



# City of Prospect Heights

Department of Building & Zoning  
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
Office: 847/398-6070 x 211-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)

---

## MEMORANDUM

Date: September 18, 2025

To: Maciej Kempa, Chairman  
Planning/Zoning Board Commissioners

From: Daniel A. Peterson, Director of Building & Development

Subject: PZBA 25-10 MA, TA, SU, Variations and Preliminary Engineering  
1025 N. Rand Road, Prospect Heights, IL

Please be advised that Jyotsna Eitkala, Reish LLC property owner, has applied for the relief to various sections of the zoning code for a mixed-use development for the vacant lot located at 1025 N. Rand Road. A public hearing will be held on Wednesday September 24, 2025, to consider the following requests.

1. Map Amendment to rezone subject property from R1 Single Family to B1 – Retail Business District
2. Text Amendment to add long-term rental mixed use as a permitted special use in the B-1 Retail District
3. Special Use – Approve up to 4 residential long-term rental units on the second floor
4. Variations –
  - a. Decrease the transitional side yard
  - b. Decrease the transitional rear yard
  - c. Reduce the required parking
5. Preliminary Plat and Preliminary Engineering

The Reish LLC purchased the property in 2024 with the intent of remodeling the home, cleaning the property with the goal of getting the home occupiable condition. After the building permit was issued and worked commenced it was determined that the existing structure was in a state of deterioration and that demolition was necessary.

The owner met with the city regarding a possible redevelopment with a Mixed-Use redevelopment with three (3) commercial and four (4) long-term rental units on the second floor.

The proposed mixed-use project is consistent with the Land Use Goals and Objectives, Section 1.2, and Section 3.1 Land Use: Business and Commercial Policy statement.

*5. Create a mixed-use land use designation and supportive regulatory environment for a more diverse development type.*

The meeting has been properly noticed.

The owners need to provide additional information prior to the hearing and address the following items during the testimony.

1. Provide a color rendering of the building. Description of the exterior finishes, lighting for doorways, and access points.
2. Garbage enclosure design should be included.
3. Landscape plan. Specifically, to address the area between the parking lot and Rand Road. Section 5-8-2 F 3(b) requires screening in the buffer area and minimum tree planting.
4. Signage plan. Provide signage plan for the commercial uses. Wall signs, monument?
5. Parking lot lighting. Is there going to parking light poles? Building lighting?
6. Are the mechanical systems for the property going to be roof top units?
7. Fire suppression will be required. Provide area for pump and tank equipment.

Please contact me should you have any questions regarding this application.

Thank you.

# PZBA Meeting

Case #25-10 MA, TA, SU, V and Preliminary Engineering

Name: Reish LLC – Mixed-Use Redevelopment

Address: 1025 N. Rand Road, Prospect Heights

<b>EXHIBITS LIST</b>			
<b>No.</b>	<b>Date</b>	<b>Description</b>	<b>Prepared</b>
1	8/19/25	Applications, 5 Map Amendment Text Amendment Special Use Variation – Transitional Yards Variation - Parking	Reish LLC, Jyotsna Eitkala
2	8/19/25	Trustee's Deed	In File
3	8/19/25	Legal Description	Applicant
4	8/19/25	Project Narrative	Reish LLC, Jyotsna Eitkala
5	8/19/25	Boundary Survey	Pyramid Land Surveyors, prepared February 28, 2024
6	8/19/25	Existing Conditions Survey	RMD Associates Inc. prepared 10/29/24
7	8/19/25	Proposed Site Plan/ Preliminary Engineering	RMD Associates Inc. prepared 8/14/25
8	8/19/25	Architectural Concept Drawing	Jeffery J. Heaney, Architects, dated 4/29/25
9	8/19/25	Responses to Standards	Nicholas D. Standiford, Shain, Banks, Kenny & Schwartz, LTD, dated 8/15/25
10	9/15/25	Zoning Review	Director Peterson
11	9/4/25	Preliminary Engineering Review #1	Dan Strahan, City Engineer
12	9/4/25	Public Works Comments	Mark Roscoe, Director of Public Works
13	9/5/25	Proof of Mailing – Shain/Banks	In File
14	9/5/25	Proof of Notice Publication/Signage	City – in file
15	9/24/25	Request for continuance	Applicant
16			
17			
18			
19			



FOR OFFICE USE ONLY:
FEE PAID \$ 300.00
DATE 8/19/25
RECV'D BY JM
CASE # 25-10
MEETING DATE 9/24/25

PLAN/ZONING BOARD OF APPEALS
APPLICATION

Special use (\$400)
Variation (\$150)
Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)
Subdivision/PUD (Refer to Ord. 0-03-18)
Lot Consolidation (Refer to Ord. 0-03-18)
Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

APPLICANT: Reish LLC
ADDRESS: 10365 DEARLOVE RD, APT. 1C
GLENVIEW, IL 60025
PHONE: (773)759-8300
E-MAIL: jetikala@yahoo.com

ADDRESS OF SUBJECT PROPERTY: 1025 N. Rand Road, Prospect Heights, IL

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 5-5-2; 5-7-2

DESCRIPTION OF REQUEST: Map Amendment to rezone the parcel from R-1 to B-1.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES NO X
If yes, please describe:

Has the property been the subject of previous or pending administrative legislative or court action:
YES NO X If yes, give details:

The follow items MUST be submitted at time of filling:

- 1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) - will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

08/14/2025
Date:

Signature of Applicant

FOR OFFICE USE ONLY **\$ 300.00**  
 FEE PAID \_\_\_\_\_  
 DATE 8/19/25  
 RECV'D BY JM  
 CASE # 25-10  
 MEETING DATE 9/24/25

**PLAN/ZONING BOARD OF APPEALS  
 APPLICATION**

Special use (\$400)	Map Amendment (Refer to Ord. 0-03-18)
Variation (\$150)	Subdivision/PUD (Refer to Ord. 0-03-18)
Text Amendment (\$300)	Lot Consolidation (Refer to Ord. 0-03-18)
	Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

**APPLICANT:** Reish LLC  
**ADDRESS:** 10365 DEARLOVE RD, APT. 1C  
GLENVIEW, IL 60025  
(773) 759 -8300  
**PHONE:** \_\_\_\_\_  
jetikala@yahoo.com  
**E-MAIL:** \_\_\_\_\_

**ADDRESS OF SUBJECT PROPERTY:** 1025 N. Rand Road, Prospect Heights, IL

**PROPERTY IS LOCATED IN THE** R-1 **ZONING DISTRICT.**

**APPLICABLE SECTION OF ORDINANCE:** 5-7-2(C)

**DESCRIPTION OF REQUEST:** Text Amendment to permit long term residential rental units in the B-1 zoning district.

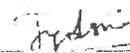
Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES \_\_\_\_\_ NO X  
 If yes, please describe: \_\_\_\_\_

Has the property been the subject of previous or pending administrative legislative or court action:  
 YES \_\_\_\_\_ NO X If yes, give details: \_\_\_\_\_

The follow items **MUST** be submitted at time of filling:

1. Application (12 copies)
2. Plat of Survey (12 copies) – must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) – will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

08/14/2025  
 Date:

  
 Signature of Applicant

FOR OFFICE USE ONLY: **400.00**  
 FEE PAID 8/19/25  
 DATE JM  
 RECV'D BY 25-10  
 CASE # 9/24/25  
 MEETING DATE

**PLAN/ZONING BOARD OF APPEALS  
 APPLICATION**

Special use (\$400)  
 Variation (\$150)  
 Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)  
 Subdivision/PUD (Refer to Ord. 0-03-18)  
 Lot Consolidation (Refer to Ord. 0-03-18)  
 Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

**APPLICANT:** Reish LLC  
**ADDRESS:** 10265 DEARLOVE RD., APT 1C  
GLENVIEW, IL 60025  
(773) 759-8300  
**PHONE:** \_\_\_\_\_  
jetikala@yahoo.com  
**E-MAIL:** \_\_\_\_\_

**ADDRESS OF SUBJECT PROPERTY:** 1025 N. Rand Road, Prospect Heights, IL

**PROPERTY IS LOCATED IN THE** B-1 **ZONING DISTRICT.**

**APPLICABLE SECTION OF ORDINANCE:** 5-7-2(C)

**DESCRIPTION OF REQUEST:** Special Use Permit to allow long term residential rental units.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES \_\_\_\_\_ NO X  
 If yes, please describe: \_\_\_\_\_

Has the property been the subject of previous or pending administrative legislative or court action:  
 YES \_\_\_\_\_ NO X If yes, give details: \_\_\_\_\_

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) – must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) – will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

08/14/2025  
 Date:

[Signature]  
 Signature of Applicant

FOR OFFICE USE ONLY: \$150.00  
FEE PAID  
DATE 8/19/25  
RECV'D BY JM  
CASE # 25-10  
MEETING DATE 9/24/25

**PLAN/ZONING BOARD OF APPEALS  
APPLICATION**

Special use (\$400)  
Variation (\$150)  
Text Amendment (\$300)

Map Amendment (Refer to Ord. 0-03-18)  
Subdivision/PUD (Refer to Ord. 0-03-18)  
Lot Consolidation (Refer to Ord. 0-03-18)  
Appearance Review

In addition to the application fee a refundable deposit not <\$500 nor >\$5,000 shall be required for all zoning applications to offset the direct costs of the application incurred by the City. If costs exceed the available escrow balance applicant will be required to replenish account. If balance remains the money will be refunded or applied to any building permit cost. (Refer to Ord. O-18-06: 5-10-7(D))

APPLICANT: Reish LLC  
ADDRESS: 10365 Dearlove Rd., Apt. 1C  
Glenview, IL 60025  
PHONE: (773)759-8300  
E-MAIL: jetikala@yahoo.com

ADDRESS OF SUBJECT PROPERTY: 1025 N. Rand Rd.

PROPERTY IS LOCATED IN THE R-1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 5-10-8, 5-7-2F.5a

DESCRIPTION OF REQUEST: Transitional Yard Variation.

