION CONTROL PLAN AND SHALL MAINTAIN AND REPLACE CONTROLS AS NECESSARY DURING THE COURSE OF HIS OPERATIONS.
- INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
- THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
- THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
- ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC. SHALL BE SEEDED AND MULCHED, AS PER THE PROJECT SPECIFICATIONS BEFORE TEMPORARY SEDIMENT CONTROLS CAN BE REMOVED AND PRIOR TO FINAL APPROVAL OF CONSTRUCTION.
- IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP). THE SWPPP SHALL BE CONSIDERED AS A STARTING POINT FOR SEDIMENT AND EROSION CONTROLS AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REVISING AND UPDATING EROSION CONTROLS AS SITE CONDITIONS CHANGE DURING THE COURSE OF CONSTRUCTION.

UTILITY CONSTRUCTION NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING UTILITY CONSTRUCTION ACTIVITIES. DURING CONSTRUCTION CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR WITH PROPOSED UTILITIES. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION, PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL IN CONFORMANCE WITH PROJECT DETAILS AND SPECIFICATIONS.
- ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
- INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED. CONNECT TRACER WIRE TO EXISTING TRACER WIRE AND STUB UP END OF THE TRACER WIRE AT THE ENDS OF RUNS IN ACCORDANCE WITH UTILITY OWNER'S SPECIFICATIONS.
- ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
- EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
- ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK, UNLESS STATED OTHERWISE.
- ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS. THE DRAWINGS INDICATE THE LOCATION OF KNOWN EXISTING UTILITY SERVICE LINES AS COULD BE DETERMINED.
- ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO BE CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
- ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION. ALL COSTS ASSOCIATED WITH THE WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE ENTRANCE AND OTHER UTILITY REQUIREMENTS SHALL BE BORNE BY THE CONTRACTOR, INCLUDING THOSE COSTS, IF ANY, FROM THE LOCAL UTILITY PROVIDERS AND INCLUDE ALL COSTS ASSOCIATED WITH WORK PERFORMED BY THE LOCAL UTILITY PROVIDERS AND CONNECTION FEES INTO THEIR BID.

SITE GRADING NOTES

- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL THE STATE'S UTILITY LOCATE PHONE NUMBER AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING SITE GRADING ACTIVITIES. DURING GRADING ACTIVITIES THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF EXISTING UTILITIES WHERE CONFLICTS MIGHT OCCUR. IF A CONFLICT BECOMES APPARENT THE CONTRACTOR SHALL CONTACT ENGINEER FOR DIRECTION. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION BEING PERFORMED.
- CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS OF SUCH STRUCTURES WHEN BROKEN OR OTHERWISE DAMAGED BY CONSTRUCTION.
- SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
- CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER PRIOR TO BEGINNING SITE GRADING. OWNER SHALL BE CONTACTED TO DETERMINE WHAT SHALL BE DONE WITH EXCESS TOPSOIL. PROPER DRAINAGE OF THE STOCKPILES SHALL BE MAINTAINED.
- THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698. COMPACTION SHALL BE ACCOMPLISHED AT MOISTURE CONTENTS AS SPECIFIED IN THE GEOTECHNICAL ENGINEER'S REPORT. ALL SOFT AREAS FOUND DURING COMPACTION SHALL BE REMEDIATED IN CONFORMANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE.
- STONES OR BOULDERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL. IN STUMP HOLES, AROUND PIPE AND STRUCTURES AND IN OTHER RESTRICTED AREAS WHERE IT IS NOT PRACTICAL TO USE A ROLLER, THE MATERIAL SHALL BE COMPACTED BY HAND.
- CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT, IF AVAILABLE, TO MEET PROJECT NEEDS.
- CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
- THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON THE PLANS. NO EXTRA PAYMENT WILL BE MADE FOR OBTAINING FILL MATERIAL FROM OFF-SITE AREAS REQUIRED TO CONSTRUCT FILL TO THE LINES AND GRADES INDICATED ON THE DRAWINGS.
- NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. EXCAVATION WORK SHALL INCLUDE THE REMOVAL AND SUBSEQUENT HANDLING OF ALL MATERIALS EXCAVATED OR OTHERWISE REMOVED FOR THE PERFORMANCE OF THE WORK, REGARDLESS OF TYPE, CHARACTER, COMPOSITION OR CONDITION THEREOF. NO ADDITIONAL PAYMENT WILL BE MADE FOR ROCK EXCAVATIONS UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE AMOUNT OF ROCK EXCAVATION, IF ANY, TO BE INCLUDED IN HIS BID.
- ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED. SURFACE ROCK 1-1/2" OR GREATER IN ANY DIMENSION SHALL BE REMOVED FROM ALL FINISH GRADED AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SEEDING WORK.
- THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
- ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
- PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
- IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES AND THE PROTECTION OF LIFE AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY HIS BLASTING OPERATIONS.



SAFETY NOTICE TO CONTRACTOR

- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.

UTILITY DISCLAIMER

- INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

USE OF CONSTRUCTION DOCUMENTS

- DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE. DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED FOR USE ON OTHER PROJECTS AT THIS SITE OR OTHER SITES WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
- DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104,074

REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02

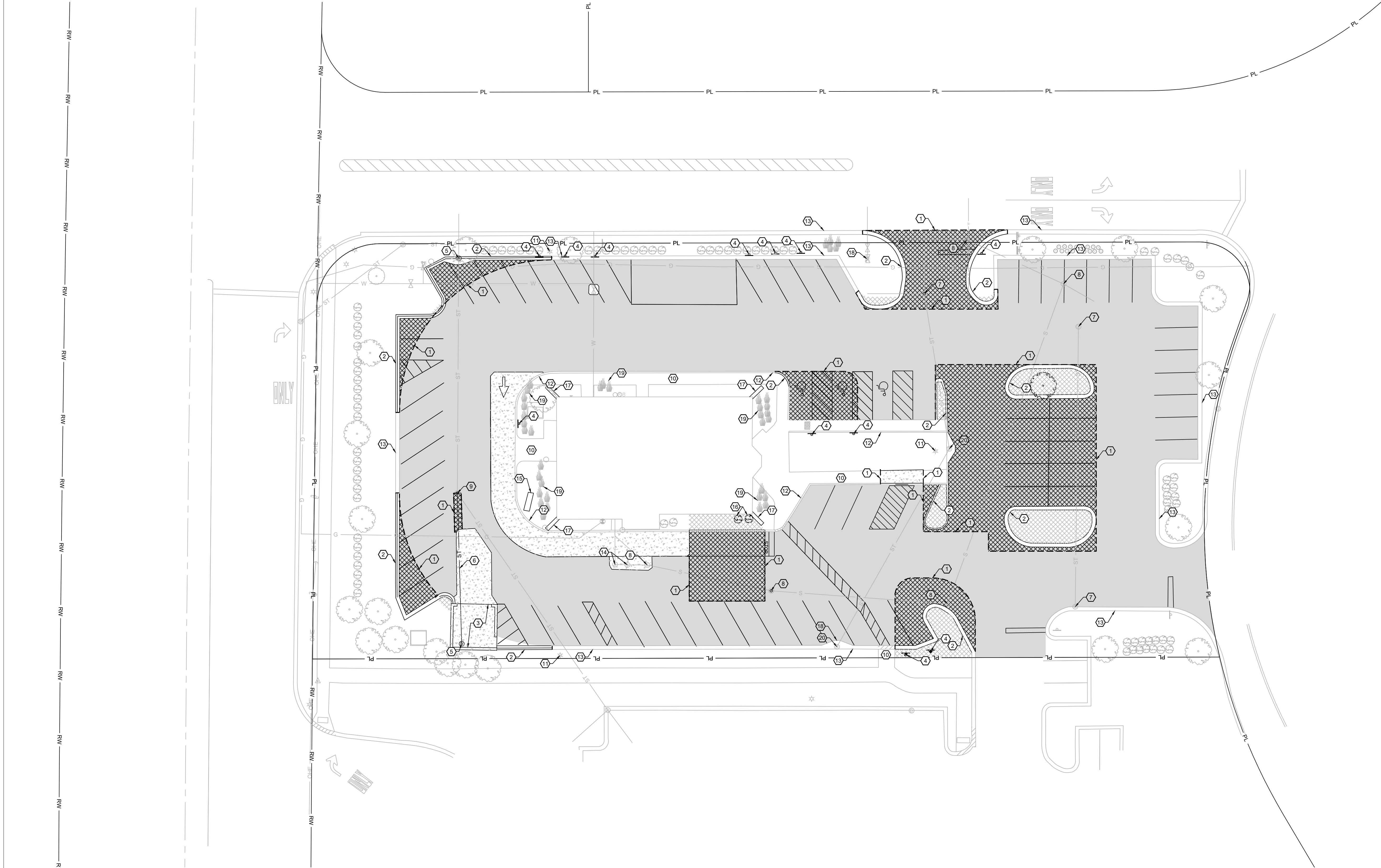
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

C0.1
GENERAL NOTES

DATE: APRIL 14, 2026

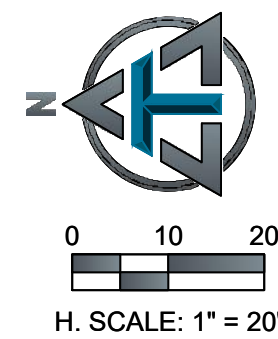


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IL# 63620661
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- HATCH LEGEND:**
- REMOVE 7,247 S.F. ± OF ASPHALT PAVEMENT.
 - = 1.5-INCH MILL AND OVERLAY 27,494 S.F. ± OF ASPHALT PAVEMENT.
 - = REMOVE 2,016 S.F. ± OF CONCRETE AREA.
 - = REMOVE 1,367 S.F. ± OF LANDSCAPE AREA.

- KEY NOTES:**
- ① SAW CUT CLEAN EDGE FOR REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
 - ② REMOVE 558 L.F. ± OF CONCRETE CURB.
 - ③ REMOVE TRASH ENCLOSURE, BOLLARD(S), & FOUNDATION.
 - ④ REMOVE SIGN, POST, & FOUNDATION.
 - ⑤ REMOVE STORMWATER INLET.
 - ⑥ REMOVE 60 L.F. ± OF 12-INCH RCP STORM LINE.
 - ⑦ EXISTING AREA INLET, DO NOT DISTURB.
 - ⑧ EXISTING SANITARY MANHOLE, DO NOT DISTURB.
 - ⑨ EXISTING STORMWATER MANHOLE, DO NOT DISTURB.
 - ⑩ EXISTING SIDEWALK, DO NOT DISTURB.
 - ⑪ EXISTING LIGHT POLE WITH CONCRETE BASE, DO NOT DISTURB.
 - ⑫ EXISTING CONCRETE CURB, DO NOT DISTURB.
 - ⑬ EXISTING CONCRETE CURB & GUTTER, DO NOT DISTURB.
 - ⑭ EXISTING GREASE INTERCEPTOR, DO NOT DISTURB.
 - ⑮ REMOVE MENU SIGN AND FOUNDATION.
 - ⑯ REMOVE SHRUBS.
 - ⑰ REMOVE BUILDING WING WALLS. SEE ARCHITECTURAL PLANS.
 - ⑱ EXISTING FIRE HYDRANT, DO NOT DISTURB.
 - ⑲ EXISTING PLANTINGS, DO NOT DISTURB.
 - ⑳ EXISTING COMBINATION INLET, DO NOT DISTURB.



FIRM LICENSE NO. 63620661

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074
REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

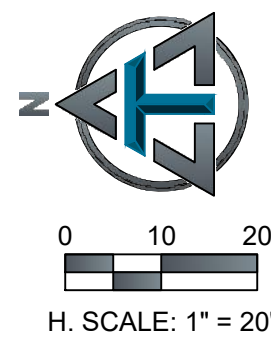
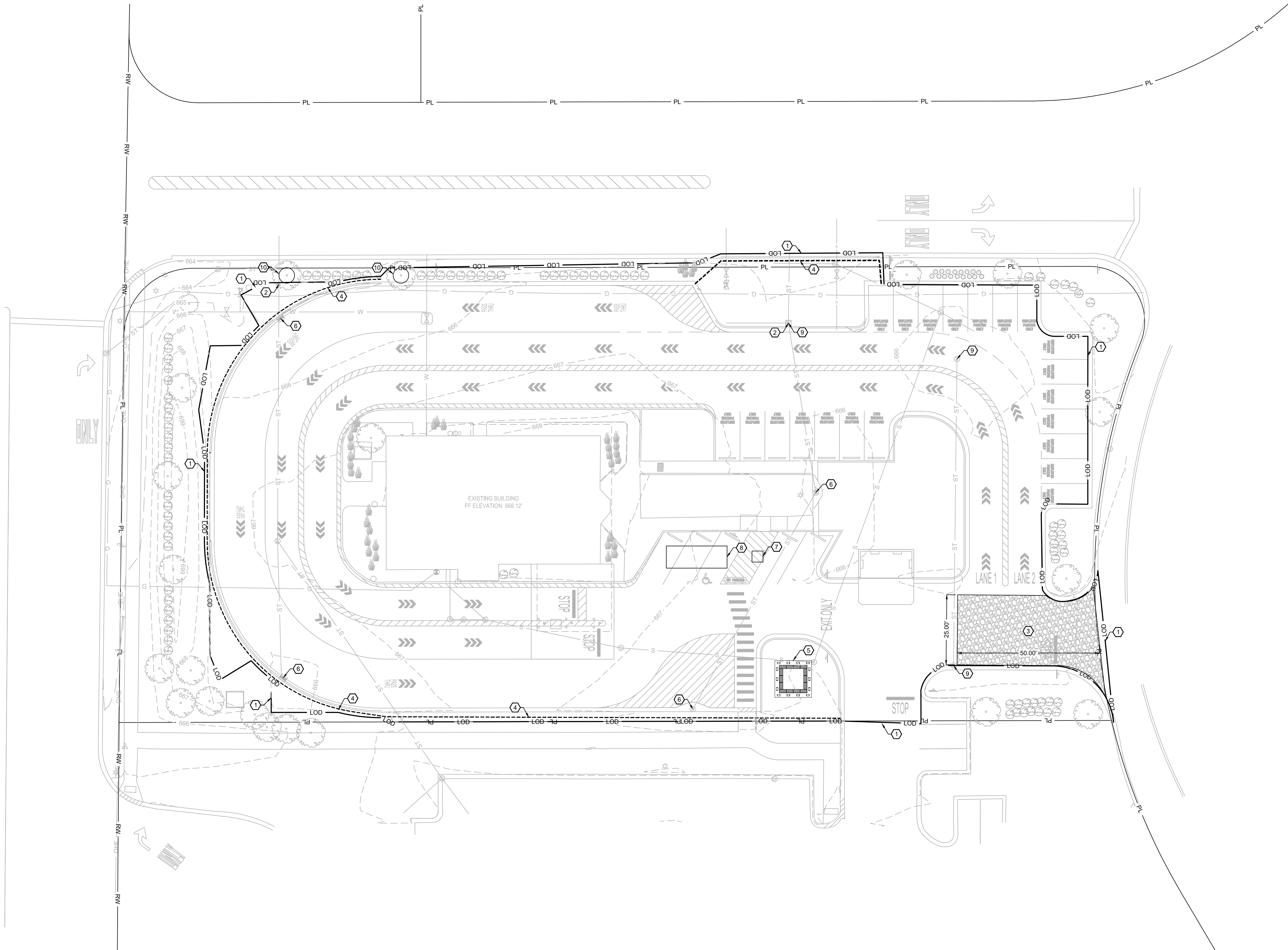
C1.1
DEMOLITION PLAN

DATE: APRIL 14, 2026

KEY NOTES:

- ① LIMITS OF DISTURBANCE = 0.88 ACRES.
② PROPOSED OUTFALL.
③ TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01, SHEET C7.1.
④ 474 L.F. ± OF COMPOST FILTER SOCK PER DETAIL 1.02, SHEET C7.1.
⑤ TEMPORARY CONCRETE WASHOUT PER DETAIL IUM-654BW, SHEET C7.2. LOCATION SHOWN IS APPROXIMATE.
⑥ INLET DROP IN PROTECTION PER DETAIL IUM-561D, SHEET C7.2.
⑦ PORTABLE RESTROOM. LOCATION SHOWN IS APPROXIMATE.
⑧ TEMPORARY ROLL-OFF DUMPSTER. LOCATION SHOWN IS APPROXIMATE.
⑨ INLET PROTECTION PER DETAIL IUM-562, SHEET C7.2.
⑩ TREE PROTECTION FENCING PER DETAIL 1.06, SHEET C7.1.

PHASING TABLE:		
PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	~ TREE PROTECTION ~ CONSTRUCTION ENTRANCE ~ PERIMETER CONTROL (SILT SOCK)
PHASE 2	CLEARING	~ RETAIN TOPSOIL ~ STOCK PILE PROTECTION ~ DUST CONTROL
PHASE 3	CONSTRUCTION	~ CONCRETE WASHOUT PIT ~ CONSTRUCTION ENTRANCE ~ TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	~ HYDROSEED ~ SEED / STRAW



C1.2
EROSION
CONTROL PLAN

DATE: APRIL 14, 2026

7 BREW COFFEE
MOUNT PROSPECT, IL 02
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

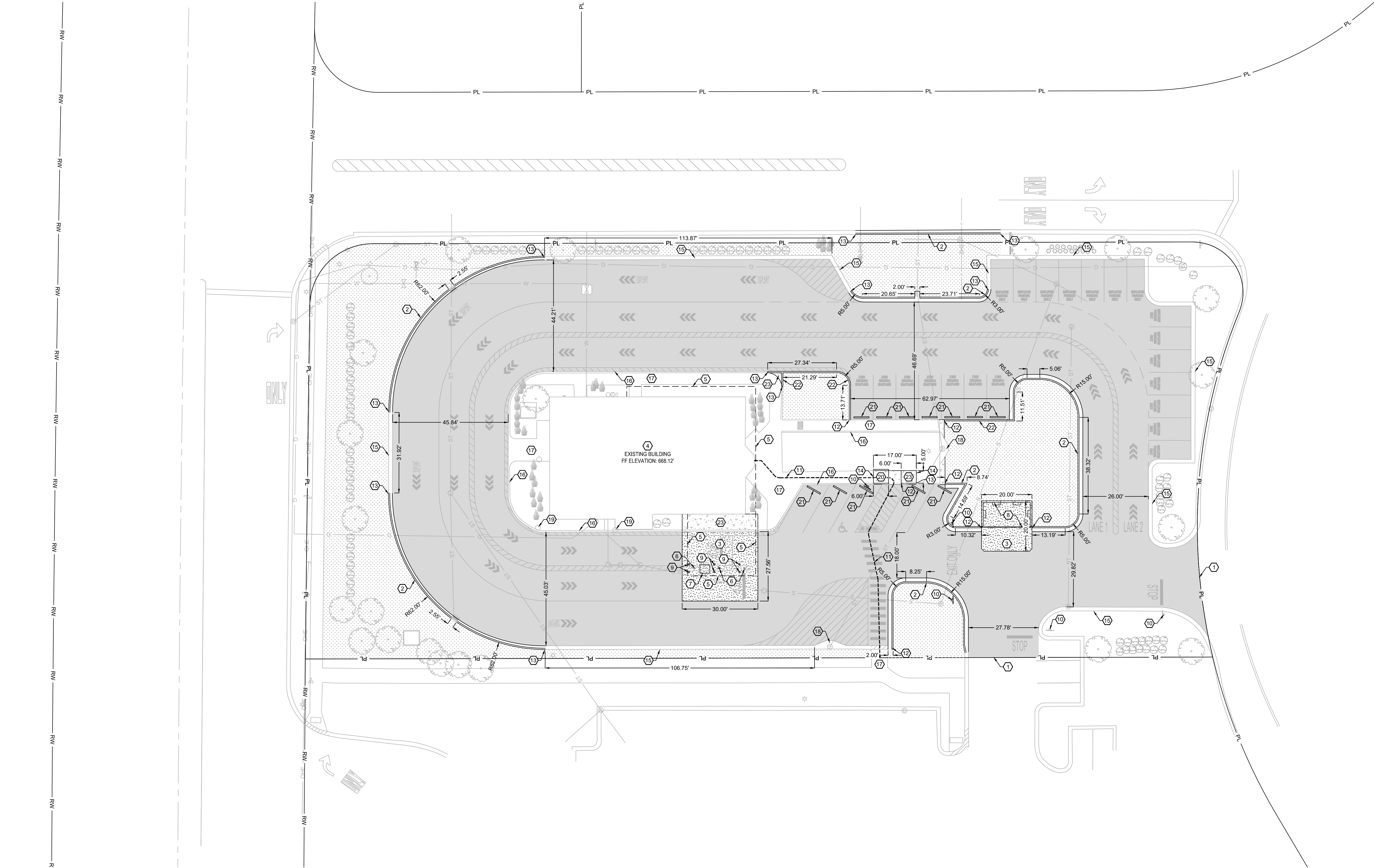
NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

REVISION:





	= 1.5-INCH MILL AND OVERLAY ASPHALT PAVEMENT.
	= CONCRETE SIDEWALK PER SIDEWALK DETAIL 2.02, SHEET C7.1.
	= CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.08, SHEET C7.1.
	= LANDSCAPE AREA REFER TO LANDSCAPE PLAN.

- KEY NOTES:
- 1. MATCH EXISTING PAVEMENT.
 - 2. CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
 - 3. CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.08, SHEET C7.1.
 - 4. BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
 - 5. BUILDING CANOPY OUTLINE. SEE ARCHITECTURAL PLANS.
 - 6. CANOPY COLUMN LOCATION, TYPICAL.
 - 7. CANVAS CRAFT WARMING HUT. SEE ARCHITECTURAL PLANS.
 - 8. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
 - 9. 3\"/>

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING DISTRICT: B3 COMMUNITY SHOPPING

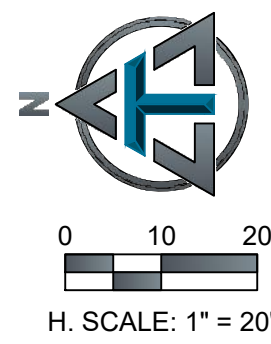
PARKING REQUIREMENTS:
REQUIRED: 12 SPACES PER 1,000 S.F. G.F.A. = 46 STALLS.
PROVIDED: 26 STALLS, 25 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE STACKING REQUIREMENTS:
REQUIRED: 10 SPACES.
PROVIDED: 48 SPACES TOTAL.
LANE 1: 22 SPACES.
LANE 2: 26 SPACES.

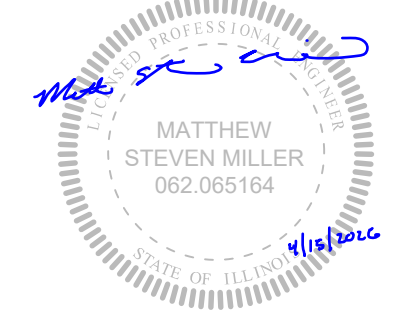
STORMWATER NOTES:
PRE-PROJECT IMPERVIOUS AREA = ± 44,950 S.F.
PRE-PROJECT PERVIOUS AREA = ± 13,921 S.F.
TOTAL = ± 58,871 S.F.
POST-PROJECT IMPERVIOUS AREA = ± 43,782 S.F.
POST-PROJECT PERVIOUS AREA = ± 15,399 S.F.
TOTAL = ± 59,181 S.F.

NOTES:
IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE BOUNDED BY THE PROPERTY LINE.

BUILDING AND LOT DATA:		
PROJECT FOOTPRINT	58,871 S.F.	= 1.35 ACRES
EXISTING BUILDING, COOLER, AND PUBLIC RESTROOM (1 STORY) - RESTAURANT		= 3,813 S.F.
OVERALL LOT COVERAGE		= 74.67 %
QUANTITIES:		
CURB	= ±	80 L.F.
CURB & GUTTER	= ±	533 L.F.
ASPHALT PAVEMENT	= ±	30,731 S.F.
7-INCH CONCRETE PAVEMENT	= ±	1,227 S.F.
4-INCH CONCRETE SIDEWALK	= ±	306 S.F.
LANDSCAPING	= ±	12,267 S.F.



FIRM LICENSE NO. 63620661



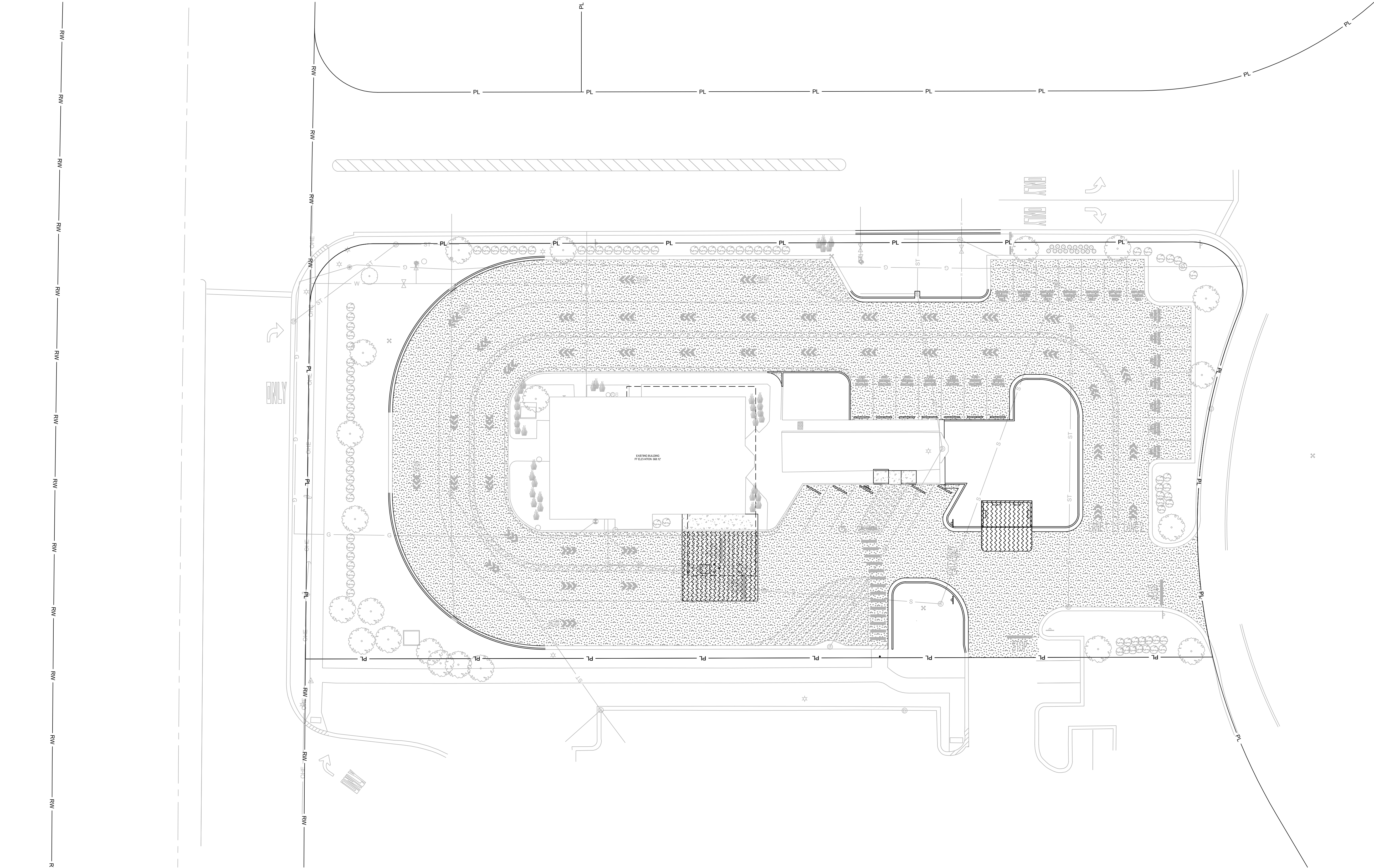
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074
REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

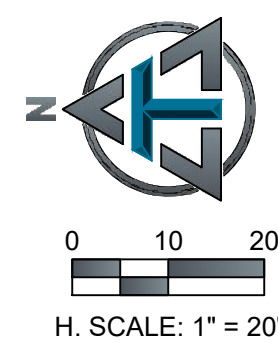
C2.1
SITE PLAN

DATE: APRIL 14, 2026



HATCH LEGEND:

-  = CONCRETE SIDEWALK PER DETAIL 2.02, SHEET C7.1.
29 SY
-  = LIGHT DUTY CONCRETE PAVEMENT PER DETAIL 2.03 AND 2.07, SHEET C7.1.
3,416 SY
-  = HEAVY DUTY CONCRETE PER DETAIL 2.03 AND 2.08, SHEET C7.1.
136 SY
-  = LANDSCAPE AREA.
REFER TO LANDSCAPE PLAN.



FIRM LICENSE NO. 63620661



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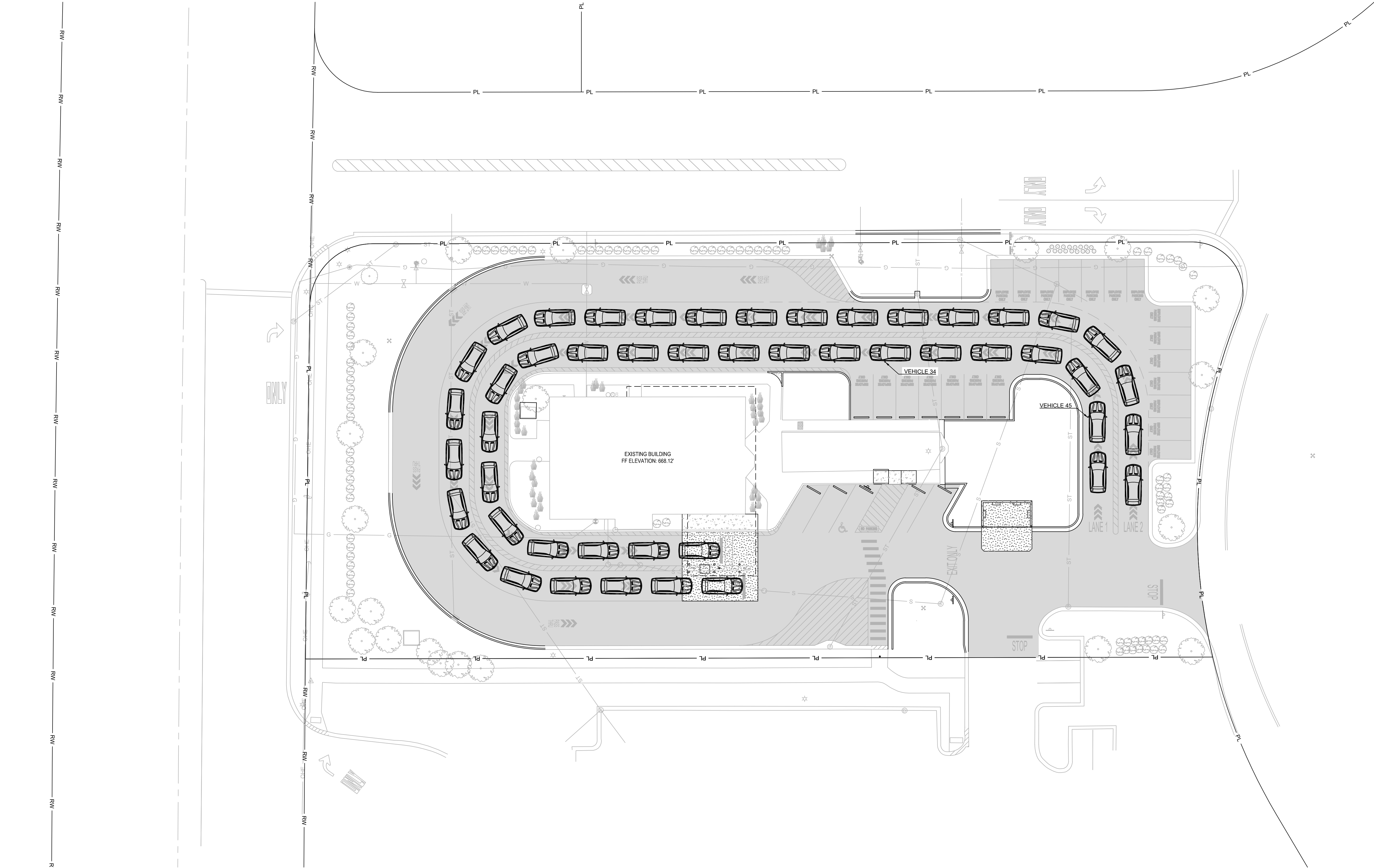
REVISION:

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MOUNT PROSPECT, IL 02

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C2.2
CONCRETE ALTERNATE
PLAN

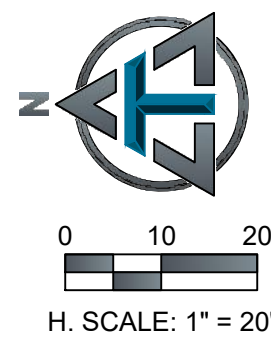
DATE: APRIL 14, 2026



- HATCH LEGEND:**
- [Hatched Box] = 1.5-INCH MILL AND OVERLAY ASPHALT PAVEMENT.
 - [Dotted Box] = CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - [Stippled Box] = CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.08, SHEET C7.1.

PARKING:
PROVIDED: 29 STALLS, 28 STANDARD AND 1 ADA.

DRIVE-THRU QUEUE STACKING:
STACKING PROVIDED IN LANE 1 = 22 VEHICLES
STACKING PROVIDED IN LANE 2 = 26 VEHICLES
TOTAL PROVIDED: 48 SPACES.



