

Please turn this page in to staff with your application

Commission Application for Development Review		
Applicant Information or Business Owner		
Name: 2660 Pfingsten Property LLC		
Address: 2211 N. Elston Ave, Suite 400		
City: Chicago	State: IL	Zip Code: 60614
Phone: 773-382-0590	Email: mitch@gwproperties.com	
Project Information		
Project Name: Willows Crossing		
Project Address: 2660 Pfingsten (Southwest corner of Willow and Pfingsten)		
Property Owner Information (If different than Applicant)		
Name:		
Address:		
City:	State:	Zip Code:
Phone:	Email:	
Project Manager Information		
The person listed as the Project Manager will be the primary point of contact for staff to answer any necessary questions, provide additional information, and will receive copies of the meeting materials (agenda and staff memo).		
Name: Mitch Goltz		
Address: 2211 N. Elston Ave, Suite 400		
City: Chicago	State: IL	Zip Code: 60614
Phone: 773-382-0590	Email: mitch@gwproperties.com	
Disclosure		
As the undersigned, I hereby attest that I have full legal authorization to file this application. I certify that the information and exhibits submitted herewith are true and correct. I agree to be bound by conditions of approval which may result from the Village's consideration of my application while reserving my right to oppose or present evidence to object to any proposed condition during any hearing regarding this or a related application. I authorize the Village to make any plans associated with this petition available for public view including posting of plans to the Village's website. I hereby acknowledge my understanding that no building permits will be issued by the Village of Glenview until all related reviews have been completed and all approvals have been granted and an executed final subdivision Mylar has been submitted for recording, if applicable.		
Signature of Applicant: <i>Mitch Goltz</i> as Duty Authorized Agent		
Signature of Property Owner: <i>Mitch Goltz</i> as Duty Authorized Agent		
Signature of Project Manager: <i>Mitch Goltz</i>		

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Application Types		Check each that applies
<input checked="" type="checkbox"/>	Final Site Plan Review	Final Site Plan Review is used to review new developments or modifications to the existing configuration of current developments.
<input type="checkbox"/>	Conditional Use	In certain zoning districts, some uses are only permitted as a conditional use and require review of various standards, operating procedures, and mitigation of certain site impacts. (Examples: Auto Repair in B-2, Modifications to public facilities in the P-1 Zoning District)
<input type="checkbox"/>	Zoning Variation (Multi-Family / Commercial)	Property owners may apply for a zoning variation to be granted in order for some aspect of the site design and/or bulk standards to be varied from the regulations and restrictions set forth in the Municipal Code. Commercial variations require a recommendation to the Board of Trustees and a development ordinance acting on the variation. (Examples: Building Setbacks)
<input type="checkbox"/>	Zoning Variation (Single-Family)	Property owners may apply for a zoning variation to be granted in order for some aspect of the site design and/or bulk standards to be varied from the regulations and restrictions set forth in the Municipal Code. (Examples: Building Setbacks)
<input checked="" type="checkbox"/>	Subdivision	The subdivision process can involve the consolidation of existing lots/parcels into a new single lot of record or the division of existing lots/parcels into multiple new lots of record. Often times, easements are granted and public right-of-way is dedicated through this process. Subdivision of property can also trigger the installation of outstanding/missing public improvements including roadway pavement, sidewalks, curb & gutter, and parkway trees
<input checked="" type="checkbox"/>	Design Review (Preliminary)	Reviews the appearance of commercial buildings and landscaping (e.g. scale, color, parking lot screening), and the appearance of signage, lighting, awnings, and mechanical screening. For most large developments or significant architectural changes, a preliminary and final review and approval will be required. Final review typically does not occur until after at least one (1) round of building permit review comments.
<input type="checkbox"/>	Design Review (Final)	
<input type="checkbox"/>	Planned Development / Amendment	<i>"The purpose of the Planned Development (PD) District is to facilitate a more creative and efficient use of land than would otherwise be possible under traditional zoning regulations"</i> (Sec. 98-491, Municipal Code). Existing Planned Developments require amendments for any substantive exterior changes to the property.
<input checked="" type="checkbox"/>	Rezoning / Official Map Amendment	Property owners can petition for their property to be assigned a different zoning designation. These decisions are based on a series of listed criteria that determine whether a particular rezoning is appropriate.
<input checked="" type="checkbox"/>	Comprehensive Plan Amendment	The Village adopts a Comprehensive Plan periodically to direct development across the community. An amendment to the direction within that plan may be requested if a particular zoning or development pattern does not fit into the original Comprehensive Plan direction.
<input type="checkbox"/>	Annexation	In accordance with State statutes, municipalities may consider petitions for voluntary annexation from owners of unincorporated properties contiguous to the Village's corporate limits. Please discuss with staff if your application includes an annexation petition.



FINAL SITE PLAN REVIEW APPLICATION MATERIALS

Applicant's interest in property (sole owner, co-owner, lessee, contract purchaser, etc.):

Sole Owner

Describe the proposed scope of work requiring Final Site Plan Review:

New construction retail and restaurant project comprised of 62,000 square feet of total building across five single story buildings with the accompanied parking lot, landscaping and other site infrastructure

Please complete the summary on this page remit along with the applicable exhibits and materials.