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES \_\_\_\_\_ NO X  
If yes, please describe: \_\_\_\_\_

Has the property been the subject of previous or pending administrative legislative or court action:  
YES \_\_\_\_\_ NO X If yes, give details: \_\_\_\_\_

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) – must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application. (12 copies) \*Note - please include one copy for file no longer than 11x17.
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only 12 copies)
5. Application Fee (cash or check made payable to: City of Prospect Heights)
6. Notice to Property Owners (1 copy) – will be supplied to you by the City of Prospect Heights.
7. List of Property Owners (1 copy) for Notice to Property Owners mailing - will be supplied to you by the City of Prospect Heights.

08/14/2025  
Date:

  
Signature of Applicant



24GNW114147RM

**TRUSTEES DEED**

113

**MAIL RECORDED DEED TO:**

D. Chase Gentile  
1400 E. Touhy Ave., Suite 409  
Des Plaines, IL 60018

**MAIL TAX BILL TO:**

Reish, LLC - designated series Rand  
PO Box 2338  
Glenview, IL 60025

Doc#: 2418414266 Fee: \$107.00

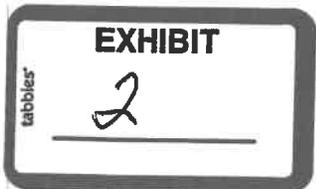
CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 7/2/2024 10:05 AM Pg: 1 of 3

Dec ID 20240601635166

ST/Co Stamp 1-851-007-792 ST Tax \$200.00 CO Tax \$100.00



(Reserved for Recorders Use Only)

THE GRANTOR, **Laura L. Gross**, as **Trustee of the Laura L. Gross Irrevocable Family Trust dated June 20, 2018**, of 1210 Center Ln, Arlington Heights, IL 60004, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the power and authority vested in the Grantor(s) as Trustee, **CONVEY(S) AND QUIT CLAIM(S) to Reish, LLC - designated series Rand, an Illinois limited liability company, created and existing under and by virtue of the laws of Illinois and duly authorized to transact business in the State of Illinois**, of Glenview, IL, to have and to hold, all interest in the following described real estate, situated in Cook County, State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

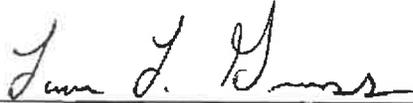
Permanent Index Number(s): **03-21-305-014-0000**

Property Address: **1025 North Rand Road, Prospect Heights, IL 60070**

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. **THIS IS NOT HOMESTEAD PROPERTY**

**SUBJECT TO:** Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate; and general real estate taxes not due and payable at the time of closing.

Dated this 24th day of June, 2024.



Laura L. Gross, as Trustee of the Laura L. Gross Irrevocable Family Trust dated June 20, 2018

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Laura L. Gross, as Trustee of the Laura L. Gross Irrevocable Family Trust dated June 20, 2018**, 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 set forth therein.

Given under my hand and notarial seal, this 24th day of June, 2024.

  
Notary Public

**PREPARED BY:**  
Kelly Anderson  
Attorney at Law  
1933 N. Meacham Rd., Suite 600  
Schaumburg, IL 60173



## LEGAL DESCRIPTION

Order No.: 24GNW114147RM

For APN/Parcel ID(s): 03-21-305-014

LOT 14 IN ARLINGTON COUNTRYSIDE A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 .  
OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF STREET LINE OF RAND ROAD, IN  
COOK COUNTY, ILLINOIS



**LEGAL DESCRIPTION**

PROPERTY ADDRESS IS COMMONLY KNOWN AS:  
1025 NORTH RAND ROAD, PROSPECT HEIGHTS, IL 60070

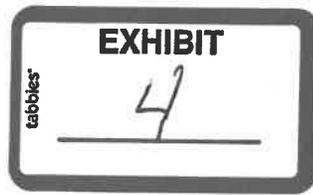
ORDER NO.: 24GNW114147RM

FOR APN/PARCEL ID(S): 03-21-305-014

LOT 14 IN ARLINGTON COUNTRYSIDE A SUBDIVISION OF THAT PART OF THE  
SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH,  
RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF  
STREET LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS

PIN: 03-21-305-014-000

**REISH  
LLC**



10365 Dearlove Road, Apt. 1C  
Glenview IL, 60025

August 15, 2025

City of Prospect Heights  
Planning & Zoning Board of Appeals  
8 North Elmhurst Road  
Prospect Heights, IL 60070

**RE: Project Narrative (1025 North Rand Road)**

To Whom It May Concern,

Reish LLC (the "Applicant") provides the following project narrative.

**I. Background**

The Applicant, Reish LLC, owns the property located at 1025 N. Rand Road (the "Property"). The Applicant purchased the Property in June of 2024 to rehab the existing single-family home. After receiving the permit to rehab the property, the City indicated that teardown was required. In July of 2025, Petitioner completed demolition of the existing single-family home. Given the location of the property on Rand Road, and being next to a gas station, a single-family use is not financially viable. Accordingly, the Applicant seeks to rezone the property to B-1, obtain a text amendment to allow residential rentals in the B-1 zoning district, secure a special use permit, and obtain a transitional yard and parking variation to construct a two-story building with three (3) commercial units on the ground floor and four (4) residential apartment units on the second floor.

**II. Project Details**

- A. Hours of Operation.** The Applicant's proposed office and retail spaces will operate during typical business hours each day of the week.
- B. Stormwater.** The Applicant will comply with stormwater requirements.
- C. Parking.** The Applicant intends to provide nineteen (19) parking spaces to residents and commercial tenants.
- D. Waste Disposal.** The proposed waste disposal will be located at the northeast corner of the parking lot area.

We look forward to working with the City of Prospect Heights and presenting this application at the public hearing scheduled for August 27, 2025, or at the next regularly scheduled meeting.

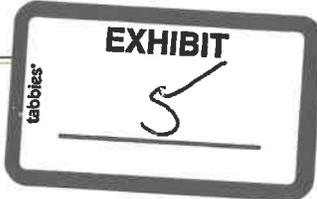
Sincerely,  
Jyotsna Etikala

# BOUNDARY SURVEY

of

LOT 14 IN ARLINGTON COUNTRYSIDE A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF STREET LINE OF RAND ROAD, IN COOK COUNTY, ILLINOIS

±20,800 SQUARE FEET



MEASURED DISTANCE  
(RECORDED DISTANCE)

GRAPHIC SCALE



DESIGN FIRM: #184-002898

LEGAL DESCRIPTION PROVIDED BY CLIENT

ORDERED BY

VICINITY MAP

IMAGE

**LAVELLE LAW**  
**KELLY A. ANDERSON**  
 kanderam@lavellelaw.com  
 Director 847.211.1788, Dawn Rose 847.341.1787  
 1743 North Meacham Road, Suite 608  
 Schaumburg, Illinois 60197  
 P: 847.953.5115, F: 847.248.4949  
 www.lavellelaw.com

1025 NORTH RAND ROAD

PI# 03-21-305-014-0000

**PYRAMID LAND SURVEYORS**  
 Land Surveyors Illinois and Wisconsin  
 1255 GANNON DRIVE, UNIT 538025  
 HOFFMAN ESTABLISH ILLINOIS, 60149  
 PHONE 224-306-4489  
 FIELD WORK COMPLETED: FEB 28, 2024  
 DRAWN BY: G.V.S. SCALE: 1"=20'  
 BOOK NUMBER: 2401-28  
 DRAWING NUMBER: 117-240309  
 pyramidpls@yahoo.com

STATE OF ILLINOIS ) C.C.  
 COUNTY OF COOK )  
 PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL Wednesday, February 28, 2024  
*Gene Scola*  
 GENE SCOLA PLS #035-003364 EXPIRES 11-30-2024

# EXHIBIT

6

## SOIL EROSION & SEDIMENTATION CONTROL NOTES

Soil Disturbance shall be conducted in such a manner as to minimize erosion. Measures shall consider the time of year, site conditions, and the use of temporary measures.

Soil Erosion and Sediment Control Features shall be constructed prior to the disturbance.

Temporary Soil Stabilization shall be applied to exposed stockpiles and disturbed areas. Construction activities shall not occur for a period of more than 14 calendar days. The sediment control measures shall be maintained on a continuing basis until stabilized and all inspections are complete. Permanent stabilization shall be completed within 60 days of final grading of soil.

All temporary and permanent erosion control measures shall be removed within 14 days of completion of final grading. Temporary measures are no longer needed. Trapped sediment in other disturbed soil areas shall be permanently stabilized.

Final site stabilization is defined by the EPA General Permit as meaning that all soil disturbing activities at the site have been completed, and that a uniform permanent vegetative cover with a density of 10 percent of the cover for undisturbed areas not covered by permanent structures has been established. Equivalent permanent stabilization measures (such as the use of Kripp, Gabions, or Geotextiles) have been deployed.

All storm sewer structures that are, or will be, functioning during construction shall be protected, filtered, or otherwise treated to remove sediment. The general contractor shall use catch-inlet protectors for equal and filter inlets around the entire landscaped area and catch-inlet protectors (or equal) in paved areas to prevent siltation.

All temporary and permanent sediment and erosion control measures must be maintained, repaired, and inspected in conformance with all applicable EPA/MSW Phase II.

Install and maintain silt fence at the perimeter of the construction zone and wetland areas. Maintain silt fence throughout construction and until vegetation has been fully established.

The erosion control measures indicated on the drawings are the minimum requirements. Additional measures may be required as directed by the engineer or governing agency report releases of reportable quantities of oil or hazardous materials if they occur in accordance with EPA/MSW requirements.

Use concrete washout shall conform to the "Temporary Concrete Washout Facility" standards (code 590) of the Illinois Urban Manual, Local Edition.