TOTH & ASSOCIATES
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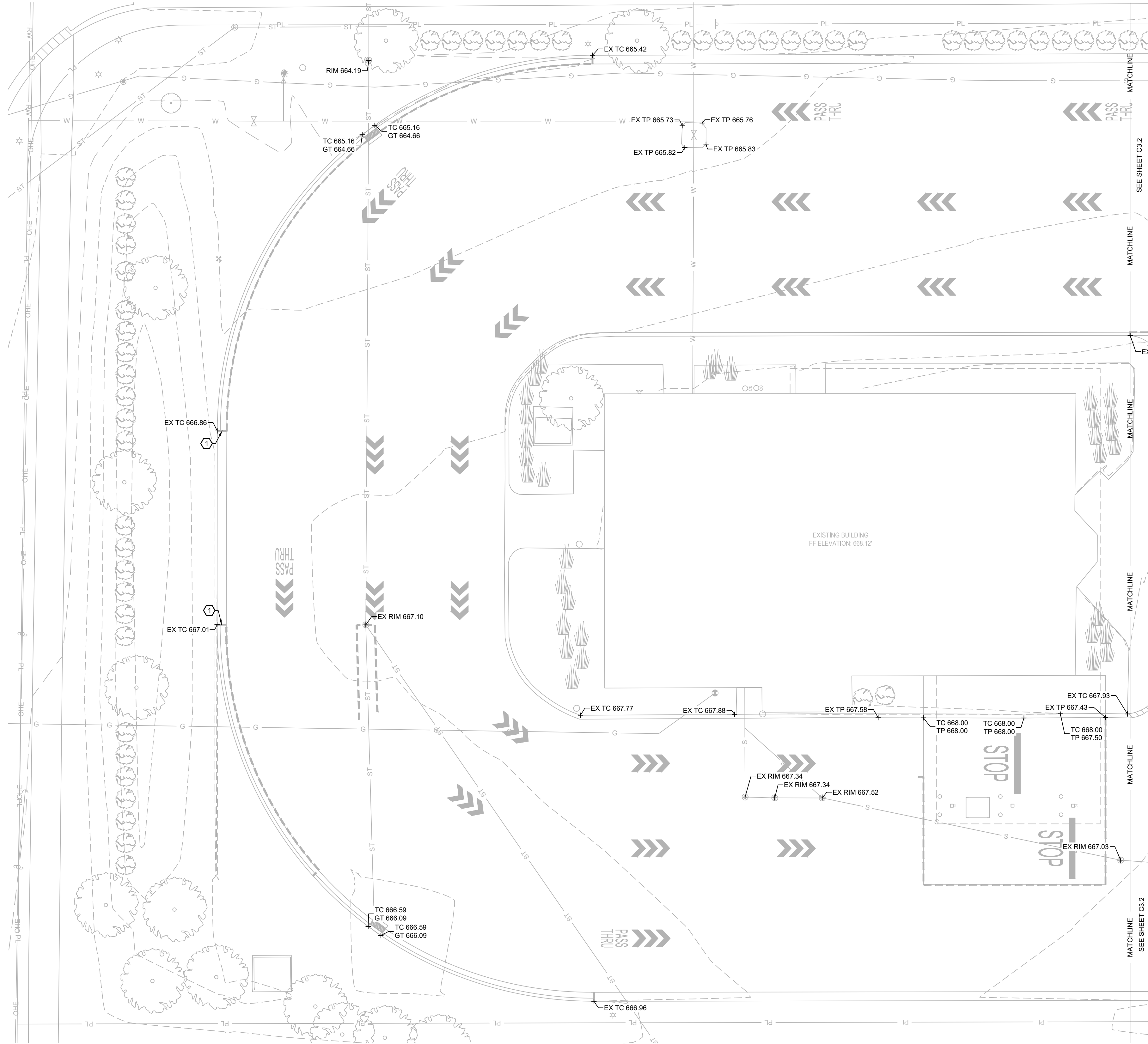
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074
REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02
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C2.3
STACKING PLAN

DATE: APRIL 14, 2026

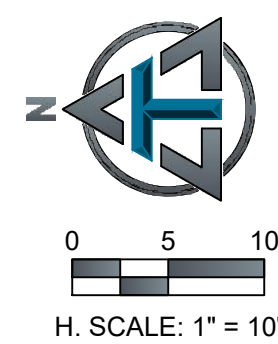


KEY NOTES:

- ① MATCH EXISTING ELEVATION.

ABBREVIATIONS:

- FES FLARED END SECTION
FL FLOW LINE
GT GUTTER
INV INVERT
RAW RIGHT-OF-WAY
SC SPILL CURB
TC TOP OF CURB
TG TOP OF GROUND
TP TOP OF PAVEMENT
TS TOP OF SIDEWALK
TW TOP OF WALL
BW BOTTOM OF WALL
EX TC EXISTING TOP OF CURB
EX TP EXISTING TOP OF PAVEMENT
EX TS EXISTING TOP OF SIDEWALK
DIRECTION OF SHEET FLOW



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

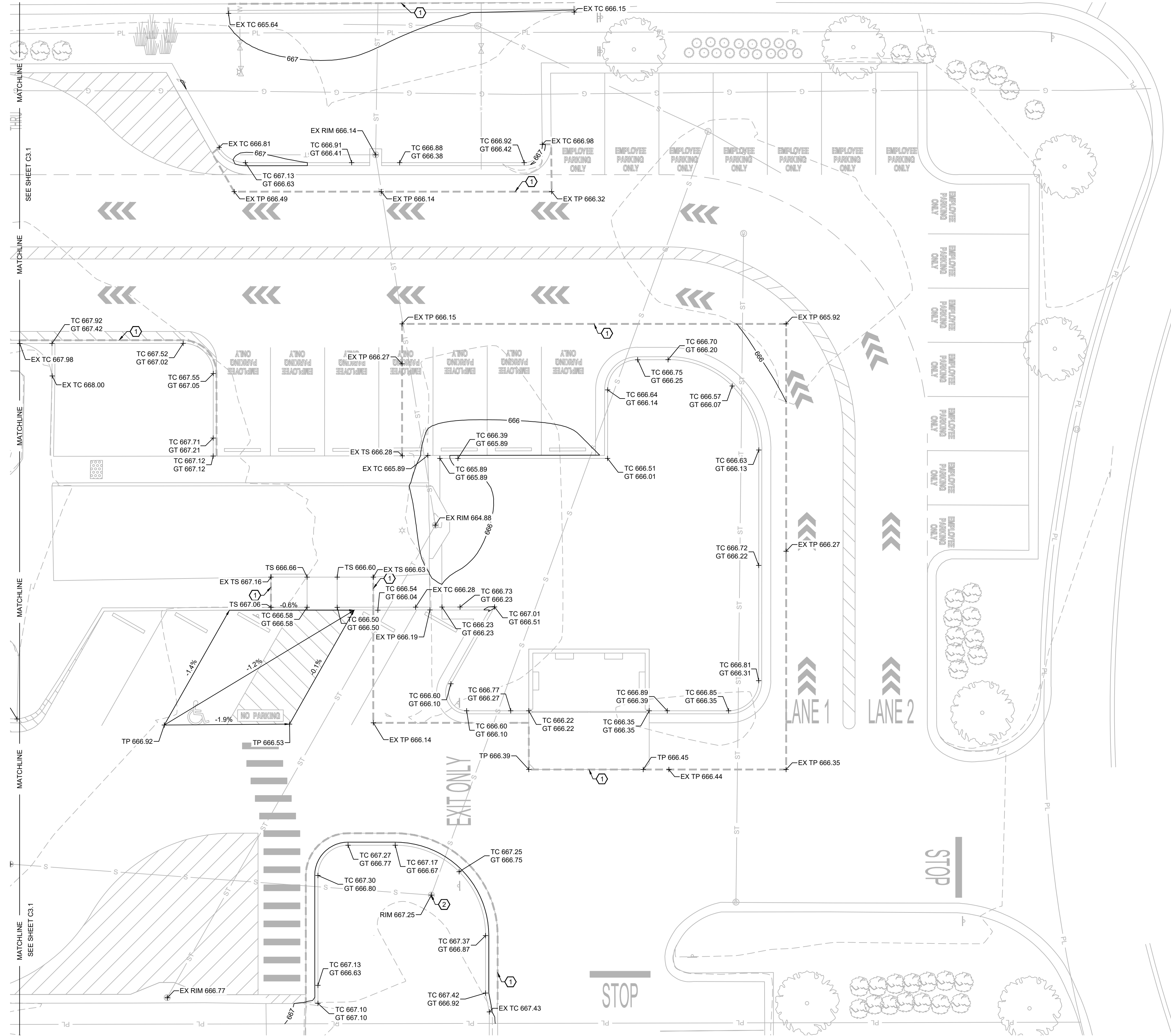
REVISION:

7 BREW COFFEE
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C3.1
GRADING PLAN

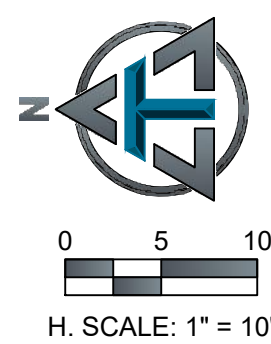
DATE: APRIL 14, 2026



- KEY NOTES:
- ① MATCH EXISTING ELEVATION.
 - ② ADJUST RIM ELEVATION. EXISTING RIM = 666.77. PROPOSED RIM = 667.25

ABBREVIATIONS:

FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER
INV	INVERT
RAW	RIGHT-OF-WAY
SC	SPILL CURB
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
BW	BOTTOM OF WALL
EX TC	EXISTING TOP OF CURB
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
→	DIRECTION OF SHEET FLOW



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:
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LICENSE NO. IL #PE 062 065164

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REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

C3.2
GRADING PLAN

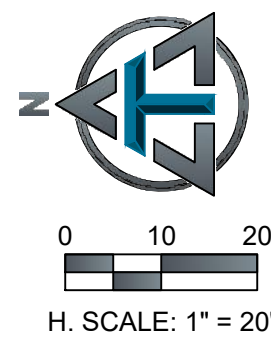
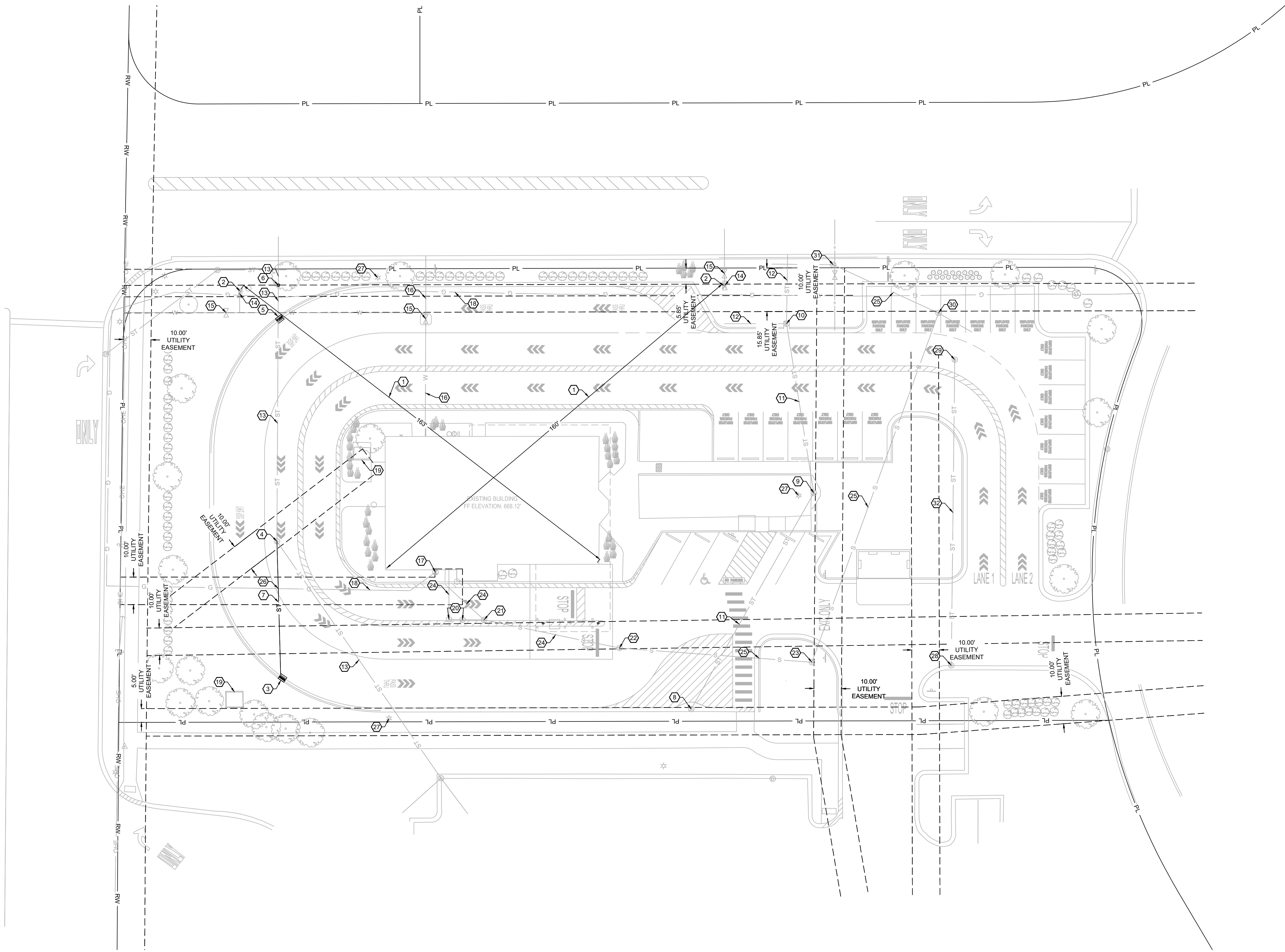
DATE: APRIL 14, 2026

KEY NOTES:

- ① DISTANCE TO FIRE HYDRANT.
- ② EXISTING FIRE HYDRANT.
- ③ COMBINATION INLET PER DETAIL 4.03, SHEET C7.2.
RIM ELEV = 666.09
12-INCH HDPE (E) INV OUT = 661.75
- EXISTING STORM MANHOLE
RIM ELEV = 667.10
PROPOSED 12-INCH HDPE (W) INV IN = 661.27
EXISTING 18-INCH RCP (SW) INV IN = 559.92
EXISTING 18-INCH RCP (E) INV OUT = 559.92
- COMBINATION INLET PER DETAIL 4.03, SHEET C7.2.
RIM ELEV = 664.66
EXISTING 18-INCH RCP (W) INV IN = 659.89
EXISTING 18-INCH RCP (E) INV OUT = 659.89
- STORMWATER MANHOLE PER VILLAGE DETAIL, SHEET C7.2.
RIM ELEV = 664.19
EXISTING 18-INCH RCP (W) INV IN = 659.88
EXISTING 18-INCH RCP (E) INV OUT = 659.88
- ⑦ 48 L.F. ± 12-INCH HDPE STORM LINE AT 1% SLOPE, PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- EXISTING COMBINATION INLET
RIM ELEV = 665.98
EXISTING 12-INCH RCP (SE) INV OUT = 662.88
- EXISTING COMBINATION INLET
RIM ELEV = 664.88
EXISTING 12-INCH RCP (NW) INV IN = 662.28
EXISTING 12-INCH RCP (E) INV OUT = 662.28

- ⑩ EXISTING AREA INLET
RIM ELEV = 666.14
EXISTING 12-INCH RCP (W) INV IN = 660.69
EXISTING 12-INCH RCP (N) INV IN = 660.69
EXISTING 15-INCH RCP (E) INV OUT = 660.69
- ⑪ EXISTING 12-INCH RCP STORM LINE.
- ⑫ EXISTING 15-INCH PVC STORM LINE.
- ⑬ EXISTING 18-INCH RCP STORM LINE.
- ⑭ EXISTING WATER VALVE.
- ⑮ EXISTING WATER VALVE AND VAULT.
- ⑯ EXISTING WATER SERVICE LINE.
- ⑰ EXISTING GAS METER.
- ⑱ EXISTING GAS SERVICE LINE.
- ⑲ EXISTING ELECTRIC TRANSFORMER.
- ⑳ EXISTING GREASE TRAP.
- EXISTING SANITARY MANHOLE
RIM ELEV = 667.52
6-INCH PVC (N) INV IN = 664.20
6-INCH PVC (NE) INV IN = 664.16
6-INCH PVC (S) INV OUT = 664.14
- EXISTING SANITARY MANHOLE
RIM ELEV = 667.03
6-INCH PVC (NE) INV IN = 661.32
8-INCH PVC (S) INV OUT = 661.32

- ㉓ EXISTING SANITARY MANHOLE
RIM ELEV = 667.25
8-INCH PVC (N) INV IN = 660.80
8-INCH PVC (SE) INV OUT = 660.80
- ㉔ EXISTING 6-INCH PVC SEWER SERVICE LINE.
- ㉕ EXISTING 8-INCH PVC SANITARY LINE.
- ㉖ UTILITY CROSSING, CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- ㉗ EXISTING LIGHT POLE.
- EXISTING AREA INLET
RIM ELEV = 666.18
EXISTING RCP (E) INV = 661.38
- ㉚ EXISTING AREA INLET
RIM ELEV = 665.14
RCP (W) INV = UA
- EXISTING SANITARY MANHOLE
RIM ELEV = 665.89
8-INCH PVC (NW,SW) IN IN = 659.69
8-INCH PVC (NW) INV OUT = 659.77
- EXISTING SANITARY MANHOLE
RIM ELEV = 665.65
PVC (N,S) INV = UA
- ㉞ EXISTING STORM LINE.



7 BREW COFFEE
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201 E EUCLID AVE
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C4.1
UTILITY PLAN

DATE: APRIL 14, 2026

FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

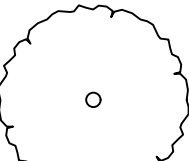
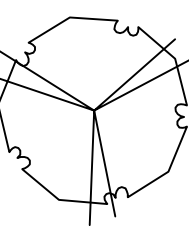
REVISION:



GENERAL LANDSCAPING NOTES

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITY LINES AND OTHER ABOVE OR BELOW GROUND OBSTRUCTIONS SO THAT PROPER PRECAUTIONS SHALL BE TAKEN NOT TO DISTURB OR DAMAGE SUCH IMPROVEMENTS. REFER TO CIVIL DRAWINGS FOR PROPOSED AND EXISTING UTILITY LOCATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MIN. QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE ARCHITECT OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL TREES SHALL BE CALIPERED AND UNDERSIZED TREES SHALL BE REJECTED.
- SPECIFIED CALIPER MEASUREMENT FOR TREES SHALL BE MEASURED AT 6" ABOVE THE GRADE.
- ANY MATERIAL WHICH DIES OR DEFOOLIATES PRIOR TO ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED AND REPLACED.
- CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTING TO DETERMINE EXACT FERTILIZER REQS.
- PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE CITY AND LOCAL GOVERNING BODIES. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN.
- BACKFILL TREE AND SHRUB PITS WITH A PREPARED PLANTING MIX AS FOLLOWS U.N.O.:
 - 2 PARTS BY VOLUME TOPSOIL.
 - 1 PART BY VOLUME BROWN RIVER SAND.
 - 1 PART BY VOLUME PEAT MOSS.
 - 1 LB. COMMERCIAL FERTILIZER PER C.Y. OF MIX.
- ALL TREE PITS SHALL RECEIVE A MINIMUM OF 24" OF THE SPECIFIED PLANTING MIX.
- ALL PLANTINGS SHALL BE MULCHED WITH A 3"-4" LAYER OF SHREDDED HARDWOOD MULCH AFTER INSTALLATION OF PLANT MATERIAL.
- ALL SHRUB PLANTING MATERIAL SHALL MEASURE A MIN. OF 18" IN HEIGHT AT THE TIME OF PLANTING.
- THE PLAN IS SUBJECT TO CHANGES BASED ON PLANT SIZE AND MATERIAL AVAILABILITY. ANY DEVIATION TO THE APPROVED FINAL LANDSCAPING PLAN SHALL REQUIRE THE WRITTEN APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
- KILL AND REMOVE ALL EXISTING WEEDS FROM THE SITE AREA PRIOR TO PLANTING.
- REFER TO SITE GRADING PLAN FOR FINISH GRADES.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTINGS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE ARCHITECT AND OWNER.
- CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- REFER TO SITE PLAN FOR GROUND COVERING REQUIREMENTS.
- SEEDED AREAS SHALL BE REASONABLY SMOOTH AND FREE FROM STONES, ROOTS, OR OTHER DEBRIS.
- SODDED AREAS SHALL BE INSTALLED PER SUPPLIER'S INSTALLATION INSTRUCTIONS.
- PERMANENT SEEDING SEASON RUNS FROM MARCH 1ST TO JUNE 1ST AND SEPTEMBER 15TH TO NOVEMBER 1ST. SEEDING AND MULCHING MUST BE DONE WHENEVER WORK IS COMPLETE REGARDLESS OF THE SEASON. WHENEVER SEEDING AND MULCH IS INSTALLED OUTSIDE THE PERMANENT SEEDING SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLANTING AND MULCHING ANY AREAS WHERE GROWTH HAS NOT BECOME ESTABLISHED DURING THE NEXT PERMANENT SEASON.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE LANDSCAPE IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.
- IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT AND OBTAIN THE REVIEW AND APPROVAL FROM THE LOCAL GOVERNMENT AGENCY THAT HAS JURISDICTION OVER THE IRRIGATION IMPROVEMENTS INCLUDED IN THIS SET OF DRAWINGS.

PLANTING LIST					
TYPE	COMMON NAME (SCIENTIFIC NAME)	QUANTITY REQUIRED	QUANTITY PROVIDED	CONDITION AND SIZE	APPROXIMATE MATURE SIZE
CANOPY TREES		8			(HT x SP)
RS	RED SUNSET MAPLE (ACER RUBRUM)		8	3" CAL. B&B	40'x30'
ORNAMENTAL TREES		1			
FS	FLOWERING CRABAPPLE (MALUS SPP.)		1	2" CAL. B&B	20'x20'
EVERGREEN SHRUBS		48			
BX	GREEN GEM BOXWOOD (BUXUS 'GREEN GEM')		30	24" MIN	3'X3'
HA	HOLMSTRUP ARBORVITAE (THUJA O. HOLMSTRUP)		9	60" MIN	6'X3'
KJ	KALLAYS COMPACT JUNIPER (JUNIPERUS C. 'KALLYS COMPACT JUNIPER')		9	24" MIN	3'X5'
DECIDUOUS SHRUBS		16			
MK	MISS KIM KOREAN LILAC (SYRINGA PATUAL 'MISS KIM'		16	24" MIN	5'X5'
ORNAMENTAL GRASSES		39			
FG	FOUNTAIN GRASS (PENNISETUM SETACEUM)		39	24"	36" MIN

PLANTING KEY	
	= RS (RED SUNSET MAPLE)
	= FS (FLOWERING CRABAPPLE)
	= HA (HOLMSTRUP)
	= MK (MISS KIM KOREAN LILAC)
	= BX (BOXWOOD)
	= KJ (JUNIPER)
	= FG (FOUNTAIN GRASS)

FOUNDATIONAL LANDSCAPING:

A LANDSCAPE AREA OF NO LESS THAN 4' WIDE IS REQUIRED AROUND THE FOUNDATION EXCEPT WHERE BUILDING ACCESS IS REQUIRED.

LANDSCAPING SHALL CONSIST OF ORNAMENTAL TREES, EVERGREENS, SHRUBBERY, HEDGES, AND/OR OTHER LIVE PLANTING MATERIALS. PARTICULAR ATTENTION SHALL BE PAID TOWARD SCREENING MECHANICAL EQUIPMENT AND LOADING DOCKS, SOFTENING LARGE EXPANSES OF BUILDING WALLS, AND ACCENTING ENTRANCES AND ARCHITECTURAL FEATURES.

FOUNDATIONAL LANDSCAPING SHALL BE ARRANGED TO SCREEN MECHANICAL EQUIPMENT, LOADING DOCKS, AND SOFTENING LARGE EXPANSES OF BUILDING WALLS.

EXISTING TREE, GRASSES, AND SHRUBS SHALL REMAIN.

ADDITIONAL LANDSCAPING TO ADHERE TO THE ABOVE CODE:

ORNAMENTAL TREE = 1

ORNAMENTAL GRASSES = 6

EVERGREEN SHRUBS = 18

PERIMETER LANDSCAPING:

50% OF ABUTTING LOT LINE IS TO BE COVERED WITH LANDSCAPING AT A MINIMUM OF 3' IN HEIGHT.

LOT LINES GREATER THAN 100' IN LENGTH SHALL REQUIRE PLANTINGS IN CLUSTERS OF NO LESS THAN 7 SHRUBS PER CLUSTER AND SPACED IN APPROXIMATELY 35' INTERVALS ALONG THE LOT LINE.

EXISTING SHRUBS MEET REQUIREMENT.

SHADE TREES SHALL BE PROVIDED AT THE EQUIVALENT OF 75' APART ALONG THE ABUTTING LOT LINE.

ADDITIONAL TREES REQUIRED = 3

ADDITIONAL PERIMETER LANDSCAPING HAS BEEN PLACED TO WHERE THE EXISTING EAST ENTRANCE WAS LOCATED.

SHRUBS PROVIDED = 12

ORNAMENTAL GRASSES = 3

PARKING LANDSCAPING:

PLANTING ISLANDS OF AT LEAST 120 S.F. AND AT LEAST 7' WIDE SHALL BE PROVIDED FOR EVERY 17 PARKING SPACES.

PLANTING ISLANDS SHALL BE PROVIDED AT THE ENDS OF EACH PARKING ROW REGARDLESS OF THE NUMBER OF PARKING STALLS.

PLANTING ISLANDS SHALL INCLUDE 1 SHADE TREE FOR EVERY 120 S.F. OF AREA IN THE ISLAND AND SHALL BE AT LEAST 50% LIVE COVERAGE.

ADDITIONAL TREE HAS BEEN PROVIDED SOUTH OF THE TRASH ENCLOSURE TO REPLACE THE EXISTING TREE THAT IS BEING REMOVED.

ADDED 3 PARKING ISLAND.

TREES PROVIDED = 4

SHRUBS PROVIDED = 14

ORNAMENTAL GRASSES PROVIDED = 38

REFUSE SCREENING

ADDITIONAL EVERGREEN SHRUBS HAVE BEEN PROVIDED TO SCREEN THE TRASH ENCLOSURE

EVERGREEN SHRUBS PROVIDED = 9

SPECIES REQUIREMENTS

PER SECTION 14.2304(2) OF THE VILLAGE CODE "FIFTY PERCENT (50%) OF SHRUBS SHALL BE DECIDUOUS AND FIFTY PERCENT (50%) EVERGREEN."

ESTIMATED EXISTING EVERGREEN SHRUBS = 23

PROPOSED EVERGREEN SHRUBS = 48

TOTAL EVERGREEN = 71

ESTIMATED EXISTING DECIDUOUS SHRUBS = 54

PROPOSED DECIDUOUS SHRUBS = 16

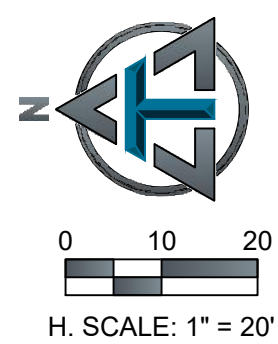
TOTAL DECIDUOUS = 70

KEY NOTES:

- EXISTING TREES.
- EXISTING SHRUBS.
- TREES TO BE PLANTED ACCORDING TO TREE PLANTING DETAIL 5.01, SHEET C7.2.
- SHRUBS TO BE PLANTED ACCORDING TO SHRUB PLANTING DETAIL 5.02, SHEET C7.2.
- ORNAMENTAL GRASSES TO INSTALLED PER SUPPLIER'S INSTRUCTIONS.
- EXISTING ORNAMENTAL GRASSES.

HATCH LEGEND:

- | | |
|---|--|
|  | TURF GRASS SOD = 5,494 S.F. INSTALL PER SUPPLIER'S INSTALLATION INSTRUCTIONS. |
|  | LANDSCAPE MULCH = 3,456 S.F. SMOOTH SOIL SHALL BE COVERED BY WEED FABRIC AND TOPPED WITH 3 TO 4-INCH LAYER OF SHREDDED HARDWOOD MULCH, MATCH EXISTING COLOR. |



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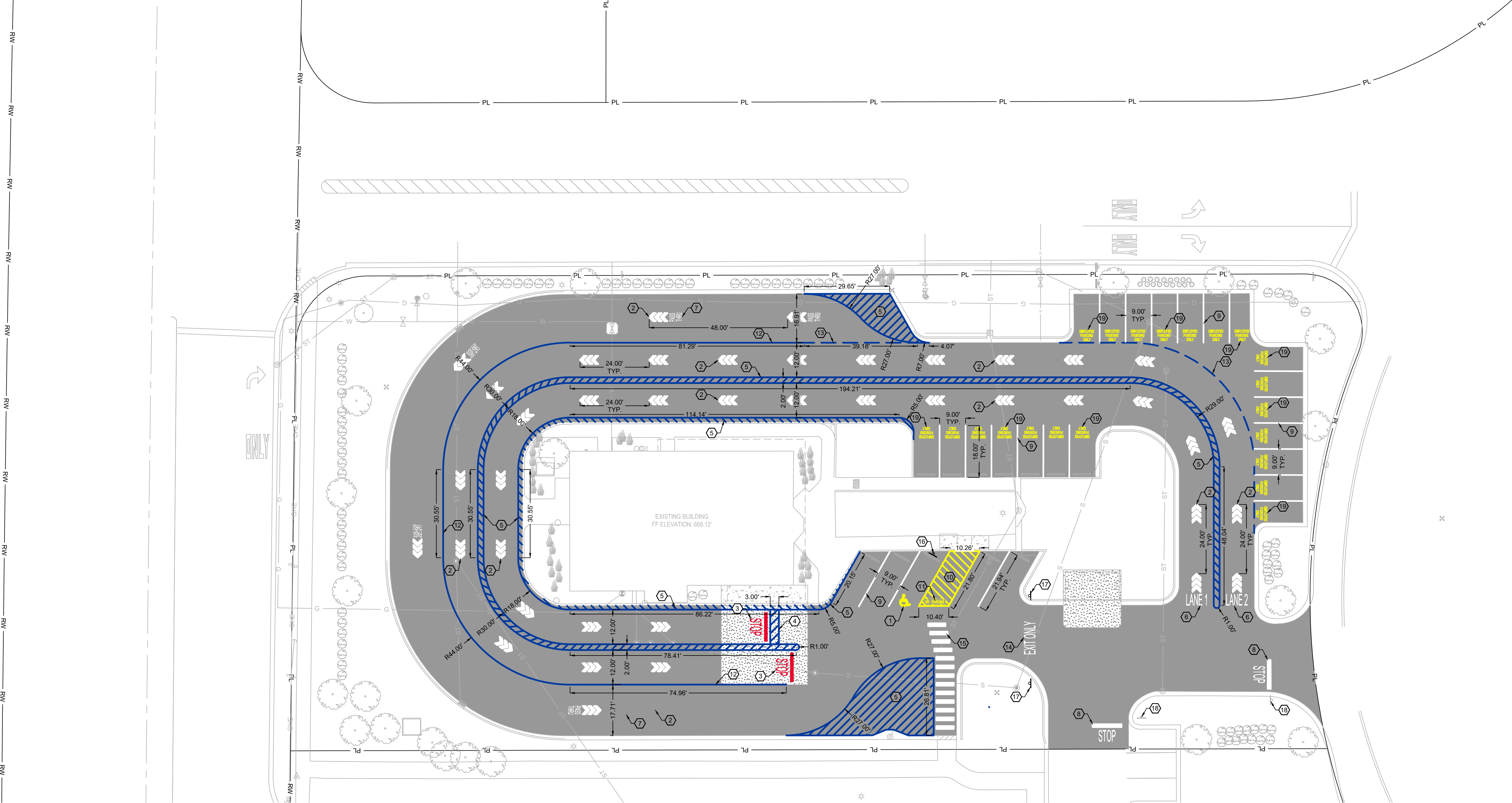
REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02

201 E EUCLID AVE
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C5.1
LANDSCAPE PLAN

DATE: APRIL 14, 2026

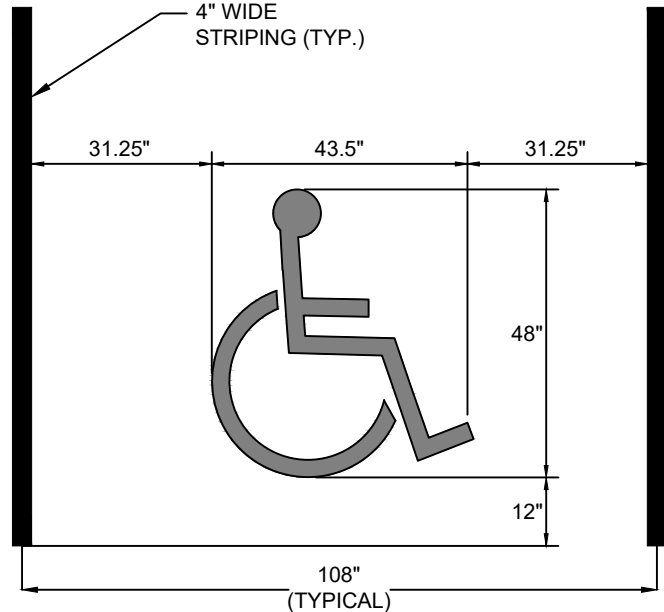


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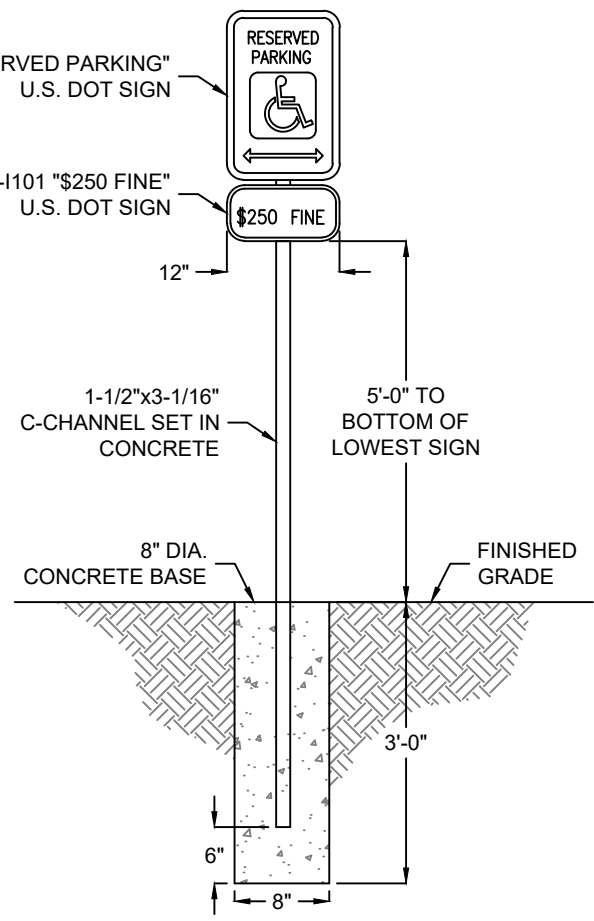
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

KEY NOTES:

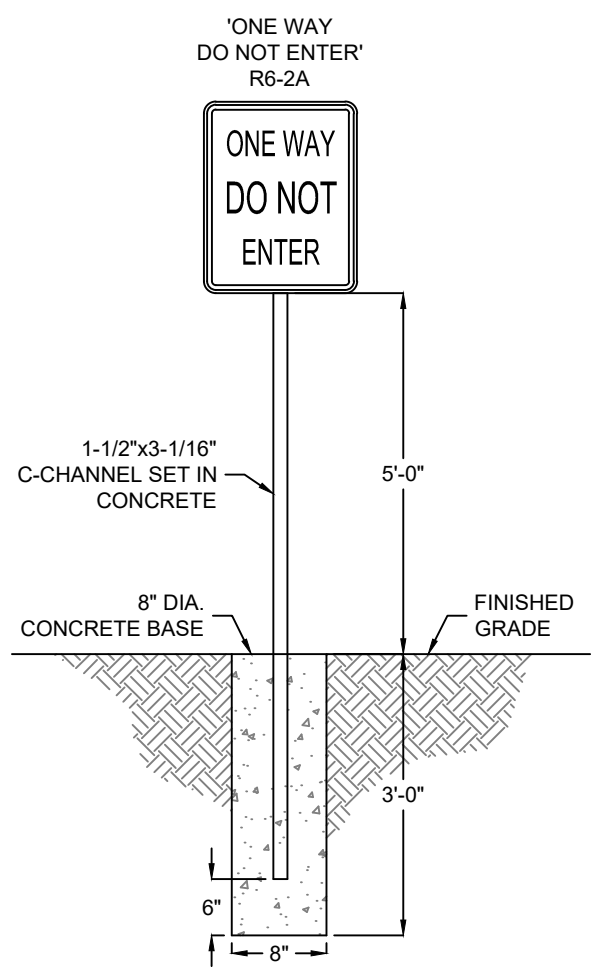
- YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01, THIS SHEET.
- SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.04, THIS SHEET.
- 12-INCH SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
- 4-INCH SOLID BLUE CROSS WALK MARKER ALIGNED WITH SLIDING DOOR PANEL AT FRONT OPENING.
- 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 48-INCH TALL "LANE # PAINTED IN WHITE.
- 24-INCH TALL "PASS THRU" PAINTED IN WHITE.
- 12-INCH SOLID WHITE STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN WHITE.
- 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
- 4-INCH SOLID YELLOW PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
- 12-INCH TALL "NO PARKING" TEXT PAINTED IN YELLOW WITH 2-INCH STROKE.
- 4-INCH SOLID BLUE PAVEMENT MARKER.
- 4-INCH DASHED BLUE PAVEMENT MARKER.
- 48-INCH TALL "EXIT ONLY" TEXT PAINTED IN WHITE.
- CROSS WALK PAVEMENT MARKING. 12-INCH WIDE BY 6-FEET LONG SOLID WHITE PAINT SPACED EVERY 3-FEET. ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
- ADA VAN ACCESSIBLE SIGN PER DETAIL 6.02, THIS SHEET.
- "ONE WAY DO NOT ENTER" SIGN PER DETAIL 6.03, THIS SHEET.
- EXISTING "STOP" SIGN.
- 12-INCH TALL "EMPLOYEE PARKING ONLY" TEXT PAINTED IN WHITE WITH 2-INCH STROKE.



