



1850 Glenview Road (Former Bess Hardware Site)

Introduction

The site located at 1850 Glenview Road, Glenview has been vacant for approximately ten years. The Drake Group's proposal to purchase and develop this property is based on a plan to create a luxury multi-family building of 72 apartments. This project will include a mix of studio, one bedroom, two bedroom and three bedroom residences with an emphasis on an architecturally classical style to activate this highly visible corner. The quality of the design and craftsmanship will create an attractive building to be enjoyed by pedestrians and commuters up close and from a distance. Neighbors and residents alike will enjoy the retail amenity in the first floor of the building. A Letter of Intent has been signed with Sweet Mandy B's, a gourmet cupcake shop with a significant following. The Drake Group will conduct a neighborhood meeting prior to the Plan Commission meeting to share the plans and continue to obtain feedback. It is expected that the construction will begin in the First Quarter of 2020. The first residences could be ready for occupancy spring/summer 2021.

Company Overview and Experience

The Drake Group is a Glenview based regional and national award winning Builder / Developer that has completed land development projects ranging in size from single lot infill sites to 240 acre communities. Since 1999, the company has completed a wide array of semi-custom and custom homes, multifamily projects and land development. In total, this experience represents residences and homes worth more than \$100,000,000.

The Drake Group has received the Chicago Association of Realtors Good Neighbor Award seven times. This award is given to projects which have made a positive contribution to the surrounding neighborhood. The company has also received the Gold Key Award from the Greater Chicago Association of Homebuilders multiple times, including consecutive years in 2012 through 2018. In 2016 and 2015, The Drake Group received Crystal Key Awards, the Greater Chicago Association of Homebuilders highest accolade. Builder Magazine selected Lakeshore

Cottages, The Drake Group's second home community in Union Pier as one of the Country's best new developments under 150 units.

Additional team members for the project include BSB Design, an architectural firm specializing in suburban and urban infill projects. Their local and national expertise with this type of design brings a fresh and viable perspective. The team also includes Ericksson Engineering, a full service engineering and land planning design firm. Ericksson and BSB have significant project experience in Glenview.

Development Summary and Community Vision

Our preliminary design efforts have centered on creating an attractive, highly desirable community with an impressive streetscape. As shown on the materials submitted, the main residential lobby to the building is located on Pine Street. The building will consist of studio, one bedroom, two bedroom and three bedroom plans as well as several private amenity spaces within the building. This unit mix presents a diversified selection of new residences while delivering a community with a sense of space.

The building exterior is inspired by the timeless architecture of vintage urban warehouse and industrial loft style buildings found throughout the fabric of neighborhoods in Chicago and other metropolitan cities. In conjunction with designing the façade to appear as an adaptive reuse of an older building, we have incorporated details and elements from existing Glenview public buildings such as the Library and Glenview House as well as some of the original buildings of Glenview such as Rugen's and the original fire station. Blending the details from historic and present day buildings of Glenview pays tribute to the heritage and history of the community. Exterior materials will include a combination of masonry, fiber cement siding and metal elements. The approach to architectural design is one of quality and traditional character inclusive of modern amenities, design and convenience desired by today's residents.

The design has taken the existing townhomes to the north of the site into consideration through multiple measures. First of all, the northern façade of the building is only one story high. Additionally, the building was designed as a U shape facing the townhomes to minimize massing and maximize openness. This design also maximizes natural lighting while reducing potential shadowing by utilizing the various setbacks to the townhomes. Furthermore, the second and third story residences on the northern portion of the building are stepped back approximately 20 feet. This stepped setback continues even more on the third and fourth floors, reaching a setback of 39 feet at the fourth floor and 60 feet at the top floor. This approach creates distance and multiple layers of separation between the northern portion of the building and the townhomes to the north of the site.

The vision is one of anchoring an important cornerstone site in downtown Glenview with a Class A building with uniqueness in plan, massing and density. The project will enhance the pedestrian experience at the sidewalk level. The walkability index to the train and nearby retail

establishments will be high. Residents will find it convenient to walk to the many nearby amenities; including the park, the library, Metra Station, restaurants and shops. This project will energize this section of downtown Glenview and benefit the local retail establishments due to the increased flow of pedestrian foot traffic.

Storm Water Detention

Storm Water detention will be provided through a Storm Trap Vault located in Pine Street per the Village of Glenview. Volume control will also be designed and provided per the Metropolitan Water Reclamation District (MWRD) requirements. The underground detention vault will control the release of storm water.

Summary

This is an extremely visible site in the downtown area of Glenview. As a local Glenview-based builder, The Drake Group appreciates the significance of this infill community and will commit the necessary resources and dedication to design, develop and build an attractive, highly desirable building that will be tremendous source of pride for both the future residents and the greater Glenview community.