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September 22, 2022

Chairman Steve Bucklin and Members of the New Development Commission
c/o Jeff Rogers, Deputy Director of Community Development
Village of Glenview
2500 East Lake Avenue
Glenview, IL 60026

RE: Willows Crossing/NDC2022-009 and NDC2022-011

Dear Chairman Bucklin and Commissioners:

Thank you again for providing 2660 Pfingsten Property, LLC (“2660”) this opportunity to respond to the formal objector presentation and the public comment we heard at the September 14 public hearing session. We are providing responses to portions of that presentation and some of that public comment in four parts.

Part I provides 2660’s response to certain objector statements made about whether the Applicant’s rezoning request satisfies some of the LaSalle Factors. Part II provides 2660’s response to certain objector statements made about whether 2660’s request for a conditional use permit for a day care center and preschool satisfies the standard for issuance of a conditional use permit which concerns the need or desirability of the proposed use in the proposed location, and to concerns expressed by some neighbors about the quiet enjoyment of their properties. Part III provides 2660’s responses to the traffic related information and comment we received and heard prior to and at the September 14 public hearing session. Part IV provides 2660’s responses to some specific comments the objectors made about the *Willows Crossing* site plan and some suggestions for possible revisions to that plan.

PART I – The LaSalle Factors

A. The Need and Demand for the Proposed Use

2660 believes that, through the evidence provided by Brendan Reedy, Senior Vice President at CBRE Retail Advisory, and the evidence 2660 presented as to the location and available capacities of the existing day care centers and preschools in the Village, it has effectively established that there is a need and a demand in the community for the uses 2660 is proposing to establish on the subject property.

As to the former, please see the enclosed map that Mr. Reedy prepared (**Tab 1**) which identifies the extent of current commercial tenant vacancies in the area (note: this map simply depicts what Mr. Reedy previously testified to).

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As to the latter, please consider again the slide in the Applicant's PowerPoint presentation which depicts the location of the existing day care centers and preschools in the community (**Tab 2**), which slide confirms that there is no day care center or preschool in close proximity to the neighborhoods surrounding the subject property, and, more importantly, the enclosed Market Study (**Tab 3**), prepared by the anticipated operator of the proposed day care center and preschool, which provides evidence of strong demand for additional day care centers and preschools in the area. As noted in this study, in 2021, there were over 6,100 children between the ages of 0 and 6 living within a three mile radius of the property which is the subject of these proceedings, which is nearly TWO AND A HALF times more children than licensed childcare seats currently existing in the marketplace.

B. The Care with which the Community has Undertaken to Plan its Land Use Development

Several comments were made about the Village's current Comprehensive Plan, about prior Village Comprehensive Plans, and about the Willow Road Corridor Agreement.

As stated in 2660's application to the Village and in its presentation to the Commission, the Applicant's proposal is consistent with fundamental elements of the 2017 Comprehensive Plan. Most notably, it provides for a six-acre commercial development at the corner of the property and a land use consisting of approximately two acres which will serve as a buffer to the residential properties to the south and west. Again, 2660 believes the proposed open and undeveloped area, which will be improved with a sizeable berm, significant landscaping, and an eight-foot high fence, will provide a buffer which is even better than the single-family home development buffer the 2017 Comprehensive Plan identified.

As 2660 also previously noted, the Village had ample time and opportunity to amend the 2017 Comprehensive Plan to identify only residential use, and specifically R-4 Single-Family zoning, as the desired use and zoning for the subject property, but it never did so. No annexation agreement precluded it from doing that or, for that matter, from rezoning the property to the R-4 Single-Family District on its own application. Respectfully, we would suggest that older comprehensive plans that designated the subject property for residential use should be given little weight.

In that same vein, the Village had multiple opportunities to designate the subject property for residential development in the Willow Road Corridor Agreement the Village entered into with the Village of Northbrook in 1990, and amended on four subsequent occasions. Once again, it never did so.

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PART II--Conditional Use Request--Community Need for the Day Care Center and Preschool and the Quiet Enjoyment of Neighboring Properties

Section 98-50 (d)(1)(a) of the Zoning Ordinance provides, among other things, that the Commission, in considering whether to recommend to the Village Board approval of a requested conditional use permit, make a finding of fact as to whether the conditional use at the particular location is necessary or desirable for the public convenience.

In their presentation, the objectors asserted that there is no need for the proposed day care center and preschool because the Nielsen Child Care and Learning Center and The Gardner School of Glenview-Northbrook is less than five minutes away from the subject property. In response, 2660 notes the following:

1. Neither of these facilities offer Montessori education based programing in a school that will be a part of a growing international network of schools.
2. Most significantly, both facilities have significant waiting lists at almost every level of care and education (infant, toddler, preschool and kindergarten).

For these reasons, and for the reasons noted above in Part I, 2660 respectfully submits to the Commissioners that the establishment of the proposed Guidepost Montessori day care center and preschool at *Willows Crossing* is necessary or desirable for the public convenience and that establishing this use in this location will benefit the families living in the surrounding neighborhoods.

Some neighbors stated that the siting of the day care center, preschool and playground in its proposed location may adversely affect the quiet enjoyment of neighboring properties¹. 2660 submits that, given (i) the distance between the day care center, preschool and playground from the neighbors' properties, (ii) the landscaping, berming and fencing described above; and (iii) the fact that the facility will be closed on weekends, it is highly unlikely the neighbors' quiet enjoyment will be disturbed by the operation of the day care center and preschool. Nevertheless, 2660 is willing to consider a site plan revision (see discussion below) to respond to the neighbors' concerns if the Commission and the neighbors feel that development in accordance with this alternate plan would address those concerns.

¹ The Commission is asked to consider the testimony of one of the objectors (Skip Newman) at the Commission's July 27 public hearing on the recently considered text amendments to the Zoning Ordinance. At this hearing, Mr. Newman stated as follows: "Everybody likes day care centers. Nobody's arguing that," and "kids running around and screaming is a good thing, but if it's very close to residential it does affect the quiet enjoyment of the neighboring properties." 2660 respectfully submits that it is not proposing to construct a day care center that is "very close" to the neighbors' properties.

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PART III – Traffic Concerns

In response to the traffic-related information and comments provided by the organized group of objectors and public prior to and at the public hearing, 2660 offers the following:

1. With respect to the objectors' letter to IDOT dated July 7, 2022², 2660 asks you to consider the facts contained in the enclosed memorandum from 2660's traffic consultant KLOA, Inc. (**Tab 4**). Most notably, please consider the fact that the location and design of both the Willow Road access and the Pfingsten Road access have been previously approved by IDOT.

2. With respect to the traffic-related information provided by Ms. Liner on behalf of an undisclosed "professional traffic engineer"³ who allegedly has a "conflict of interest with the Village", we respectfully request that you exercise your discretion, as contemplated by Article V of your Rules of Procedure, and treat this information as inadmissible hearsay which should not be considered by the New Development Commission which is charged with making findings of fact based on relevant and reliable evidence. In our opinion, it would be unfair to the applicant to do otherwise.