6.01 ADA ACCESSIBLE PARKING SYMBOL
SCALE: NONE



6.02 ADA ACCESSIBLE SIGN
SCALE: NONE

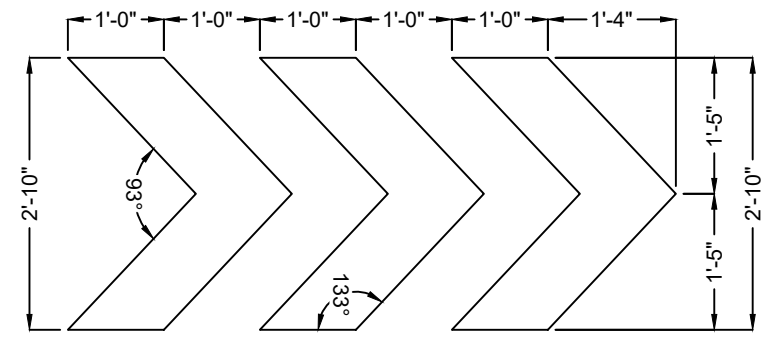


6.03 TYPICAL SIGN POST
SCALE: NONE

ASPHALT PAINT COLORS:
WHITE PANTONE - 000C
BLUE PANTONE - 293

CONCRETE PAINT COLORS:
RED PANTONE - 202
BLUE PANTONE - 293

PMS - 000C
R: 255
G: 255
B: 255
HEX: FFFFFF



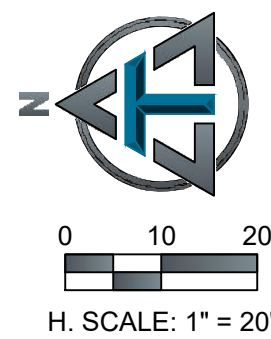
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PMS - 185C
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G: 42
B: 52
HEX: d62a34

PMS - 116
R: 255
G: 205
B: 0
HEX: F39900

TRAFFIC PAINT TYPE:
SHERWIN-WILLIAMS PRO PAK, SETFAST, HOTLINE OR AN APPROVED EQUAL.

6.04 PARKING LOT STRIPING COLORS & PAINT
SCALE: NONE



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

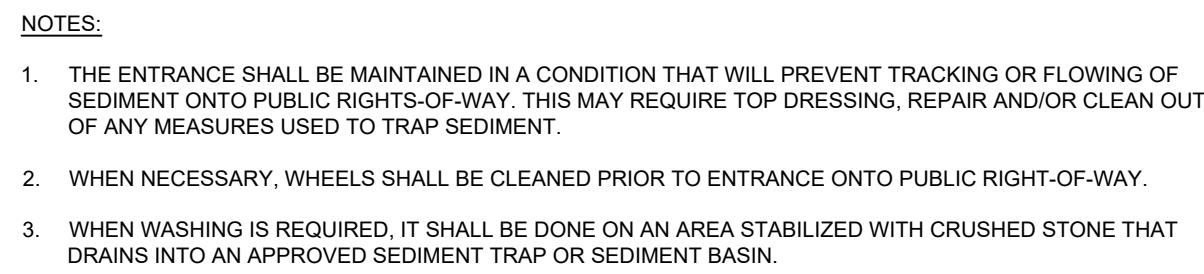
REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02

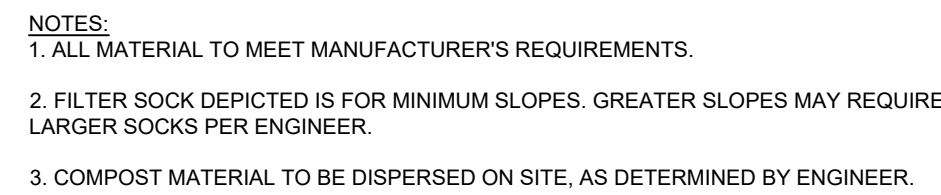
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

C6.1
STRIPING PLAN

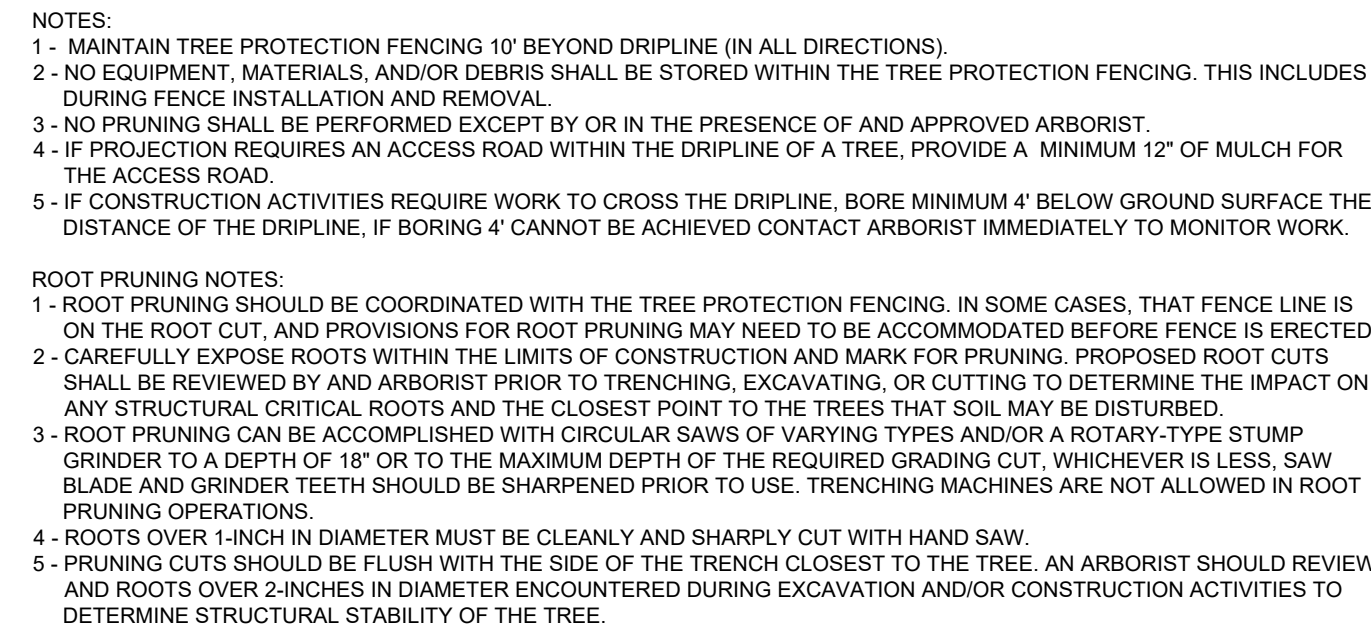
DATE: APRIL 14, 2026



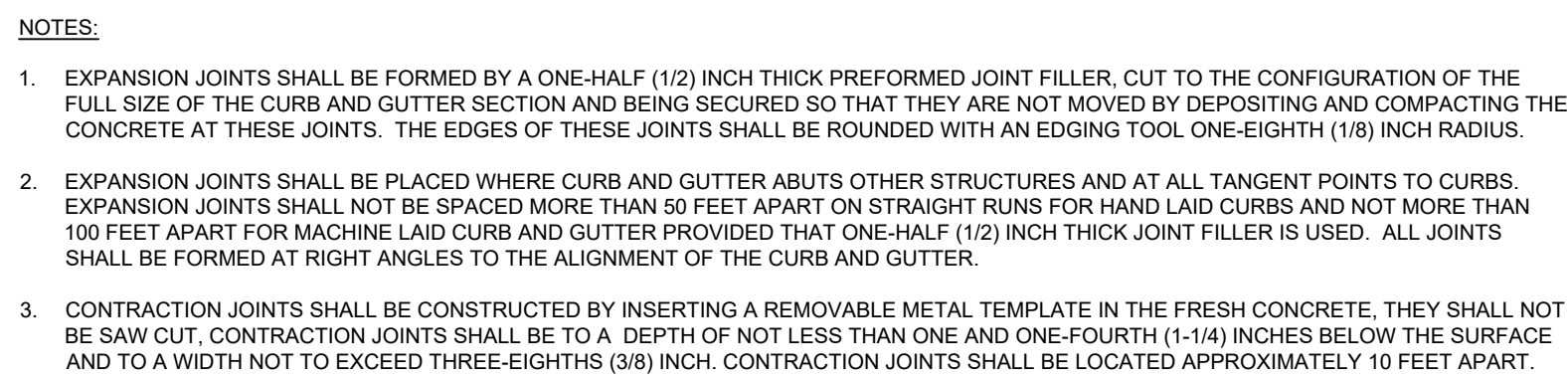
(1.01) SCALE: NONE



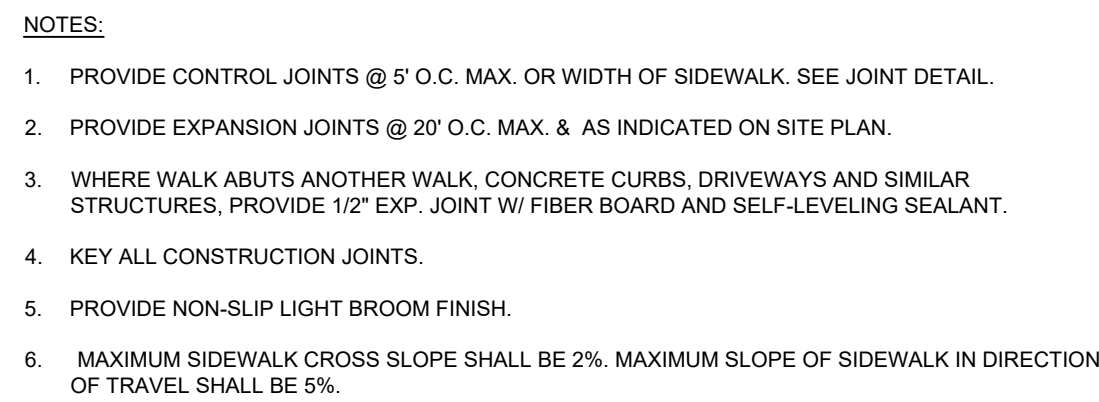
1.02 COM
SCALE: NONE



1.06 TREE SCALE: NONE



2.01 CON
SCALE: NONE



FINISH PLAN

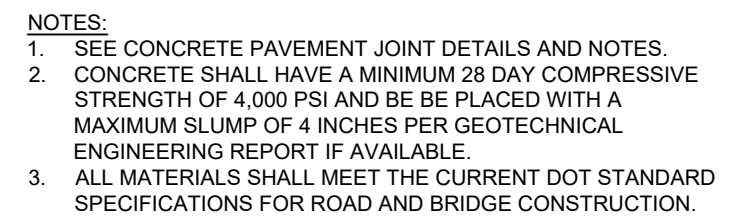


2.02 SIDE SCALE: NONE



EXPANSION JOINT

2.03 CON
SCALE: NONE



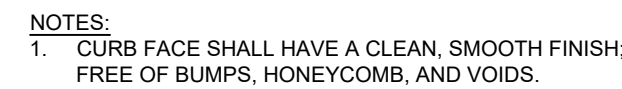
2.07 LIGHT SCALE: NONE



NOTES:

1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

2.08 HEA
SCALE: NONI



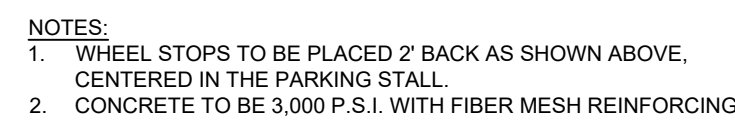
2.10 CON
SCALE: NONE



(2.15) SCALE: NONE



(2.14) SCALE: NONE



2.16 CON
SCALE; NONI



FIRM LICENSE NO. 6362066



NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

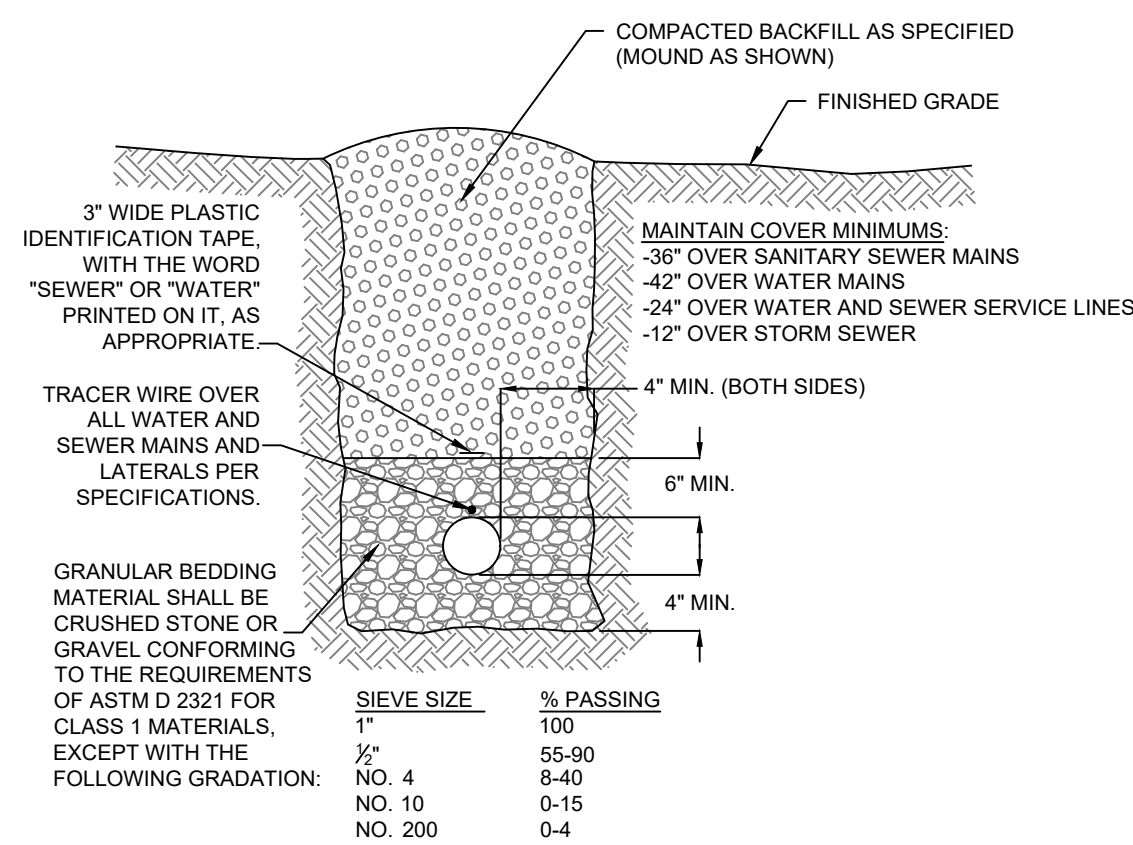
PROJECT NUMBER: 104.074

REVISION:

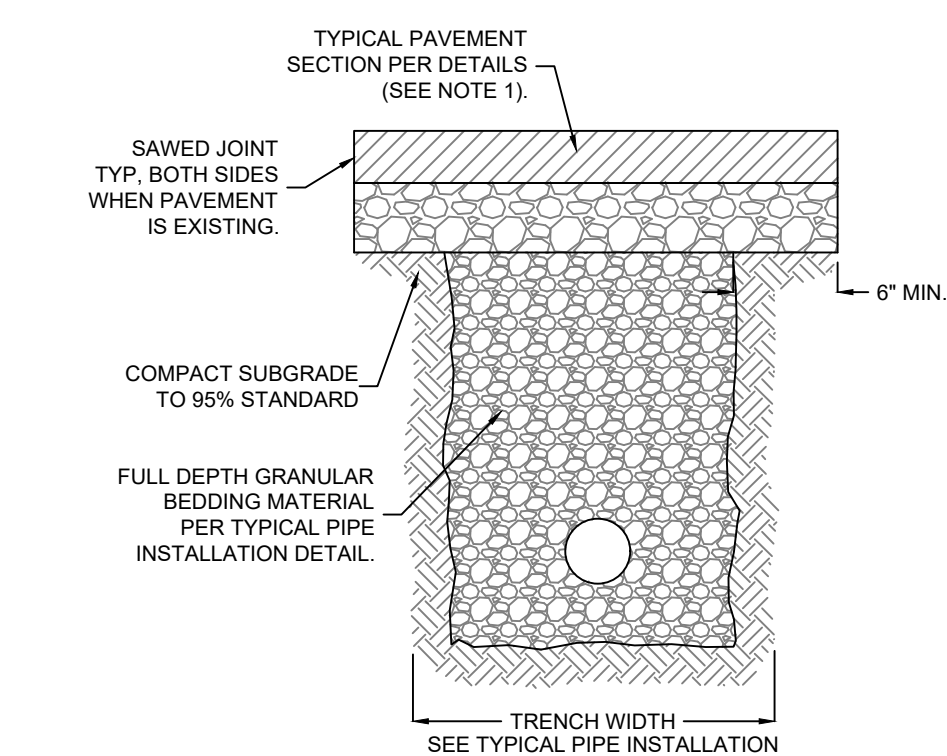
201 E EUCLID AVE
MOUNT PROSPECT, IL 60056

DETAILS

DATE: APRIL 14, 2026



TYPICAL

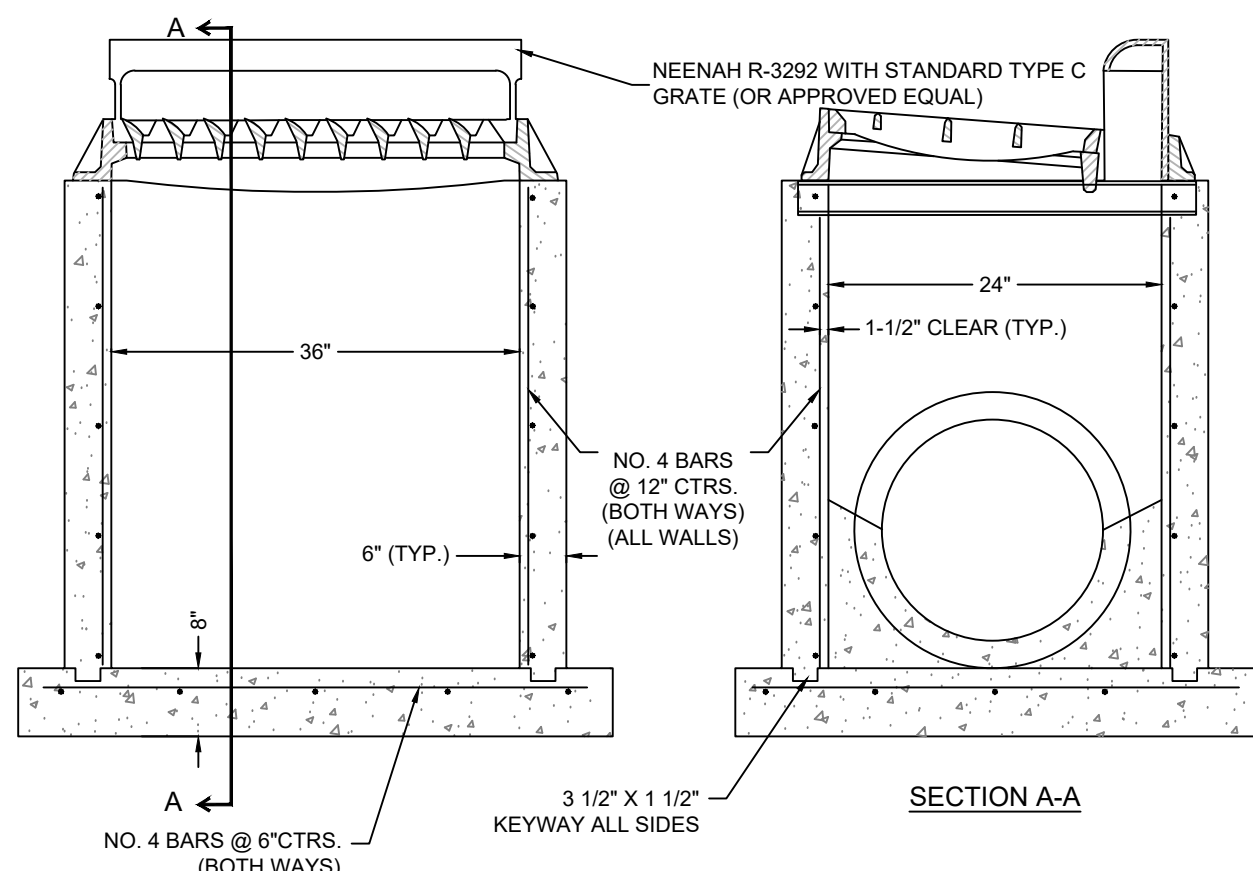


NOTES:
1. INCREASE ASPHALT PAVEMENT SECTION THICKNESS BY 1.5 TIMES THE RECOMMENDED PAVEMENT THICKNESS WHERE PIPES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT.

UNDER PAVEMENT

PIPE INSTALLATION

SCALE: NONE

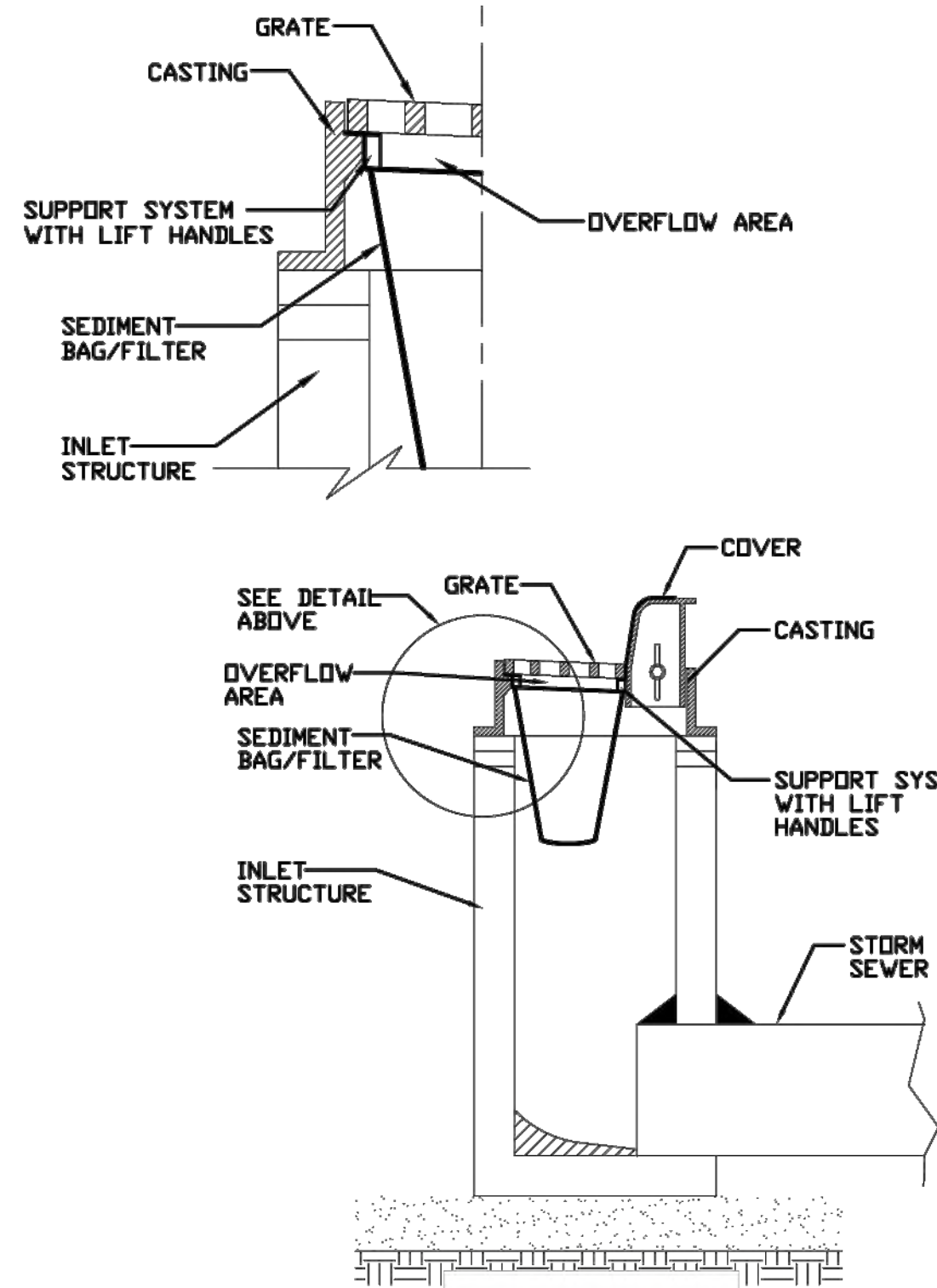


NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT.
2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
3. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOUNDING.

COMBINATION INLET

SCALE: NONE

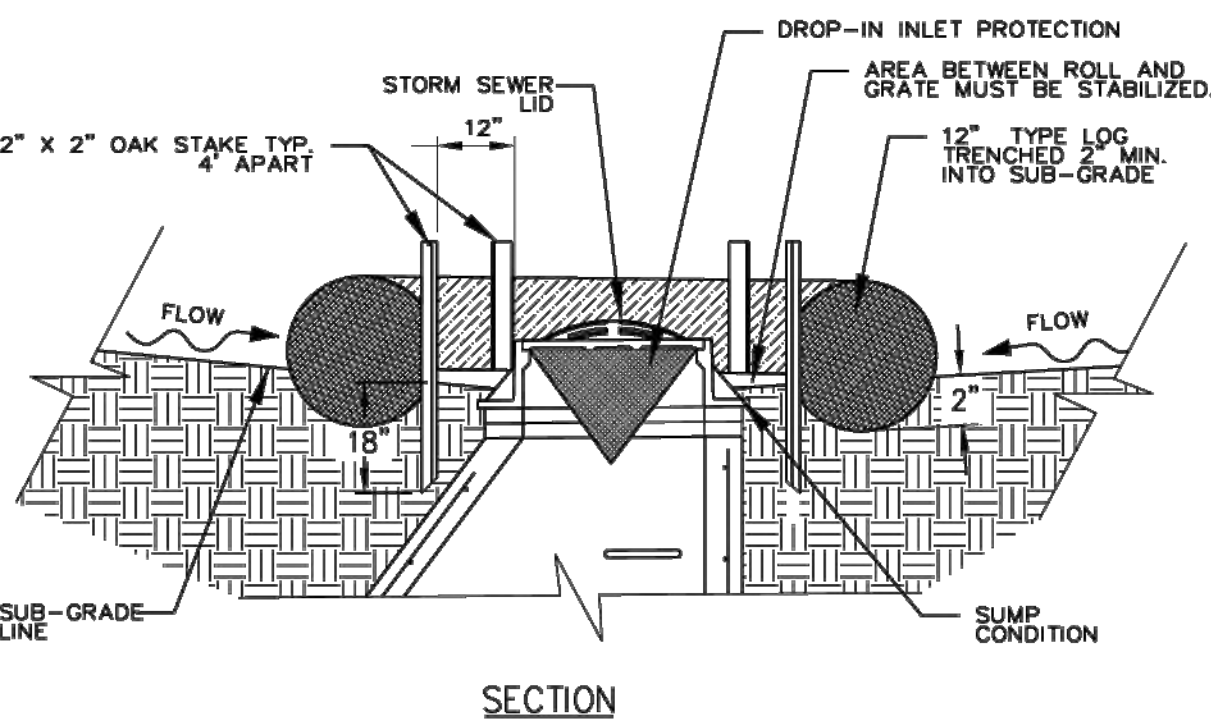
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION



REFERENCE	Project	Date	Standard Dwg. No.
Designed	Checked	Date	IUM-561D
Approved	Checked	Date	SHEET 1 OF 1
	Approved	Date	DATE 01-11-11

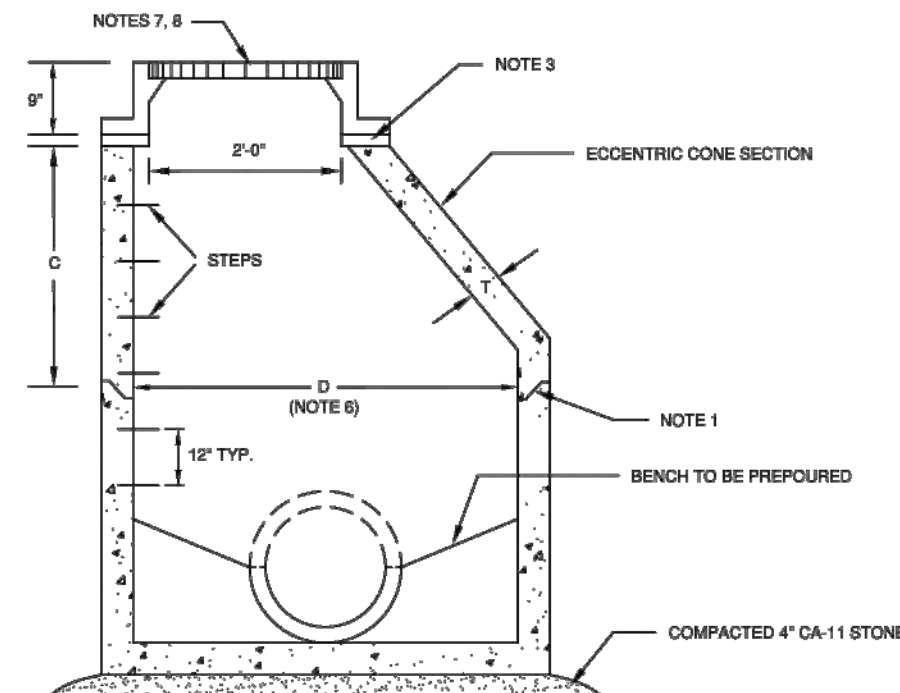
INLET PROTECTION LOG TYPE

NOT TO SCALE



NOTES:
1. 2" x 2" nominal hardwood stakes, 4 foot minimum length, driven into ground approximately 18 inches, stakes driven a minimum width of 12 inches away from the drop inlet.
2. Area inside the log, from edge of fabric to structure, must be stabilized with erosion control blanket, Turf Reinforcement Mat, Geotextile 592 Table 2 Class 2 or CA-7 stone.
3. The maximum distance between the stakes should be 4 feet.
4. A maintenance schedule must maintain a sediment accumulation of less than 50% of the height of the log.

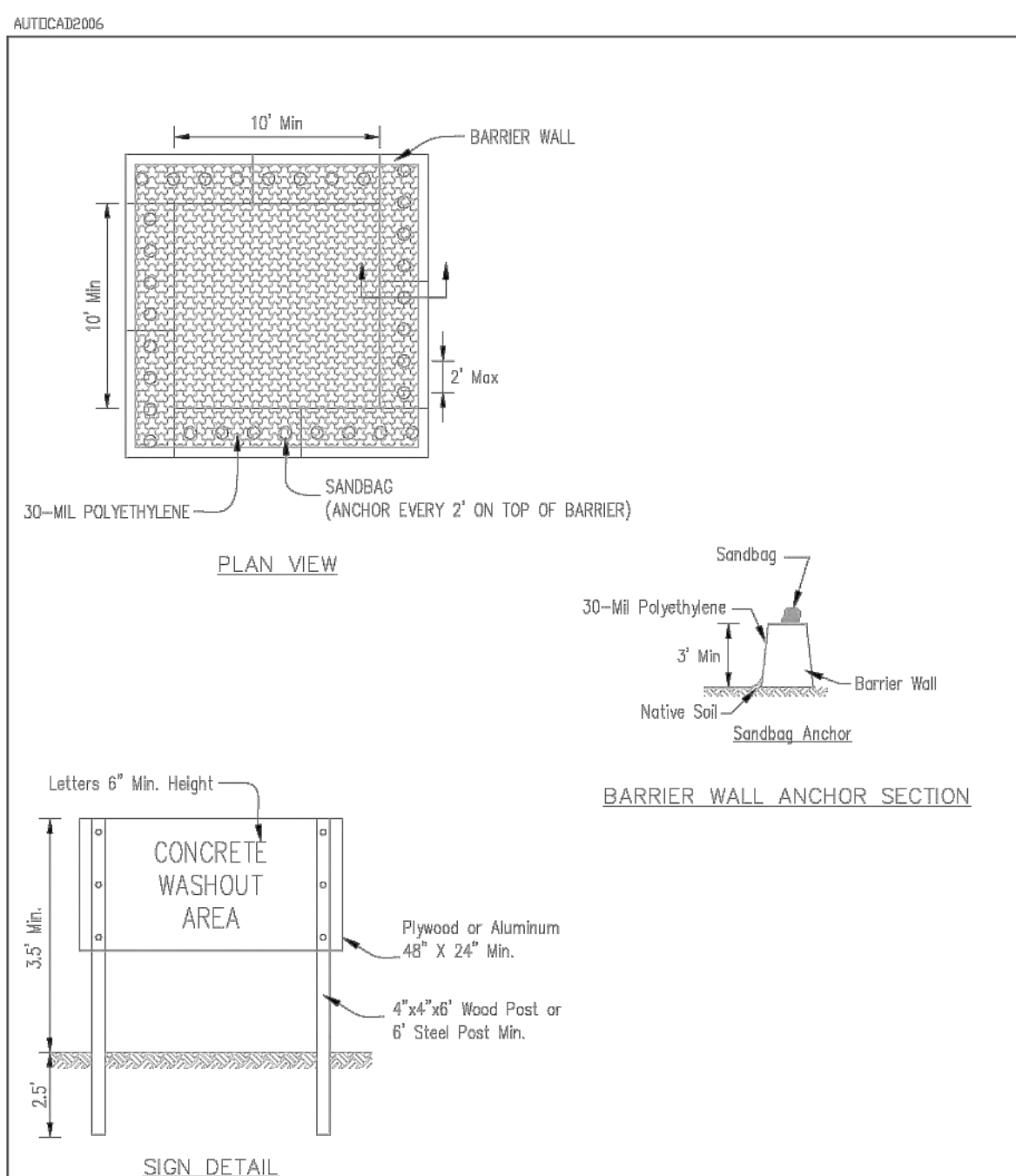
REFERENCE	Project	Date	Standard Dwg. No.
Designed	Checked	Date	IUM-562
Approved	Checked	Date	SHEET 1 OF 1
	Approved	Date	DATE 11-30-2015



- NOTES:
1. PRECAST SECTIONS SHALL BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH TWO (2) STRIPS BUTYL RUBBER.
 2. PRECAST CONCRETE BARREL SECTION ASTM C-479 AND ASTM C-443.
 3. PRECAST CONCRETE RING CONSTRUCTION ASTM C-479 & 641 ADJUSTMENT TO 1" MAXIMUM. USING THE MINIMUM NEEDED TO ACHIEVE THE DESIRED ELEVATION - 3 RINGS MAXIMUM. RUBBER NOISE RINGS SHALL BE USED IN ALL TRAFFIC AREAS.
 4. STEPS SHALL BE EMBEDDED INTO WALL A MINIMUM OF 3 INCHES AND SHALL BE STEEL REINFORCED POLYURETHANE STEPS (12" WIDE).
 5. FOR OPTIONAL PRECAST CONCRETE FLAT SLAB TOP REFER TO IDOT STANDARD 602801.
 6. MINIMUM DIAMETER (D) SHALL BE AS FOLLOWS:
48" FOR 8" - 18" PIPE
60" FOR 21" - 36" PIPE
72" FOR 36" - 60" PIPE
 7. APPROVED MANUFACTURER'S PRODUCT NUMBERS:
- PAVED AREAS (SOLID LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE A SOLID COVER
- PAVED AREAS (OPEN LID): EAST JORDAN 1050, EXTRA HEAVY DUTY, TYPE 1050M GRATE
- NON-PAVED AREAS (SOLID LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE A SOLID COVER
- NON-PAVED AREAS (OPEN LID): EAST JORDAN 1050, MEDIUM DUTY, TYPE 01 BEEHIVE GRATE
 8. ADDITIONAL DETAILS FOR STORM FRAMES AND LIDS:
- SOLID LIDS FOR VILLAGE OWNED STRUCTURES MUST HAVE THE WORDS "VILLAGE OF MOUNT PROSPECT" AND HAVE THE NAME OF THE UTILITY (STORM) CAST INTO THE LID.
- OPEN LIDS MUST HAVE THE WORDS "DUMP NO WASTE, DRAINS TO WATERWAYS" CAST INTO THE LID.
- OTHER MANUFACTURER'S PRODUCTS OF EQUAL SPECIFICATION MAY BE SUBSTITUTED AT THE APPROVAL OF THE VILLAGE ENGINEER.