## ABBREVIATIONS

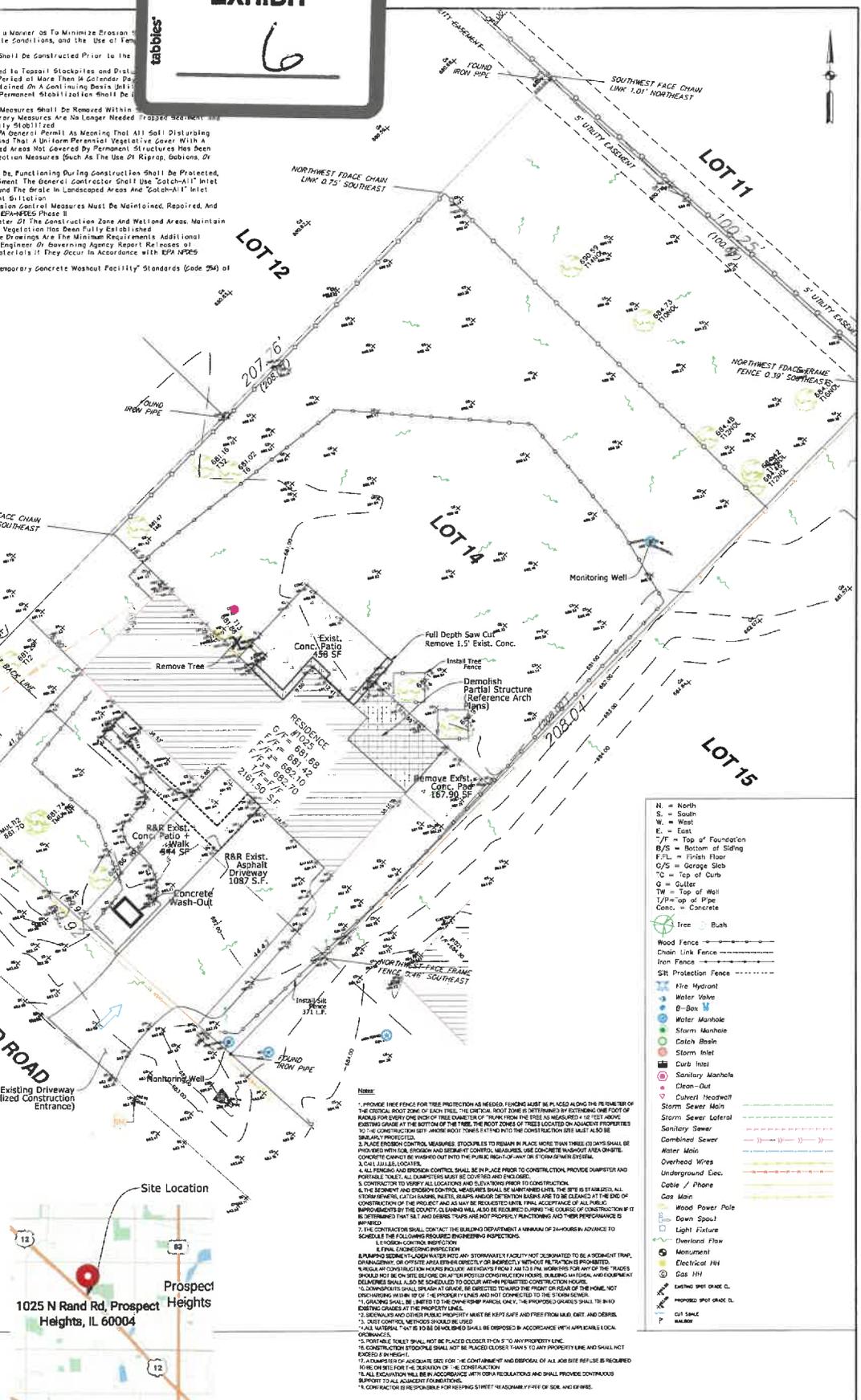
- CB = CATCH BASIN
- CONC = CONCRETE
- DN = DRAINAGE
- DI = DUCTILE IRON PIPE
- EL = ELEVATION
- EXIST = EXISTING
- FL = FLOW LINE
- F/F = FINISH FLOOR EL
- G/F = GARAGE FLOOR EL
- H/A = HOT-BY ASPHALT
- HW = HATCH
- LF = LINEAR FEET
- MAN = MANHOLE
- MI = MANHOLE
- MIN = MINIMUM
- P = PROTECT
- PCC = PORTLAND CEMENT CONCRETE
- PL = PROPERTY LINE
- PROP = PROPOSED
- PVC = POLYVINYL CHLORIDE
- R/R = REMOVE & REPLACE
- ROW = RIGHT OF WAY
- RCP = REINFORCED CONCRETE CIRCULAR PIPE
- SUN = SANITARY
- SF = SQUARE FEET
- SQ = SQUARE
- TC = TOP OF CURB
- T/F = TOP OF FOUNDATION
- TYP = TYPICAL
- CURBS = EAST, WEST, NORTH, SOUTH

## SURVEY INFORMATION:

LOT 14 IN ARLINGTON COUNTY IS A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHWEST CORNER OF STREET LINES OF RAND ROAD, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1025 N RAND RD, PROSPECT HEIGHTS, IL 60004

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY LINES, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
  2. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
  3. CONTRACTOR AGREES TO COMPLY WITH THE DIRECTIVE AND OTHER ORDERS TO CORRECT DEFICIENCIES FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
  4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR SCHEDULES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
  5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULE OR FAILURE TO COMPLY WITH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
  6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHANGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
- FIELD WORK COMPLETED ON 10/29/2024 BY RBD ASSOCIATES, INC.



- N = North
- S = South
- W = West
- E = East
- T/F = Top of Foundation
- B/S = Bottom of Siding
- F/L = Finish Floor
- G/S = Garage Slab
- TC = Top of Curb
- Q = Gutter
- TW = Top of Wall
- 1/P = Top of Pipe
- CONC = Concrete
- Tree
- Bush
- Wood Fence
- Chain Link Fence
- Iron Fence
- Silt Protection Fence
- Fire Hydrant
- Water Valve
- B-Box
- Water Manhole
- Storm Manhole
- Catch Basin
- Storm Inlet
- Curb Inlet
- Sanitary Manhole
- Clean-Out
- Culvert Headwall
- Storm Sewer Main
- Storm Sewer Lateral
- Sanitary Sewer
- Combined Sewer
- Water Main
- Overhead Wires
- Underground Gas
- Cable / Phone
- Gas Main
- Wood Power Pole
- Down Spout
- Light Fixture
- Sanitary Flow
- Manhole
- Electric HH
- Gas HH
- Existing Spot Grade CL
- Proposed Spot Grade CL
- Cut Line
- Marker

- Notes:**
1. PROVIDE TREE FENCE FOR TREE PROTECTION AS REQUIRED. FENCING MUST BE PLACED ALONG THE PERIMETER OF THE CRITICAL ROOT ZONE OF EACH TREE. THE CRITICAL ROOT ZONE IS DETERMINED BY EXTENDING ONE FOOT OF RADIUS FOR EVERY ONE INCH OF TREE DIAMETER OF TRUNK FROM THE TREE AS MEASURED 12 FEET ABOVE EXISTING GRADE TO THE BOTTOM OF THE TREE. THE ROOT ZONE OF TREES LOCATED ON ADJACENT PROPERTIES TO THE CONSTRUCTION SITE AND/OR ROOT ZONES AT THE CONSTRUCTION SITE MUST ALSO BE SEPARATELY PROTECTED.
  2. PLACE EROSION CONTROL MEASURES TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE PROVIDED WITH EROSION AND SEDIMENT CONTROL MEASURES. USE CONCRETE WASHOUT AREAS OR DIRT. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
  3. CALL ALL UTILITIES.
  4. ALL REMOVAL AND BROWDER CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION. PROVIDE DUMPSTER AND PORTABLE TOILET. ALL DUMPSTERS MUST BE COVERED AND TIED.
  5. CONTRACTOR TO VERIFY ALL ELEVATIONS AND SLOPES PRIOR TO CONSTRUCTION.
  6. THE BROWDER AND BROWDER CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS RESTORED. ALL STORM SEWER, CATCH BASIN, PALLETS, DRAINS AND/OR DETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND SHALL BE RELOCATED WITH FINAL ACCEPTANCE OF ALL UTILITIES IMPROVEMENTS BY THE COUNTY. CLEANING WILL ALSO BE REQUIRED DURING THE COURSE OF CONSTRUCTION IF IT IS DETERMINED THAT SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING AND THEIR PERFORMANCE IS IMPAIRED.
  7. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT A MINIMUM OF 14-BUSINESS DAYS IN ADVANCE TO SCHEDULE THE FOLLOWING REQUIRED ENGINEERING INSPECTIONS:
    - 1. FOUNDATION INSPECTIONS
    - 2. CALL ALL UTILITIES
- DRAINAGE:** DRAINAGE OF ALL WATERS INTO ANY STORMWATER FACILITY NOT DEDICATED TO BE A SEDIMENT TRAP, OR DRAINAGE OF ANY OTHER AREA OTHER THAN THE PROPERTY WITHOUT PERMIT IS PROHIBITED.
- WORKING HOURS:** ALL CONSTRUCTION WORKS SHALL BE COMPLETED WITHIN THE WORKING HOURS FOR ANY OF THE TRADES SHOULD NOT BE ON SITE BEFORE OR AFTER THE PERMITTED CONSTRUCTION HOURS. ALL WORK AND EQUIPMENT DELIVERED SHALL ALSO BE SCHEDULED TO OCCUR WITHIN PERMITTED CONSTRUCTION HOURS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EQUIPMENT NOT OPERATING IN THE RIGHT-OF-WAY OR PROPERTY LINES AND NOT CONNECTED TO THE STORM SEWER.**
1. GRADING SHALL BE LIMITED TO THE CONCRETE MANUAL ONLY. THE PROPOSED GRADING SHALL BE HAVING EXISTING GRADES AT THE PROPERTY LINE.
  2. EXISTING AND OTHER PROPOSED UTILITIES MUST BE KEPT SAFE AND FREE FROM HULL, CUT, AND DEBRIS.
  3. EXISTING CONTROL METHODS SHOULD BE USED.
  4. ALL MATERIAL THAT IS TO BE DEMOLISHED SHALL BE DEMOLISHED IN ACCORDANCE WITH APPLICABLE LOCAL ORDINANCES.
  5. PORTABLE TOILETS SHALL NOT BE PLACED CLOSER THAN 10' TO ANY PROPERTY LINE.
  6. CONSTRUCTION STOCKPILE SHALL NOT BE PLACED CLOSER THAN 15' TO ANY PROPERTY LINE AND SHALL NOT EXCEED 10 FEET HIGH.
  7. A DUMPSTER FOR DEBRIS SHALL BE PROVIDED AND DISPOSAL OF ALL JOB SITE DEBRIS IS REQUIRED TO BE COMPLETED BY THE END OF THE CONSTRUCTION.
  8. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  9. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET NEARBY FREE OF SOIL AND DEBRIS.