3. We respectfully suggest that you disregard traffic-related comments which were generalized, speculative and conclusory in nature. See *The Village of Riverwoods v. The Village of Buffalo Grove*, 159 Ill.App.3d 208, 511 N.E.2d 184 (2nd Dist. App., 1987).

4. Finally, the objectors and certain members of the public suggested the conclusions and opinions of 2660's traffic consultant should not be relied upon since that party is an applicant-paid expert witness. In response, we ask that you consider the following statements of Mr. Thomas Adomshick of James J Benes & Associates, Inc, the traffic consultant the Village retained:

1. The [2660's Traffic Impact Study] was generally prepared in accordance with accepted traffic engineering practice.
2. We reviewed the projected development trip generation for the new proposed land uses and find the estimates to be reasonable.
3. We concur that the proposed development is projected to reduce the new trips generated by the development during the weekday evening peak hour by 4 percent, and the total new plus diverted (pass-by) trips by 24 percent.
4. We have reviewed the Synchro traffic analysis software input data. The input data generally appears to be consistent with the existing and proposed roadway conditions. The traffic study analyzed four traffic condition scenarios: Existing

² It is worth noting that this letter references earlier-sent letters which assumed the development of the property pursuant to an entirely different plan of development. It is also worth noting that, to 2660's knowledge, IDOT has never responded to this letter.

³ Since this individual failed to appear and testify, we don't even know if he or she is in fact a professional traffic engineer.

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traffic, Existing traffic plus site trips, 2028 No Build, and 2028 Build Scenario including the IDOT intersection improvements, which are nearly complete. We find the analyses to be reasonable.

PART IV – Site Plan Concerns and Possible Site Plan Revisions

A. Relocation of Day Care Center, Preschool and Playground

The site plan currently before the Commission (“Site Plan A”) was prepared with an intent to locate Building D as far as possible from the south property line. That being said, 2660, in response to concerns expressed about the location of the day care center, preschool and playground, is prepared to proceed with the development of the property in accordance with an alternate site plan (“Site Plan B”) which shifts Building D to the south and relocates the playground to the north and west of the building if this would be preferred by the Commissioners and the neighbors. This would allow Building D to act as a sound buffer to the playground and it would address concerns expressed about the proximity of the playground to Pfingsten Road.

It should be noted that Site Plan B does not change the location of the project parking lots, the location of any other buildings, any building elevations, or any other material aspects of Site Plan A. Under Site Plan A, however, the setback from Building D to the south property line would be 122’8”, while under Site Plan B it would be 100’. Again, in either case there will be significant berming, landscaping and fencing in this setback.

Copies of Site Plan A and Site Plan B are included at **Tab 5**.

B. Reduction in Height of Building D

2660, in response to concerns expressed by its neighbors to the south, has reduced the height of the south elevation of Building D from 20’6” to 19’. This reduction is depicted on the enclosed elevation sheets (**Tab 6**).

C. “No Build” Covenant

2660 has no issue with the Village including in any ordinance of approval the Village Board may adopt in furtherance of the construction of *Willows Crossing* an obligation to record a “No Build” Covenant against the south two-acre portion of the property, as certain objectors requested, which precludes such area from ever being improved with B-2 uses.

D. Future Repair or Replacement of Underground Detention System Components

The proposed underground detention system is no different than any other private infrastructure improvement a project such as *Willows Crossing* is required to construct in furtherance of its use, occupancy and enjoyment. All such improvements have identifiable service lives. Enclosed is a summary of the service lives of the various components of the

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underground detention system 2660 is proposing to construct in response to previously expressed neighbor concerns about an above-ground detention pond (**Tab 7**). An obligation to maintain, repair and replace this system and its various components, and the right of the Village to do so, at the owner's expense, if the owner fails to do so, could easily be included in either a recorded ordinance of approval, in the "No Build" Covenant referred to above, or in an ancillary agreement the Village may require 2660 to enter into and record against the title to the property.

E. Perimeter Fencing, Planting of New Landscape Material & Protection of Existing Trees

2660 will commit to working with Village staff and the neighbors in locating and potentially meandering the fence which is to be constructed on the south and west property lines, and in planting new landscape material, to preserve and protect existing perimeter trees to the greatest extent possible. Such commitment can be included in an ordinance the Village Board may adopt to approve the *Willows Crossing* final site plan or, again, in an ancillary agreement the Village and 2660 enter into.

Finally, the objectors referenced inconsistencies between the *Willows Crossing* preliminary engineering plans and certain supplementary exhibits 2660 submitted in response to previously expressed questions and concerns, and inconsistencies between the preliminary landscape plans and the proposed planting list. 2660 is confident these inconsistencies can and will be addressed at the time of final plan review.

Again, we appreciate the opportunity to submit this response, and we look forward to appearing before you again on September 28.

Best regards,

MELTZER PURTILL & STELLE LLC



Harold W. Francke

cc: Jeff Brady, Director of Community Development
Jeff Rogers, Deputy Director of Community Development
Julie A. Tappendorf, Ancel Glink, Village Attorney

TAB 1

WILLOW ROAD CORRIDOR RETAIL
OVER 95% OCCUPANCY

GLEN POINTE
100% LEASED
No Tenants Lost
Due to Covid

GLENBROOK MARKETPLACE
88% LEASED
New Lease Since 2020:

PATRIOT MARKETPLACE
100% LEASED
Costco purchased Harley dealership to expand offerings.

WILLOW FESTIVAL
96.5% LEASED
5 New Leases Since 2020:

PLAZA DEL PRADO
95% LEASED
3 New Leases Since 2020:

WILLOW CREEK CENTER
94% LEASED
5 New Leases Since 2020:

THE GLEN TOWN CENTER
91% LEASED
60+ Retail Tenants
7 New Leases Since 2020:

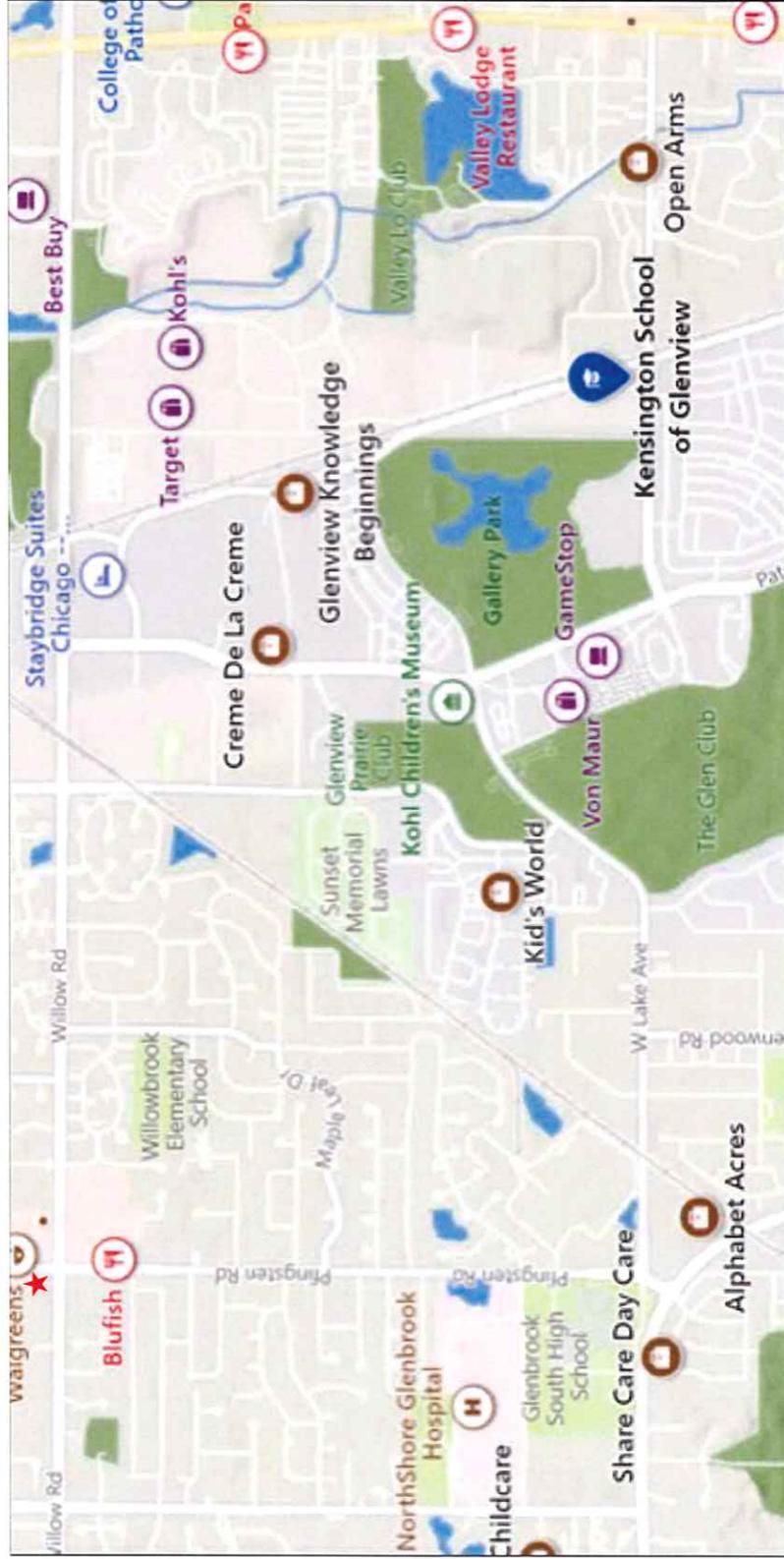


Google

TAB 2

EXISTING DAY CARE CENTERS & PRESCHOOLS IN GLENVIEW

18 existing day care centers in the Village, none of which is in immediate vicinity of the surrounding neighborhood.



TAB 3



Higher Ground

Market Study

2660 Pfingsten Rd, Glenview, IL

Program Description

Address: 2660 Pfingsten Rd, Glenview, IL
Cross Streets: Willow Rd & Pfingsten Rd
Brand: Guidepost Montessori at Glenview
Proposed Program: Infant through Childrens House
Pre-school)
School Open Date: Fall 2023
Capacity: 140 Students



Educational Attainment

The surrounding community is well-educated. Approximately 63% of adults living within a 3-mile radius of the subject property, over the age of 25, have a Bachelor's Degree or higher.

3 miles

EDUCATION

5%

No High School Diploma



14%

High School Graduate



18%

Some College

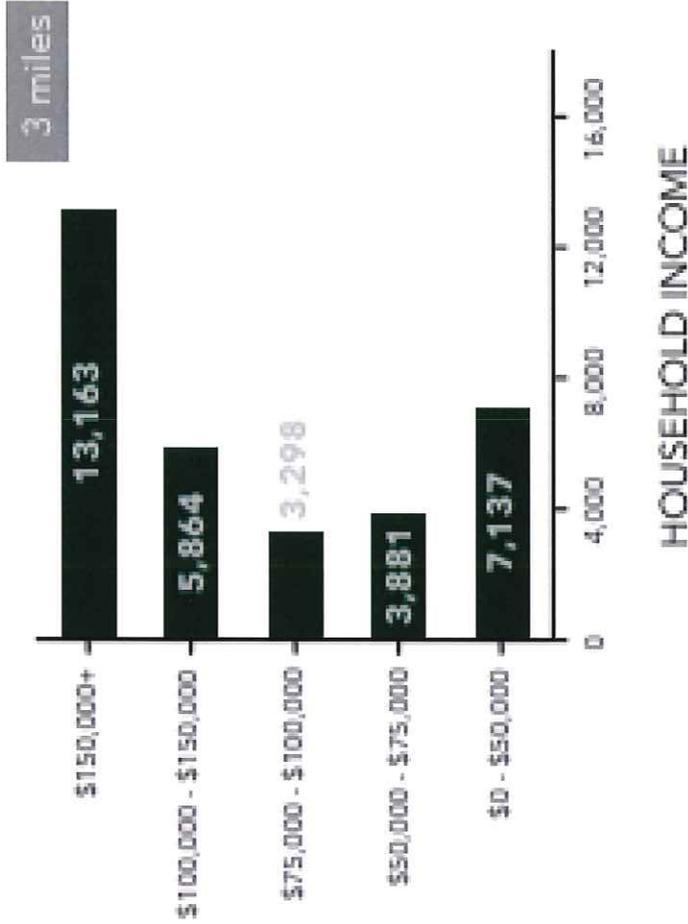


63%

Bachelor's/Grad /Prof Degree

Income

Affluent community with median and average household incomes exceeding \$154,000 and \$223,000 (rounded), respectively within a 1-mile radius of subject property.



Variables	1 miles	3 miles	5 miles
2021 Median Household Income	\$154,641	\$115,654	\$106,342
2021 Average Household Income	\$223,693	\$175,668	\$160,084
2021 Total Population	11,539	87,477	259,611
2021 Total Households	4,311	33,349	99,749
2021 Total Population Age 0-4	391	4,144	12,569
2021 Total Population Age 5-9	525	5,170	14,858
2026 Total Population	11,292	85,719	255,634
2026 Total Households	4,247	32,845	98,814
2026 Total Population Age 0-4	398	4,086	12,430
2026 Total Population Age 5-9	542	4,988	14,342

Evidence of Strong Demand

*In 2021, there were over 6,100 children between the ages of 0 – 6 yrs. living within a 3-mile radius of the subject property – nearly **TWO AND A HALF** times more children than licensed childcare seats.*



— Market Study Conclusion

While there are pre-school offerings in the subject neighborhood, there is a limited supply of licensed childcare seats. There are roughly two and a half times more children than licensed childcare seats.