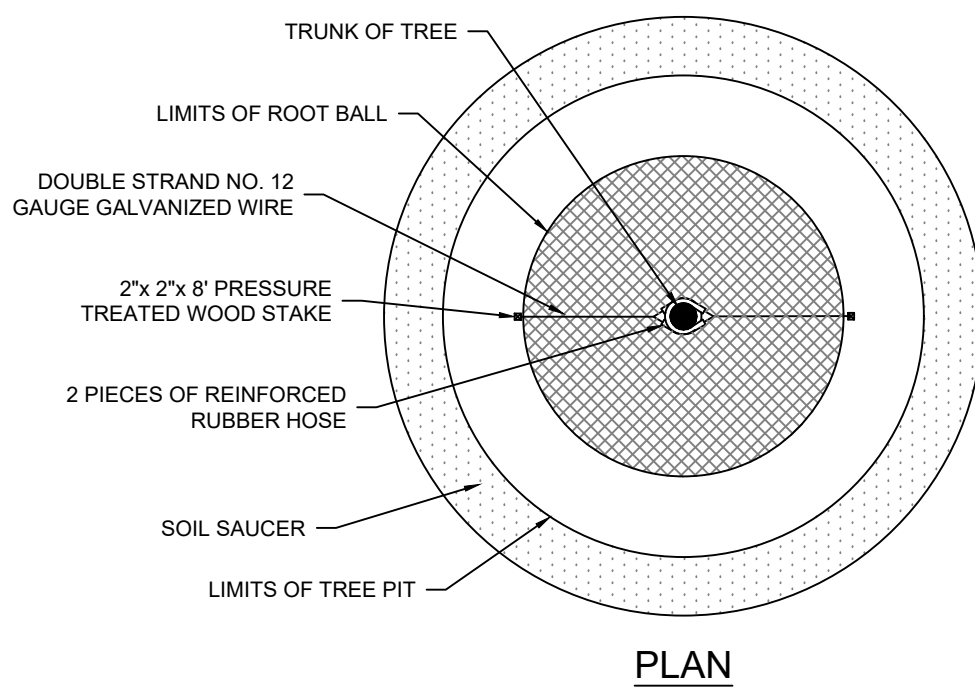
Village of Mount Prospect
Public Works Department
1700 W. Central Rd.
STORM MANHOLE DETAIL
Last Revised: 8-09

H:\Engineering\Reference\Details\VillageStandards\STORM MANHOLE DETAIL.dwg

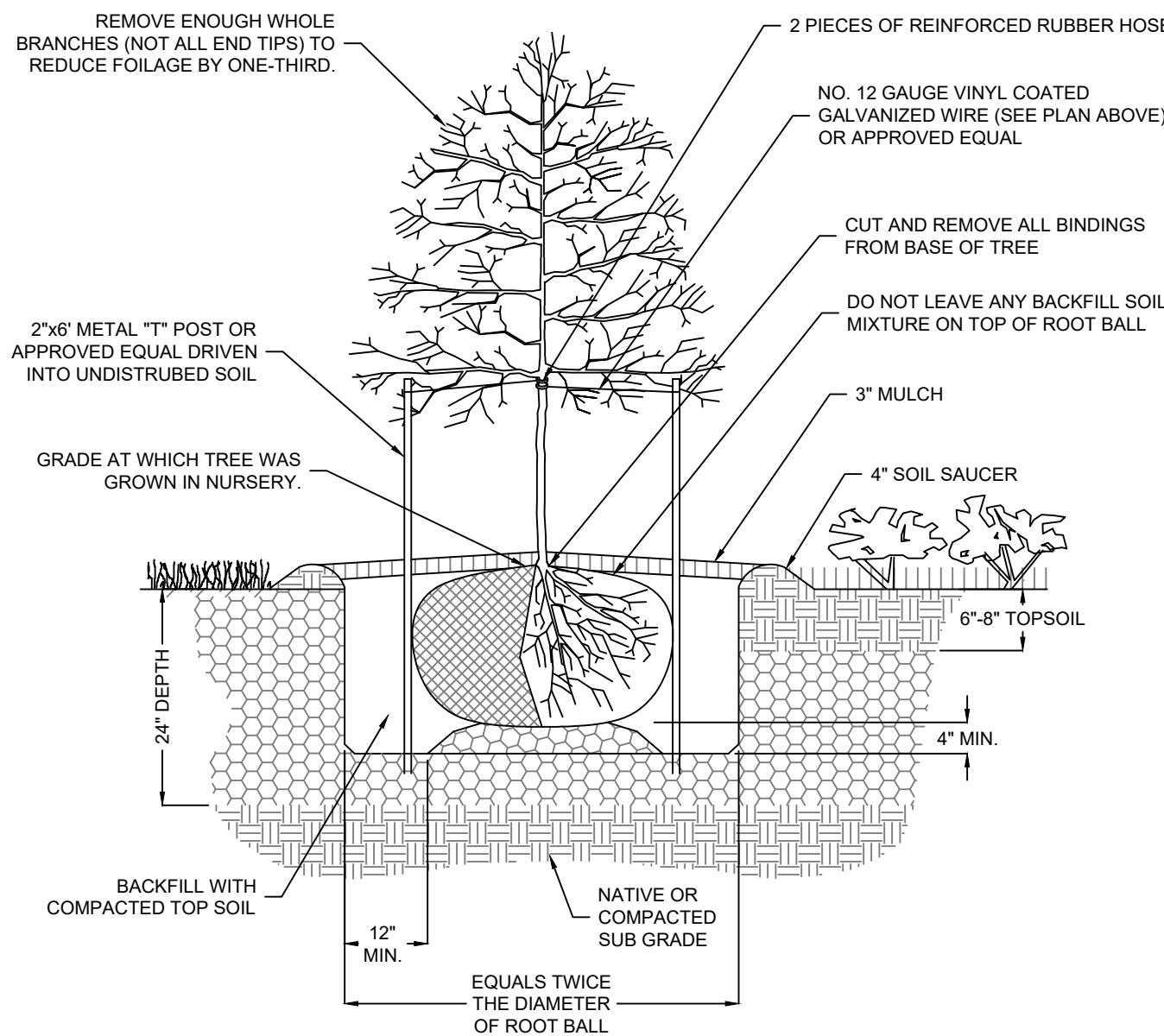


NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE
WASHOUT FACILITY - BARRIER WALL



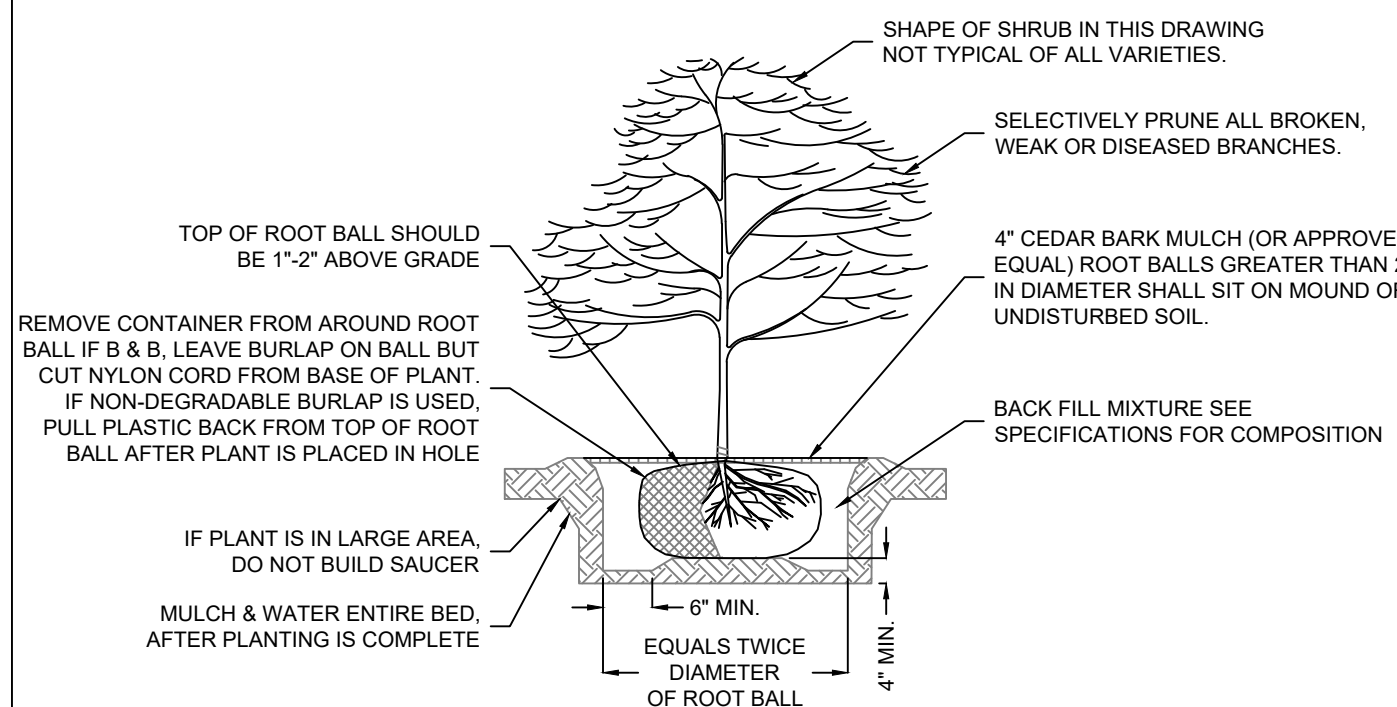
PLAN



NOTE:
1. BACKFILL AROUND ROOT BALL IN 6"-8" LAYERS WATERING EACH LAYER UNTIL SETTLED TO AVOID AIR POCKETS.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF TREE STABILIZATION AT THE END OF THE SECOND GROWING SEASON.

TREE PLANTING DETAIL

SCALE: NONE



SHRUB PLANTING DETAIL

SCALE: NONE



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.074

REVISION:

7 BREW COFFEE
MOUNT PROSPECT, IL 02

201 E EUCLID AVE
MOUNT PROSPECT, IL 60056



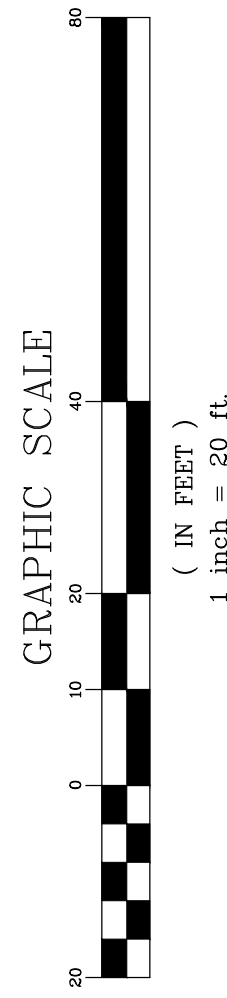
1500 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
IL# 63620661
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C7.2

DETAILS

DATE: APRIL 14, 2026

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

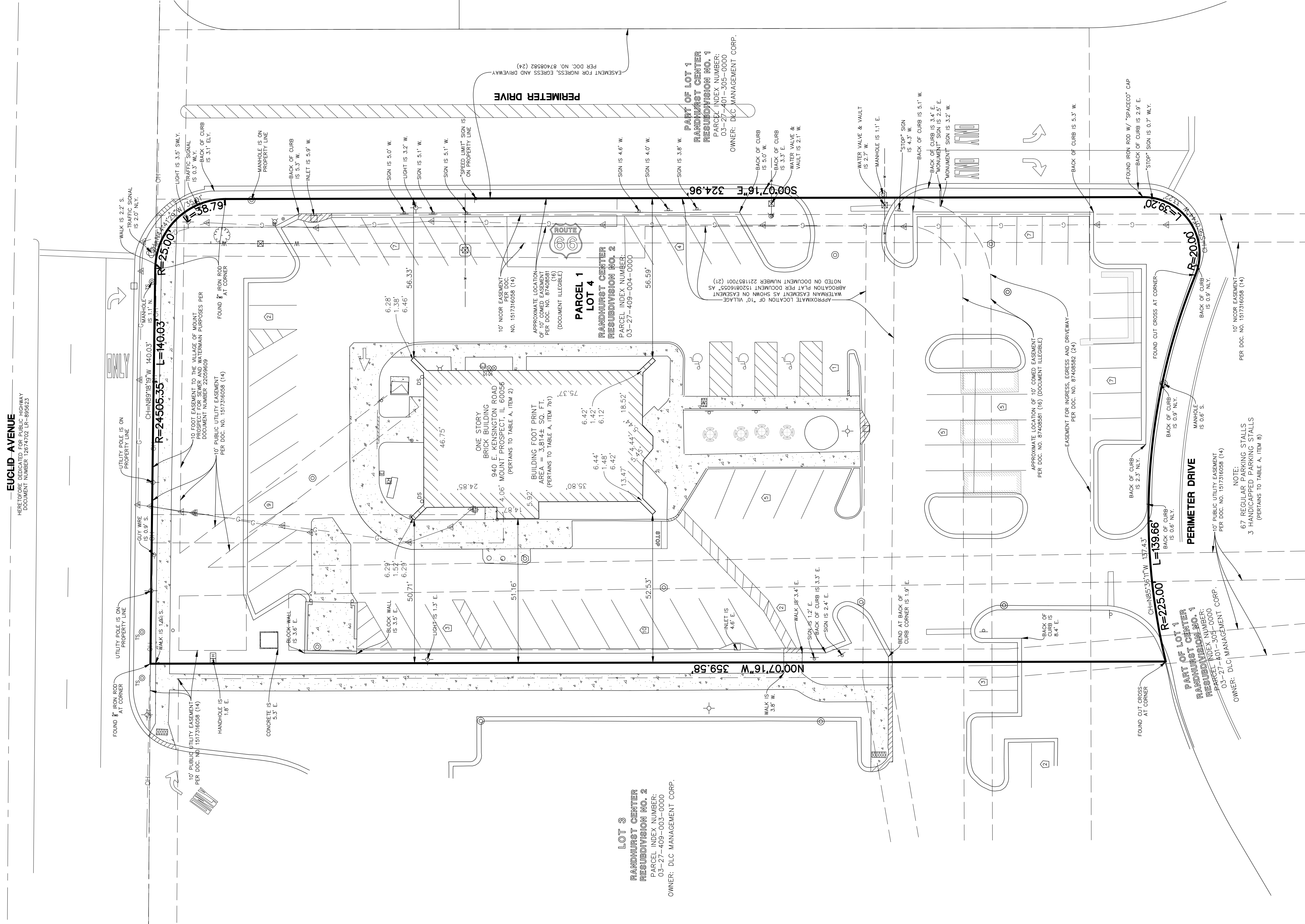


LEGEND

- | | |
|--|--|
| | = EX. PROPERTY LINE |
| | = EX. EASEMENT LINE |
| | = EX. SECTION LINE |
| | = EX. SIDEWALK |
| | = EX. CONCRETE CURB & GUTTER |
| | = EX. COMPRESSED CURB |
| | = EX. STORM LINE |
| | = EX. SANITARY LINE |
| | = EX. WATERMAIN LINE |
| | = EX. UNDERGROUND GAS |
| | = EX. OVERHEAD WIRES |
| | = EX. STORM MANHOLE (MH) |
| | = EX. STORM CATCH BASIN (CB) |
| | = EX. STORM INLET (NL) |
| | = EX. DOWN SPOUT |
| | = EX. SANITARY MANHOLE (SMH) |
| | = EX. SANITARY SERVICE POST |
| | = EX. FIRE HYDRANT/AUX. VALVE |
| | = EX. VALVE BOX |
| | = EX. VALVE VAULT (V.V.) |
| | = EX. GAS METER |
| | = EX. JUIE GAS MARKER |
| | = EX. ELECTRICAL METER |
| | = EX. ELECTRICAL HANDHOLE |
| | = EX. ELECTRIC PEDestal/BOX |
| | = EX. TRAFFIC SIGNAL MANHOLE |
| | = EX. TRAFFIC SIGNAL |
| | = EX. DOUBLE HANDHOLE |
| | = EX. UTILITY POLE |
| | = EX. GUY WIRE |
| | = EX. LIGHT STANDARD |
| | = EX. SIGN |
| | = EX. BOLLARD |
| | = EX. HANDICAPPED PARKING |
| | = EX. NUMBER OF PARKING STALLS |
| | = EX. STRAIGHT TRAFFIC FLOW ARROW |
| | = TURN TRAFFIC FLOW ARROW |
| | = EX. ROAD STRIPE "ONLY" |
| | = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES |
| | = EX. BITUMINOUS PAVEMENT |
| | = EX. CONCRETE |
| | = EX. DETECTABLE WARNING |

ABBREVIATIONS

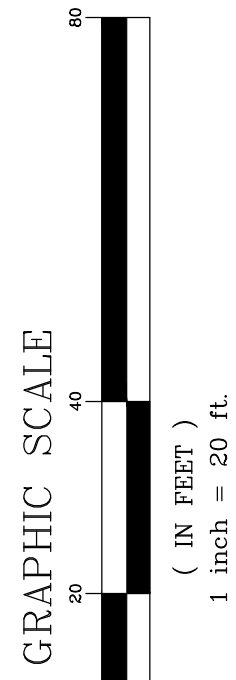
- | | |
|------|---------------|
| CH | CHORD |
| E | EAST |
| ELY | EASTERLY |
| L | ARC LENGTH |
| N | NORTH |
| NLY | NORTHERLY |
| R | RADIUS |
| S | SOUTH |
| SWLY | SOUTHWESTERLY |
| W | WEST |
| WLY | WESTERLY |



SHEET 2 OF 4 TAAMPILO1	PROJ. NO. 005	940 EAST KENSINGTON ROAD
	PROJ. ASSOC. 005	MOUNT PROSPECT, ILLINOIS
	DRAWN BY: LB	
	DATE: 03/12/25	
	SCALE: 1"=20'	ALTA/NSPS LAND TITLE SURVEY

[illegible]

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



LEGEND	—	= EX. PROPERTY LINE
	- - -	= EX. EASEMENT LINE
	- · - · -	= EX. SECTION LINE
	- · -	= EX. SIDEWALK
	=====	= EX. CONCRETE CURB & GUTTER
	=====	= EX. DEPRESSED CURB
	=====	= EX. STORM LINE
	- - - C	= EX. SANITARY LINE
	- - - W	= EX. WATERMAIN LINE
	- - - G	= EX. UNDERGROUND GAS
	- - - OH	= EX. OVERHEAD WIRES
	- - -	= EX. 1' FOOT CONTOURS

	= EX. STORM MANHOLE (MH)
	= EX. STORM CATCH BASIN (CB)
	= EX. STORM INLET (NL)
	= EX. DOWN SPOUT
	= EX. SANITARY MANHOLE (SMH)
	= EX. SANITARY SERVICE POST
	= EX. FIRE HYDRANT/AUX. VALVE
	= EX. VALVE BOX
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	= EX. UTILITY POLE
	= EX. WIRE
	= EX. LIGHT STANDARD
	= EX. SIGN
	= EX. BOLLARD
	= EX. HANDICAPPED PARKING
	= EX. NUMBER OF PARKING STALLS
	= EX. STRAIGHT TRAFFIC FLOW ARROW
	= TURN TRAFFIC FLOW ARROW
	= EX. ROAD STRIPE "ONLY"
	= EX. SPOT ELEVATION
	= EX. CIRCULAR MANHOLE WITH MINIMUM DIAMETER IN INCHES
	= EX. RIM ELEVATION
	= EX. INVERT ELEVATION
	= EX. BITUMINOUS PAVEMENT
	= EX. CONCRETE
	= EX. DETECTABLE WARNING

ABBREVIATIONS

CH	C.N.V.	CHORD	GOOD	NOT	VERIFY
E	E	EAST	EAST		
ELY	ELY	EASTLY			
F.F.	F.F.	FULL FLOOR	ELEVATION		
F.O.D.	F.O.D.	FULL OF DEBRIS			
F.W.	F.W.	FULL OF WATER			
L	L	LENGTH			
N	N	NORTH			
NE	NE	NORTHEAST			
NW	NW	NORTHWEST			
NY	NY	NORTH YARD			
P	P	PAD			
P.V.	P.V.	PVC VINYL	CHLORIDE PIPE		
R	R	REINFORCED	CONCRETE PIPE		
RCP	RCP	REINFORCED CONCRETE PIPE			
S	S	SOUTH			
SMH	SMH	SANITARY MANHOLE			
STMH	STMH	STORM MANHOLE			
SW	SW	SOUTHWEST			
W	W	WEST			
WLY	WLY	WESTLY			
WY	WY	WEST YARD			

BENCHMARKS

REFERENCE BENCHMARK: ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE TRIMBLE VRS NOW NETWORK. THE OBSERVED ELEVATIONS ARE THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM GEOID18.

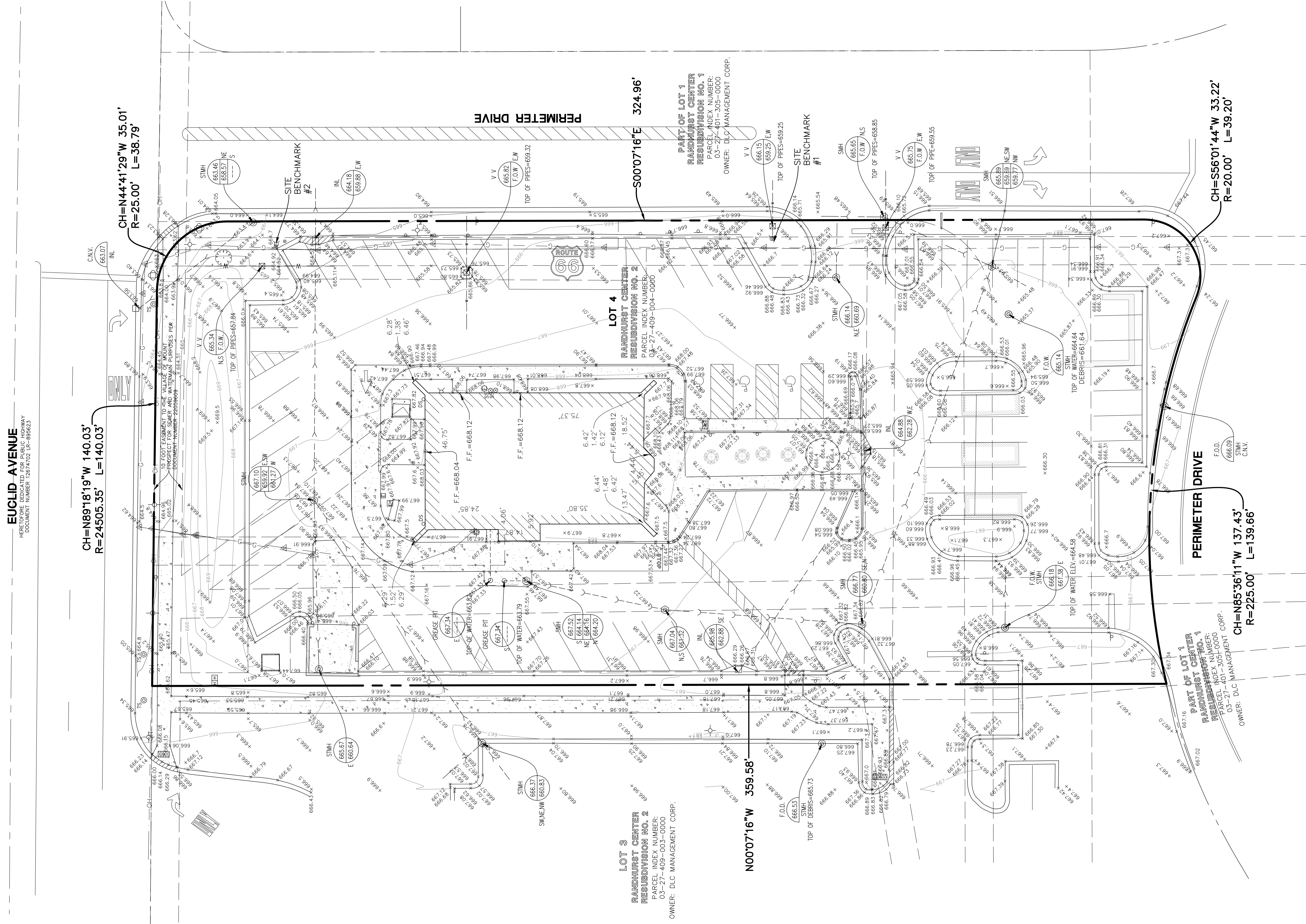
SITE BENCHMARK#1:
SOUTHWEST ARROW BOLT OF FIRE HYDRANT ON WEST SIDE
OF PERIMETER DRIVE LOCATED APPROXIMATELY 269 FEET
SOUTH OF THE CENTERLINE OF EUCLID AVENUE AND 910
FEET EAST OF THE CENTERLINE OF ELMHURST ROAD
(ILLINOIS ROUTE 83).

ELEVATION= 668.89 DATUM=NAVD88 (GEOD 18)

SITE BENCHMARK #2:
SOUTHWEST ARROW BOLT OF FIRE HYDRANT ON WEST SIDE
OF PERIMETER DRIVE LOCATED APPROXIMATELY 82 FEET
SOUTH OF THE CENTERLINE OF EUGID AVENUE AND 880
FEET EAST OF THE CENTERLINE OF ELMHURST ROAD
(ILLINOIS ROUTE 83).

7.01 DATUM=NAVD88 (GEOID 18)

TOPOGRAPHIC FIELD WORK COMPLETED ON MARCH 18, 2025



SHEET 3 OF 4	PROJ. MGR.: CJS
	PROJ. ASSOC.: CJS
	DRAWN BY: LB
	DATE: 03/12/25
	SCALE: 1"=20'
	TAAMPLO1

940 EAST KENSINGTON ROAD

MOUNT PROSPECT, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

TAAMPIL01

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PROJ, MGR.: CJS
PROJ, ASSOC.: LB
DRAWN BY:

DATE: 03/12/25

SCALE: 1"=20'



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CONSULTING

333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8585 manhard.com

**Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners**

[illegible]

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY



LEGEND

- = EX. PROPERTY LINE
- - - = EX. SECTION LINE
- - - = EX. EASEMENT LINE
- = EX. LOT LINE



SHEET 4 OF 4 TAAMP101	PROJ. MGR.: CJS	940 EAST KENSINGTON ROAD	
	PROJ. ASSOC.: CJS	MOUNT PROSPECT, ILLINOIS	
	DATE: 03/12/25	ALTA/NSPS LAND TITLE SURVEY	
SCALE: 1" = 20'			

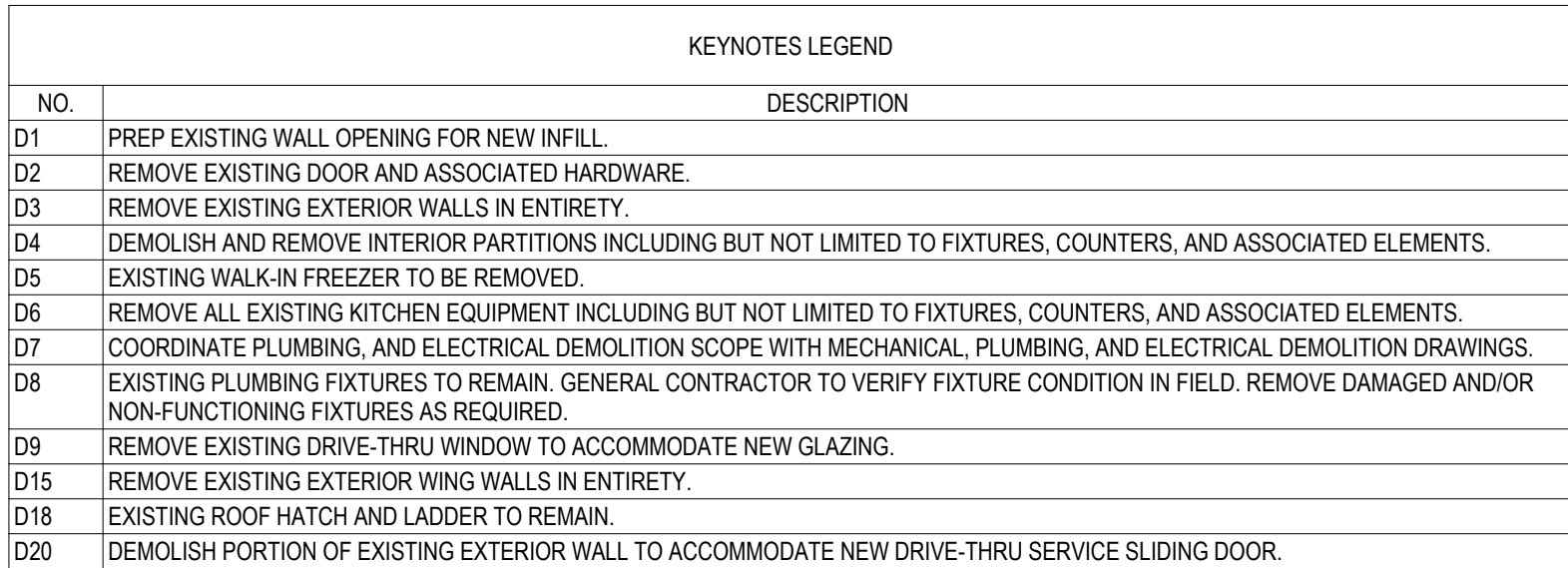
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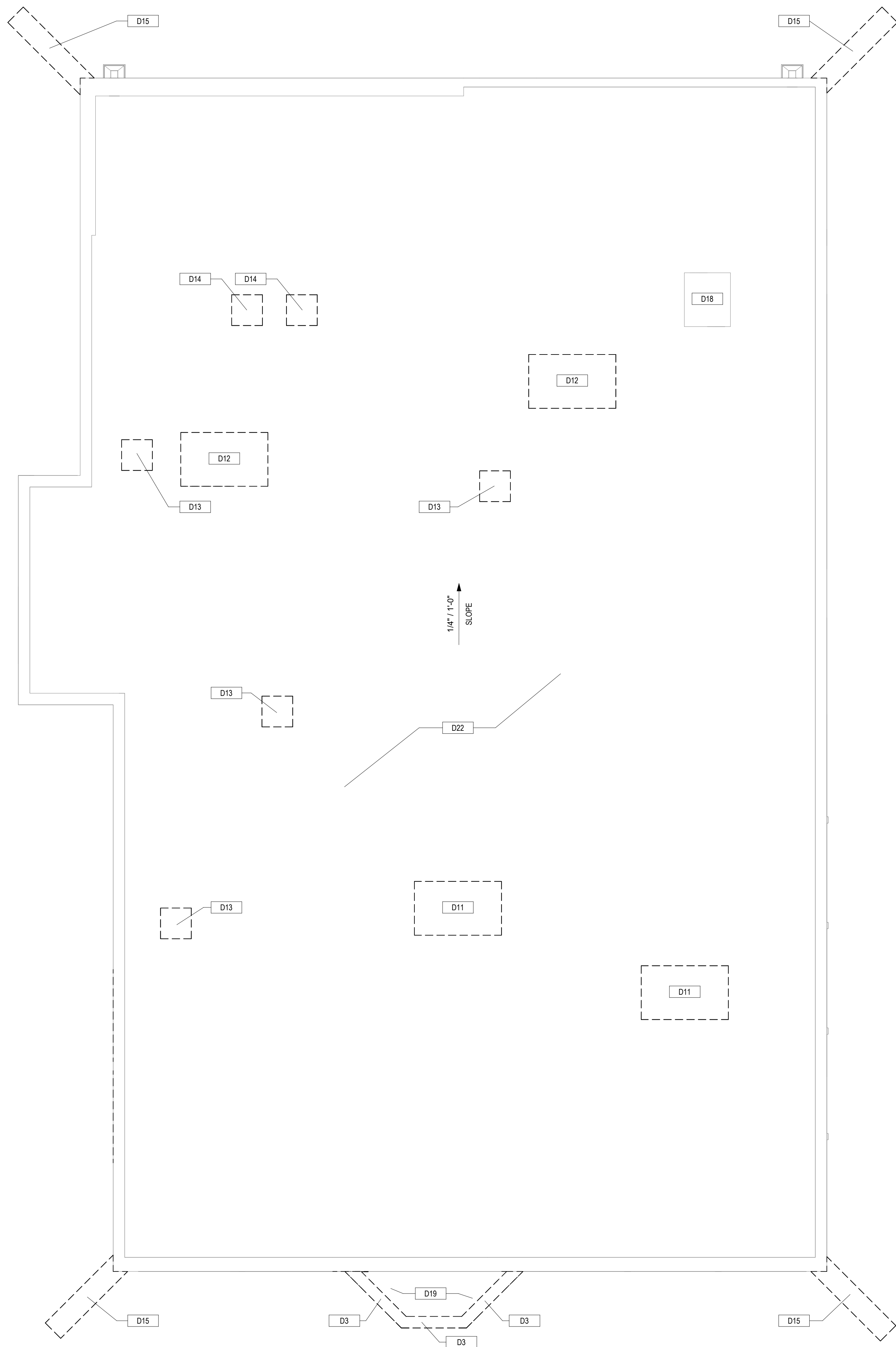