**CALL JULIE**  
CALL 48 HOURS BEFORE YOU DIG  
(EXCLUDING SAT., SUN. & HOLIDAYS)  
**1-800-892-0123**

ENGINEERING PLANS PREPARED BY:  
RBD Associates, Inc.  
Design Firm License Number: 184-008755  
GLENVIEW, IL  
formz@rdengineering.com  
224.425.0005

PLANS PREPARED FOR:  
Jyo Reddy  
jred@yaho.com  
773.759.8300

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES.  
REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

DATE: 10/29/2024

SIGNED: Romil B. Babaneh

ADDRESS:  
STATION IS LOCATED WITHIN THE CITY OF DES PLAINES, 2.5 MI EAST OF WAGNER PROSPECT IN SECTION 8, T44N, R12E. TO REACH FROM THE JUNCTION OF US RT 15 AND I 55 PROCEED NORTH ON US RT 15 FOR 0.8 MI TO THE STATION LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF US RT 15 AND CENTRAL RD.  
NORTH 1566, 902.71 FT  
EAST 1064, 178.06 FT  
ELEVATION 614.00 (NAVD-88)  
TYP. ON BACK OF CURB, SOUTH EAST OF RESIDENCE IN THE FRONT LOT, AS SHOWN (ELEV. 613.35, NAVD-88)

Romil B. Babaneh  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ILLINOIS NO. 062-073740

Signed: 10/29/2024  
Expires: 11/30/2025

SUBMITTALS	
DATE	REMARKS
10/29/2024	ISSUED FOR DESIGN COORDINATION

**GRADING IMPROVEMENTS**  
1025 N RAND ROAD  
PROSPECT HEIGHTS, IL 60004

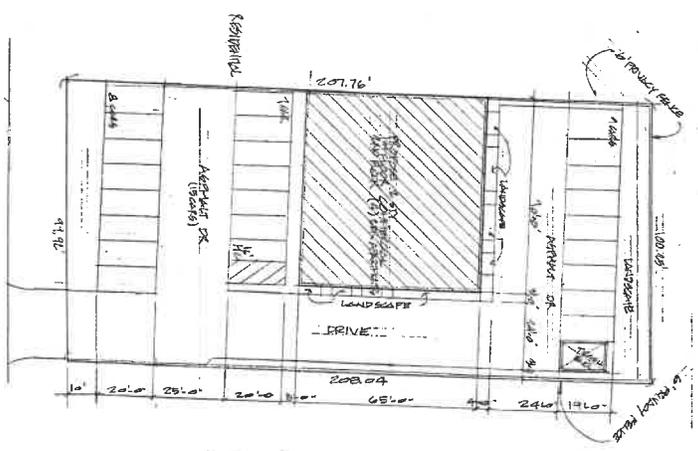
EXISTING CONDITIONS

DESIGNED BY: RBD  
PROJECT NO.: 24-1025  
DATE: 10/29/2024  
SCALE: 1:10 (FULL) 1:20 (11x17)  
SHEET 1 OF 3

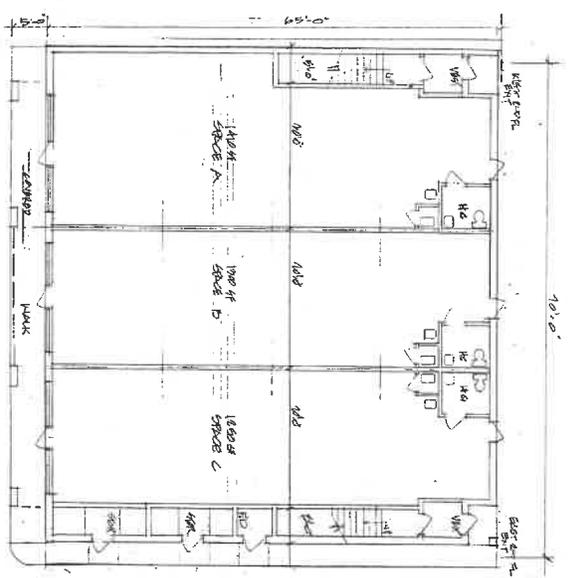


tabbles' **EXHIBIT 8**

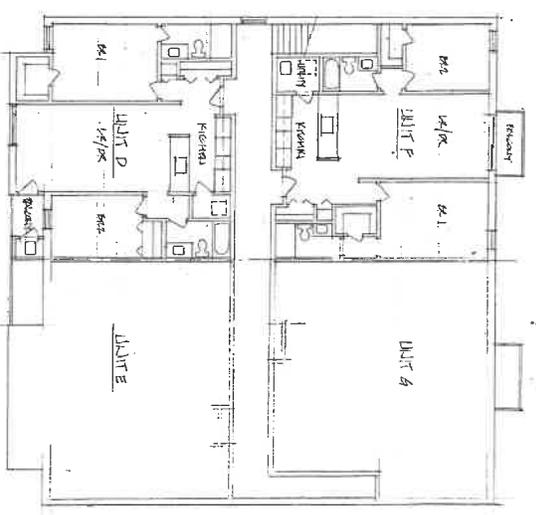
**SITE PLAN**  
 NORTH RAND RD IN CIV  
 1ST FLOOR 4,550 SF  
 2ND FLOOR 4,750 SF  
 9,300 SF  
 44'x12'



**1ST FLOOR PLAN**  
 TOTAL AREA 4,550 SF  
 TOTAL CONSTRUCTION AREA 3,100 SF  
 (ACTUAL IN SACS)



**2ND FLOOR PLAN**  
 TOTAL AREA 4,750 SF  
 TOTAL CONSTRUCTION AREA 3,100 SF  
 (ACTUAL IN SACS)



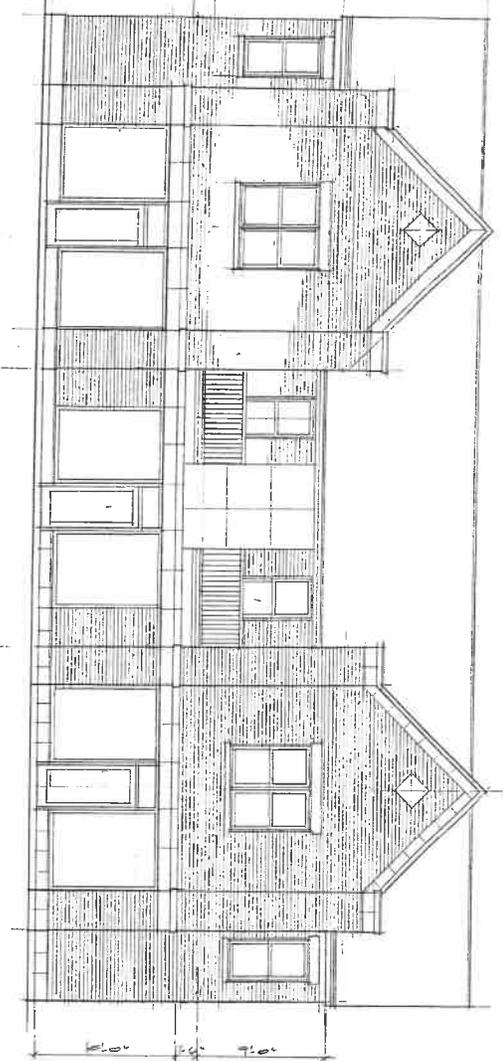
JEFFREY HEANEY ARCHITECTS, INC. 1025 N. RAND RD WEST HAVEN, IL

DATE	4/29/15
BY	JEH
CHKD	JEH
APP	JEH
DATE	4/29/15
BY	JEH
CHKD	JEH
APP	JEH

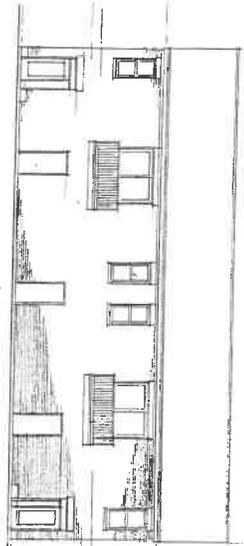
**Jeffery J. Heaney** Architect A.I.A.  
 610 Carriage Hill Drive • Glenview, IL • (847) 729-4199

PROPOSED COMMERCIAL/APARTMENT PROJECT FOR  
 1025 N. RAND RD  
 WEST HAVEN, IL

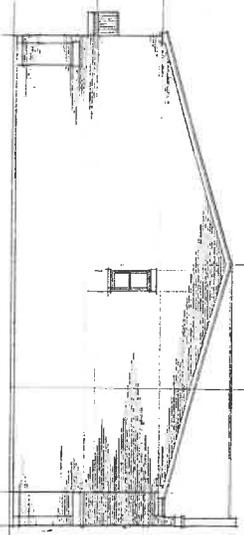
REVISIONS



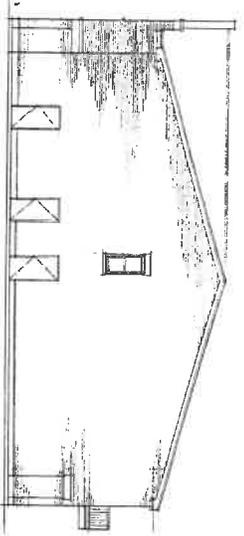
FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

1/18/91

DATE	1/18/91
SCALE	AS SHOWN
DRAWN BY	JCH
CHECKED BY	JCH

**Jeffery J. Heaney** Architect A.L.A.  
 610 Carriage Hill Drive • Glenview, IL • (847) 729-4190

PROPOSED COMMERCIAL/APARTMENT PROJECT FOR  
 1025 NORTH RAND RD  
 PROSPECT HEIGHTS, IL

REVISIONS	BY



August 15, 2025

**VIA FEDEX AND EMAIL**

City of Prospect Heights  
Attn: Mr. Dan Peterson  
Zoning Department  
8 North Elmhurst Road  
Prospect Heights, IL 60070  
[dpeterson@prospect-heights.org](mailto:dpeterson@prospect-heights.org)

**RE: Applicant's Responses to Standards for Zoning Relief (1025 North Rand Road)**

To Whom It May Concern,

The Applicant, Reish LLC, owns the subject property located at 1025 North Rand Road, Prospect Heights, IL (the "Property"). The Applicant seeks to establish a mixed-use, with three (3) ground floor commercial units and four (4) upper floor residential rental units. The Applicant, requests the following zoning relief: (I) a Map Amendment; (II) a Text Amendment; (III) a Special Use Permit; and (IV) Variations and submits the following responses to the standards for each:

**I. Map Amendment**

The Applicant seeks to rezone the Property from an R-1 Single-Family Residential District to a B-1 Retail Business District. The Applicant responds to the Map Amendment Standards set forth in section 5-10-10(c) of the City code as follows:

**1. That the net impact of the proposed amendment, if granted, will be beneficial to the entire community and will not be harmful to the local area in particular.**

The proposed rezoning will expand the options for commercial tenants in the City while also creating additional housing units. These additional commercial and residential opportunities will contribute economic benefits to the Rand Road Commercial Corridor, and the City as a whole through increased property taxes, potential sales taxes, employment opportunities, and additional services.