The supply / demand imbalance is reflected in waitlist information. Of the ten (10) pre-schools surveyed, seven (7) or 70% of the pre-schools were citing a waitlist.

Guidepost Montessori looks forward to opening its door soon in the Glenview community. The proposed pre-school will be a part of a growing international network of schools. Our Montessori community includes a recently opened pre-school in Paris, France, which will be a sister school to the proposed pre-school.

TAB 4

MEMORANDUM TO: Mitch Goltz
GW Properties

FROM: Brendan May, PE, PTOE
Senior Consultant

Luay R. Aboona, PE, PTOE
Principal

DATE: September 16, 2022

SUBJECT: Responses to Objectors' Letter to IDOT
Proposed Commercial Development
Glenview, Illinois

As requested, Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) has reviewed the objectors' July 7, 2022 letter to IDOT regarding the commercial development that has been proposed for construction at the southwest quadrant of the intersection of Willow Road and Pfingsten Road in Glenview, Illinois, and offers the following responses.

Willow Road and Pfingsten Road Intersection

As shown in the results of the capacity analyses summarized in Table 7 of the Traffic Impact Study prepared by KLOA, Inc., when accounting for traffic that will be generated by the proposed development as well as IDOT's recent improvements, the overall average delays at the intersection will be reduced as follows:

- AM 4.9 seconds
- PM 8.0 seconds
- Saturday 2.6 seconds

Furthermore, the proposed development will increase the traffic traversing the intersection by less than four percent during the peak hours. In addition, only nine to ten cars will be added to the intersection overall every cycle and only three to four will be added to Pfingsten Road northbound approach. The reductions in delays and limited increases in traffic indicate that the intersection has adequate capacity to accommodate the traffic that will be generated by the proposed development.

Willow Road Access

The proposed access drive on Willow Road will be restricted to right turns only. Its location and design were closely coordinated with and have been previously approved by IDOT. The operations of this access drive will be consistent with other similarly located and restricted access drives on state highways within the influence of high volume intersections. Cars exiting the site will be under stop sign control and will have to wait for queues to clear before turning right out. The results of the capacity analyses indicated that the exiting movements will operate at LOS D or better during the peak hours.

The location of the access drive within a continuous right turn lane has also been reviewed and previously approved by IDOT and is consistent with many other locations on state highways including the following examples:

- North Point (Jewel anchored) shopping center's access drive off Palatine Road in Arlington Heights
- Milwaukee Avenue and IL 137 intersection – Access drives serving commercial properties in the NWQ, SEQ and SWQ
- Pointe Plaza (Wal-Mart anchored) shopping center access off Touhy Avenue in Niles
- North Avenue and Gary Avenue intersection – Access drive serving commercial uses in the SWQ in Carol Stream

Pfingsten Road Access

The proposed access drive off Pfingsten Road in alignment with Plaza Del Prado north access drive has been reviewed and previously approved by IDOT. Improvements including a northbound left turn lane and a southbound right turn lane will be incorporated to minimize the impact the site traffic will have on the traffic on Pfingsten Road. Traffic exiting the site will be under stop sign control thus yielding to traffic on Pfingsten Road, including inbound traffic to both the proposed development and Plaza Del Prado. While it is acknowledged that traffic on Pfingsten Road backs up at Willow Road during the Weekday PM Peak Hour, these queues generally clear this intersection which will allow traffic to exit the development. This is evident by the amount of traffic that is able to exit Plaza Del Prado (260 vehicles) and the results of the gap study which indicated that there are more gaps available than required to accommodate the projected left turns out.

Pfingsten School Zone Crosswalk

The concerns raised about the crosswalk have been addressed by the Village with the installation of push button activated Rapid Rectangular Flashing Beacons (RRFB) which have significantly improved the safety of the crossing.

TAB 5



WILLOWS CROSSING
 SMC WILLOW RD & PINGSTEN RD
 GLENVIEW, ILLINOIS 60062
 PREPARED BY: [Firm Name]
 DATE: 07/27/2022

SITE PLAN
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

STANDARD OF CONFORMANCE
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

DATE: 07/27/2022
REVISIONS:
 07/27/2022 DEVELOPMENT REVIEW
SCALE: 1" = 40'-0"
DRAWN BY: Neal Walker MR
MARK T. DIGANCI
REG. ARCHITECT
 LICENSE EXPIRES: 11-30-2022

ST1

ZONING STATISTICS CHART

ZONING	REQUIRED/ALLOWED	PROPOSED
MIN. LOT SIZE	8,250 SQ. FT.	24,647 SQ. FT.
BUILDING SIZE	MAX.	10,000 SF TO EACH BUILDING AREA
BUILDING HEIGHT	MAX.	16'-0"
SETBACK - REAR YARD SETBACK	35'-0"	64'-0" (REAR TO WEST PROPERTY LINE) 17'-0" (CORNER TO WEST PROPERTY LINE) 14'-0" (CORNER TO SOUTH PROPERTY LINE) 122'-0" (CORNER TO SOUTH PROPERTY LINE) 84'-0" (CORNER TO SOUTH PROPERTY LINE)
SETBACK - SIDE YARD SETBACK	10'-0"	17'-0" (AT NORTH PROPERTY LINE) 14'-0" (AT SOUTH PROPERTY LINE)
SETBACK - PUBLIC RIGHT OF WAY	5'-0" (TO CENTER OF ROAD)	14'-0" (AT NORTH PROPERTY LINE) 17'-0" (AT SOUTH PROPERTY LINE)
LANDSCAPE BUFFER	5'-0"	17'-0" (AT FRONT/REAR ROAD)
PARKING	MAX. BUILDING HEIGHTS	48'-0"
LOADING AREAS	31 SPACES	32 SPACES

PARKING CALCULATIONS

ESTIMATED PARKING AREAS
 RETAIL/OFFICE/MEDICAL: 22,000 SQ. FT.
 RESTAURANT: 315 SEATS (17,000 SQ. FT.)
 DAYCARE: 11,000 SQ. FT.