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Construction Managers • Environmental Scientists • Landscape Architects • Planners

SCALE: As indicated





DEMOLITION GENERAL NOTES:

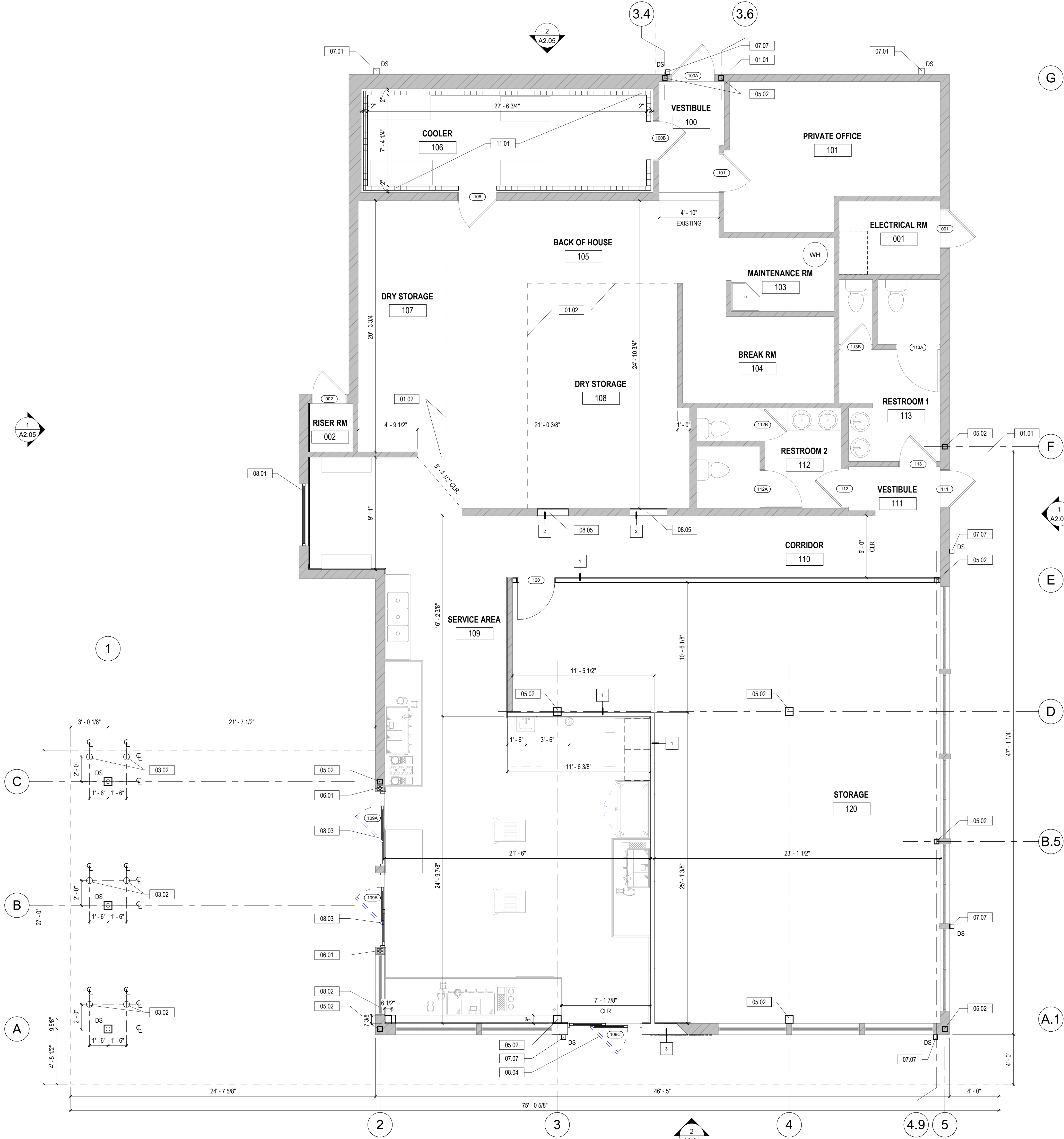
- | | |
|----|---|
| A. | DEMOLITION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, NOTICES, AND APPROVALS AUTHORIZING DEMOLITION, CERTIFICATES OF SEVERANCE & UTILITY SERVICES AND PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AS WELL AS UTILITY SERVICE PROVIDERS AS REQUIRED. DEMOLITION CONTRACTOR TO ARRANGE AND PAY FOR DISCONNECTING, REMOVING, CAPPING OFF, AND STUBBING OFF OF SERVICES BACK TO THE POINT OF ORIGIN (COORDINATE WITH MEP DEMOLITION DRAWINGS). |
| B. | DEMOLITION CONTRACTOR TO INSPECT THE SPACE AND BECOME FAMILIAR WITH THE WORKSCOPE (INCLUDING ANY TEMPORARY SHORING THAT MAY BE REQUIRED) PRIOR TO COMMENCING WORK. |
| C. | DEMOLITION CONTRACTOR IS TO PROTECT ALL EXISTING CONSTRUCTION NOT IDENTIFIED AS TO BE REMOVED FROM DAMAGE. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND FINISH OF ANY EXISTING CONSTRUCTION INTENDED TO REMAIN WHICH BECOMES DAMAGED DURING DEMOLITION. DEMOLITION CONTRACTOR IS ALSO REQUIRED TO MAINTAIN THE SECURITY OF THE PREMISES DURING COMMENCEMENT OF WORK, BOTH DURING WORK HOURS AND OFF-WORK HOURS. |
| D. | GENERAL TRADES CONTRACTOR TO REPAIR ANY SITEWORK AFFECTED OR DAMAGED DURING CONSTRUCTION BY TRAILERS, DEBRIS REMOVAL, TRASH DUMPSTERS, ETC. |
| E. | DO NOT DISABLE FIRE ALARM OR OTHER LIFE SAFETY SYSTEMS WITHOUT (10) DAY PRIOR WRITTEN NOTICE TO THE OWNER AND AUTHORITY HAVING JURISDICTION (AHJ) IF REQUIRED BY LOCAL REGULATIONS. |
| F. | CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS TO BE DISCARDED. |
| G. | DEMOLITION CONTRACTOR TO COORDINATE WORK HOURS, DEBRIS REMOVAL, SCHEDULING AND DUMPSTER PLACEMENT WITH LANDLORD AND AHJ PRIOR TO COMMENCEMENT OF WORK. UPON COMPLETION, THE DEMOLITION CONTRACTOR SHALL TURN THE SPACE OVER TO G.C. BROOM CLEAN READY FOR CONSTRUCTION START, WITH NO DEBRIS OR DEMOLISHED MATERIAL WITHIN THE DEMISED PREMISES. |
| H. | DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY BARRICADES REQUIRED BY THE AHJ AND MALL MANAGEMENT FOR OCCUPANT CONTROL, DUST CONTROL, ETC. DEMOLITION CONTRACTOR SHALL ALSO MAINTAIN ALL PUBLIC WALKWAYS IN ORDER TO PROVIDE FOR FREE AND SAFE PASSAGE FOR PEDESTRIANS. |
| I. | DEMOLITION CONTRACTOR TO CONSULT WITH BUILDING OWNER'S REPRESENTATIVE FOR ITEMS THAT THE OWNER WISHES TO KEEP. SAID ITEMS SHALL BE CAREFULLY DISCONNECTED FROM THE BUILDING AND PROTECTED FROM DAMAGE. DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER'S RETRIEVAL OF SAID ITEMS. |
| J. | DO NOT CLOSE OFF OR OBSTRUCT MEANS OF EGRESS EXITS WITHOUT PRIOR APPROVAL FROM OWNER AND LOCAL AUTHORITY HAVING JURISDICTION. |
| K. | ALL WALLS BEING DEMOLISHED ARE NON-BEARING AND NON-SHEAR WALLS. |

DRAWING LEGEND:

- | | |
|---|----------------------------------|
|  | EXISTING WALL TO REMAIN |
|  | EXISTING WALL TO BE DEMOLISHED |
|  | EXISTING DOOR TO BE DEMOLISHED |
|  | EXISTING WINDOW TO BE DEMOLISHED |

KEYNOTES LEGEND

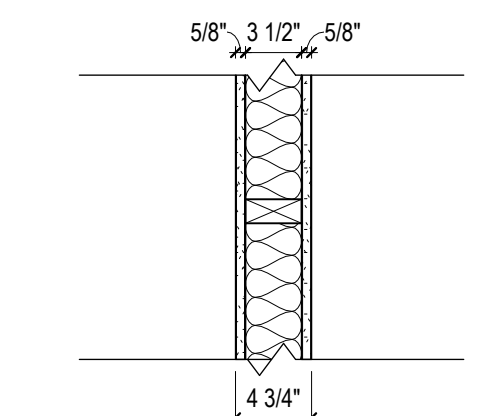
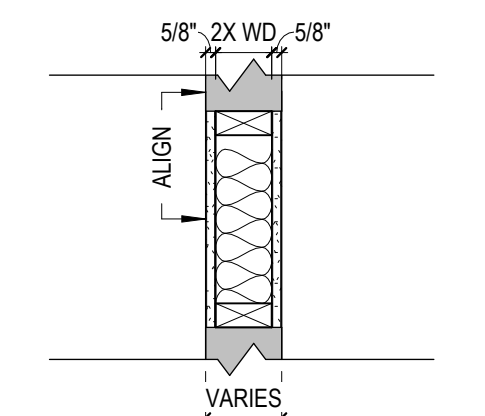
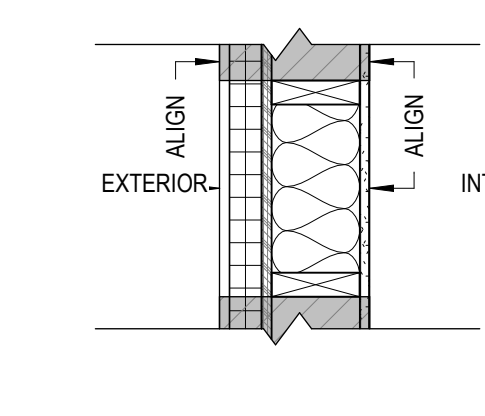
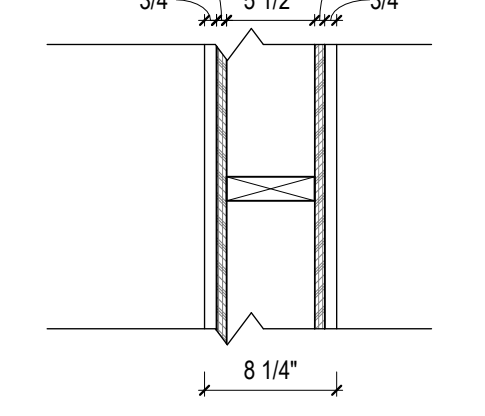
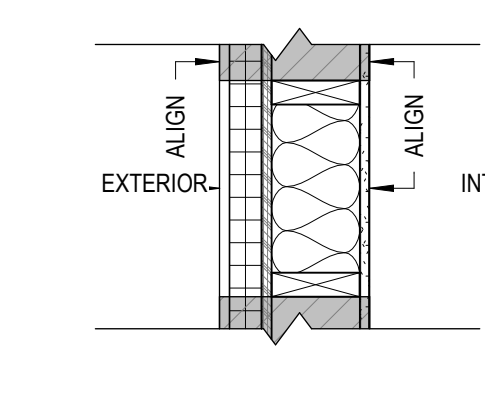
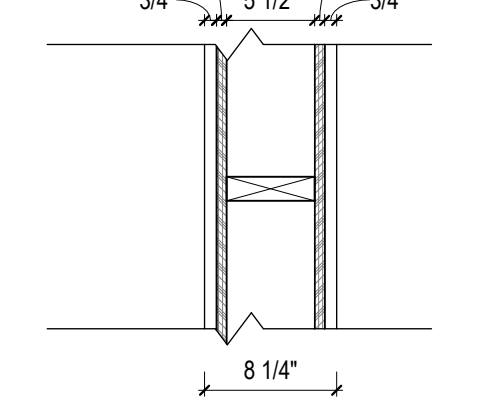
NO.	DESCRIPTION
D3	REMOVE EXISTING EXTERIOR WALLS IN ENTIRETY.
D11	DISCONNECT AND DEMOLISH EXISTING ROOF TOP UNIT. PATCH ROOF OPENING TO MATCH EXISTING. REFER TO MECHANICAL DRAWINGS.
D12	DISCONNECT AND DEMOLISH EXISTING ROOF TOP UNIT. EXISTING ROOF PENETRATION TO REMAIN FOR REUSE. VERIFY EXACT LOCATION IN FIELD. REFER TO MECHANICAL DRAWINGS.
D13	DISCONNECT AND DEMOLISH EXISTING EXTERIOR FAN. PATCH ROOF OPENING TO MATCH EXISTING. REFER TO MECHANICAL DRAWINGS.
D14	DISCONNECT AND DEMOLISH EXISTING CONDENSING UNIT. REFER TO MECHANICAL DRAWINGS.
D15	REMOVE EXISTING EXTERIOR WING WALLS IN ENTIRETY.
D16	EXISTING ROOF HATCH AND LADDER TO REMAIN.
D19	DEMOLISH EXISTING VESTIBULE ROOF IN ITS ENTIRETY.
D22	CLEAN EXISTING ROOF SYSTEM PRIOR TO RELAMINATION. REPAIR EXISTING ROOF DECKING WHERE DAMAGED.

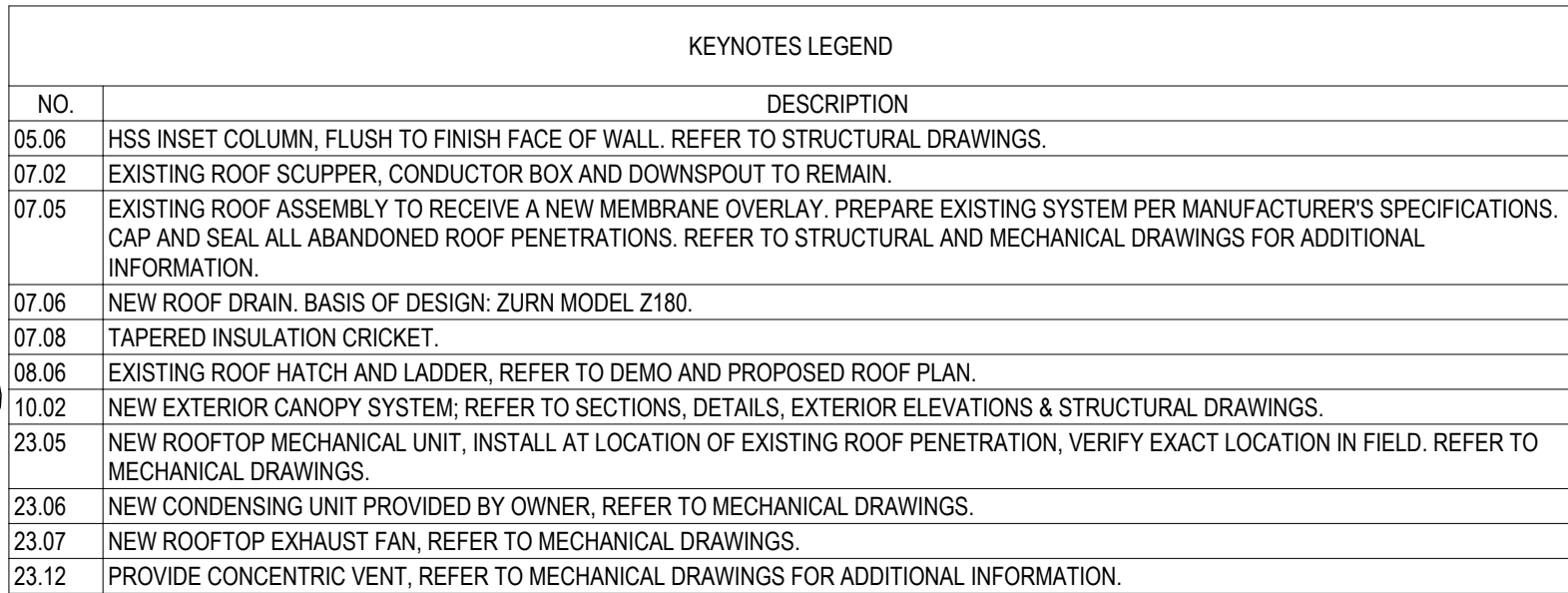


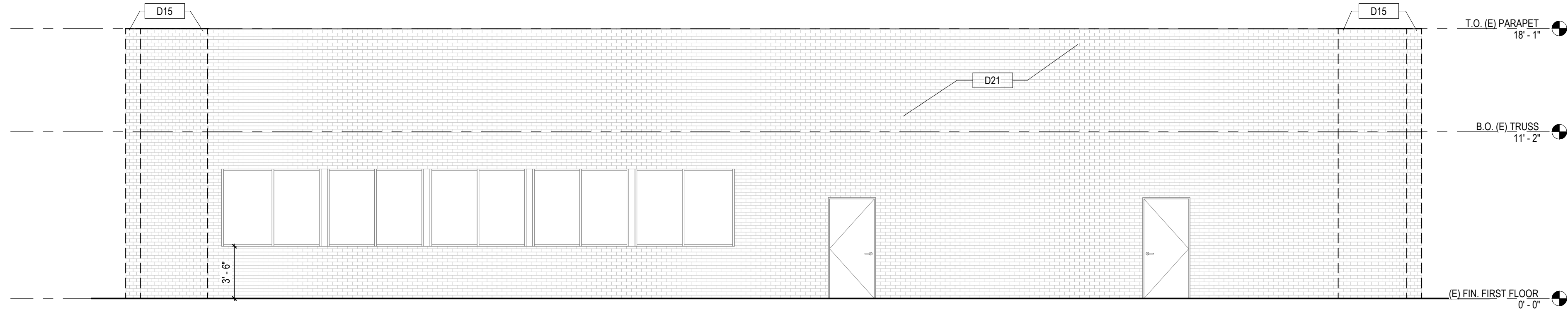
- FLOOR PLAN GENERAL NOTES:**
1. REFER TO STRUCTURAL, PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 2. REFER TO BUILDING ELEVATIONS FOR EXTERIOR MATERIALS.
 3. COORDINATE LOCATION OF BUILDING UTILITIES WITH CIVIL DRAWINGS.
 4. ALL WOOD BLOCKING & SHIMS TO BE FIRE RETARDANT TREATED WOOD (FRT).
 5. COORDINATE FINAL LOCATION OF KNOX BOX WITH THE LOCAL FIRE AUTHORITY.
 6. DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH, U.N.O.
 7. PROVIDE IN-WALL F.R.T. BLOCKING FOR MILLWORK, SHELVING, PANELS, ETC.
 8. RETURN GYPSUM BOARD ON WINDOW JAMBS, SILLS, AND HEADS TO THE STOREFRONT FRAME.
 9. ALL CONTRACTORS TO VERIFY EXISTING FIELD CONDITIONS BEFORE ANY WORK COMMENCES. NOTIFY ARCHITECT OF ANY DISCREPANCIES (TYPICAL).
 10. FIRE EXTINGUISHERS TO BE SUPPLIED BY G.C., QUANTITY AND LOCATIONS ARE SUBJECT TO CHANGE AT DISCRETION OF LOCAL AHJ & FIRE MARSHAL.
 11. G.C. TO REFER TO LIFE SAFETY PLANS FOR THE FIRE RATING OF EXISTING CONSTRUCTION. ALL EXISTING FIRE RATED CONSTRUCTION TO BE PROTECTED DURING CONSTRUCTION AND ITS FIRE RATING TO BE MAINTAINED. REFER TO SHELL DRAWINGS AS NOTED FOR FURTHER INFORMATION.
 12. ALL WALLS IN KITCHEN FOOD PREPARATION AREAS, SERVICE AREAS, BARS, AND TOILET ROOMS TO BE MOISTURE AND MOLD RESISTANT GYPSUM BOARD, DUROCK CEMENT BOARD (OR EQUAL), TO BE INSTALLED 4'-0" AFF (FLUSH WITH GYPSUM BOARD). WALLS BEHIND HOODS, AT DISHWASHING / SCULLERY, AND IN MOP BASIN AREAS TO BE FULL HEIGHT CEMENT BOARD.
 13. FLOORS IN KITCHEN FOOD PREPARATION AREAS, SERVICE AREAS, BARS, AND TOILET ROOMS TO RECEIVE A WATERPROOF MEMBRANE. INSTALL ON FLOOR AND EXTEND 12" MIN. UP WALLS, CONTINUE 24" PAST ROOM ENTRYWAYS ON FLOOR IN ADJACENT SPACES. GC TO INSTALL MEMBRANE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. ALL FLOOR PIPE PENETRATIONS, CLEANOUTS, AND FLOOR DRAINS MUST BE SEALED WATERTIGHT, WITH MEMBRANE AND FLASHING EXTENDING IN CLAMPING COLLAR PER MANUFACTURER'S SPECIFICATIONS.
 14. ALL FLOORS IN WET AREAS TO BE TESTED DURING CONSTRUCTION TO VERIFY WATERPROOFING.

- DRAWING LEGEND:**
- WALL - SEE TYPE DEFINITIONS & DETAILS ON WALL TYPE SHEET
 - WALL TYPE SYMBOL
 - NEW DOOR, REFER TO DOOR SCHEDULE

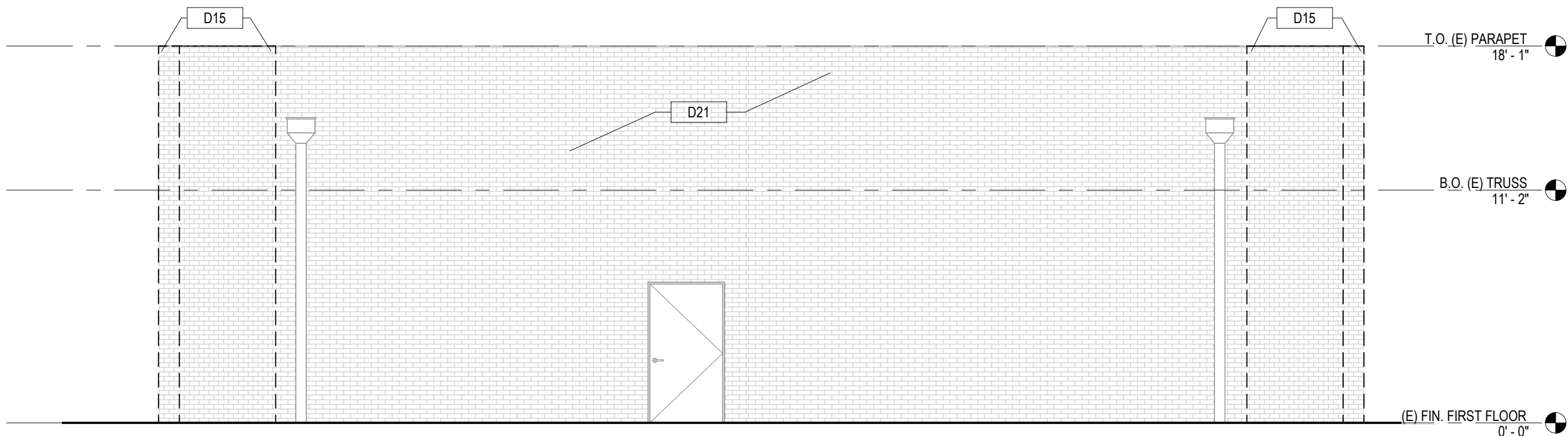
KEYNOTES LEGEND	
NO.	DESCRIPTION
01.01	DASHED LINE REPRESENTS OUTLINE OF CANOPY ABOVE.
01.02	DASHED LINE INDICATES PERIMETER OF SPACE DESIGNATED FOR DRY STORAGE.
03.02	CONCRETE PIPE BOLLARD W/ 6" BOLLARD COVER BY ULINE, COLOR TO BE SW 9177 "SALTY DOG. REFER TO EXTERIOR FINISH SCHEDULE AND STRUCTURAL DRAWINGS.
05.02	HSS COLUMN, REFER TO STRUCTURAL DRAWINGS.
06.01	WD POST, REFER TO STRUCTURAL DRAWINGS.
07.01	EXISTING DOWNSPOUT TO REMAIN.
07.07	NEW PREFINISHED METAL DOWNSPOUT. TIE TO SITE STORMWATER MANAGEMENT SYSTEM. TYP. REFER TO ROOF PLAN FOR DRAINAGE.
08.01	NEW WINDOW IN LOCATION OF REMOVED DRIVE-THRU WINDOW, REFER TO EXTERIOR ELEVATIONS AND WINDOW ELEVATIONS.
08.02	EXISTING WINDOW TO REMAIN, TYP.
08.03	DRIVE-THRU SERVICE DOOR, REFER TO DOOR SCHEDULE.
08.04	NEW WALK-UP SERVICE DOOR IN LOCATION OF DEMOLISHED VESTIBULE.
08.05	INFILL TO MATCH CONSTRUCTION OF EXISTING WALL.
11.01	CUSTOM COOLER INSERT, COORDINATE W/ COOLER PROVIDER.

WALL TYPES	
 2X4 INTERIOR WALL FIRE RATING: 0-HR 2X4 WOOD FRAMING @ 16" O.C., ONE (1) LAYER OF GYPSUM BOARD EACH SIDE. STUD CAVITY FILLED WITH FIBERGLASS BATT INSULATION.	 2X INTERIOR WALL INFILL FIRE RATING: 0-HR 2X WOOD FRAMING TO MATCH EXISTING WALL CONSTRUCTION, ONE (1) LAYER OF GYPSUM BOARD EACH SIDE. STUD CAVITY FILLED WITH FIBERGLASS BATT INSULATION.
 2X EXTERIOR WALL INFILL FIRE RATING: 0-HR NEW CLADDING AND 2X WOOD FRAMING TO MATCH EXISTING WALL CONSTRUCTION WITH ONE (1) LAYER OF GYPSUM BOARD INTERIOR FINISH. REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS FOR ADDITIONAL INFORMATION.	 2X6 EXTERIOR TOWER WALL FIRE RATING: 0-HR 3/4" THIN BRICK OVER WEATHER RESISTANT BARRIER OVER 5/8" SHEATHING EACH SIDE ON 5-1/2" WOOD STUDS @ 16" O.C. REFER TO EXTERIOR ELEVATIONS, WALL SECTIONS AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 3 EXTERIOR WALL INFILL NOT TO SCALE	 4 EXTERIOR TOWER WALL NOT TO SCALE

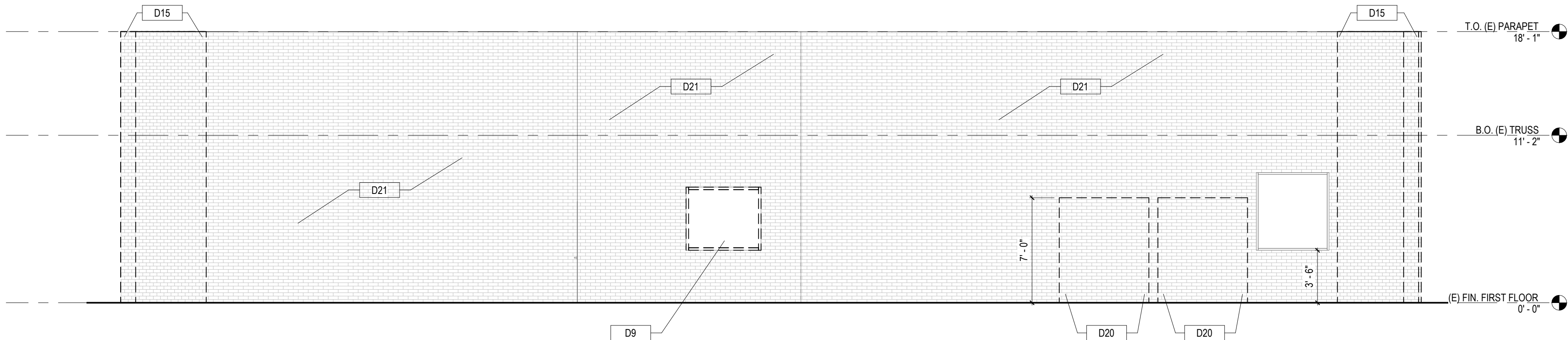




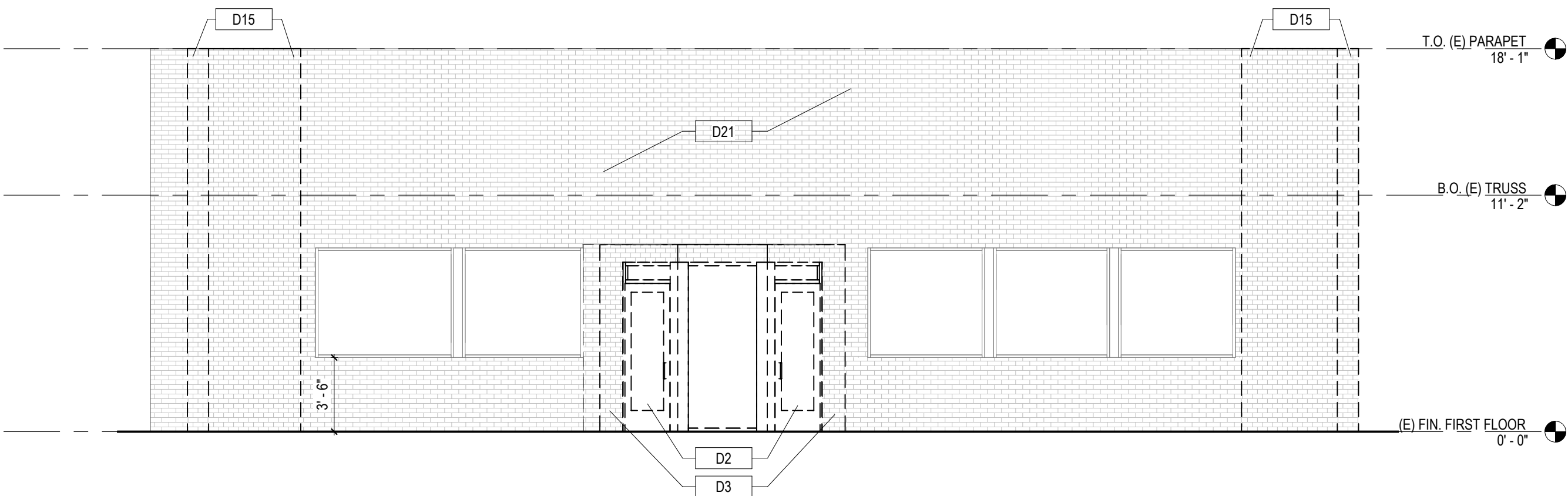
2 DEMO EAST ELEVATION
3/16" = 1'-0"



3 DEMO NORTH ELEVATION
3/16" = 1'-0"



4 DEMO WEST ELEVATION
3/16" = 1'-0"



1 DEMO SOUTH ELEVATION
3/16" = 1'-0"

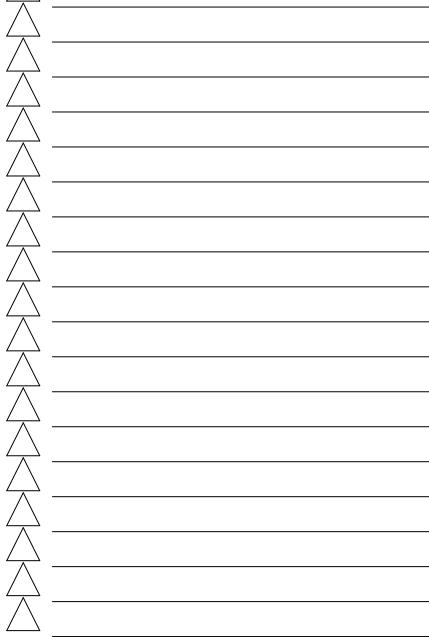
DEMOLITION GENERAL NOTES:

- A. DEMOLITION CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, NOTICES, AND APPROVALS AUTHORIZING DEMOLITION, CERTIFICATES OF SEVERANCE & UTILITY SERVICES AND PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS FROM THE AUTHORITY HAVING JURISDICTION (AHJ) AS WELL AS UTILITY SERVICE PROVIDERS AS REQUIRED. DEMOLITION CONTRACTOR TO ARRANGE AND PAY FOR DISCONNECTING, REMOVING, CAPPING OFF, AND STUBBING OFF OF SERVICES BACK TO THE POINT OF ORIGIN (COORDINATE WITH MEP DEMOLITION DRAWINGS).
- B. DEMOLITION CONTRACTOR TO INSPECT THE SPACE AND BECOME FAMILIAR WITH THE WORKSCOPE (INCLUDING ANY TEMPORARY SHORING THAT MAY BE REQUIRED) PRIOR TO COMMENCING WORK.
- C. DEMOLITION CONTRACTOR IS TO PROTECT ALL EXISTING CONSTRUCTION NOT IDENTIFIED AS TO BE REMOVED FROM DAMAGE. DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND FINISH OF ANY EXISTING CONSTRUCTION INTENDED TO REMAIN WHICH BECOMES DAMAGED DURING DEMOLITION. DEMOLITION CONTRACTOR IS ALSO REQUIRED TO MAINTAIN THE SECURITY OF THE PREMISES DURING COMMENCEMENT OF WORK, BOTH DURING WORK HOURS AND OFF-WORK HOURS.
- D. GENERAL TRADES CONTRACTOR TO REPAIR ANY SITEWORK AFFECTED OR DAMAGED DURING CONSTRUCTION BY TRAILERS, DEBRIS REMOVAL, TRASH DUMPSTERS, ETC.
- E. DO NOT DISABLE FIRE ALARM OR OTHER LIFE SAFETY SYSTEMS WITHOUT (10) DAY PRIOR WRITTEN NOTICE TO THE OWNER AND AUTHORITY HAVING JURISDICTION (AHJ) IF REQUIRED BY LOCAL REGULATIONS.
- F. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS TO BE DISCARDED.
- G. DEMOLITION CONTRACTOR TO COORDINATE WORK HOURS, DEBRIS REMOVAL SCHEDULING AND DUMPSTER PLACEMENT WITH LANDLORD AND AHJ PRIOR TO COMMENCEMENT OF WORK. UPON COMPLETION, THE DEMOLITION CONTRACTOR SHALL TURN THE SPACE OVER TO G.C. BROOM CLEAN READY FOR CONSTRUCTION START, WITH NO DEBRIS OR DEMOLISHED MATERIAL WITHIN THE DEMISED PREMISES.
- H. DEMOLITION CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TEMPORARY BARRICADES REQUIRED BY THE AHJ AND MALL MANAGEMENT FOR OCCUPANT CONTROL, DUST CONTROL, ETC. DEMOLITION CONTRACTOR SHALL ALSO MAINTAIN ALL PUBLIC WALKWAYS IN ORDER TO PROVIDE FOR FREE AND SAFE PASSAGE FOR PEDESTRIANS.
- I. DEMOLITION CONTRACTOR TO CONSULT WITH BUILDING OWNER'S REPRESENTATIVE FOR ITEMS THAT THE OWNER WISHES TO KEEP. SAID ITEMS SHALL BE CAREFULLY DISCONNECTED FROM THE BUILDING AND PROTECTED FROM DAMAGE. DEMOLITION CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER'S RETRIEVAL OF SAID ITEMS.
- J. DO NOT CLOSE OFF OR OBSTRUCT MEANS OF EGRESS EXITS WITHOUT PRIOR APPROVAL FROM OWNER AND LOCAL AUTHORITY HAVING JURISDICTION.
- K. ALL WALLS BEING DEMOLISHED ARE NON-BEARING AND NON-SHEAR WALLS.