This project will not be harmful to the local area and is compatible with surrounding uses. Rezoning the Property to a B-1 zoning district will allow the parcel to better conform with the immediately neighboring B-1 parcels. Further, the Rand Road Commercial Corridor is populated with other office and residential uses. Therefore, rezoning the Property to allow a ground floor business use with a second-floor residential special use will act a buffer between the neighboring commercial and residential uses.

**2. That a need exists for the general type of use proposed and that the specific proposal will indeed satisfy it more closely than the other possible uses.**

The Applicant purchased the Property on June 24, 2024. The Property's existing and historical use has been a single-family residence. The Applicant's proposed mixed-use

redevelopment will provide new commercial space to the City while continuing the existing residential use. The rezoning will allow the property to be put to the best and highest use for the City, the Applicant, and residents.

**3. That the use proposed is compatible with the current comprehensive land use plan of the city of Prospect Heights, in effect on the date of the application.**

The proposed use is compatible with the comprehensive land use plan for the city of Prospect Heights. Specifically, the Comprehensive Plan details a desire to grow the Rand Road Commercial Corridor, targeting Rand Road between Palatine Road and Camp McDonald Road as areas for commercial growth. A map amendment rezoning the subject parcel located on Rand Road to B-1 would allow the Applicants to establish a commercial use in alignment with the Comprehensive Plan.

Further, the Comprehensive Plan states that various existing lots on Rand Road are in need of improvement. City of Prospect Heights, Ill., Comp. Plan, p. 63 (2014). The Property is what the City should target for improvement and growth. Another goal of the Comprehensive Plan is to create consistency in commercial corridors. *Id.* This rezoning would contribute positively to consistency as the B-1 use will conform to that of the neighboring B-1 properties. Moreover, the mixed-use aspect of the development, combining ground-floor commercial space and second floor residential use will provide a buffer between the commercial use to southwest, and the residential use to northeast.

**4. That the proposed use is compatible and harmonious with uses in the surrounding general area.**

The proposed use is compatible and harmonious with surrounding uses, as the Rand Road Commercial Corridor currently has numerous office and retail uses such as a storage facility and gas station. Further, the parcels adjacent to the Property to the southeast are currently zoned as B-1. Rezoning the Property to B-1 would be uniform with the neighboring two parcels.

Moreover, the Rand Road Corridor has been targeted as a desired area for commercial growth. This project would accomplish this goal by adding three additional office and retail spaces for small businesses, professional services, or neighborhood-serving retailers, which would in turn enhance the corridor's economic vitality.

**5. That the area described in the petition does not lie wholly or partly in the floodplain as defined by the Illinois department of transportation, division of water resources, or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made or can be made.**

On information and belief, the Property is not located within a floodplain. The Applicant will provide adequate provisions for storage, runoff control and flood water retention according to the City's requirements.

## **II. Text Amendment**

The Applicant seeks a text amendment to City's Code section 5-7-2(c) to allow long term residential dwelling units as a Special Use in the B-1 Zoning District. The Applicant responds to the Text Amendment Standards set forth in the City Code section 5-10-10(c) as follows:

- 1. That the net impact of the proposed amendment, if granted, will be beneficial to the entire community and will not be harmful to the local area in particular.**

The proposed text amendment will be beneficial as it will allow for future development in the City to include mixed-use developments. Presently, unless the proprietor lives on the Property, mixed-use development is not permitted. The Applicant's proposed text amendment will establish a commercial use while also offering four residential rental units on the second floor, which will maximize use of the space and offer diverse housing options in the area.

The proposed text amendment will not be harmful, as it will only be amending the current special use from "residential use by a proprietor" to include "long term residential rentals" in the City Code section 5-7-2(c). The proposed text amendment will allow for additional residential rental and condo units to be established as a special use on properties zoned as B-1. This still provides oversight through the special use approval process while creating additional housing and enhancing the commercial area.

- 2. That a need exists for the general type of use proposed and that the specific proposal will indeed satisfy it more closely than the other possible uses.**

A text amendment that allows residential rental units above ground-floor commercial storefront uses will open opportunities for property owners and developers in the B-1 zoning. The proposed text amendment will provide significant benefits to community and the City through additional property tax revenue, employment opportunities, and increased housing options. Without this text amendment, the Applicant would not be able to construct this mixed-use that will contribute three office spaces and four residential apartments to the community.

- 3. That the use proposed is compatible with the current comprehensive land use plan of the city of Prospect Heights, in effect on the date of the application.**

The City's Comprehensive Plan has an express policy goal of creating new mixed-use land use designations and supportive regulatory environments for more diverse development types. City of Prospect Heights, Ill., Comp. Plan, p. 63. Allowing residential rentals as a special use in B-1 districts will align with this policy goal. The Applicant, and similarly situated applicants, will be able to mix residential and commercial uses in B-1 districts to create diverse development types.

The Comprehensive Plan also explains that there are limited opportunities in the City for mixed use developments. See Comp. Plan, p. 61. However, the Comprehensive Plan envisions mixed-use housing designations to offer a variety of housing types, specifically in areas that are adjacent to transportation and shopping. Id. The Property is located on

the Rand Road Commercial Corridor, making it a prime location for a mixed use development as it is near a major roadway, grocery stores, and various retail areas.

**4. That the proposed use is compatible and harmonious with uses in the surrounding general area.**

The proposed use is compatible with uses in the surrounding areas as the Rand Road corridor is densely populated with both commercial and residential uses. For example, the neighboring properties include a residential subdivision on Center Lane. Adjacent to the property, there is a gas station (1021 North Rand Road). Across the street, there are a variety of uses, from a Presbyterian church (2107 E Rand Rd) to a shopping plaza with multiple restaurants and commercial offerings (2300 E Rand Rd).

**5. That the area described in the petition does not lie wholly or partly in the floodplain as defined by the Illinois department of transportation, division of water resources, or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made or can be made.**

On information and belief, the Property is not located within a floodplain. The Applicant will provide adequate provisions for storage, runoff control and flood water retention according to the City's requirements.

### **III. Special Use Permit**

The Applicant seeks a Special Use Permit to establish residential rental units in a B-1 Zoning District pursuant to the City Code section 5-7-2(c). The Applicant responds to the Special Use Standards set forth in the City Code section 5-10-9(e) as follows:

**1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.**

The proposed special use will allow multifamily residential use at the Property. The project has been designed to enhance the Property and bring it into greater conformance with the surrounding area by providing new office and retail spaces and quality, up-to-date residential rental apartments. As a result, this use will contribute positively to the economic welfare and development of the Rand Road Commercial Corridor and the City as a whole.

Moreover, the proposed use will generate more property tax income which directly funds public services. The Applicant will adhere to all applicable local regulations, and consequently, the use will not endanger the public health, safety, morals, or comfort. The historic use of the Property, residential, will remain while also adding commercial uses. The commercial addition to Property will provide employment opportunities not presently available to the general public. As such, the proposed use will not be unreasonably detrimental.

- 2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.**

The proposed special use will permit the Applicant to utilize the Property to its highest and best use. First, while the subject property is currently zoned as R-1, it is independent from the neighboring subdivision and stands alone. The Property will be accessed directly from Rand Road, therefore, the proposed use will not directly affect the other residential zoned properties to the northwest.

Furthermore, the Property is next to two parcels that are already zoned B-1. The commercial component of the proposed development will conform to the neighboring B-1 uses. The proposed special use will not generate excessive traffic, as it will provide approximately 19 parking spaces.

- 3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.**

The proposed special use will not impede the orderly development of surrounding properties because the multifamily residential use is compatible with the residential uses to the northwest, and the commercial use (permitted as of right) on the ground floor will be compatible with the surrounding retail and service uses. Further, the Property is directly accessible from Rand Road, which is a major roadway with capacity to accommodate an increase in traffic generation.

- 4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.**

Adequate utilities will be provided through the construction of this new project. The petitioner is working closely with the City's Building Department and their engineers to ensure that drainage requirements and expectations have been met. Further, a waste receptacle will be provided in the northeast corner of the parking lot, as reflected by the site plan.

- 5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets.**

Proper measures have been taken to ensure ingress and egress to public streets. The property is situated on the Rand Road Commercial Corridor which has capacity to accommodate heavy traffic. Moreover, Rand Road already accommodates multiple access points for the adjacent properties. This is evidenced by neighboring parcels that utilize direct ingress and egress for their commercial uses via Rand Road.

- 6. That the special 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 by the city council pursuant to the recommendations of the plan/zoning board of appeals.**

The proposed special use will conform to all regulations of the B-1 zoning district and all application municipal code regulations.

- 7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.**

On information and belief, the Property is not located within a floodplain. The Applicant will provide adequate provisions for storage, runoff control and flood water retention according to the City's requirements.