PARKING SPACES REQUIRED
 RETAIL/OFFICE/MEDICAL: 81 (1:260)
 RESTAURANT: 172 (1:180) (3 SEATS)
 DAYCARE: 32 (1:350)

PARKING PROVIDED: 315 + 10 H.A. = 325

ACCESSIBLE REQUIRED: 8

ACCESSIBLE PROVIDED: 10

LOADING AREAS: 3

ADJACENT LOTS LAND USE

NORTH EAST:
 GLENBROOK MARKET PLACE
 ZONED B-2 (GLENVIEW)

EAST:
 PLAZA DEL PRADO SHOPPING CENTER
 ZONED B-2 (GLENVIEW)

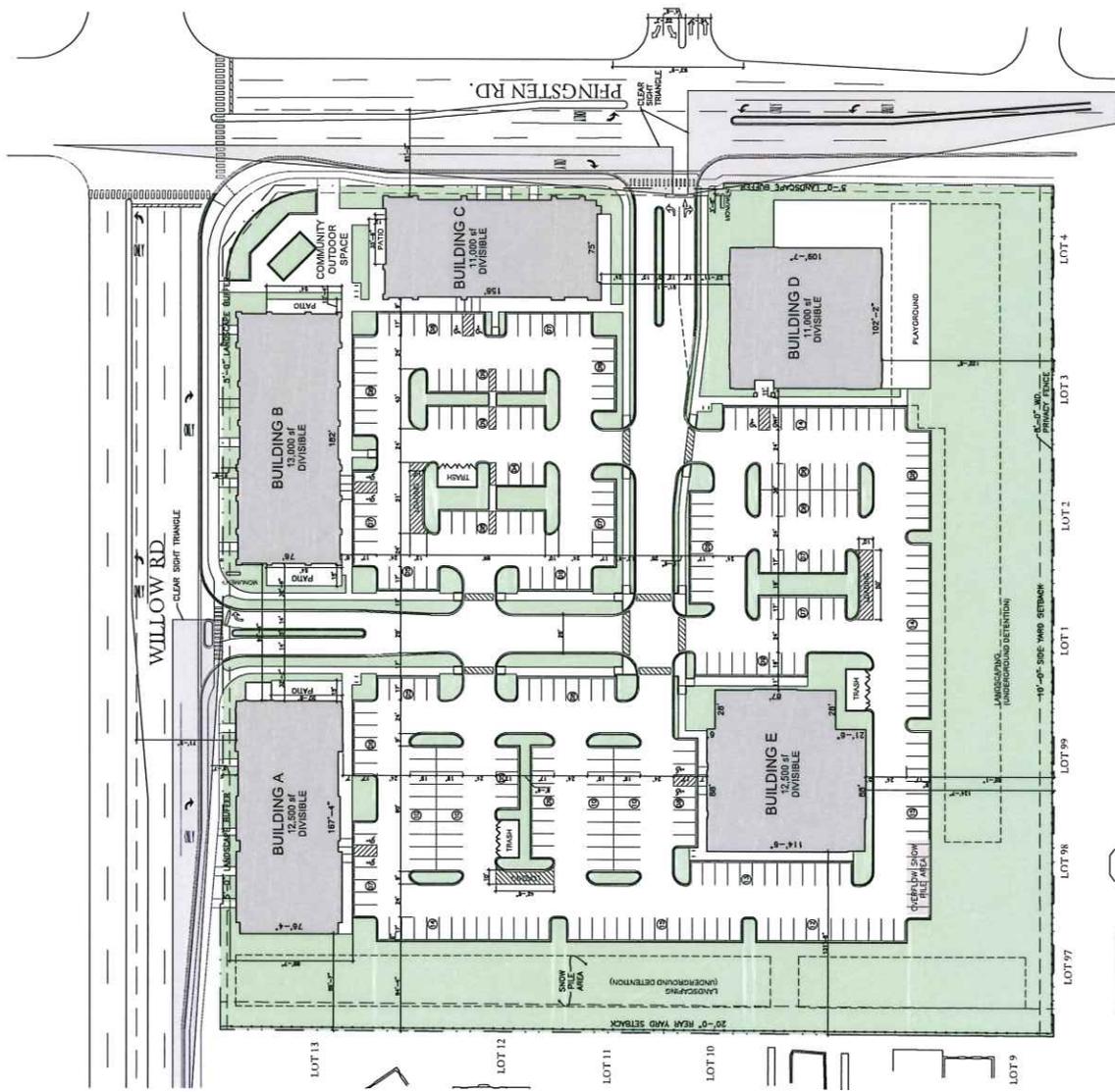
SOUTH:
 RESIDENTIAL
 ZONED R-1 (GLENVIEW)

WEST:
 RESIDENTIAL
 ZONED R-4 (GLENVIEW)

NORTH:
 ZONED C-2 (NORTHBROOK)

COMPARISON OF CURRENT PLAN AND PREVIOUS PLANS

	ORIGINAL APPROVED 03/07/2020	VILLAGE BOARD PLAN 05/15/2022	CURRENT PROPOSAL 06/15/2022
NUMBER OF LOTS	2	2	2
NUMBER OF BUILDINGS	4	4	4
NUMBER OF BUILDING AREAS	4	4	4
BUILDING HEIGHT	28'-0"	22'-0"	16'-0"
BL. AREA	22,000	22,000	16,000
TERACE TO WEST P.L.	65'-0"	65'-0"	65'-0"
SETBACK TO SOUTH P.L.	27'-0"	27'-0"	27'-0"
SETBACK TO PINGSTEN R.O.W.	81'-0"	81'-0"	81'-0"
PARKING STANDARD	293	294	315
PARKING ACCESSIBLE	10	10	10
PARKING PROVIDED	324	325	325
PARKING REQUIRED	324	325	325



PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"



WILLOWS CROSSING
 SWC WILLOW RD & PINGSTEN RD
 GLENVIEW, ILLINOIS 60062
 ARCHITECTS
 2211 N. ELSTON AVE., CHICAGO, IL 60614
 TEL: (773) 847-8500 FAX: (773) 847-8503

SITE PLAN - DAYCARE ALTERNATE

I have prepared this plan in accordance with the provisions of the Comprehensive Zoning Ordinance, City of Chicago, Illinois, and the rules and regulations of the Department of Public Works, City of Chicago, Illinois. I am a duly licensed Professional Engineer in the State of Illinois. I am not providing any warranty, express or implied, for the use of this plan for any purpose other than that for which it was prepared. I am not responsible for any errors or omissions in this plan, nor for any consequences arising therefrom. I am not responsible for any actions taken by any authority based on this plan. I am not responsible for any actions taken by any authority based on this plan. I am not responsible for any actions taken by any authority based on this plan.

STATEMENT OF COMPLIANCE
 I have prepared this plan in accordance with the provisions of the Comprehensive Zoning Ordinance, City of Chicago, Illinois, and the rules and regulations of the Department of Public Works, City of Chicago, Illinois. I am a duly licensed Professional Engineer in the State of Illinois. I am not providing any warranty, express or implied, for the use of this plan for any purpose other than that for which it was prepared. I am not responsible for any errors or omissions in this plan, nor for any consequences arising therefrom. I am not responsible for any actions taken by any authority based on this plan. I am not responsible for any actions taken by any authority based on this plan. I am not responsible for any actions taken by any authority based on this plan.