KEYNOTES LEGEND	
NO.	DESCRIPTION
D2	REMOVE EXISTING DOOR AND ASSOCIATED HARDWARE.
D3	REMOVE EXISTING EXTERIOR WALLS IN ENTIRETY.
D9	REMOVE EXISTING DRIVE-THRU WINDOW TO ACCOMMODATE NEW GLAZING.
D15	REMOVE EXISTING EXTERIOR WING WALLS IN ENTIRETY.
D20	DEMOLISH PORTION OF EXISTING EXTERIOR WALL TO ACCOMMODATE NEW DRIVE-THRU SERVICE SLIDING DOOR.
D21	REMOVE EXISTING PAINT FROM EXTERIOR CLADDING, TYP.

ISSUE

△ P&Z RESUBMITTAL 03-19-2026



DEMOLITION
ELEVATIONS

SCALE:

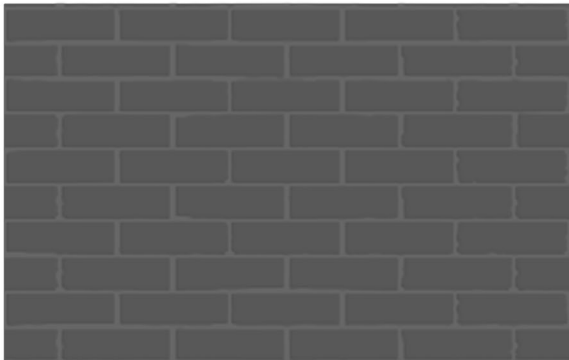
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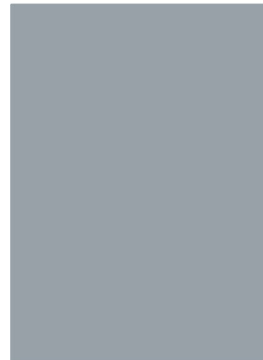
LIGHTER BRICK
SW9109 NATURAL LINEN



BOLLARDS
SW0053 SALTY DOG



DARKER BRICK
SW7069 IRON ORE

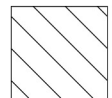
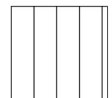


METAL TRIM
ZINC GREY



METAL PANEL
ROYAL BLUE



FINISH MATERIALS SCHEDULE NOTES:	
1. PROVIDED & INSTALLED BY GENERAL CONTRACTOR.	
BUILDING FINISH LEGEND	
	NEW THIN BRICK TO MATCH STYLE OF EXISTING. HATCHED REGION IS AN ESTIMATION. ACTUAL QUANTITY MAY VARY BASED ON DEMOLITION, NEW FLASHING, AND NEW THIN BRICK INSTALLATION REQUIREMENTS.
	NEW METAL PANEL ON INSIDE TOWER WALLS. SECURE METAL PANEL TO 5/8" EXTERIOR GRADE SHEATHING ON PARAPET OVERBUILD WALL STRUCTURE. REFER TO WALL SECTIONS AND STRUCTURAL DRAWINGS.
KEYNOTES LEGEND	
NO.	DESCRIPTION
03.02	CONCRETE PIPE BOLLARD W/ 6" BOLLARD COVER BY ULINE. COLOR TO BE SW 9177 "SALTY DOG. REFER TO EXTERIOR FINISH SCHEDULE AND STRUCTURAL DRAWINGS.
05.01	HSS CANOPY COLUMN, COLOR TO BE RAL 5003 "REGAL BLUE". REFER TO STRUCTURAL DRAWINGS.
05.06	HSS INSET COLUMN, FLUSH TO FINISH FACE OF WALL. REFER TO STRUCTURAL DRAWINGS.
02.02	EXISTING ROOF SCUPPER, CONDUCTOR BOX AND DOWNSPOUT TO REMAIN.
07.07	NEW PREFINISHED METAL DOWNSPOUT, TIE TO SITE STORMWATER MANAGEMENT SYSTEM. TYP. REFER TO ROOF PLAN FOR DRAINAGE.
08.02	EXISTING WINDOW TO REMAIN. TYP.
08.04	NEW WALK-UP SERVICE DOOR IN LOCATION OF DEMOLISHED VESTIBULE.
08.07	EXISTING HOLLOW METAL DOOR TO REMAIN.
10.01	TENANT SIGNAGE.
10.02	NEW EXTERIOR CANOPY SYSTEM; REFER TO SECTIONS, DETAILS, EXTERIOR ELEVATIONS & STRUCTURAL DRAWINGS.
10.03	DIGITAL MENU DISPLAY.
23.01	OVERHEAD GAS FIRED HEATER. REFER TO MECHANICAL DWGS. FINAL INSTALL LOCATION TO BE DETERMINED IN FIELD, VERIFY W/ OWNER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
23.08	DASHED LINE INDICATES NEW ROOF/TO MECHANICAL UNIT BEYOND, REFER TO ROOF PLAN AND MECHANICAL DRAWINGS.
26.03	SECURITY CAMERA, INSTALLED IN FIELD BY SECURITY PROVIDER.
26.04	LED LIGHT STRIP.
27.01	OUTDOOR SPEAKER, INSTALLED IN FIELD BY IT PROVIDER. CONFIRM LOCATION WITH CORPORATE.

201 EAST EUCLID AVENUE
MOUNT PROSPECT, IL 60056

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EXTERIOR
ELEVATIONS
PLANNING
COMMISSION

SCALE: As indicated

A2.04



A2.05

RDL
ARCHITECTS

21111 CHAGRIN BLVD, SUITE 110
BEACHWOOD, OHIO 44122
P:(216) 752-4300

WWW.RDLARCHITECTS.COM

1. STRUCTURE DASHED BEYOND FOR REFERENCE.
2. ALL BARE METAL TO BE PRIMED BEFORE PAINTED PER PAINT MANUFACTURER



100 POWELL PLACE #1230
NASHVILLE, TN 37204
(615) 282-5802



201 EAST EUCLID AVENUE
MOUNT PROSPECT, IL 60056

RDLA PROJECT #: 250460

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[illegible]

SCALE: As indicated

A2.03



DESIGN PROPOSAL

PROJECT ID:	0431217A
CLIENT:	SEVEN 7B BREW COFFEE
ADDRESS:	201 E EUCLID MT PROSPECT, IL
DATE:	3/20/26
CONTACT:	WLF/CW
DESIGNER:	JMC

Pattison



1.866.635.1110
pattisonid.com

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

SITE PLAN

Scale: $1'' = 30'-0''$

Revision Notes

Information Required for Production

Customer Approval

Signature _____

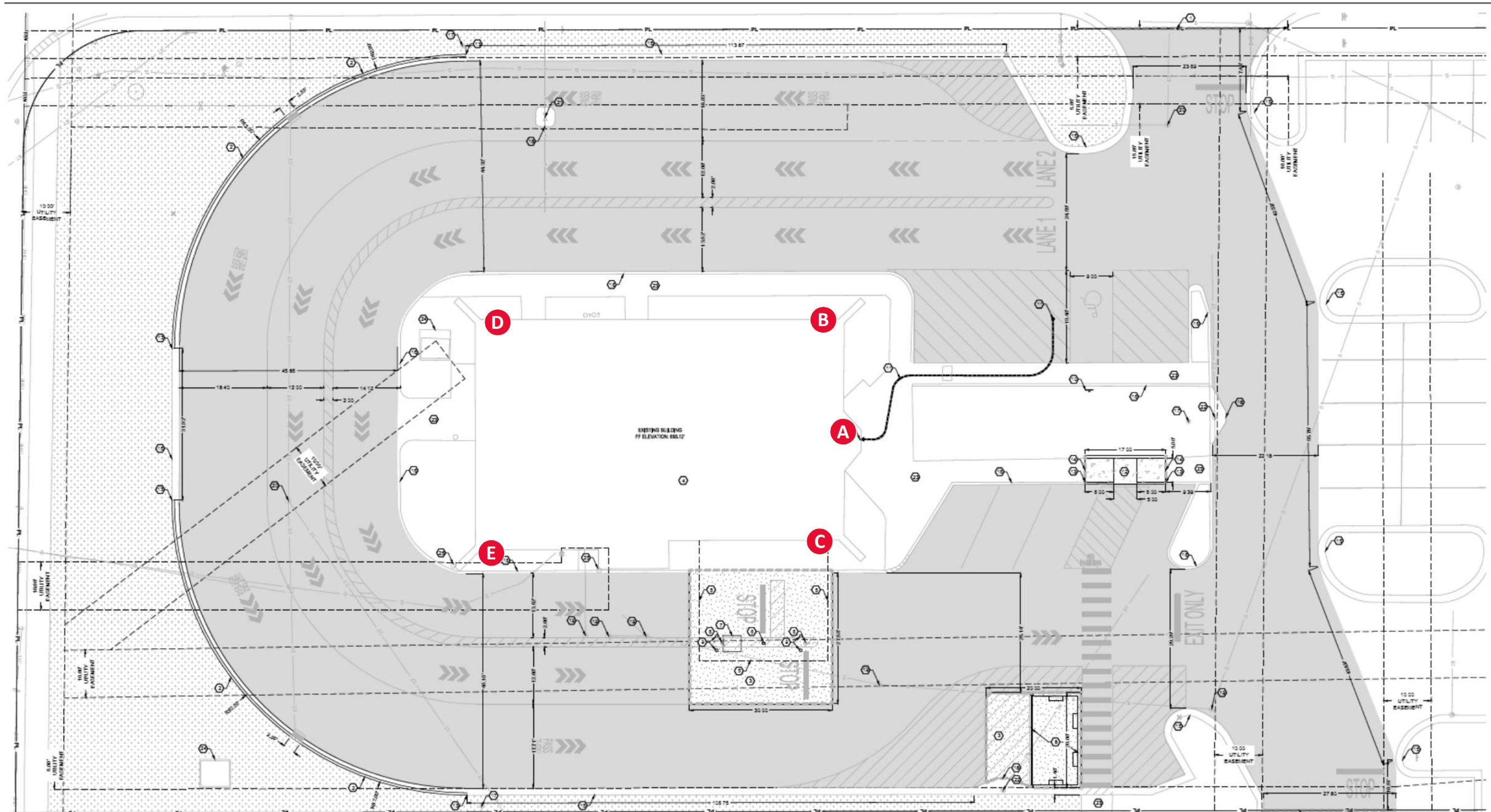
M/DD/YYYY

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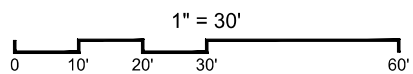
the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of signs being ordered. Notify Pattison ID immediately if further details are required.

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Page 119 of 164



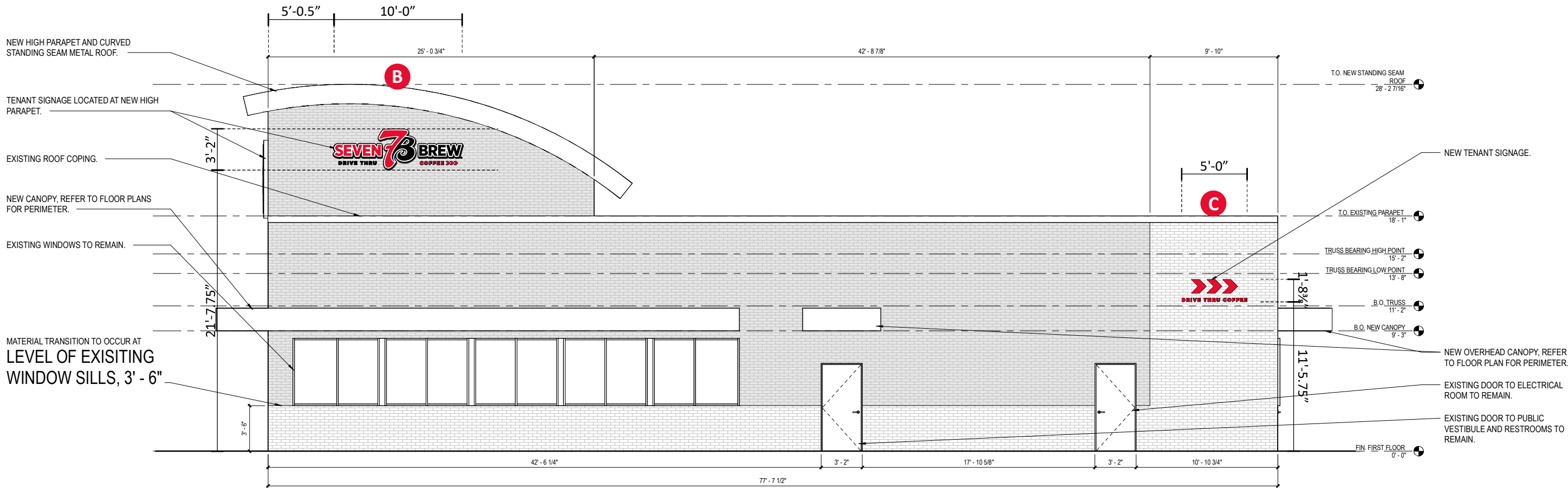
SITE PLAN/AERIAL VIEW



EXTERIOR FRONT ELEVATION

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





EXTERIOR LEFT ELEVATION

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

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

SIDE w/ COOLER ELEV.

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

Revision Notes

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

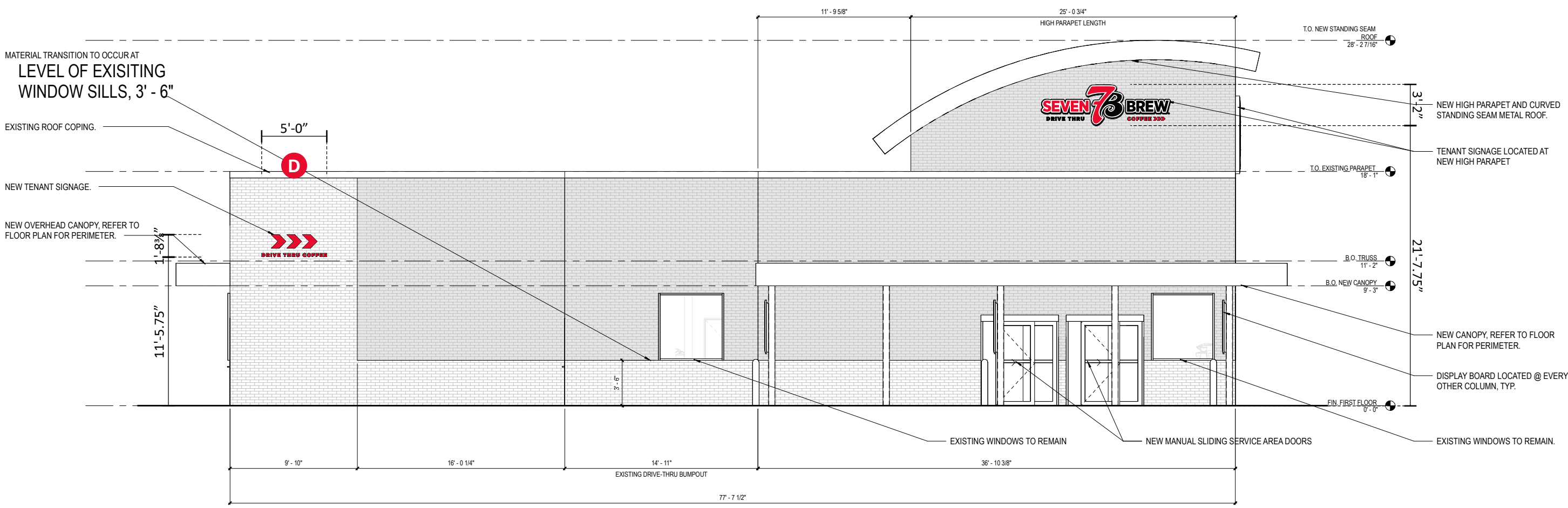
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EXTERIOR RIGHT ELEVATION

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

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

DRIVE THRU ELEVATION

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

Revision Notes

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

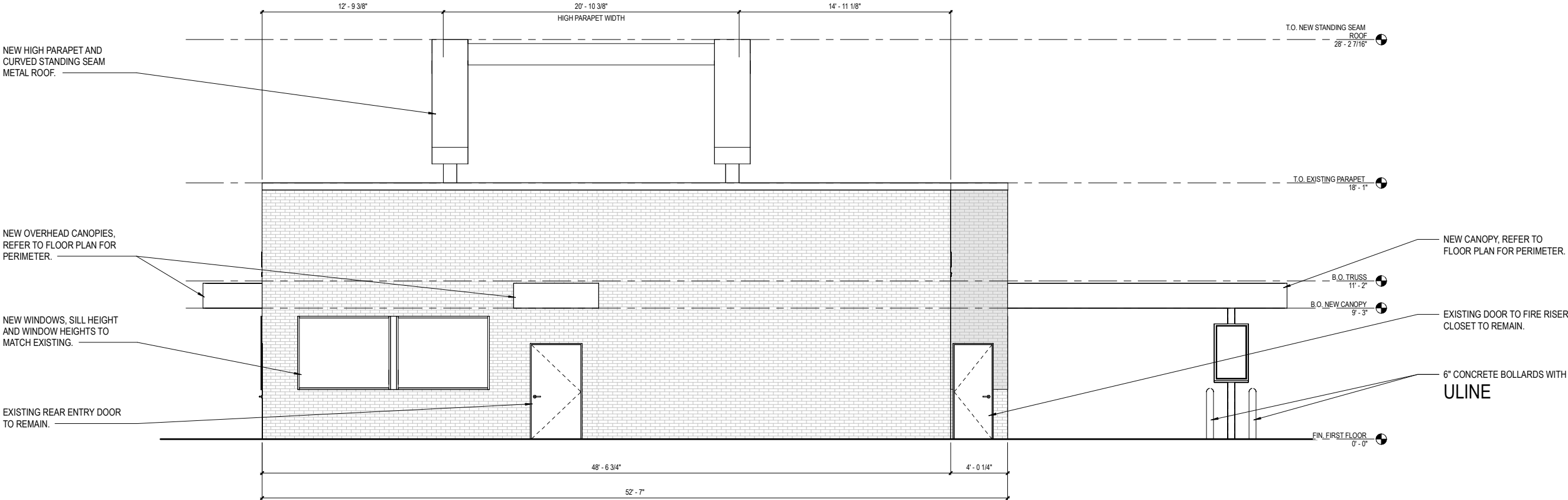
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EXTERIOR NORTH ELEVATION

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

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

Scale:

Revision Notes

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

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It is the Customer's responsibility to ensure that the sign installation location is suitable to accept and support the installation of the signs being ordered. Notify Pattison ID immediately if further details are required.

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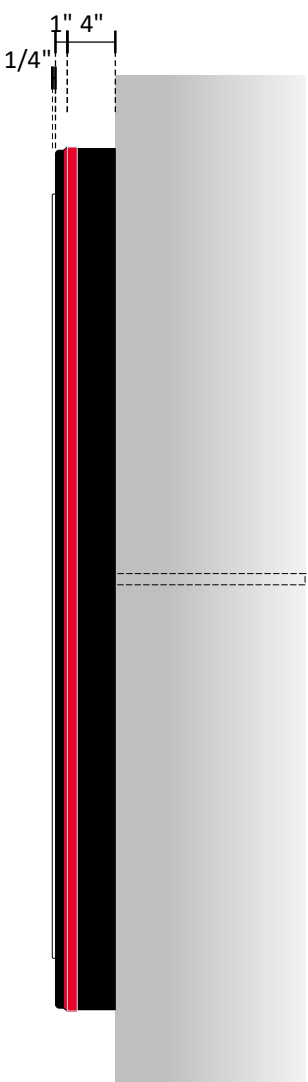
PERIMETER COPY, ARROWS & “7B”
TO BE EMBOSSED ADD’L 1/4”

4" DEEP FABRICATED ALUMINUM SIGN CABINET -
RETURNS & BACKS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
WHITE CIRCLE AREA TO BE DEBOSSD AROUND
“7B” LOGO & COPY

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED’s - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH-MOUNTED TO FRONT FASCIA
w/ NON-CORROSIVE HARDWARE AS REQ’D -
BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION



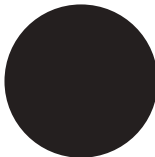
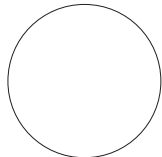
END VIEW

A S/F ILLUMINATED MEDALLION SIGN SCALE: 3/4" = 1'-0"
ONE [1] REQUIRED - MANUFACTURE & INSTALL 28.27 Sq.Ft. CIRCLE



SIMULATED NIGHT VIEW

BRAND COLORS

		
PMS 185 C C: 2% M: 100% Y: 92% K: 0%	BLACK C: 0% M: 0% Y: 0% K: 100%	WHITE C: 0% M: 0% Y: 0% K: 0%

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

A: LOGO MEDALLION

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

Revision Notes

Information Required
for Production

Customer Approval

Signature

MM/DD/YYYY

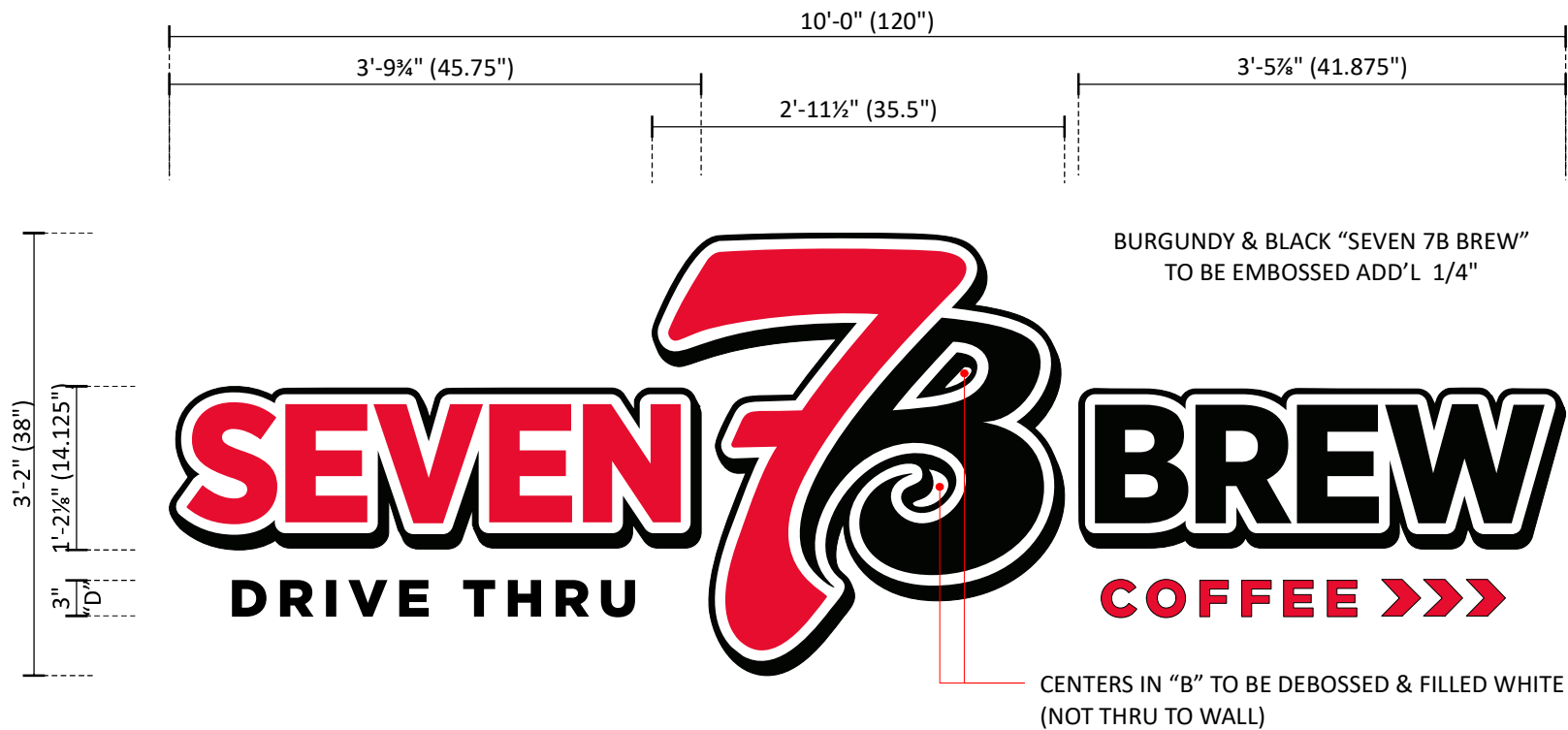
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B C **S/F ILLUMINATED LOGO COPY SIGN** SCALE: 3/4" = 1'-0"
TWO [2] SETS REQUIRED - MANUFACTURE & INSTALL: 32.08 Sq.Ft. EACH SET



SIMULATED NIGHT VIEW

"SEVEN 7B BREW":
4" DEEP FABRICATED ALUMINUM SIGN
CABINETS - RETURNS PAINTED BLACK -
INTERIOR PAINTED LIGHT-ENHANCING WHITE

FORMED & EMBOSSED PAN POLYCARBONATE
FACES w/ TRANSLUCENT FILM GRAPHICS
(SEE COLOR KEY) - BLOCKOUT FILM AS REQ'D -
CENTERS IN "B" ON LOGO TO BE DEBOSSSED

1/4" DIA. WEEP HOLES IN LOW POINTS OF
CABINETS w/ ALUMINUM LIGHT SCREENS @
EACH WEEP HOLE TO PREVENT LIGHT LEAKS

INTERNALLY-ILLUMINATED w/ 7100k WHITE GE
TETRAMAX LED's - REMOTE POWER SUPPLIES -
CUSTOMER TO PROVIDE POWER TO SIGN

TO BE FLUSH MOUNTED TO FASCIA w/ NON-
CORROSIVE HARDWARE AS REQ'D

"DRIVE THRU" & "COFFEE >>>":
1/2" THICK ALUMINUM FLAT CUT-OUT LETTERS
(SEE COLOR KEY) -
TO BE STUD-MOUNTED FLUSH TO FASCIA

BLOCKING TO BE PROVIDED BY GC PRIOR TO
INSTALLATION

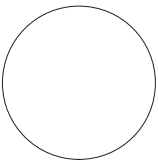
BRAND COLORS



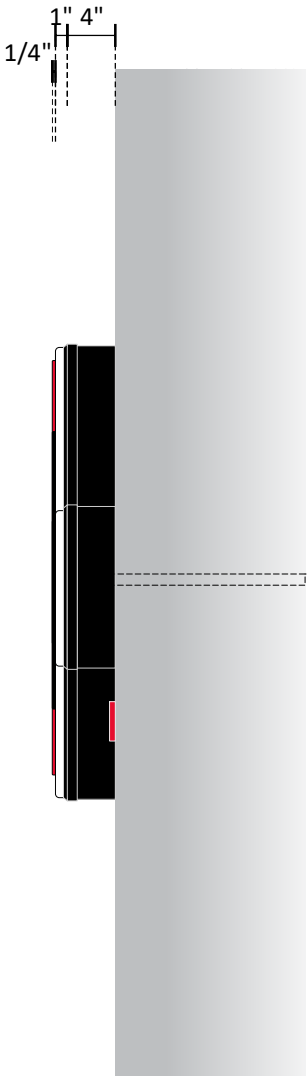
PMS 185 C
C: 2%
M: 100%
Y: 92%
K: 0%



BLACK
C: 0%
M: 0%
Y: 0%
K: 100%



WHITE
C: 0%
M: 0%
Y: 0%
K: 0%



END VIEW

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

B,C: LOGO COPY

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

Revision Notes

Information Required
for Production

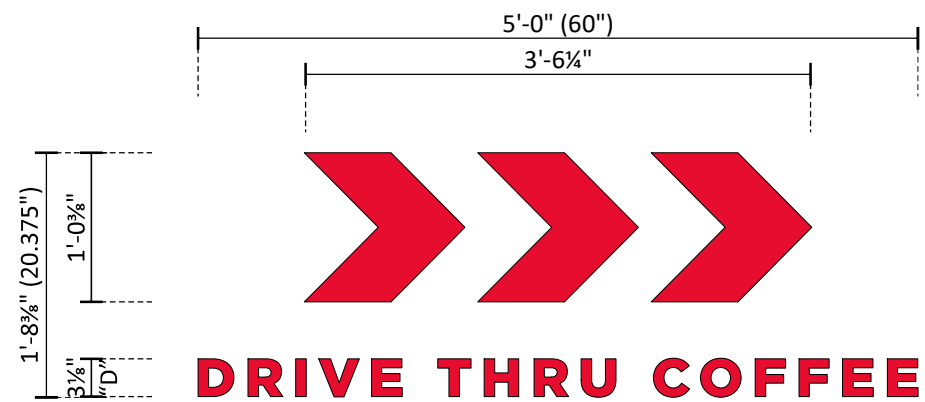
Customer Approval

Signature

MM/DD/YYYY

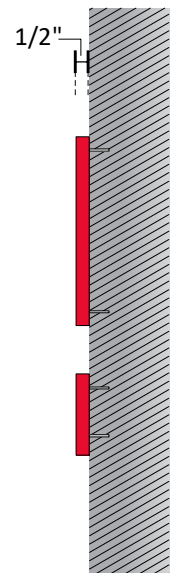
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D E FLAT CUT-OUT SIGN SCALE: 3/4" = 1'-0"
TWO [2] SETS REQ'D - MANUFACTURE & INSTALL:

1/2" THICK ACRYLIC FCO's TO READ ">>> DRIVE THRU COFFEE" -
PAINTED TO MATCH PMS 195 C RED -
BACKS DRILLED & TAPPED FOR FLUSH STUD-MOUNTING -
NON-ILLUMINATED



END VIEW

Project ID
0431217A

SEVEN BREW COFFEE
201 E EUCLID
MT PROSPECT, IL

Date: 3/20/26
Contact: WLF/CW
Designer: JMC

Sign Item

D,E: FCO's

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

Revision Notes

**Information Required
for Production**

Customer Approval

Signature

MM/DD/YYYY

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Traffic Impact Study Proposed 7 Brew Coffee Shop

Mount Prospect, Illinois



Prepared For:



March 18, 2026

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for a proposed 7 Brew coffee shop in Mount Prospect, Illinois.

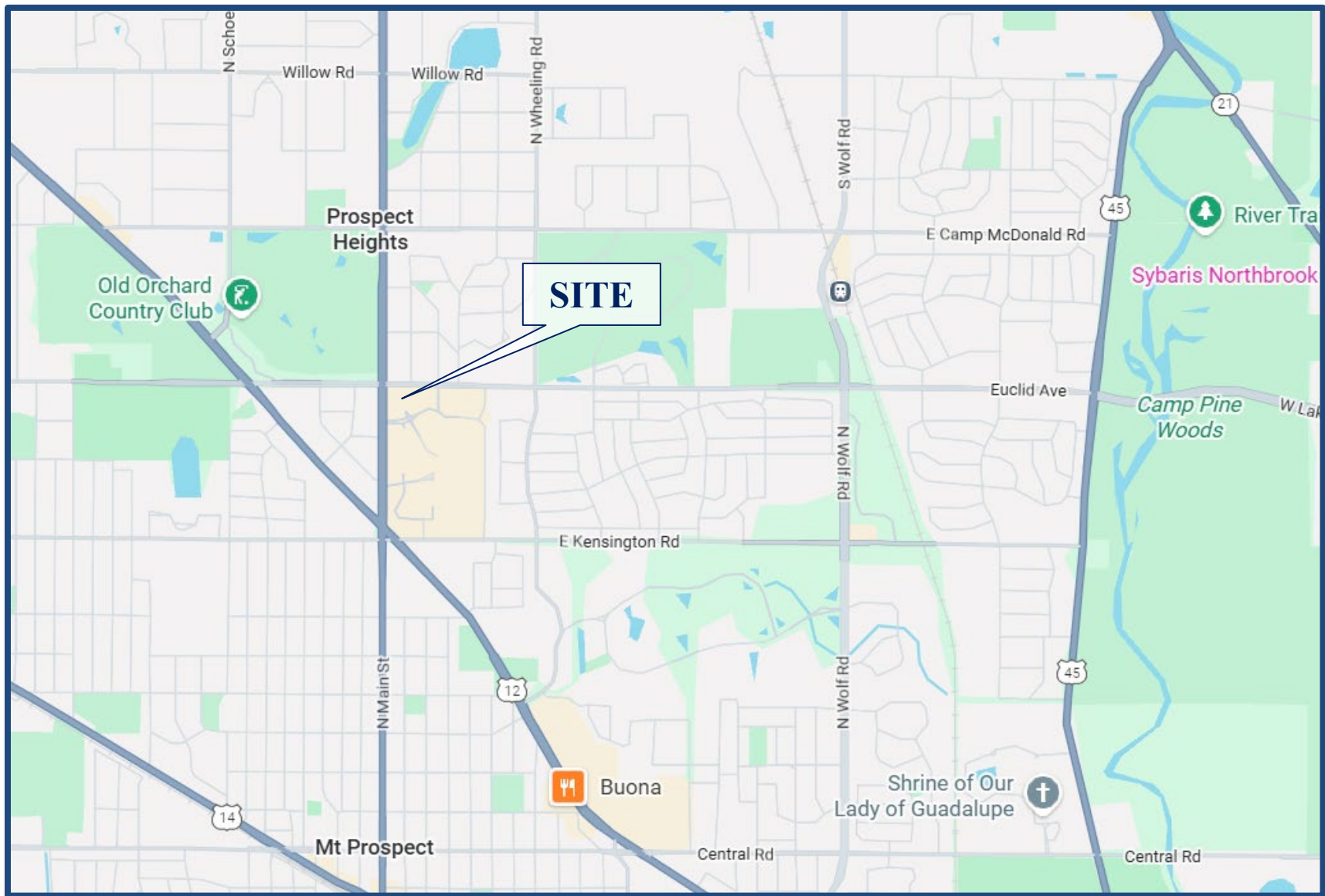
The site, which is currently occupied by the former Steak 'n Shake building, is located in the southwest corner of the intersection of Euclid Avenue and Randhurst Village Drive in Mount Prospect, Illinois. The plans call for a 510 square-foot building with dual drive-through lanes. 7 Brew locations do not provide indoor seating and all orders are facilitated through the drive-through. Access to the site will be provided via the existing access system serving Randhurst Village.