#### **IV. Variations**

The Applicant seeks a Transitional Yard Variation (Prospect Heights, Ill., Code § 5-7-2 F.5a) and a Parking Variation (*Id.* at § 5-8-6) to establish their Mixed-Use development. The Applicant responds to the Variation Standards set forth in the City Code section 5-10-9(f) as follows:

- 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.**

##### Transitional Yard Variation

The Applicant purchased the Property to renovate the existing single-family home. However, the structure could not be renovated due to its dilapidated condition, and the City required demolition. Building a new single-family home on this lot is not an economically feasible option given the neighboring gas station and the busy Rand Road corridor. Therefore, the Applicant proposes a multi-use structure that will attract commercial uses and provide local housing options. The location of the curb cut and existing access point from Rand Road required the structure to be located at the west side of the Property to provide optimal parking and access. Because the Property abuts a R1 zoned property, a Transitional Yard Variation is required. *See* City Code § 5-7-2.

##### Parking Variation

The proposed development will provide four residential rental units and three commercial rental units. Pursuant to the City code, the applicant must provide two parking spaces per residential unit, which the Applicant's site plan accommodates by providing eight spaces to residential tenants. In the ground floor of the development, the Applicant plans to activate a Class 9 commercial use to allow for office/retail use. This requires an additional four parking spaces than the site plan is able to accommodate. *See* City Code § 5-8-6. Given the small size of the parcel, the applicants cannot provide an additional four spaces.

**2. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.**

Transitional Yard Variation

The Property is adjacent to numerous commercial and residential uses, whether it is the single-family homes to the northwest or the commercial uses to the southeast. Requiring strict compliance with the transitional yard standard would deprive the Applicant of the use and enjoyment of their land. The Applicant is seeking to revitalize underutilized land in to contribute mixed use developments as desired in the Comprehensive Plan. *See* City of Prospect Heights, Ill., Comp. Plan, p. 63. A literal interpretation of the Code would prohibit the applicant from adding quality housing and commercial spaces to the Rand Road Commercial Corridor and the City as a whole.

Parking Variation

Without the requested variation, the Applicant will not be able to establish three ground floor commercial units in its mixed-use development. A literal interpretation of the Code will require the Applicant to provide four additional parking spaces which is not feasible given the shape and size of the lot and the proposed building. If denied, the Applicant will be deprived of rights commonly enjoyed by similar uses because the parking spaces currently proposed will adequately serve the three ground-floor commercial units.

**3. The alleged hardship has not been directly created by any person presently, or a predecessor in interest, having a proprietary interest in the premises.**

The Applicant purchased the Property on June 24, 2024; therefore, the Applicant was not a part of the original subdivision, zoning or curb cut for the Property. Consequently, the Applicant did not create any alleged hardships.

**4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.**

Transitional Yard Variation

The proposed variation will allow the Applicant to establish its mixed-use development while still upholding the character and enjoyment of the neighboring properties. The Applicant acknowledges that the Project abuts residential spaces and is committed to ensuring that residents have privacy and comfort in their homes by building an eight-foot privacy fence on residential abutting sides of the Property. Further, the public welfare will be positively served by this variation because it will allow the Applicant to contribute a unique mixed-use development to the Rand Road Corridor.

Parking Variation

Granting the proposed variation will not be detrimental to the community because the Property will be adequately served by the amount of parking spaces currently proposed in the site plan. The low impact uses intended for the ground floor commercial spaces will not generate high amounts of traffic or excessive need for parking. Accordingly, the proposed variation will merely allow the Applicant to establish their desired use without sacrificing the enjoyment of their land.

**5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.**

Transitional Yard Variation

The building will have little to no light pollution on the west facing side of the building, as there will be a single small window and no entrances. Further, the traffic flow will not impact the neighboring residential properties because the access point to Rand Road is on the eastern side of the Property. Because the access point is on the opposite side of the Property from the residential spaces, neighbors will not experience any negative impacts of the traffic flow to and from the site. Further, the eight-foot fence will separate the traffic flow on the Property from the view of the neighboring properties. The entrances to and from the store fronts will be directly facing Rand Road and accordingly will not increase pedestrian traffic near the residential parcels.

Parking Variation

With this variation, the Applicants will still be able to accommodate employees and visitors of the commercial spaces. The Property will still have direct access from Rand Road, and the Applicant is not altering the entry or traffic flow. The low intensity uses that the Applicant seeks to establish will not generate traffic flow in a manner that would impact Rand Road or surrounding areas.

**6. The proposed variation will not alter the essential character of the locality.**

Transitional Yard Variation

The proposed variation will allow the Applicant to establish a mixed-use development desired by the City on a parcel that would otherwise be too small to activate such use. The Applicant intends to maintain the privacy and enjoyment of the adjacent residential areas by building an eight-foot fence on the west side of the Property. Further, the property is directly accessible from Rand Road, which will reduce any impact on the nearby residential uses. The mixed-use will also conform with the character of the locality by offering office/retail uses similar to those in the surrounding Rand Road Commercial Corridor.

Parking Variation

The proposed variation will not create additional traffic or parking issues as it will merely allow the Applicant to establish low impact office/retail uses. The variation of four parking spaces will not alter the character of the locality, as the Rand Road commercial corridor as a whole has numerous similarly situated commercial uses. Further, the types of uses the Applicant intends to activate on the ground floor will not require additional parking spaces.

**7. The proposed variation is in harmony with the spirit and intent of this title.**

Transitional Yard Variation

The proposed variation will still allow for a buffer between residential and business uses by providing privacy fencing and limiting windows and lighting on the residential facing

side of the building. This variation will not create a loss of enjoyment for neighboring properties, which directly serves the spirit of this title.

Parking Variation

With fifteen parking spaces, one of which is accessible, being offered to commercial tenants and customers, the proposed variation will still allow for ample parking options. Further, the Applicant intends to activate low intensity uses in the three-ground floor commercial spaces, which will be adequately served by the fifteen proposed parking spaces.

- 8. Granting the variation requested will not confer the applicant any special privilege that is denied by this title to owners of other lands, structures, or buildings in the same district.**

These variations will have minimal impact on the surrounding uses and will bring the Property into greater conformance with the City's desired commercial expansion on Rand Road. *See* City of Prospect Heights, Ill., Comp. Plan, p. 63. Granting the proposed variations will not only allow the Applicant to contribute positively to the Rand Road Commercial corridor but will also provide residential rental units to the community at large.

- 9. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variation.**

None of the Applicant's support for the variation relief is dependent on any non-conforming use of surrounding land/improvements.

- 10. The plan/zoning board of appeals shall further make a finding that the reasons set forth in the application justify the granting of the variation, and that the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure.**

The Applicant respectfully requests that the City's Planning and Zoning Board of Appeals grant the requested variation relief. The requested variations will make possible the reasonable use of land and redevelopment of the Property.

Sincerely,  
SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.



Nicholas D. Standiford

## Zoning Review



Date: September 15, 2025  
Reviewer: Daniel A. Peterson, Director of Building & Development  
Applicant: Jyotsna Eitkala, Reish LLC  
Subject Property: 1025 N. Rand Rd.  
Application: ZBA 25-10 MA, TA, SU, Variation and Preliminary Engineering  
Map Amendment to rezone subject property from R1 Single Family to B1  
– Retail Business District  
Text Amendment to add long-term rental mixed use as a permitted special  
use in the B-1 Retail District  
Special Use – Approve up to 4 residential long-term rental units on the  
second floor  
Variations –  
1) Decrease the transitional side yard  
2) Decrease the transitional rear yard  
3) Reduce the required parking  
Preliminary Plat and Preliminary Engineering  
Project: Mixed-Use Redevelopment of 1025 N. Rand Road. Developer is Reish  
LLC.

---

### Documents Reviewed:

1. Cover letter from Nicholas D. Standiford, Shain, Banks, Kenny & Schwartz, LTD.
2. Project narrative prepared by Jyotsna Eitkala, Reish LLC
3. Applications prepared by Jyotsna Eitkala, Reish LLC
  - a. Map Amendment to rezone the parcel from R-1 to B-1
  - b. Text Amendment to add long term rental units as special use in the B-1 District
  - c. Special Use to allow long term residential rental units
  - d. Variations: Transitional Yards;
  - e. Variation: Parking
4. Applicant's responses to Standards for Zoning Relief dated August 15, 2025 – Shain/Banks
5. Legal Description and Boundary Survey, Pyramid Land Surveyors, February 28, 2024
6. Existing Conditions survey prepared by RBD Associates, INC. October 29, 2024
7. Proposed Site Plan/Preliminary Engineering, prepared by RBD Associates, INC. August 14, 2025.
8. Architectural designs, prepared by Jeffery J. Heaney, April 9, 2025.

Applicable Zoning Code Sections:

Map & Text Amendments:	5-10-10
Special Uses:	5-10-9 and 5-7-2 C
Variations:	5-10-8
• Transitional Yard	5-7-2 F5
• Parking	5-8-2B, 5-8-2C & 5-8-6A
Preliminary Engineering:	Titles 6, 7, 8.

Property Size: ± 20,852 sq. ft.

Current Zoning: R-1 Single Family  
Proposed: B-1 Retail Business District

Current Use: R-1 – Vacant parcel

Proposed: Mixed-Use Commercial/Residential

Parking: Proposed: 23 Regular, 1 Accessible  
Residential: 2 per unit, 8 provided - Complies  
Commercial: 16 available.  
Class 9 Use Proposed: 5 per 1,000 sq. ft. gross floor area

Unit A = 1,410 sq. ft. = 5 x 1.41 = 7.05 =	8
Unit B = 1,300 sq. ft. = 5 x 1.30 = 6.5 =	7
<u>Unit C = 1,250 sq. ft. = 5 x 1.25 = 6.25 =</u>	<u>7</u>
Total 3,960 sq. ft. = 5 x 3.96 = 19.8	22 Required 5-8-2B&C

- The parking lot is deficient by 6 spaces for Class 9 commercial use. Variation Required.
- Proposed parking with variation would provide the applicant variety of uses from Classes 7, 8 & 9. It would reduce higher volume traffic generating businesses listed in Class 10.