DATE: 07.27.2022
 REVISIONS:
 07.21.2022 DEVELOPMENT REVIEW
 07.13.2022 DEVELOPMENT REVIEW
 06.03.2022 REVISION 2
 SCALE: 1" = 40'-0"
 DRAWN: Neal Walker, M.E.
 MARK T. DIGIANCI
 REG. ARCHITECT
 LICENSE NUMBER: 11-20-2022



ZONING STATISTICS CHART

REQUIRED/ALLOWED	PROPOSED
ZONING	R-4
MIN. LOT SIZE	12,500 SF
BUILDING SIZE	MA
BUILDING HEIGHT	MA
SETBACK-REAR YARD SETBACK	5'-0"
SETBACK-SIDE YARD SETBACK	10'-0"
SETBACK-PUBLIC RIGHT OF WAY	5'-0" (TO CENTER OF R.O.W.)
LANDSCAPE BUFFER	5'-0"
MAX. BUILDING HEIGHT	40'-0"
PARKING	311 SPACES
LOADING AREAS	3

PARKING CALCULATIONS

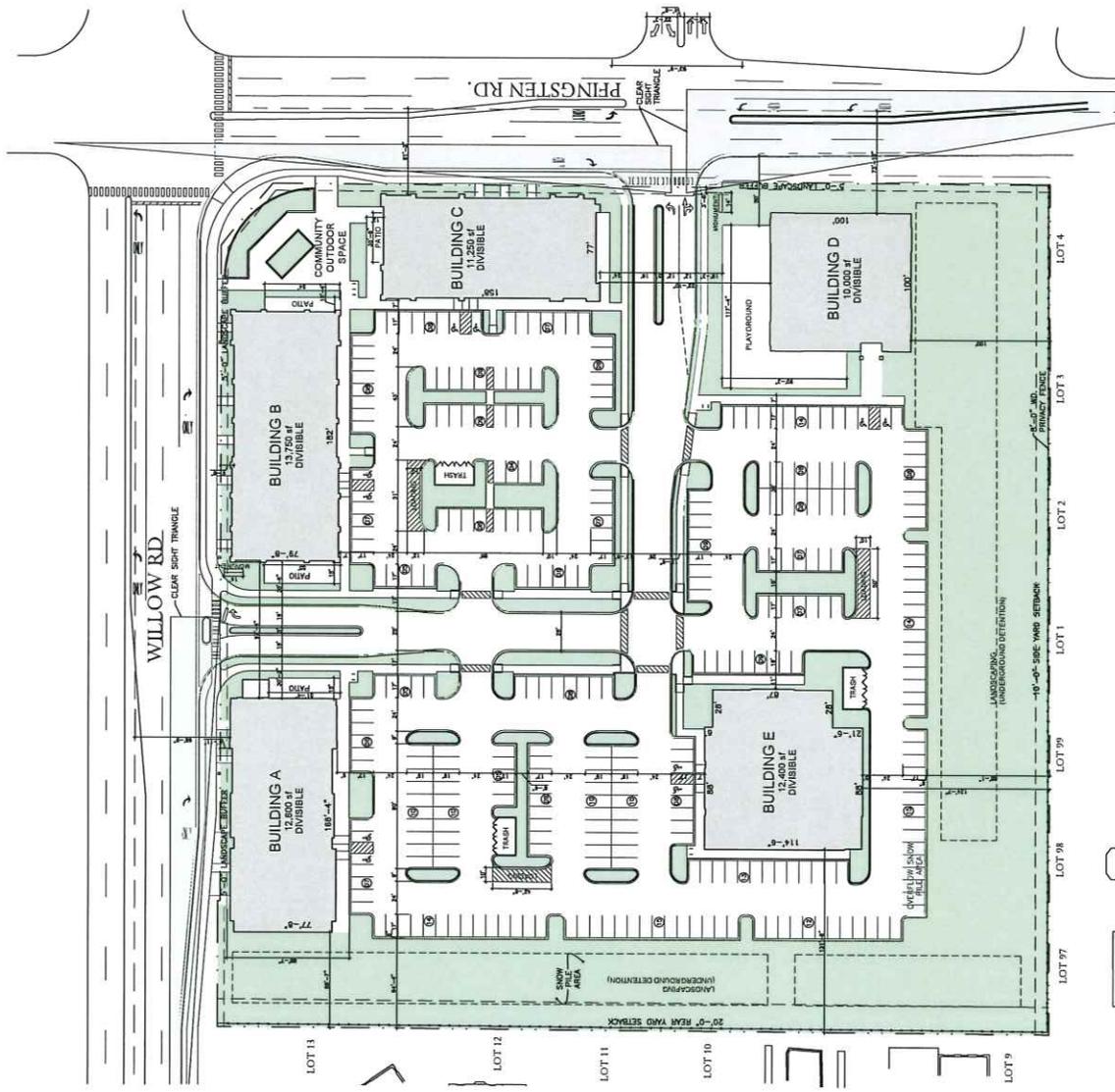
ESTIMATED PARKING AREAS	RETAIL/PROFESSIONAL	DAYCARE
33,000 Sq. Ft.	10,000 Sq. Ft.	10,000 Sq. Ft.
15 SPACES	15 SPACES	15 SPACES
PARKING SPACES REQUIRED	81 (1,000)	29 (81,350)
RESTAURANT	172 (81 PER 3 SEATS)	
DAYCARE	29 (81,350)	
PARKING PROVIDED	311 SPACES	
ACCESSIBLE REQUIRED	8	
ACCESSIBLE PROVIDED	10	
LOADING AREAS	3	

