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November 11, 2019

Mr. Jeff Rogers  
Planning Division Manager  
Village of Glenview  
2500 West Lake Avenue  
Glenview, IL 60026  
[jrogers@glenview.il.us](mailto:jrogers@glenview.il.us)

RE: GW Properties – R-4 Land  
2660 Pfingsten Road  
Case #: P2009-024

Jeff,

We are addressing this letter to Village staff to accompany our Petition for Final Site Plan Review for our proposed use of land on the south 2.37 acres on the Hart Estate which is zoned R-4. The final site plan of the above ground improvements for the B1 land as approved by the Plan Commission is not changing with this application. On the R-4 land, we initially proposed to extend Charlie Court and construct up to six residential homes. The final plans for this proposal would have come under a separate and future application outlining the specifics of the homes and lots.

This application presently before the Village modifies the request to now instead utilize the entire 2.37 acres as landscaping, storm water management, natural surroundings and open space, much as it exists today. There would no longer be any residential construction or extension of Charlie Court on the land. As proposed, the overall 8.57 acres would have approximately 37.5% of landscaping and open space, or the equivalent of 3.2 acres on the property which exceeds code. We would not be seeking any variances, special uses or Village subsidies or concessions with this proposal. Under the current proposal, we would be seeking final approval for the full site development of the parcel.

Within this plan, significantly more trees would be preserved including nearly all of the trees on the west, south and east property lines as well as a majority of the trees interior the R4 land. A tree preservation plan has been provided as part of this application. A solid wood fence would be constructed on the entire west and south boundaries adjacent to residential. On the south property line, the fence is proposed to be constructed 30' off the property line in order to maximize the tree preservation lining the property. The fence on the west would be continued 15' off the property line as a continuation from the Retail project. While village code allows the fences to be located on the property line and only requires a 10' landscaping setback buffer, we've recessed the fences so that the existing trees can be outside the fenced area adjacent to the adjacent residential.

A portion of the land would be utilized for storm water management in the form of an oversized dry pond with an emergent bottom to accommodate required volume control. This is a similar system to many others recently constructed in the Village. The dry pond would be a sloped and landscaped area as shown on the engineering plans. While the vast majority of time this area would be seen as landscaping with emergent and native plantings on the bottom, the area would occasionally hold water for a short period of time during heavy rains. The water would then be drained into the Village storm sewer system at a controlled rate with restrictors per local code. The design of this dry pond is in accordance with all local and MWRD codes and



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regulations and will meet the new and more stringent 2019 MWRD requirements set to go into effect in January of 2020.

The R-4 land would be developed at the same time as the retail project and maintained in a first-class manner by the same company and vendors as with the retail project. Furthermore, this land would be encumbered with variance easements, restrictions and improvements that would require this land be kept as proposed and not developed for other purposes such as construction of homes or retail. These would run with the land and recorded against title for the property. In addition, this plan will result in a shorter and less disruptive construction process as compared to developing the land in phases as originally proposed. The construction management practices as outlined before would hold and the entire area would be fenced and screened during the project.

As part of this submission, you will find included Preliminary Engineering plans, a set of landscaping plans including a tree preservation plan and a detailed site plan.

We look forward to working with the Village of Glenview on all aspects of the development. If you have any questions, please feel free to contact me at 773-382-0590 or by email at [mitch@gwproperties.com](mailto:mitch@gwproperties.com).

Thank you,

**GW Properties**

A handwritten signature in black ink that reads "Mitch Goltz".

Mitch Goltz  
Principal