Parking Lot Design & Maintenance:

- Landscape plan is required. 5-8-2F3(b) for parking lot screening.
- Parking Lot Lighting. Needs to be addressed by applicant. 5-82F8(a-d).

Transitional Yard Variations:

- 1) Decrease the transitional side yard from 15 feet to 0 feet along the northwest property line.
- 2) Decrease the transitional rear yard from 15 feet to 12.75 feet along the northeast property line.

**5-10-10: AMENDMENTS:**

A. Authorization: The regulations imposed and districts created by this title may be amended by ordinance from time to time in the manner provided by this title and the applicable Illinois statutes. (Ord. 0-77-27, 7-18-1977)

B. Initiation Of Map And Text Amendments: Text amendments may be proposed in writing by the city council, the plan/zoning board of appeals, by any person having proprietary interest in the property in the city, or by any interested citizen of the city.

Map amendments may be proposed by the owner of the property involved, by the city council, by the plan/zoning board of appeals, or by other city officials.

**Response: Reish LLC is the owner of the property. Copy of Trustees Deed is on file with the application and may request the Map amendment.**

C. Standards For Map And Text Amendments: No map or text amendments shall be recommended by the plan/zoning board of appeals unless said board shall find: (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

1. That the net impact of the proposed amendment, if granted, will be beneficial to the entire community and will not be harmful to the local area in particular.

**Response: Map and Text Amendment:**

**The proposed rezoning and creation of mixed-use of commercial and long-term residential rentals as a special use in the B-1 District will expand options for commercial tenants while creating additional residential housing options. The project will contribute economic benefits to the community in the Rand Road Retail corridor.**

2. That a need exists for the general type of use proposed and that the specific proposal will indeed satisfy it more closely than the other possible uses.

**Response: Refer to applicant's responses to standards for Zoning relief pages 1 & 2. The mixed used development will provide new commercial space while continuing the existing residential use.**

3. That the use proposed is compatible with the current comprehensive land use plan of the city of Prospect Heights, in effect on the date of the application.

**Response:**            **The proposed use is consistent with the Land Use Goals and Objectives in Section 1.2 and Section 3.1 Land Use Recommended Strategies of the City’s Comprehensive Plan.**

**Section 1.2: Land Use Goals and Objectives, pg. 17.**

***Objective #4: Identify parcels that can be assembled for development to encourage “right-sized” development including: retail, mixed-use, office, multi-family or senior housing.***

**Section 3.1 Land Use: pg. 63**

**Business and Commercial Policy Statements**

***5. Create a mixed-use land use designation and supportive regulatory environment for a more diverse development type.***

**Recommended Strategies**

***The underutilized parking lot and outdated buildings along Rand Road create an opportunity to provide infill for vacant lots and improvement of existing properties.***

4. That the proposed use is compatible and harmonious with uses in the surrounding general area. (Ord. 0-77-27, 7-18-1977)

**Response:**            **The variety of commercial and residential uses that border the property.**

**Northwest Boarder: Prospect Heights. R-1 Single-family.**

**2 Parcels. 1 SF Rental Unit, 1 SF Owner Occupied**

**West Boarder: Arlington Heights B-1 and R-3**

**Southeast: Arlington Heights R-6 – Condominiums**

**Southwest: Prospect Height B-1 Rebel Gas Station/Convenience Store**

5. That the area described in the petition does not lie wholly or partly in the floodplain as defined by the Illinois department of transportation, division of water resources, or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made or can be made. (Ord. 0-89-25, 6-5-1989)

**Response:**            **The property is not in a FEMA regulated flood zone.**

- D. Notice Of Hearing: Public notice of such hearing shall be published at least once, not less than fifteen (15) days nor more than thirty (30) days before such hearing, in a newspaper published within the city of Prospect Heights. Such notice shall contain the date, time and place of the hearing, the street address or common description of the property involved, legal description of the property involved, and a brief description of the proposed amendment. The board may give such additional notice as it may, from time to

time, by rule provide. Any party in interest may appear and be heard at the hearing in person, by agent, or by attorney. (Ord. 0-77-27, 7-18-1977)

**Response: Notification of the publication has met the requirements of the City ordinance.**

E. Notice To Property Owners: The petitioner for a map amendment shall notify all property owners within three hundred fifty feet (350'), excluding public land and rights of way, but in no event more than four hundred fifty feet (450'), in each direction of the petitioner's property lines, by certified mail or hand delivery to said property owners, of the date, hour and location of the public hearing and the map amendment requested. For notice to the owners of condominiums, cooperatives, or other types of common interest communities (except common interest communities made up exclusively of detached single-family homes) service upon the president or registered agent of the condominium association, cooperative, or common interest community as reflected in the records of the Illinois secretary of state, with delivery via first class U.S. mail to individual unit owners, shall be sufficient notice under this paragraph.

Such notice shall be in the same form as the published public notice and shall be mailed or delivered not less than fifteen (15) and not more than thirty (30) days prior to the date of the public hearing. The owners to be notified are such persons or entities which appear in the authentic tax records of Cook County. Proof of notification shall be submitted by the petitioner to the plan/zoning board of appeals no later than the day of the public hearing. (Ord. 0-16-12, 4-11-2016)

**Response: Notice to property owners complied with the requirements of the City ordinance.**

#### **5-10-9: SPECIAL USES:**

A. Authorization: The locations, construction, extension, or structural alteration of any use for which a special use permit is required pursuant to the provisions of this title may be authorized by a permit issued by the corporate authorities, subject to the standards set forth herein, and such conditions as may be imposed pursuant to this chapter. Prior to such authorization, a public hearing shall be held and a published notice shall be given, in the manner prescribed for amendments by this title.

B. Application For Special Use: Any person owning or having interest in the subject property may file an application to use such land for one or more of the special uses provided for in this title in the zoning district in which the land is situated.

**Response: Reish LLC is the owner of the property.**

C. Notice Of Hearing: The same procedure for notice of hearing as required for variations (subsection [5-10-8D](#) of this chapter) shall be followed for special use. (Ord. 0-77-27, 7-18-1977)

**Response: Notice was published and has met the notice requirements.**

D. Notice To Property Owners: The petitioner for a special use permit shall notify all property owners within three hundred fifty feet (350'), excluding public land and rights of way, but in no event more than four hundred fifty feet (450'), in each direction of the petitioner's property lines, by certified mail or individual notice executed by said property owners, of the date, hour and location of the public hearing

and the special use requested. Such notice shall be in the same form as the published public notice and shall be mailed or delivered and executed not less than fifteen (15) and not more than thirty (30) days prior to the date of the public hearing. The owners to be notified are such persons or entities which appear in the authentic tax records of Cook County. Proof of notification shall be submitted by the petitioner to the plan/zoning board of appeals no later than the day of the public hearing. (Ord. 0-06-35, 8-21-2006)

**Response:** Notice has been mailed to the property owners with three hundred fifty (350') of the subject property as required.

E. Standards: No special use shall be recommended by the plan/zoning board of appeals unless said board shall find: (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

1. That the establishment, maintenance or operation of the special use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare.

**Response:** See Applicant's Response to Standards for Zoning Relief. Section 5-7-2 C Special Uses lists *residence of the proprietor of a commercial use* as a permitted special use. There have been no issues with residential and commercial combined uses.

2. That the special use will not be injurious to the use and enjoyment of other property in the community for the purposes already permitted, nor diminish and impair property values within the community.

**Response:** See applicant's response. The property is situated with direct access to Rand Road and the proposed use would be consistent with the surrounding properties and uses.

3. That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**Response:** The special use is consistent with existing B-1 use on the adjacent property and will not impede the orderly development of surrounding properties.

4. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

**Response:** The site is served by sanitary sewer owned by the City of Prospect Heights. The proposed site plan and preliminary engineering accounts for all the necessary utility connections for gas, electric sanitary sewer and storm. Access to Rand Road will require IDOT permit. See engineering and public works plan review responses attached.

5. That adequate measures have been or will be taken to provide ingress or egress so designed to minimize traffic congestion in the public streets. (Ord. 0-77-27, 7-18-1977)

**Response:** Applicant needs to provide testimony to address this issue in greater detail.

6. That the special 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 by the city council pursuant to the recommendations of the plan/zoning board of appeals. (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

**Response: The applicant will be seeking relief through variations for required Transitional Yards and Parking. See variations review.**

7. That the area described in the petition does not lie wholly or partly in floodplain, as defined by the flood control ordinances of the city; or, if it does lie wholly or partly within the floodplain, that adequate provisions for storage, runoff control and floodwater retention, as appropriate, have been made.

**Response: The property does lie within a floodplain. The flood plain will be incorporated into the overall storm water management plan and meet all regulatory requirements.**

#### **5-10-8: VARIATIONS:**

**F. Standards For Variations: The plan/zoning board of appeals shall not recommend variation of the regulations of this title unless it shall make findings of fact based upon the evidence as presented that: (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)**

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

**Response: The applicant purchased the property with the goal of renovating the existing structure. Due to the deteriorated conditions the City required demolition. Applicant needs to provide testimony confirming special conditions.**

2. Literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this title.

**Response: The literal interpretation of the code would limit redevelopment of the property. Current application would be in line with the highest and best use in conformance with the Comprehensive Plan.**

3. The alleged hardship has not been directly created by any person presently, or a predecessor in interest, having a proprietary interest in the premises.

**Response:** The conditions pre-existed prior to the owner purchasing the property.

4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

**Response:** See applicant's response. The proposed development is surrounded by single-family rental, single-family-owner occupied, multi-family condominium and gas station. The variances will not be materially detrimental to the public welfare or injurious to the other properties or improvements in the neighborhood.

5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

**Response:** Refer to applicant's response. Standard met.

6. The proposed variation will not alter the essential character of the locality.

**Response:** The overall project will not alter the essential character of the locality. Applicants shall provide testimony regarding exterior lighting for the property. Specifically, if use of streetlights or building lights and that exterior lighting complies with city requirements.

7. The proposed variation is in harmony with the spirit and intent of this title.

**Response:** Standard met.

9. Granting the variation requested will not confer the applicant any special privilege that is denied by this title to owners of other lands, structures, or buildings in the same district.