ADJACENT LOTS LAND USE

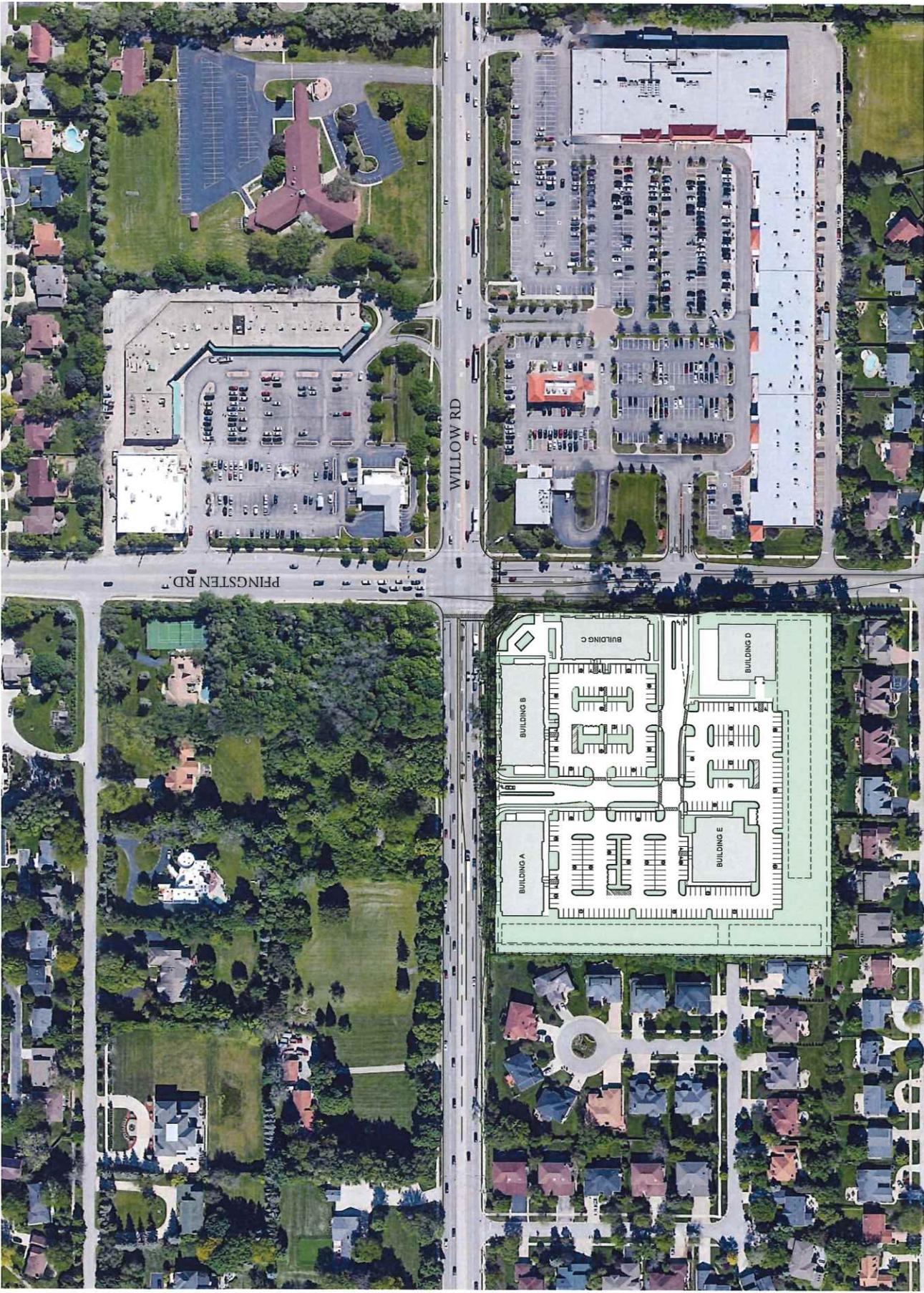
NORTH EAST
 GLENBROOK MARKET PLACE
 ZONED B-2 (GLENVIEW)
 EAST
 PLAZA DEL PRADO SHOPPING CENTER
 ZONED B-2 (GLENVIEW)
 SOUTH
 RESIDENTIAL
 ZONED R-4 (GLENVIEW)
 WEST
 RESIDENTIAL
 ZONED R-4 (GLENVIEW)
 NORTH
 ZONED C-2 (NORTHBROOK)

COMPARISON OF CURRENT PLAN AND PREVIOUS PLANS

	ORIGINAL APPROVED (01.07.2020)	VILLAGE BOARD PLAN (05.10.2022)	CURRENT PROPOSAL (05.10.2022)
NUMBER OF LOTS	5	5	5
R-4 LOT AREA	20,275 SQ. FT.	20,275 SQ. FT.	20,275 SQ. FT.
NUMBER OF BUILDINGS	4	4	4
MAX. BUILDING HEIGHT	29'-0"	29'-0"	29'-0"
SETBACK TO WEST P.L.	10'-0"	10'-0"	10'-0"
SETBACK TO SOUTH P.L.	10'-0"	10'-0"	10'-0"
SETBACK TO PINGSTEN R.O.W.	5'-0"	5'-0"	5'-0"
PARKING SPACES	29	29	29
PARKING PROVIDED	29	29	29
PARKING REQUIRED	29	29	29



PROPOSED SITE PLAN
 SCALE: 1" = 40'-0"



SITE PLAN - OVERLAY - DAYCARE ALTERNATE

WILLOWS CROSSING
 SWC WILLOW RD & PINGSTEN RD
 GLENVIEW, ILLINOIS 60062



DESIGN STUDIO 24 LLC
 2211 N. ELSTON AVE., CHICAGO, IL 60614
 ARCHITECTS
 TEL: 847.985.2751 FAX: 847.985.2500

STATEMENT OF COMPLIANCE
 I, the undersigned, hereby certify that the information provided in this statement is true and correct to the best of my knowledge and belief. I am a duly licensed professional architect in the State of Illinois of Good Standing. I am the Architect of Record for the project described herein.

DATE: 07.27.2022
REVISIONS:
 07.23.2022 REVISION 1 REVIEW
 08.03.2022 REVISION 1
 10.05.2022 REVISION 2

SCALE: N.T.S.
DRAWN BY: Neal Vester, AIA

MARK T. DIGIANCI
 AIA, Architect



ST2

TAB 6



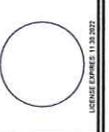
WILLOWS CROSSING
 ARCHITECTS - DESIGNERS - PLANNERS
 2111 N. BICHWAPE LANE, SUITE 204 CHICAGO, ILLINOIS 60614
 GLENVIEW, ILLINOIS 60026
 BUILDING D ELEVATIONS

NOT FOR CONSTRUCTION. ALL RIGHTS RESERVED.
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 STATEMENT OF COMPLIANCE: I have prepared this document in accordance with the requirements of the Illinois State Board of Examiners of Professional Engineers, Architects, and Landscape Architects. I am a duly Licensed Professional Architect in the State of Illinois. I have prepared this document in accordance with the requirements of the Illinois State Board of Examiners of Professional Engineers, Architects, and Landscape Architects. I am a duly Licensed Professional Architect in the State of Illinois. I have prepared this document in accordance with the requirements of the Illinois State Board of Examiners of Professional Engineers, Architects, and Landscape Architects. I am a duly Licensed Professional Architect in the State of Illinois.