The purpose of this study was to examine background traffic conditions, assess the impact that the proposed coffee shop will have on traffic conditions in the area, evaluate the adequacy of the drive through stacking and determine if any roadway or access improvements are necessary to accommodate the traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site. The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the proposed development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning, evening, and Saturday midday peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system
- Evaluation of the drive through usage and stacking

Traffic capacity analyses were conducted for the weekday morning, weekday evening, and Saturday midday peak hours for the following conditions:

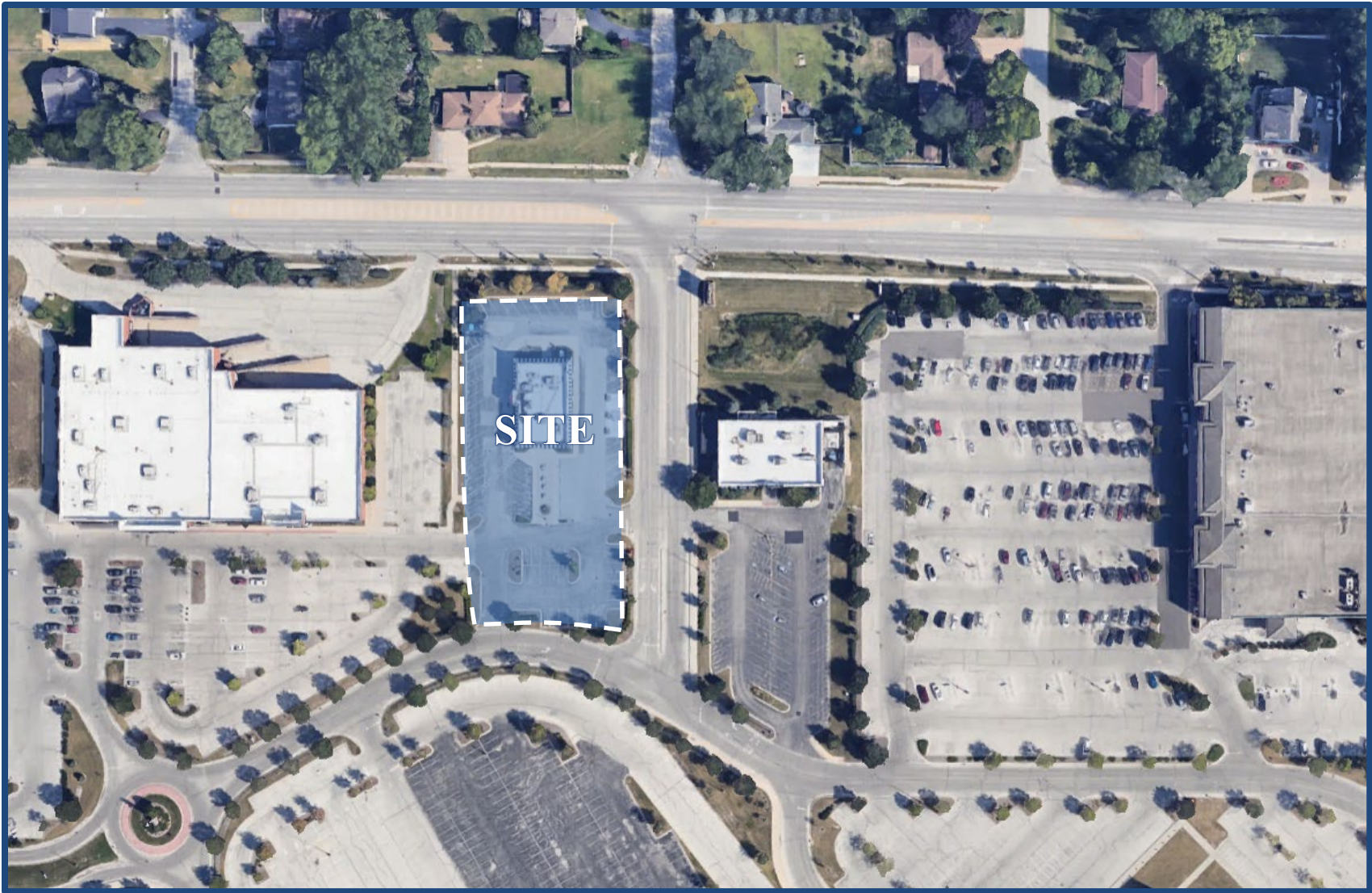
1. Existing Conditions – Analyzes the capacity of the existing roadway system using existing peak hour traffic volumes in the surrounding area.
2. Year 2031 No-Build Conditions – Analyzes the capacity of the existing roadway system using the ambient area growth not attributable to any particular development and any additional developments not associated with the development.
3. Year 2031 Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes, ambient traffic growth, and the traffic estimated to be generated by the full buildout of the proposed development.



Site Location

Figure 1

*Proposed 7 Brew Coffee Shop
Mount Prospect, Illinois*



Aerial View of Site

Figure 2

*Proposed 7 Brew Coffee Shop
Mount Prospect, Illinois*

2. Existing Conditions

The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

The site, which is an outlot parcel of Randhurst Village that was formerly occupied by Steak 'n Shake restaurant, is located in the southwest corner of the intersection of Euclid Avenue and Randhurst Village Drive. The site is bounded by Euclid Avenue to the north, Randhurst Village Drive to the east, an access drive serving the retail center to the south, and a retail center consisting of PetSmart and Planet Fitness to the south. Access to Randhurst Village in the vicinity of the site is provided via the Randhurst Village Drive. Land uses within the plaza are commercial and include PetSmart, Buffalo Wild Wings, World Market, and Jewel-Osco.

Existing Roadway System Characteristics

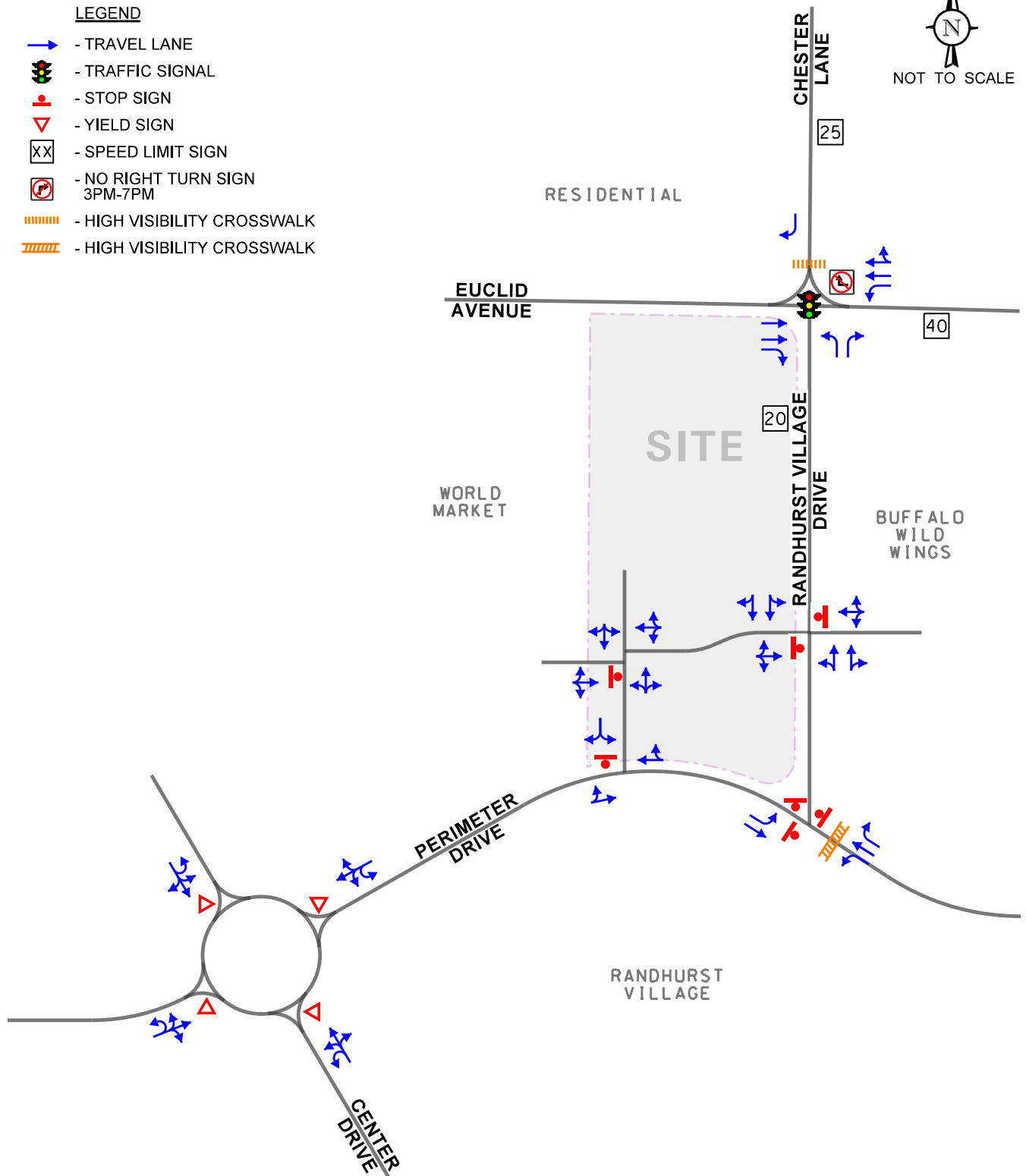
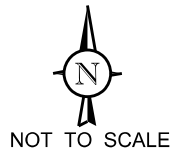
The characteristics of the existing roadways near the site are described below and illustrated in **Figure 3**.

Euclid Avenue is an east-west minor arterial roadway that in the vicinity of the site provides two travel lanes in each direction. At its signalized intersection with Chester Lane/Randhurst Village Drive, Euclid Avenue provides two through lanes and an exclusive right-turn lane on the eastbound approach and an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on the westbound approach. Westbound right-turn movements are prohibited from 3:00 P.M.-7:00 P.M. Euclid Avenue is under the jurisdiction of the Cook County Department of Transportation and Highways (CCDoTH), carries an annual average daily traffic (AADT) of 15,900 vehicles (Illinois Department of Transportation [IDOT] 2022), and has a posted speed limit of 40 miles per hour.

Randhurst Village Drive is a north-south local roadway that provides two travel lanes in each direction. At its signalized intersection with Euclid Avenue, Randhurst Village Drive provides an exclusive left-turn lane and an exclusive right-turn lane on the northbound approach. At its unsignalized intersection with the Buffalo Wild Wings/retail center access drive, Randhurst Village Drive provides a shared left-turn/through lane and a shared through/right-turn lane on the northbound and southbound approaches. At its unsignalized intersection with Perimeter Drive, Randhurst Village Drive provides an exclusive left-turn lane and an exclusive right-turn lane on the southbound approach and is under stop sign control. Randhurst Village Drive has a posted speed limit of 20 miles per hour.

LEGEND

- TRAVEL LANE
- TRAFFIC SIGNAL
- STOP SIGN
- YIELD SIGN
- SPEED LIMIT SIGN
- NO RIGHT TURN SIGN 3PM-7PM
- HIGH VISIBILITY CROSSWALK
- HIGH VISIBILITY CROSSWALK



7-Brew
Mt Prospect, Illinois

Existing Roadway Characteristics



Job No: 25-319

Figure: 3

Perimeter Drive is a local ring road serving Randhurst Village that provides one travel lane in each direction. At its unsignalized intersection with Randhurst Village Drive, Perimeter Drive provides an exclusive left-turn lane and a through lane on the eastbound approach and a through lane and an exclusive right-turn lane on the westbound approach. Both approaches are under stop sign control. At its unsignalized intersection with the retail center access drive, Perimeter Drive provides a shared left-turn/through lane on the eastbound approach and a shared through/right-turn lane on the westbound approach. At its roundabout intersection with Center Drive, Perimeter Drive provides one inbound lane and one outbound lane on the eastbound and southwestbound approaches.

Center Drive is a northwest-southeast local roadway serving Randhurst Village that provides on travel lane in each direction. At its roundabout intersection with Perimeter Drive, Center Drive provides one inbound lane and one outbound lane on the northwestbound and southeastbound approaches.

Chester Lane is a north-south local roadway that provides one travel lane in each direction. At its signalized intersection with Euclid Avenue, Chester Lane provides an exclusive right-turn lane and a high-visibility crosswalk on the southbound approach. Chester Lane is under the jurisdiction of the Village of Mount Prospect and has a posted speed limit of 25 miles per hour

Existing Traffic Volumes

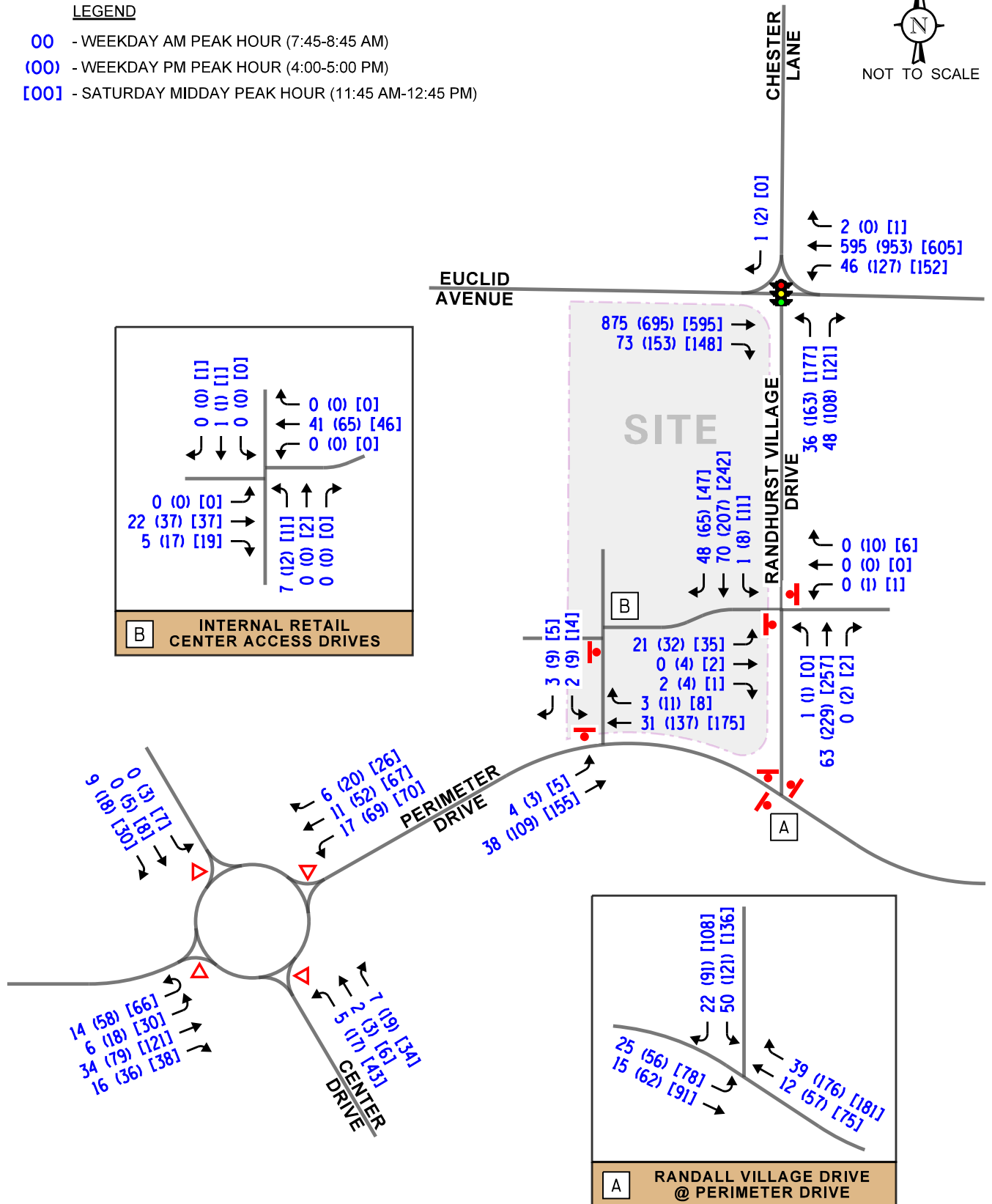
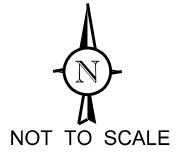
In order to determine current traffic conditions in the vicinity of the site, KLOA, Inc. conducted peak period traffic counts on Thursday, October 30, 2025, during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods and on Saturday, November 1, 2025 during the midday (12:00 to 2:00 P.M.) at the following intersections:

- Euclid Avenue with Randhurst Village Drive/Chester Lane
- Randhurst Village Drive with Perimeter Drive
- Randhurst Village Drive with Buffalo Wild Wings/retail center access drive
- The internal retail center access drive
- Perimeter Drive with retail center access drive
- Perimeter Drive with Center Drive roundabout

The results of the traffic counts indicate that the weekday morning peak hour of traffic occurs from 7:45 A.M. to 8:45 A.M., the weekday evening peak hour of traffic occurs from 4:00 P.M. to 5:00 P.M., and the Saturday midday peak hour of traffic occurs from 11:45 A.M. to 12:45 P.M. **Figure 4** illustrates the existing peak hour traffic volumes. Copies of the traffic count summary sheets are included in the Appendix.

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (7:45-8:45 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:00-5:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)



7-Brew
Mt Prospect, Illinois

Existing Traffic Volumes

Crash Summary

KLOA, Inc. obtained crash data for the past five years (2020 to 2024) for the intersections of Euclid Avenue with Randhurst Village Drive/Chester Lane, and Perimeter Drive with Randhurst Village Drive and Center Drive. It should be noted that no crashes were observed at the intersections of Perimeter Drive with Randhurst Village Drive and Center Drive during the study period. **Table 1** provides a summary of the crash data at the intersection of Euclid Avenue with Randhurst Village Drive/Chester Lane. A review of the crash data showed that no fatalities were reported during the study period.¹

Table 1

EUCLID AVENUE WITH RANDHURST VILLAGE DRIVE/CHESTER LANE – CRASH SUMMARY

Year	Type of Crash								Severity		
	A	HO	O	RE	S	T	Other	Total	PD	I	F
2020	0	0	0	0	0	1	0	1	1	0	0
2021	0	0	0	0	0	0	0	0	0	0	0
2022	0	0	0	0	0	1	0	1	1	0	0
2023	0	0	0	0	0	2	0	2	0	2	0
2024	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>0</u>
Total	0	0	0	0	0	6	0	6	4	2	0
Avg	--	--	--	--	--	1.2	--	1.2	<1.0	<1.0	--
A – Angle; HO – Head On; O – Object; RE – Rear End; S – Sideswipe; T – Turning PD – Property Damage; I – Injury; F – Fatal											

¹ IDOT DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s).

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

As proposed, the site will be redeveloped to provide an approximately 510 square-foot 7 Brew coffee shop with dual drive-through lanes. 7 Brew locations do not provide indoor seating and all orders are facilitated through the drive-through. Access to the site will be provided via the internal access system serving Randhurst Village, primarily Randhurst Village Drive and Perimeter Drive. It should be noted that the eastern access drive serving the site will be closed off to provide additional on-site queueing. Customers and employees will be able to enter and exit the site via the access drive off Perimeter Drive and via the connection to the retail center to the west.

As previously indicated, the proposed 7 Brew coffee shop is a drive-through coffee shop with no indoor seating and customers are served only via the drive-through. To accommodate the anticipated peak queue of the 7 Brew, the site has been sized and designed to accommodate stacking for approximately 48 vehicles. A thorough discussion of the drive through design, operations, available and estimated stacking is included later in this report.

A copy of the preliminary site plan is included in the Appendix.

Directional Distribution

The directions from which vehicles will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts. **Figure 5** illustrates the directional distribution of the site-generated traffic.

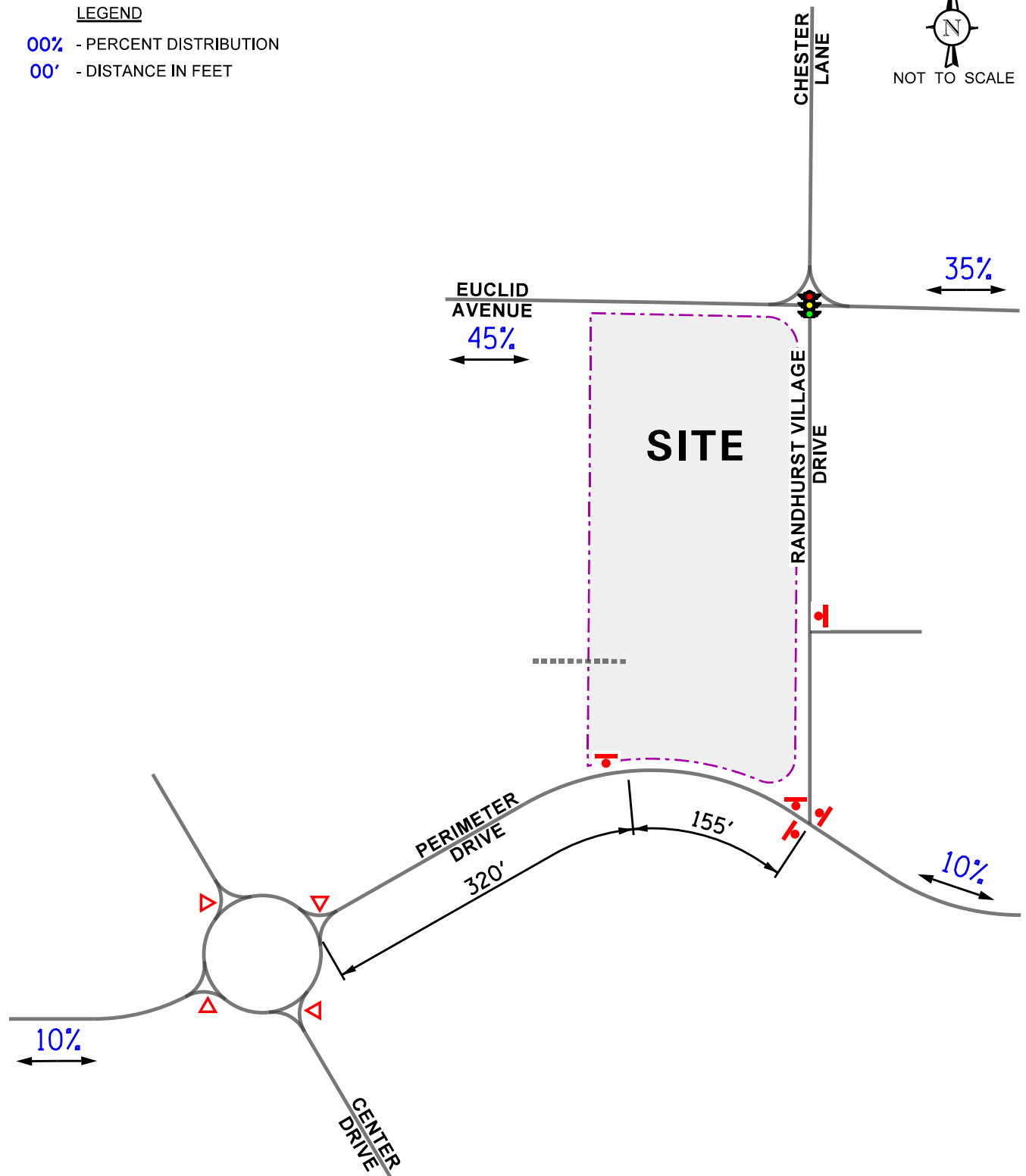
LEGEND

00% - PERCENT DISTRIBUTION

00' - DISTANCE IN FEET



NOT TO SCALE



- SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)

7-Brew
Mt Prospect, Illinois

Directional Distribution



Job No: 25-319

Figure: 5

Trip Generation Estimates

The number of peak hour trips estimated to be generated by the proposed coffee shop was based on the following:

- Vehicle trip generation rates contained in *Trip Generation Manual*, 12th Edition, published by the Institute of Transportation Engineers (ITE). The “Coffee/Donut Shop with Drive-Through Window and No Indoor Seating” (Land-Use Code 938) trip rates were utilized.
- Trip generation surveys conducted at the existing 7 Brew coffee locations at 1203 Iroquois Avenue in Naperville, 880 S. Rand Road in Lake Zurich, and 12980 IL Route 47 in Huntley.

Table 2 summarizes the trips projected to be generated by the proposed development based on each methodology during the peak hours. As can be seen from Table 2, the trip generation surveys yield the highest trip generation and as such, the average trips based on the trip generation surveys were utilized as the base trip generation for the purposes of this evaluation.

It should be noted that based on information provided by ITE, a high percentage of trips made to drive-through coffee shops are diverted from the existing traffic on the area roadway system according to ITE surveys. This is particularly true during the weekday morning and weekday evening peak hours when traffic is diverted from home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. However, for the purposes of this evaluation, no pass-by reduction was applied.

Furthermore, given that the subject site is an outlot parcel to a larger shopping center, it is anticipated that trips generated by 7 Brew will be multi-purpose trips to other land-uses within the shopping center. However, no interaction reduction was applied to the estimated trip generation.

Lastly, it should be noted that this trip generation is conservatively high as the 7 Brew coffee chain is new to the Chicagoland Area which results in attracting customers from a larger trade area than established stores in other markets in the United States. As such, the trip generation for the four existing stores is higher-than-average trip generation for a typical 7 Brew coffee shop. As more 7 Brew locations open within the Chicagoland area, it is anticipated that the trip generation rates will decrease and stabilize. However, for the purposes of this evaluation, no reduction was applied to the trip generation to account for this in order to provide a conservative (worst-case) scenario.

Table 2

PROJECTED SITE-GENERATED TRAFFIC VOLUMES – PEAK HOURS

Methodology	Weekday Morning Peak Hour ¹			Weekday Evening Peak Hour ¹			Saturday Midday Peak Hour ¹		
	In	Out	Total	In	Out	Total	In	Out	Total
ITE Land-Use Code 938 (2 Drive Through Lanes)	44	45	89	15	15	30	--	--	--
Trip Generation Surveys (Naperville 7 Brew)	93	89	182	94	98	192	108	110	218
Trip Generation Surveys (Lake Zurich 7 Brew)	79	82	161	64	68	132	79	81	160
Trip Generation Surveys (Huntley 7 Brew)	103	97	200	86	95	181	94	92	186
Trip Generation Surveys (Average)	92	89	181	81	87	168	94	94	188
1 – Peak hour of adjacent roadway traffic									

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed development.

Site Traffic Assignment

The estimated peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The new site traffic assignment is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of 0.34 percent per year for six years (buildout year plus five years) for a total of approximately two percent to project Year 2031 background conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

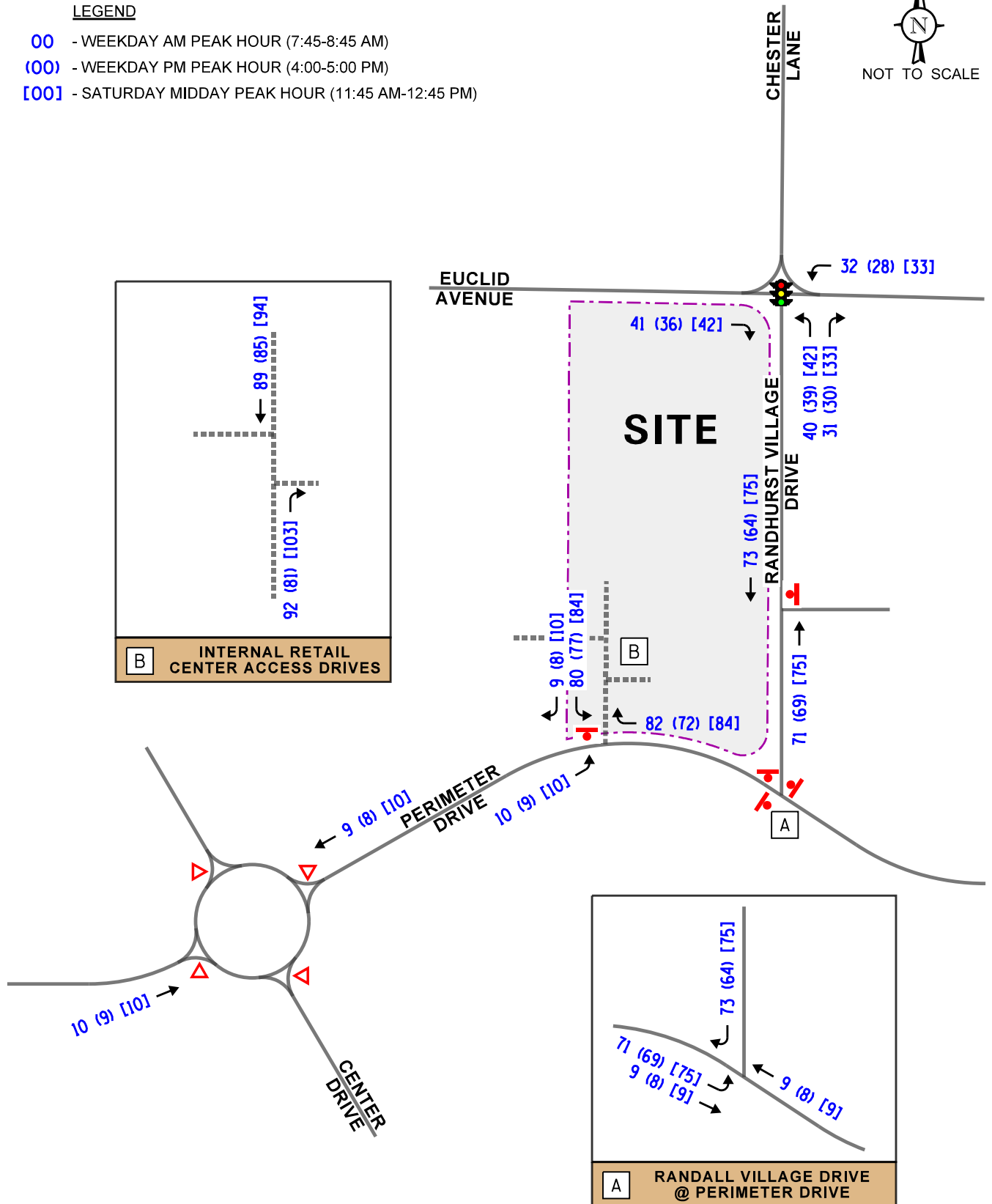
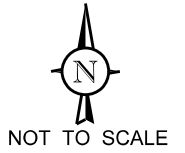
Figure 7 illustrates the Year 2031 no-build conditions.

Total Projected Traffic Volumes

The site-generated traffic (Figures 6) was added to the existing traffic volumes increased by the regional growth factor (Figure 8) to determine the Year 2031 total projected traffic volumes, shown in **Figure 8**.

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (7:45-8:45 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:00-5:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)

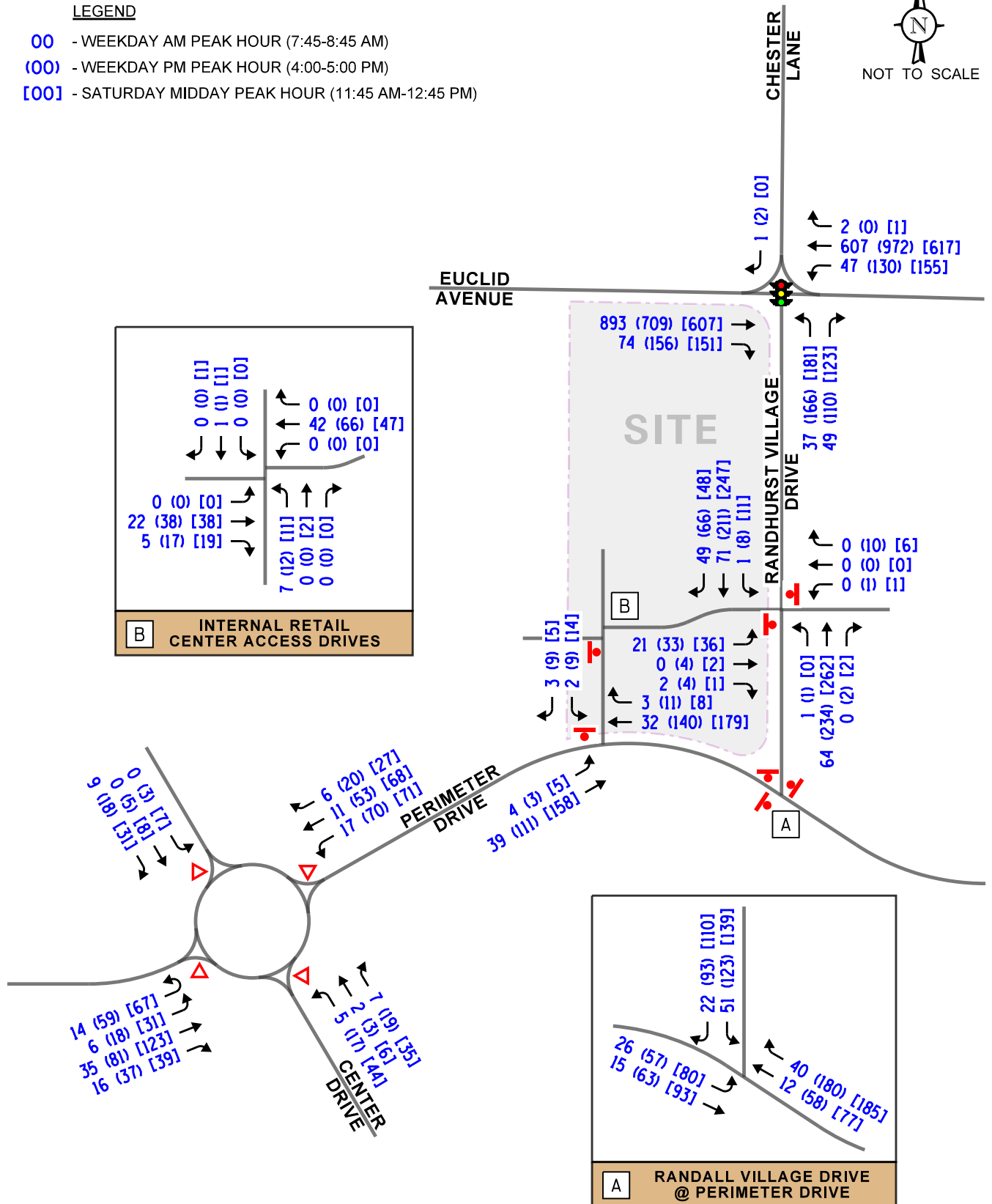
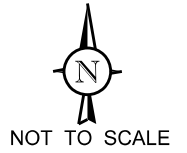


7-Brew
Mt Prospect, Illinois

New Site Traffic Assignment

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (7:45-8:45 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:00-5:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)



7-Brew
Mt Prospect, Illinois

Year 2031 No-Build Traffic Volumes

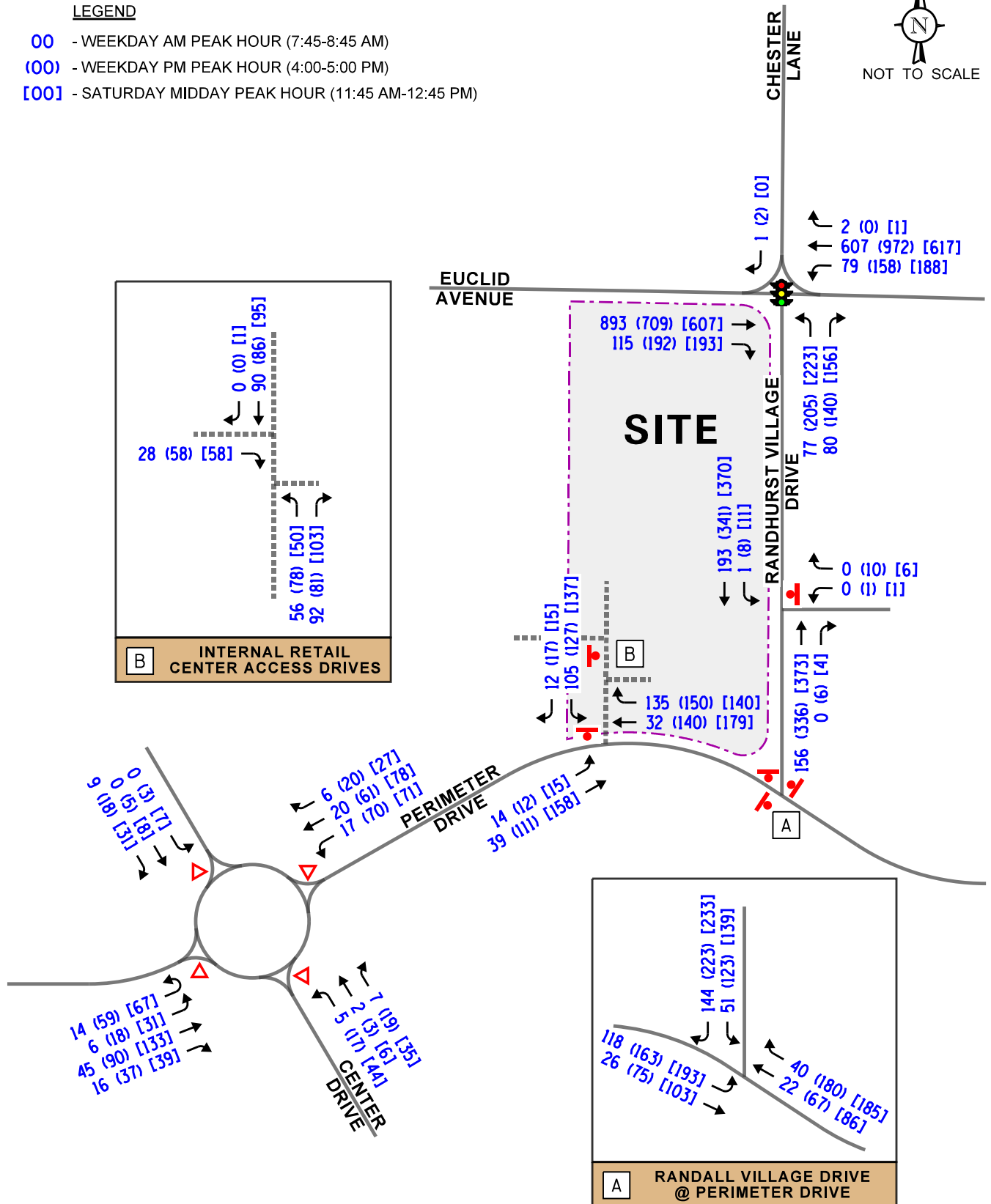
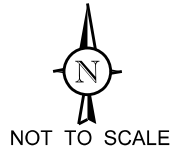


Job No: 25-319

Figure: 7

LEGEND

- 00 - WEEKDAY AM PEAK HOUR (7:45-8:45 AM)
- (00) - WEEKDAY PM PEAK HOUR (4:00-5:00 PM)
- [00] - SATURDAY MIDDAY PEAK HOUR (11:45 AM-12:45 PM)



7-Brew
Mt Prospect, Illinois

Year 2031 Total Traffic Volumes

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning, weekday evening, and Saturday midday peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drives are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning, weekday evening, and Saturday midday peak hours for the existing (Year 2025), no-build, and future projected (Year 2031) traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 7th Edition and analyzed using Synchro/SimTraffic 12 software. The analyses for the signalized intersection of Euclid Avenue with Randhurst Village Drive/Chester Lane was accomplished utilizing field measured cycle lengths, phasings, and offsets.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing, Year 2031 no-build, and Year 2031 total projected conditions are presented in **Tables 3** through **6**. A discussion of the intersections follows. Summary sheets for the capacity analyses are included in the Appendix.