**Response:** Standard will be met as each case is reviewed and granting of the variation is not denying the right of others in the same district to seek the same variation.

9. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures, or buildings in other districts shall be considered grounds for issuance of a variation. (Ord. 0-77-27, 7-18-1977)

**Response:** Standard met.

10. The plan/zoning board of appeals shall further make a finding that the reasons set forth in the application justify the granting of the variation, and that the variation is the minimum variation that will make possible the reasonable use of the land, building, or structure. (Ord. 0-77-27, 7-18-1977; amd. Ord. 0-03-35, 9-15-2003)

The board may impose such conditions and restrictions upon the location, construction, design and use of property benefited by a variation as may be necessary or appropriate to comply with the foregoing standards and to protect adjacent property and property values.

### **PLAT AND ENGINEER PLAN APPROVALS:**

The Plan/Zoning Board of Appeals members shall refer to Zoning Code Sections 6-3-2, 6-3-3 and 6-3-4 to review the application for approval of engineering and plat plans as submitted.

#### **6-3-2: PRELIMINARY PLAT:**

A. Procedure For Approval: The subdivider shall submit twelve (12) copies of the preliminary plat and written application for approval to the city clerk. Accompanying the plats shall be the preliminary plat filing fees referred to in subsection [6-7-4B](#) of this title. The preliminary plat shall be referred by the city council to the plan/zoning board and appropriate city staff officers for review. The plan/zoning board, after its review and report from appropriate city staff officials, shall negotiate with the subdivider on changes deemed necessary, shall recommend approval, approval with conditions, or rejection of the plat to the city council. The council shall refer the preliminary plat to the appropriate committees, and after committee review and recommendation, approve, approve with conditions or reject the preliminary plat. The city clerk shall then notify the subdivider in writing. Such tentative approval by the city council shall not constitute acceptance of the subdivision. (Ord. 0-77-02, 2-7-1977; amd. Ord. 0-03-35, 9-15-2003)

#### **6-3-3: CONSTRUCTION IMPROVEMENT PLANS:**

A. Procedure For Approval:

1. Preliminary Plans: Simultaneous with filing the preliminary plat or as soon thereafter as practicable, the subdivider shall submit to the City Clerk three (3) copies of the preliminary subdivision improvement plans covering the area of the preliminary plat. Two (2) copies of the preliminary plans shall be forwarded to the City Engineer for review. The City Engineer shall

review the plans and submit a report on these plans to the Plan Commission as a part of the preliminary plat review report. Upon approval of the preliminary plat, the subdivider shall be notified in writing to proceed with the preparation of final construction plans.

2. Final Construction Plans And Specifications: After approval of the preliminary plats and plans, the subdivider shall prepare final construction plans, specifications and cost estimates, and submit four (4) copies to the City Clerk. Accompanying the submittal shall be subdivision improvement filing fees referred to in Section [6-7-4C](#) of this Title. Three (3) copies of the submittal shall be transmitted to the City Engineer. The City Engineer shall review the final construction plans for conformance with the preliminary plans and transmit a written report and one copy of the submittal to the City Council with his recommendations. If a final plat is being prepared covering only a portion of the approved preliminary plat, the final construction plans need be prepared for only that portion being platted. However, the entire area must be taken into account in designing the system.

### **Appearance Review:**

The PZBA will be reviewing this project for Appearance Review. Please refer to the following information when reviewing the project for approval.

### **4-14-9: APPEARANCE REVIEW CRITERIA:**

B. Review Criteria: The provisions of the Zoning Ordinance in regard to bulk regulations and standards, and those portions of all codes which directly affect appearance, shall be part of the following review criteria:

1. Inappropriate, incompatible, bizarre, and exotic colors and designs shall be avoided.
2. Inappropriate materials and methods, and those which will produce inconsistency with the building, shall be avoided.
3. The height and scale of each building shall be compatible with its site and adjoining buildings.
4. The architectural character of the building shall be in keeping with the topographical dictates of the site.
5. Attractive landscape transition to adjoining properties shall be provided.
6. Landscape elements included in this criteria shall consist of all forms of planting and vegetation, ground forms, rock groupings, water patterns, and all visible construction except buildings and utility structures.
7. Screening of service yards, and other places which tend to be unsightly, shall be accomplished by use of walls, fencing, planting, or a combination of these. Screening shall be equally effective in summer and winter.
8. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and

adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.

9. Wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design, and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.

10. Mechanical equipment or other utility hardware on roof, ground, or building shall be screened from public view with materials harmonious with the building, or they shall be located so as not to be visible from any public ways.

11. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective measures must be conducive to easy maintenance and upkeep.

The purpose of this criteria is to establish a checklist of those items which affect the physical aspect of the City's environment. Pertinent to appearance is the design of the site, building and structure, planting, lighting, signage and miscellaneous other objects which are observed by the public.

This criteria is not intended to restrict imagination, innovation or variety, but rather to assist in focusing on design principles which can result in creative solutions that will develop a satisfactory visual appearance within the City. (Ord. 0-97-67, 11-17-1997, eff. 11-27-1997)

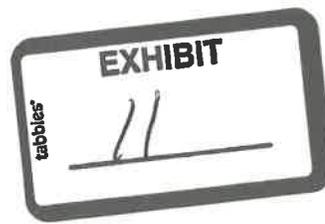
### **ADDITIONAL INFORMATION**

Applicant shall address the following items.

1. Provide a color rendering of the building. Description of the exterior finishes, lighting for doorways, and access points.
2. Garbage enclosure design should be included.
3. Landscape plan. Specifically, to address the area between the parking lot and Rand Road. Section 5-8-2 F 3(b) requires screening in the buffer area and minimum tree planting.
4. Signage plan. Provide signage plan for the commercial uses. Wall signs, monument?
5. Parking lot lighting. Is there going to parking light poles? Building lighting?
6. Are the mechanical systems for the property going to be roof top units?
7. Fire suppression will be required. Provide area for pump and tank equipment.



**City of Prospect Heights**  
Department of Engineering  
8 North Elmhurst Road, Prospect Heights Illinois, 60070-6070  
Office: 847/398-6070 x 210-FAX: 847/590-1854  
[www.prospect-heights.il.us](http://www.prospect-heights.il.us)



---

September 4, 2025

Mr. Dan Peterson  
City of Prospect Heights  
8 N. Elmhurst Road  
Prospect Heights, Illinois 60070

Re: 1025 N. Rand Road  
Mixed-Use Building  
City Engineer Review

Dear Mr. Peterson:

The City recently received the following documents related to the proposed construction at the address above:

- Preliminary Engineering Plan (1 Sheet) for Mixed-Use Building, prepared by RBD Associates, Inc., dated August 14, 2025.

Based on our review revisions and additional information will be needed for final engineering approval. We offer the following comments to the developer/design engineer:

1. The project will need to secure a permit from the Metropolitan Water Reclamation District for the connection to the sanitary sewer as qualified sewer construction.
2. The project will need to secure an access permit from IDOT for the modified access and change in use of the property. Additional design detail and supporting information will be required for the proposed driveway culvert.
3. The preliminary plans show the proposed water service connecting to a monitoring well from a gas station on the adjacent property. The applicant will need to secure a permit from the Cook County Health Department to abandon the existing domestic well and construct a new well for the property.
4. The proposed building should use the existing sanitary sewer service, located approximately 56' northwest of sanitary manhole 1460 located just north of the property line.
5. Stormwater calculations will be required to demonstrate that the existing storm sewer size is sufficient for the additional impervious areas proposed to drain to it. The calculations should also

demonstrate that the additional runoff will not result in downstream impacts, or that adequate detention is provided to mitigate the increase.

6. A 15' storm sewer easement should be provided for the proposed relocated storm sewer through the property.

If you have any questions, please feel free to contact me.

Sincerely,  
City of Prospect Heights

A handwritten signature in black ink that reads "Daniel J. Strahan". The signature is written in a cursive, flowing style.

Daniel J. Strahan, P.E., CFM  
City Engineer  
[dstrahan@gha-engineers.com](mailto:dstrahan@gha-engineers.com)

cc: Andrew Hart, City of Prospect Heights



RE: 1025 N. Rand Road Zoning Application



Mark Roscoe

To Dan Peterson, Dan Strahan

Reply, Reply All, Forward, icons

Thu 9/4/2025 9:44 AM

Dan, Dan,

My initial review-

- 1- Water Service Issue- Existing water well is currently in the "new driveway" right about where the new proposed Stormwater MH (rim681.10) is located. Actually about 50' n/e of where shown on print. Existing well will need to be officially capped by a licensed plumber. New water well location will need to be determined.
2- This plan looks almost all impervious within property lines- Storm water detention requirements should be reviewed.
3- Rerouting of existing 15" storm water pipe by adding 3 new structures looks acceptable to PW.

Thank you,

Mark W. Roscoe

Mark W. Roscoe
Director of Public Works
City of Prospect Heights
847-398-6070 x 264

mroscoe@prospect-heights.org



PUBLIC WORKS

www.prospect-heights.il.us



September 24, 2025

**VIA EMAIL**

City of Prospect Heights  
Attn: Dan Peterson  
8 North Elmhurst Road  
Prospect Heights, IL 60070  
dpeterson@prospect-heights.org

**Re: Request for Continuance of Public Hearing (1025 N Rand Road)**

Dear Mr. Peterson,

The undersigned firm represents Reish LLC as its land use attorneys. My client's consultants have prepared an updated site plan and updated architectural plans in response to staff's comments. My client is also in the process of obtaining an updated rendering to match the plans. In order to allow staff sufficient time to review these plans and renderings, my client respectfully requests that this matter be continued to the next regularly scheduled Planning & Zoning Board of Appeals meeting on Wednesday, October 22, 2025.

Thank you for your consideration of this request, and we look forward to presenting our project at the public hearing on October 22<sup>nd</sup>.

Sincerely,

SCHAIN, BANKS, KENNY & SCHWARTZ, LTD.

A handwritten signature in blue ink, appearing to read "N. Standiford".

Nicholas D. Standiford