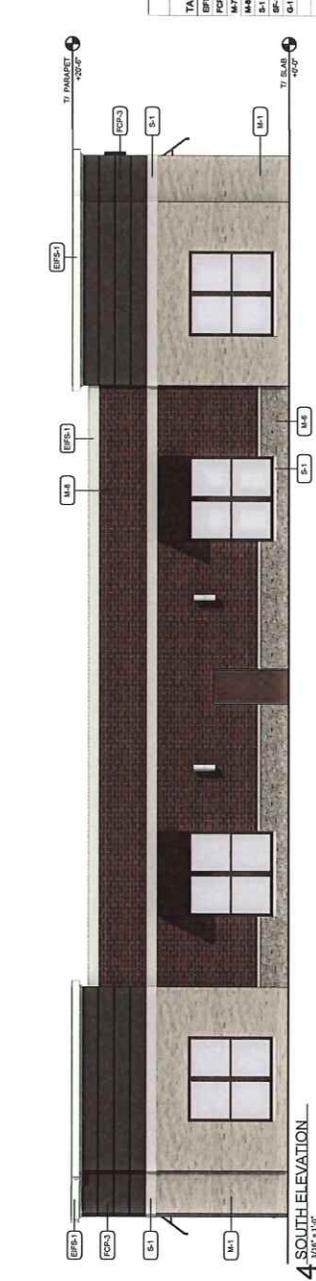
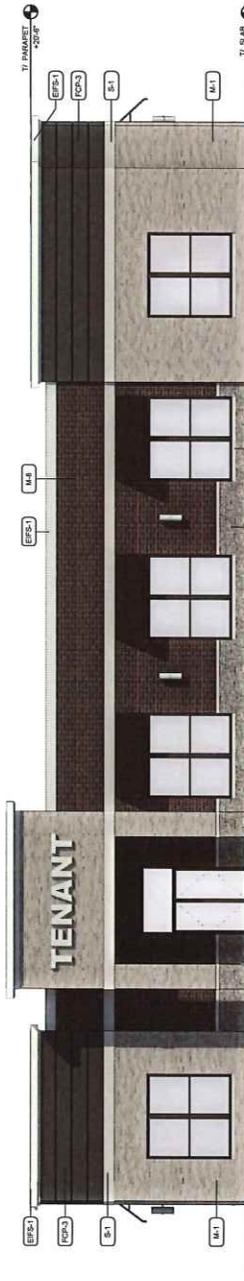
DATE: 07.27.2022
 REV: 000004
 07.27.2022 DEVELOPMENT REGION
 08.17.2021 REV 1

SCALE: 1/8" = 1'-0"
 DRAWN: [Name]
 CHECKED: [Name]
 PROJECT: [Name]
 SHEET: [Name]

MARK T. DIGANZI
 REG. ARCHITECT
 LICENSE EXPIRES 11.03.2022



A2.4



BUILDING D MATERIALS

TAG	EXTERIOR COMPONENT / MATERIAL	MANUFACTURER	COLOR / FINISH
EPS-3	SPONGE EPS	DRYVIT	CHINA WHITE
EPS-2	PRECAST CONCRETE PANEL	ROCKWOOL	STEEL
EPS-1	EXTERIOR STONE - CAST STONE	ROCKWOOL	BLACK
M-4	MASSIVE FACE BRICK	AMERICAN	AMERICAN
M-3	EXTERIOR STONE - CAST STONE	AMERICAN	AMERICAN
M-2	EXTERIOR STONE - CAST STONE	AMERICAN	AMERICAN
M-1	EXTERIOR STONE - CAST STONE	AMERICAN	AMERICAN
S-1	WINDOW GLASS	QUADRAM	LOWE
S-2	WINDOW GLASS	QUADRAM	LOWE
S-3	WINDOW GLASS	QUADRAM	LOWE
S-4	WINDOW GLASS	QUADRAM	LOWE
S-5	WINDOW GLASS	QUADRAM	LOWE
S-6	WINDOW GLASS	QUADRAM	LOWE
S-7	WINDOW GLASS	QUADRAM	LOWE
S-8	WINDOW GLASS	QUADRAM	LOWE
S-9	WINDOW GLASS	QUADRAM	LOWE
S-10	WINDOW GLASS	QUADRAM	LOWE
S-11	WINDOW GLASS	QUADRAM	LOWE
S-12	WINDOW GLASS	QUADRAM	LOWE
S-13	WINDOW GLASS	QUADRAM	LOWE
S-14	WINDOW GLASS	QUADRAM	LOWE
S-15	WINDOW GLASS	QUADRAM	LOWE
S-16	WINDOW GLASS	QUADRAM	LOWE
S-17	WINDOW GLASS	QUADRAM	LOWE
S-18	WINDOW GLASS	QUADRAM	LOWE
S-19	WINDOW GLASS	QUADRAM	LOWE
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S-24	WINDOW GLASS	QUADRAM	LOWE
S-25	WINDOW GLASS	QUADRAM	LOWE
S-26	WINDOW GLASS	QUADRAM	LOWE
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S-29	WINDOW GLASS	QUADRAM	LOWE
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S-86	WINDOW GLASS	QUADRAM	LOWE
S-87	WINDOW GLASS	QUADRAM	LOWE
S-88	WINDOW GLASS	QUADRAM	LOWE
S-89	WINDOW GLASS	QUADRAM	LOWE
S-90	WINDOW GLASS	QUADRAM	LOWE
S-91	WINDOW GLASS	QUADRAM	LOWE
S-92	WINDOW GLASS	QUADRAM	LOWE
S-93	WINDOW GLASS	QUADRAM	LOWE
S-94	WINDOW GLASS	QUADRAM	LOWE
S-95	WINDOW GLASS	QUADRAM	LOWE
S-96	WINDOW GLASS	QUADRAM	LOWE
S-97	WINDOW GLASS	QUADRAM	LOWE
S-98	WINDOW GLASS	QUADRAM	LOWE
S-99	WINDOW GLASS	QUADRAM	LOWE
S-100	WINDOW GLASS	QUADRAM	LOWE

TAB 7

EXPECTED LIFE CYCLE OF TYPICAL UNDERGROUND PIPES AND THE STORMBRIX SYSTEM

Typical lifespan of common materials used for underground piping utilities varies from 50-100 years. The following list is referenced from a brochure produced by the Sustainable Solutions Corporation, April, 2017.

Pipe Lives Before Replacement		
Pipe Material Standard	Standard	Service Life (Years)
PVC	AWWA C900	100
PVC	AWWA C905	100
PVC	ASTM D3034	100
PVC	ASTM F679	100
PVC	ASTM F794	100
DI	AWWA C151	50
DI	AWWA A746	50
HDPE	AWWA C906	50
HDPE	ASTM F2306	50
PCCP	AWWA C301	75
PP	ASTM F2736	50
VCP	ASTM C700	50
NRCP	ASTM C14	50

Note: PVC(Polyvinyl Chloride); DI(Ductile Iron); HDPE(High-density Polyethylene); PCCP(Prestressed Concrete Pressure Pipe; PP(Polypropylene Pipe); VCP(Vitrified Clay Pipe); NRCP(Non-Reinforced Concrete Pipe)

The ACO StormBrixx system's design life as reported by the manufacturer ranges between 50-60 years. Since the proposed installation would be entirely placed within landscaped areas, the **60 year life span is expected.**