Table 3

CAPACITY ANALYSIS RESULTS – EUCLID AVENUE WITH RANDHURST VILLAGE DRIVE/CHESTER LANE– SIGNALIZED

Existing Conditions	Peak Hour	Eastbound		Westbound		Northbound		Southbound	Overall
		T	R	L	T/R	L	R	R	
	Weekday Morning	B 13.5	A 1.5	A 6.0	A 7.1	C 32.8	A 4.8	A 0.0	B 10.6
Weekday Evening	B – 12.6		A – 7.0		B – 16.9		A 0.0	B 14.8	
	Weekday Evening	B 18.9	A 1.7	A 8.7	B 11.4	D 43.0			A 2.8
	B – 15.8		B – 11.1		C – 27.0				
Saturday Midday	C 20.7	A 2.0	A 9.8	B 11.0	D 43.4	A 0.8	--	B 15.9	
	B -16.9		B – 10.8		C – 26.2				
No-Build Conditions	Weekday Morning	B 13.4	A 1.5	A 6.0	A 7.0	C 33.5	A 5.0	A 0.0	B 10.6
		B – 12.5		A - 6.9		B – 17.3			
	Weekday Evening	B 18.9	A 1.7	A 8.7	B 11.4	D 44.3	A 3.2	A 0.0	B 15.0
		B – 15.8		B – 11.1		C – 27.9			
	Saturday Midday	C 20.6	A 1.9	A 9.8	B 11.0	D 45.2	A 0.8	--	B 16.0
		B – 16.9		B – 10.8		C – 27.2			
Projected Conditions	Weekday Morning	B 16.4	A 1.4	A 7.3	A 8.7	D 37.7	A 7.0	A 0.0	B 13.0
		B – 14.7		A – 8.5		C – 22.1			
	Weekday Evening	C 20.2	A 1.7	A 9.5	B 12.0	E 67.6	A 4.3	A 0.0	B 17.8
		B – 16.2		B – 11.7		D – 41.9			
	Saturday Midday	C 21.0	A 1.9	B 10.5	B 10.8	E 66.8	A 0.7	--	B 18.6
		B – 16.4		B – 10.8		D – 39.6			
Letter denotes Level of Service () – With Signal Timing Improvements R – Right Turn Delay is measured in seconds. L – Left Turn T – Through									

Table 4

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Randhurst Village Drive with Retail Center Access Drive/Buffalo Wild Wings Access Drive²						
• Northbound Left Turn	A	7.5	A	7.8	--	--
• Eastbound Approach	A	9.6	B	12.2	B	13.3
• Westbound Approach	--	--	A	9.3	A	9.6
• Southbound Left Turn	A	7.3	A	7.7	A	7.8
Retail Center Internal Intersection²						
• Intersection Utilization Capacity (ICU)	A	15.8%	A	17.4%	A	17.4%
Randhurst Village Drive with Perimeter Drive³						
• Overall	A	7.7	A	9.0	A	9.3
• Southbound Approach	A	8.0	A	9.3	A	9.7
• Eastbound Approach	A	8.0	A	8.9	A	9.3
• Westbound Approach	A	7.1	A	8.7	A	9.0
Perimeter Drive with Retail Center Access Drive¹						
• Eastbound Left Turn	A	7.3	A	7.5	A	7.7
• Southbound Approach	A	8.8	A	9.6	B	10.8
Perimeter Drive with Center Drive⁴						
• Overall	A	3.2	A	4.3	A	4.5
• Eastbound Approach	A	3.4	A	4.5	A	4.8
• Westbound Approach	A	3.1	A	4.2	A	4.4
• Northbound Approach	A	3.0	A	3.6	A	4.1
• Southbound Approach	A	2.9	A	3.6	A	3.9
LOS = Level of Service Delay is measured in seconds. 1 – One-way stop control 2 – Two-way stop control 3 – Three-Way Stop Control 4 - Roundabout						

Table 5

CAPACITY ANALYSIS RESULTS – NO-BUILD CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Randhurst Village Drive with Retail Center Access Drive/Buffalo Wild Wings Access Drive²						
• Northbound Left Turn	A	7.5	A	7.8	--	--
• Eastbound Approach	A	9.6	B	12.3	B	13.5
• Westbound Approach	--	--	A	9.3	A	9.6
• Southbound Left Turn	A	7.3	A	7.7	A	7.8
Retail Center Internal Intersection²						
• Intersection Capacity Utilization (ICU)	A	15.8%	A	17.5%	A	17.4%
Randhurst Village Drive with Perimeter Drive³						
• Overall	A	7.7	A	9.0	A	9.4
• Southbound Approach	A	8.0	A	9.4	A	9.8
• Eastbound Approach	A	8.1	A	8.9	A	9.4
• Westbound Approach	A	7.1	A	8.7	A	9.0
Perimeter Drive with Retail Center Access Drive¹						
• Eastbound Left Turn	A	7.3	A	7.5	A	7.7
• Southbound Approach	A	8.8	A	9.6	B	10.8
Perimeter Drive with Center Drive⁴						
• Overall	A	3.2	A	4.3	A	4.5
• Eastbound Approach	A	3.4	A	4.6	A	4.8
• Westbound Approach	A	3.1	A	4.2	A	4.4
• Northbound Approach	A	3.0	A	3.6	A	4.1
• Southbound Approach	A	2.9	A	3.6	A	3.9
LOS = Level of Service Delay is measured in seconds.			1 – One-way stop control 2 – Two-way stop control 3 – Three-Way Stop Control 4 – Roundabout			

Table 6

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS – UNSIGNALIZED

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour		Saturday Midday Peak Hour	
	LOS	Delay	LOS	Delay	LOS	Delay
Randhurst Village Drive with Retail Center Access Drive/Buffalo Wild Wings Access Drive¹						
• Westbound Approach	--	--	A	9.7	B	10.2
• Southbound Left Turn	A	7.6	A	8.0	A	8.2
Retail Center Internal Intersection²						
• Intersection Utilization Capacity (ICU)	A	25.4%	A	26.2%	A	26.1%
Randhurst Village Drive with Perimeter Drive³						
• Overall	A	9.0	B	10.5	B	11.1
• Southbound Approach	A	8.7	B	10.7	B	11.3
• Eastbound Approach	A	9.9	B	11.0	B	11.9
• Westbound Approach	A	7.9	A	9.7	B	10.1
Perimeter Drive with Retail Center Access Drive¹						
• Eastbound Left Turn	A	7.7	A	7.9	A	8.1
• Southbound Approach	B	11.2	B	12.3	C	15.3
Perimeter Drive with Center Drive⁴						
• Overall	A	3.3	A	4.4	A	4.6
• Eastbound Approach	A	3.5	A	4.7	A	4.9
• Westbound Approach	A	3.2	A	4.3	A	4.5
• Northbound Approach	A	3.1	A	3.6	A	4.2
• Southbound Approach	A	3.0	A	3.7	A	3.9
LOS = Level of Service Delay is measured in seconds. 1 – One-way stop control 2 – Two-way stop control 3 – Three-Way Stop Control 4 – Roundabout						

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the site-generated traffic. It should be noted that the results of the capacity analyses are reflective of a worst-case evaluation given that no interaction reduction was applied to the estimated vehicle trip generation, and the trip generation was not reduced to account for a stabilized Chicagoland market in which more 7 Brew locations are constructed and operational.

Euclid Avenue with Randhurst Village Drive/Chester Lane

The results of the capacity analyses indicate that this intersection currently operates at LOS B during the weekday morning, weekday evening, and Saturday midday peak hours. Further, the eastbound, westbound, and southbound approaches operate at LOS B or better and the northbound approach operates at LOS C or better. The northbound left-turn movement operates at LOS D during the weekday evening and Saturday midday peak hours. Under Year 2031 no-build conditions, the intersection, approaches, and movements are projected to operate at existing levels of service during all three peak hours.

Under Year 2031 total projected conditions, the intersection is projected to continue to operate at LOS B during all three peak hours. The eastbound, westbound, and southbound approaches are projected to continue to operate at existing levels of service and the northbound approach is projected to operate at LOS D or better during the peak hours. The northbound left-turn movement is projected to operate at LOS E during the weekday evening and Saturday midday peak hours, and the 95th percentile queue is projected to be 245 and 240 feet, respectively, which will extend past the intersection of Randhurst Village Drive with the retail center access drive/Bufalo Wild Wings access drive. However, as previously mentioned, the eastern access drive serving the site will be closed to provide additional on-site stacking. Further, there is a secondary access to the Bufalo Wild Wings restaurant off Perimeter Drive located east of Randhurst Village Drive. Therefore, in the event northbound queues extend beyond the Bufalo Wild Wings access drives, vehicles are able to continue south to access the restaurant. As such, this intersection will have sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and the northbound queue should be monitored under future conditions to determine if timing adjustments are required.

Randhurst Village Drive with Retail Center Access Drive/Bufalo Wild Wings Access Drive

The results of the capacity analyses indicate that the northbound left-turn movement, westbound approach, and southbound left-turn movement currently operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours, and the eastbound approach currently operates at LOS B or better during the peak hours. Under Year 2031 no-build conditions, the critical movements are projected to continue to operate at existing levels of service during the peak hours.

As previously mentioned, the eastern access drive serving the site will be closed to provide additional on-site stacking. Customers and employees will enter and exit the site via the access drive off Perimeter Drive. Under Year 2031 total projected conditions, the westbound approach and southbound left-turn movement are projected to operate at LOS B or better during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Retail Center Internal Intersection

Because of the traffic control configuration of this intersection where the eastbound traffic is under stop sign control and the other three approaches are free, the intersection could not be analyzed using HCM procedures. Given this traffic control configuration and the limitations of the HCM procedures, the intersection was analyzed using the intersection capacity utilization (ICU) level of service. The ICU indicates how much reserve capacity is available or how much an intersection is over capacity.

Based on the ICU analysis, the intersection currently utilizes approximately 22 percent of the capacity of the intersection during the weekday morning peak hour and approximately 19 percent of its capacity during the weekday evening peak hour and Saturday midday peak hours. Under future conditions it is projected that the intersection will utilize approximately 25 percent of its capacity during the weekday morning peak hour and 26 percent of its capacity during the weekday evening and Saturday midday peak hours. As a result, the intersection will continue to operate efficiently and with minimal delays.

Randhurst Village Drive with Perimeter Drive

The results of the capacity analyses indicate that this intersection and the three approaches operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. Under Year 2031 no-build conditions, the intersection and approaches are projected to operate at existing levels of service during the peak hours. Under Year 2031 total projected conditions, the intersection and approaches are projected to continue to operate at LOS B or better during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Perimeter Drive with Retail Center Access Drive

The results of the capacity analyses indicate that the eastbound left-turn movement currently operates at LOS A and the southbound approach operates at LOS B or better during the weekday morning, weekday evening, and Saturday midday peak hours. Under Year 2031 no-build conditions, the eastbound left-turn movement and southbound approach are projected to continue to operate at existing levels of service during the peak hours. Under Year 2031 total projected conditions, the eastbound left-turn movement is projected to continue to operate at LOS A during the peak hours and the southbound approach is projected to operate at LOS C or better during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Perimeter Drive with Center Drive

The results of the capacity analyses indicate that this roundabout intersection and each of the four approaches currently operate at LOS A during the weekday morning, weekday evening, and Saturday midday peak hours. Under Year 2031 no-build and total projected conditions, the intersection and approaches are projected to continue to operate at existing levels of service during the peak hours. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements are required.

Drive-Through Evaluation

As previously indicated, the site will provide dual drive-through lanes. Typical of all 7 Brew sites, there is no ordering board or ordering speakers and all orders are taken by team members via iPads within the drive-through lanes. Payment is taken at the time of ordering. Vehicles circulate the site and pick up their orders at the front of the drive-through queue where team members walk orders to the vehicles. At the proposed site, access will be provided via the lanes serving the existing retail center parking lot. The order pick-up area is located on the west side of the site and vehicles will circulate the site in a counterclockwise direction with queues extending along the west, north, and east sides of the site.

In order to determine the projected peak stacking of vehicles, observations were conducted at two existing 7 Brew locations in Naperville in March 2025 and Lake Zurich in May 2025 during the hours of operation on Thursday, Friday, Saturday, and Sunday. The results of the observations indicated that the peak observed queuing at the Naperville location was 71 vehicles, which occurred Sunday at 4:30 P.M., and the peak queue observed at the Lake Zurich location was 45 vehicles, which occurred on Saturday at 3:15 P.M.

However, it should be noted that the current queues resulting at the Naperville and Lake Zurich locations (as well as other Chicagoland locations) are a result of 7 Brew coffee shops being new to the Chicagoland region with only four locations open as of July 2025 and the popularity of the product in this market. Therefore, as more 7 Brew locations are constructed, the trips generated and on-site queueing by the Chicagoland locations will reduce and stabilize. As of March 2026, there are a total of eleven open 7 Brew locations in Illinois, with nine under construction, 15 in permitting, and 18 in the entitlement phase.

As such, to determine what the queue of the proposed 7 Brew location will be in the future when additional locations are constructed and the Chicagoland market has stabilized, KLOA Inc. reviewed the following:

- A 7 Brew operations memorandum prepared by Stonefield Engineering and Design, LLC, dated October 15, 2024, for an established 7 Brew location in Sinking Spring, Pennsylvania.
- Sales and zip code data for the Naperville and Lake Zurich locations and three other national average established 7 Brew locations.

7 Brew Observation Technical Memorandum

In this memorandum, Stonefield Engineering and Design, LLC conducted operational observations at the existing 7 Brew location at 3582 Penn Avenue in Sinking Spring, Pennsylvania during peak activities of the store on a Friday and Saturday in April 2024. It should be noted that there are only two 7 Brew locations within this area with the other store located approximately six miles from the study location. The following summarizes the key findings of the observations:

- The average transaction time during the review period ranged from three minutes and 44 seconds to four minutes and 36 seconds, with a maximum transaction time of 15 minutes and 23 seconds.
- The maximum queue observed during the review period was 15 vehicles, with an average queue of 10 vehicles.

Sales and Zip Code Data for 7 Brew Locations

The existing sales volume of the Naperville and Lake Zurich 7 Brew locations were compared to the following three established 7 Brew locations nationally:

- 217 N. Thompson Lane in Murfreesboro, Tennessee 37129
- 1815 N. Main Street in Shelbyville, Tennessee 37160
- 552 Island Ford Road in Madisonville, Kentucky 42431

The sales and transaction data for the four locations over a two-week period was reviewed. The review of the data indicates the following:

- Weekly sales at the national average locations were approximately 53 to 58 percent less than the Naperville location.
- While the Monday through Thursday sales at the national average locations are consistent with the Lake Zurich location, on Friday through Sunday the sales at the national average locations are 13 to 22 percent less than the Lake Zurich location.
- On a weekly basis, the national average locations have approximately 56 percent less sales than the Naperville location and ten percent less sales than the Lake Zurich location.

In addition to the transaction data, the zip code origins of Naperville and Lake Zurich customers over a two-week period were compared to the three national average locations. The following summarizes the comparison of the data:

- At the Naperville location, one percent of customers originate within one mile, four percent originate between one and two miles, 15 percent originate within two and five miles, 25 percent originate within five to ten miles, and 55 percent originate over 10 miles from the location (80 percent over five miles).

- At the Lake Zurich location, five percent of customers originate within one mile, three percent originate between one and two miles, 16 percent originate within two and five miles, 40 percent originate within five to ten miles, and 36 percent originate over 10 miles from the location (76 percent over five miles).
- At the three established locations on average, five percent of customers originate within one mile, 13 percent originate between one and two miles, 30 percent originate within two and five miles, 16 percent originate within five to ten miles, and 36 percent originate over 10 miles from the location (52 percent over five miles).
- As previously indicated, there are currently 13 other approved or under construction 7 Brew locations in the Chicagoland area.
 - Four of the approved locations are expected to result in at least 13 to 16 percent reduction in sales at the Naperville location.
 - Three approved 7 Brew locations are expected to result in an approximately 14 to 18 percent reduction in sales at the Lake Zurich location.

Estimated Peak Queue Reductions

As can be seen from the above, the Naperville and Lake Zurich locations are pulling a higher percentage of customers from a wider trade area than the other three national average locations which are resulting in higher trip generation, vehicle queueing, and sales compared to national average locations.

Therefore, it is anticipated that with the opening of the Downers Grove location and the previously identified and soon to be constructed locations (13 total) and when sales at the existing locations become more reflective of a national average location, the peak queues are projected to be reduced as follows:

- The Naperville peak queue is anticipated to be reduced by at least 53 percent. As such, the peak queue for the Naperville location in a stabilized market is estimated to be 33 vehicles.
- The Lake Zurich peak queue is anticipated to be reduced by 25 to 30 percent. As such, the peak queue for the Lake Zurich location in a stabilized market is estimated to be 31 to 34 vehicles.

As previously indicated, approximately 55 percent and 36 percent of sales at the Naperville and Lake Zurich locations, respectively, have zip codes greater than ten miles from each location. Of which, approximately 49 percent and 31 percent are within a radius of 10 to 30 miles, respectively. When the percentages for this radius are compared to the sale of the national average locations, an average of 25 percent of sales occur within this radius. Therefore, it is anticipated that the peak queues are anticipated to be further reduced.

As such, the proposed stacking of 48 vehicles will more than adequately accommodate the estimated peak queue for the proposed 7 Brew restaurant without impacting the access drives or circulation to other commercial developments within the study area. It should be noted that the stacking for 48 vehicles also accommodates the Lake Zurich queue, as observed, without taking into consideration any queue reductions as previously discussed.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- The volume of traffic estimated to be generated by 7 Brew, based on surveys conducted at the Lake Zurich location, will have a limited impact on the available capacity of the access system serving the shopping center.
- It is anticipated that with additional 7 Brew locations built in the Chicagoland region, the existing trip generation and queueing as surveyed at the Naperville and Lake Zurich locations will be reduced.
- Access to the site will be provided via the existing access system serving the retail center which primarily consists of Randhurst Village Drive and Perimeter Drive. The eastern access drive serving the site will be closed off to provide additional queueing. Customers and employees will be able to enter and exit the site via the access drive off Perimeter Drive and via the connection to the retail center to the west.
- Based on a review of queueing surveys conducted at the Naperville and Lake Zurich 7 Brew locations, and sales/zip code information for the Naperville and Lake Zurich locations and three national average locations, it is anticipated that the peak queue for the subject 7 Brew site will be up to 34 vehicles.
- The proposed stacking for 48 vehicles within the drive-through lanes will provide more than adequate stacking to accommodate the peak queue projected for the subject 7 Brew location.

Appendix

Metropolitan Water Reclamation District of Greater Chicago

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

April 13, 2026

Matt Griffith
Civil Engineer
Toth Associates
1550 East Republic Road
Springfield, MO 65804

Dear Mr. Griffith:

Subject: Watershed Management Ordinance Permit Applicability
Proposed 7 Brew Coffee Follow Up
201 East Euclid Avenue
Mount Prospect, IL

This is in response to your follow-up electronic correspondence, received March 30, 2026, requesting whether a Metropolitan Water Reclamation District (MWRD) Watershed Management Ordinance (WMO) permit will be required for the subject project. As described in your letter and shown on the submitted plans, the proposed project includes parking lot resurfacing, new pavement, and new landscape areas. Detention was provided for the property under MWRD Permit No. 1986-0283 and modified under MWRD Permit No. 1996-0027, which was most recently modified under MWRD Permit Nos. 2011-0115 and 2017-0103. Your exhibit suggests the proposed development is approximately 0.12 acre. Sanitary sewers are not proposed.

In-kind pavement replacement without grading or drainage modifications may be considered maintenance and not development. Since the proposed project includes less than 0.50 acre of development, a WMO permit will not be required. Detention is required; however, it may be deferred until the aggregate development on the property exceeds 0.50 acre. The aggregate development from the proposed project is 0.12 acre. Prior to conducting any work, be sure to contact the local authorities to obtain any and all approvals for the project.

This permit determination is dependent on the information provided and may change if the project scope is modified. If you have any questions, please email me at MihalacheC@mwr.org.

Very truly yours,

Constance Mihalache

Constance Mihalache, P.E.
Senior Civil Engineer

ES

cc: Mayor Paul Hoefert, Village of Mount Prospect
Dan Feltes, MWRD

Permit Files 1986-0283, 1996-0027, 2011-0115 and 2017-0103

PD#62



STAFF REPORT FROM THE DEPARTMENT OF Community Development

Jason Shallcross, AICP, CEcD
Director of Community Development

Charlie Hogan, AICP
Development Planner

DATE: April 17, 2026

CASE NUMBER

PZ-05-26

APPLICANT/PROPERTY OWNER

Who Brew, LLC/RREF III-P Randhurst Village, LLC

PUBLIC HEARING DATE

April 23, 2026

PROPERTY ADDRESS/LOCATION

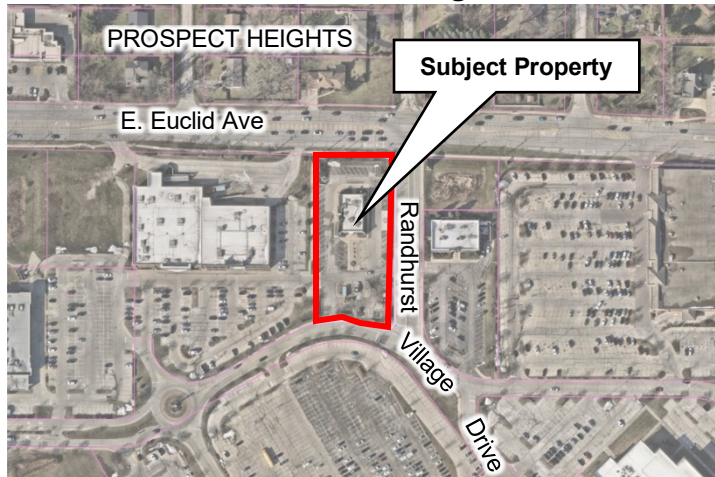
201 E Euclid Avenue

BRIEF SUMMARY OF REQUEST

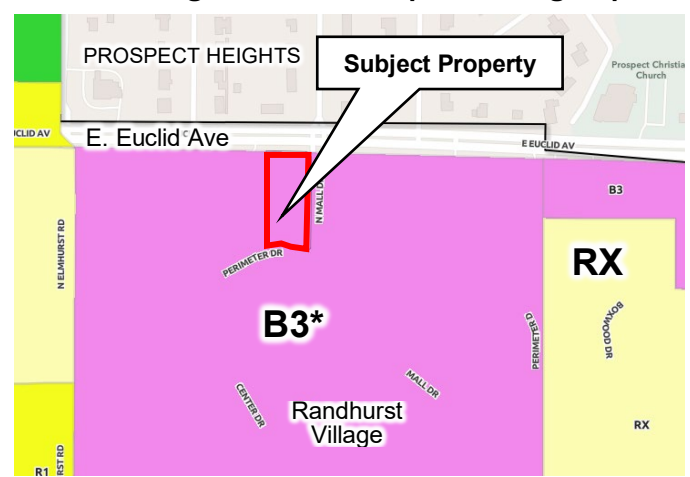
The Petitioner, Who Brew, LLC, is requesting conditional use approval to re-establish a drive through associated with a new coffee shop, and other relief from the Village of Mount Prospect Village Code as may be required for this project. The subject property is commonly known as 201 E Euclid Avenue.

The Village Zoning Code designates the Subject Property as B-3 Community Shopping. The proposal requires Village Board approval for the conditional use. (A minor amendment to the Randhurst Village PUD is being evaluated separately from this conditional use request. The request detailed in this report is for the drive through only.) The proposal meets the requirements and standards related to the Village Code, and staff is supportive of the request.

2026 Aerial Image



2026 Village of Mount Prospect Zoning Map



EXISTING ZONING	EXISTING LAND USE/ SITE IMPROVEMENTS	SURROUNDING ZONING & LAND USE	SIZE OF PROPERTY
B-3* Community Shopping PUD	Vacant commercial building	North: Single Family Residential (Prospect Heights) East: B-3* Community Shopping PUD (Buffalo Wild Wings and Jewel Osco) South: B-3* Community Shopping (Randhurst Village) West: B-3* Community Shopping PUD (Planet Fitness and Randhurst Village)	1.32 Acres

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

BACKGROUND/PROPERTY HISTORY

The Subject Property was annexed by the Village in 1958 and first developed as an outlot of Randhurst Mall. The property was then developed as a drive through Steak and Shake in 1999 which operated until 2022. The property has been vacant since.

Conditional Use History: When Steak and Shake opened in 1998, the Village Board passed Ordinance No. 4956, granting conditional use approval for a drive through. However, a hearing to re-establish the conditional use is necessary because the property has been vacant for four years and section 14.203.F of the Village Code of Ordinances states: *“The conditional use shall expire if the conditional use shall cease for more than twelve (12) months for any reason.”*

PROPOSAL

The Petitioner proposes to re-open the existing commercial building as a drive through coffee shop known as "7Brew." The project requires conditional use approval to re-establish and expand the existing drive through from one lane to two.

Site Plan: The proposed site plan (Exhibit B) retains the existing 3,694 square foot building on the Subject Property. The property is currently served by three access points: two along Randhurst Village Drive (one to the east, one to the south) and one cross-access connection to the Planet Fitness parking lot to the west. The proposed plan retains the western and southern access points while closing the eastern drive. Under the revised configuration, patrons enter via either remaining access point and proceed to one of the two drive through lanes, which wrap around the the building. 7Brew staff stationed near the drive through entrance will take orders with tablet computers. After patrons drive around to the pickup window, they exit south back to Randhurst Village Drive.

To accommodate the expanded drive through operation, the existing parking lot has been reconfigured. A central landscaped “peninsula” has been introduced to separate the drive through queue lanes from the remaining parking area, replacing what was previously an interior driving aisle. Parking spaces have been consolidated along the southern and eastern portions of the site. The project involves no major alterations to the existing structure or impervious lot coverage, and all building bulk requirements remain conforming under Village code.

Hours of Operation: 7Brew proposes to operate seven days a week, from 5:30 AM to 10:00 PM Sunday through Thursday and 5:30 AM to 11:00 PM on Friday and Saturday.

Traffic: The petitioner submitted a Traffic Impact Study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) dated March 18, 2026. The study examined traffic conditions at key intersections near the site during morning, evening, and Saturday midday peak hours, and evaluated whether the proposed drive through configuration can adequately accommodate expected queuing. The study found that the main signalized intersection at Euclid Avenue and Randhurst Village Drive currently operates well and is expected to continue doing so after 7Brew opens. One notable finding is that the northbound left-turn movement is projected to experience increased delay during weekday evening and Saturday midday peak hours, with queues potentially extending past the Buffalo Wild Wings access drive. The study notes that closing the eastern access drive will add on-site stacking space to

help manage this, and that drivers can use the Randhurst Village Drive entrance to access Buffalo Wild Wings if needed. All other nearby intersections are expected to operate with minimal delay, and no roadway improvements are recommended.

With respect to drive through queuing, KLOA observed a peak queue of 45 vehicles at the Lake Zurich 7Brew location, which the study attributes to 7Brew's novelty in the Chicago market drawing customers from a wider trade area than a typical established location. As more locations open regionally, KLOA projects queues will stabilize at 31 to 34 vehicles. The proposed site accommodates up to 48 vehicles in queue, which the study concludes is sufficient to handle peak demand without impacting surrounding parking areas or access drives. Staff concurs with the methodology and findings of the traffic study.

Drive Through Stacking: The code requires a minimum of 10 stacking spaces for the proposed dual lane configuration - 8 for the first window and 2 for the second. The proposed site plan far exceeds this standard, providing stacking capacity for up to 48 vehicles across both lanes.

Parking: The Village code requires 12 parking spaces per 1,000 square feet of floor area for restaurant uses (excluding restrooms, corridors and storage areas). Based on the proposed floorplan, there is 950 square feet of applicable floor area, meaning the code requires 11.4 parking spaces on this property. Parking will be reduced from 59 to 26 spaces to accommodate the expanded drive through and queuing area, so the site exceeds the minimum requirement by 14 spaces. As a drive through-only operation with no indoor seating, staff does not anticipate this reduction to present a parking demand issue.

Building Elevations: The existing building will be maintained with modification to the elevations to add branding and signage for 7Brew. The motif of the building will be refreshed to reflect 7Brew's branding, which is composed of painted brick.

Signage: The attached sign package illustrates the proposed signs for the Subject Property. Signage shall be allowed as presented on the plans dated 03/20/2026 from Pattison ID. The plans includes wall signs and on-site directional signs. All signage will replace signs that previously existed and will be required to meet code. All signs are still subject to a permit review and no relief has been requested.

Landscaping: The proposed landscaping meets code and represents an improvement over existing conditions, with the Petitioner maintaining existing planting beds and, in many cases, enhancing them with additional plantings. With the removal of the eastern access drive, additional landscaping was added along the eastern perimeter of the property consistent with other plantings at the center.

Lighting: The existing lighting system will be maintained.

Drainage: The Village engineering team does not anticipate water management issues on the site and the Metropolitan Water Reclamation District of Greater Chicago (MWRD) determined in a letter dated April 13, 2026 that a Watershed Management Ordinance (WMO) permit will not be required for the proposed project. The determination was based on the proposed development area of approximately

0.12 acre, which falls below the 0.50 acre threshold that triggers a WMO permit requirement. Stormwater detention was previously established for the property under existing MWRD permits and remains in place. Detention requirements may be deferred until development on the property exceeds 0.50 acre.

COMPREHENSIVE PLAN DESIGNATION

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

CONDITIONAL USE STANDARDS

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

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

The Petitioner's request to re-establish a drive through restaurant meets the standards for a conditional use. The drive through lanes would be re-established from the previous user and expanded from one lane to two as part of the proposed redevelopment of the Subject Property. To minimize potential adverse impacts of large vehicle queues, the eastern access drive along Randhurst Village Drive will be closed, with site access consolidated to the southern and western access points.

It is an auto-oriented commercial use that will provide coffee to residents from within and around Mount Prospect; therefore, the Petitioner's proposal is consistent with the long-range goals of the Comprehensive Plan.

STAFF RECOMMENDATION

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

"To approve:

1. A conditional use to allow four drive through lanes at the property commonly known as 201 East Euclid Avenue, subject to the following conditions:
 - a. The site shall be developed in strict conformance with the following plan sets:
 - I. The "Seven Brew Mount Prospect, IL 02" site development plan set prepared by Toth and Associates, dated April 14, 2026.
 - II. The architectural plans prepared by RDL Architects for Who Brew, LLC, dated 03-19-2026.
 - III. The sign package prepared by Pattison ID, dated 3/20/2026.

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

ATTACHMENTS:

ADMINISTRATIVE CONTENT

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

PLANS

(Plat of Survey, Site Plan, etc.)

OTHER

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

I concur:



Jason Shallcross, AICP, CEcD
Director of Community Development

Exhibit A
Standards and Findings of Fact

CONDITIONAL USE STANDARDS

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

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

Petitioner's Findings: The Petitioner has provided that the establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger, the public health, safety, morals, comfort, or general welfare. They state that the addition of a coffee drive through will be a positive addition to the community and that the proposed use is compatible with the existing commercial character of the area. The Petitioner has stated that improvements will be made in compliance with Village standards and will not affect the use, enjoyment, or value of other properties in the vicinity. They have further indicated that adequate public utilities, access roads, drainage, and other necessary facilities have been or will be provided, and that the site will remain accessible via the internal access system serving Randhurst Village. Any increases in traffic congestion are anticipated to be manageable under the submitted development plans. Lastly, the Petitioner states that the drive through configuration complies with all applicable zoning regulations and is consistent with the objectives of the Village's Comprehensive Plan.

Staff's Findings: Staff has reviewed the Petitioner's request for conditional use approval and finds that the standards have been met. The proposed drive through coffee shop will not endanger public health, safety, morals, comfort, or general welfare. The redevelopment of a vacant commercial building with an active restaurant use is consistent with the Village's long-range planning goals for the Randhurst Village area. Based on the information submitted and the proposed development's compliance with the Village's zoning ordinance and long-range planning documents, staff recommends approval of the conditional use request.

Exhibit B

Site Plan