Please submit 1 digital copy of each of the following via email to arepp@glenview.il.us for staff for review. Staff will contact you with review comments within 5 business days of receiving your application.

✓ **Application Fee**

✓ **Site Plan Review Application:** Signed original turned in separately

- **Executive summary:** Background information and highlights of proposed project (goals, logistics, hours of operation, # of employees/visitors, project constraints, etc.)
- **Dimensioned, dated and scaled site plan:** Including:
 - Location of proposed buildings and/or structures with compass marker, scale and any revision dates
 - Dimensioned setbacks from all property lines for all structures
 - Dimensioned roadways (both private and existing or dedicated rights-of-way)
 - Parking and circulation with 9' by 19' stall dimensions; Typical aisle and driveway widths (24' for two-way, 18' for one-way)
 - Location of all curb cuts, distance to intersection and dimensions of aprons
 - Location of all fencing and trash enclosures with proposed material and height
 - Land uses and zoning of the adjacent parcels
- **Zoning Statistics Chart:** Included on next page
- **Parking Requirements Chart:** Included on next page
- **Landscaping plan including:** location, size, quantity and species of materials
- **Tree preservation plan:** Including a tree survey and a chart detailing condition, species size and location
- **Building elevations:** All building facades, dimensioned roof and eave heights, and floor plans (where applicable)
- **Color rendering or perspective:** Demonstrating the proposed appearance of the development
- **Lighting plan:** Photometric plan with fixture locations, projected foot-candle measurements to the property line, the pole standards and heights, and fixtures and bulb details from the manufacture
- ✗ **Sign Plan:** Including: wall, ground and directional sign locations, dimensions and graphics
- ✗ **Current Plat of Survey:** Scaled copy
- ✓ **Fiscal or Traffic study:** If deemed applicable by staff
- **Preliminary Engineering:** 3 copies per Section I.B of the Engineering Standards Manual (Green Book): (i.e. proposed utility locations, storm water detention improvements, grading and any necessary easements).

**For requests related to minor alterations or accessory structures, certain exhibits may not be applicable. Please contact staff if you have a specific question about a submission requirement.*

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Site Data Evaluation (all measurements must be provided to the hundredth decimal foot):

	Allowed/Required	Existing / Proposed	Compliance
Zoning		R-1 to B-1	NO
Parcel Size	6,250 sf	363,647 sf	Yes
Building Height	40'	25'	Yes
Front Yard Setback	50' to center of (R.O.W)	71'5" at North and 66'2" at East	Yes
Side Yard Setback(s)	10'	66'7" (Building A to west property line)	Yes
Rear Yard Setback	20'	137'3" (Bldg D to South Property Line)	Yes
Lot Coverage (Building Only)	N/A	17.0%	Yes

Zoning Requirements by District:

https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTIIIIZODI

Parking Requirements:

Single-Tenant Parking Chart

Parking Requirements (Use)	Formula	Details	Total Required	Total Proposed

Municipal Code Parking Requirements:

https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTVIOREPALO

Multi-Tenant Parking Chart

Address	Tenant Name	Square Feet	Seats / Customers (for certain uses such as restaurants, specialty schools)	Total Required	Total Proposed
2660 Pfingsten	Outpost Montessori School & Day Care	10,500	30 @ 1:350 sf	30	30
2660 Pfingsten	Various Restaurants	17,000	515 seats	171	176
2660 Pfingsten	Retail/Office	34,500	115 @ 1:300 sf	115	120
TOTAL				316	326

Municipal Code Parking Requirements:

https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTVIOREPALQ

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PLAT OF SUBDIVISION PROCESS

Step 1: Plan Check

Please submit 1 digital copy of each of the following via email to arepp@glenview.il.us for staff for review. Staff will contact you with review comments within 10 business days of receiving your application.

- **Commission Review Application:** Signed original turned in separately (Pg. 4 of packet)
- **Proof of Ownership**
- **Letter from Surveyor:** Authorizing the Village of Glenview to record the plat of subdivision
- **One (1) digital copy of the existing Plat of Survey:** .PDF format is preferred
- **One (1) digital copy of the Proposed Plat of Subdivision:** .PDF format is preferred

Staff will review the application materials and provide a written response of required revisions to the Plat of Subdivision document. Staff will also provide necessary information for payment of fee.

Step 2: Correction and Final Exhibit(s) Submittal

Following receipt of the revision comments from staff, the plat of subdivision should be revised to address any and all applicable comments.

Once revisions are made, email one (1) digital copy (.PDF format is preferred) to arepp@glenview.il.us Staff will confirm all necessary revisions have been made. If additional revisions are required, staff will provide additional comments.

Step 3: Commission Approval

Staff will present your documents to the applicable Hearing Body for a recommendation to the Board of Trustees. The Board of Trustees will consider the recommendation at a meeting approximately a month after the first commission meeting. **Applicants are not typically required to appear before either body during subdivision applications, but staff will advise if attendance is required.**

Step 4: Mylar Submittal

Following approval, the applicant will be required to submit a signed and stamped mylar copy of the plat of subdivision. Village staff will obtain necessary signatures from Village Officials and take the document to the Cook County Recorder's Office.

Subdivision Information:

Number of Lots Proposed	Existing Lot Size(s)	Existing Lot Width(s)	Proposed Lot Size(s)	Proposed Lot Width(s)
1	1	600'	8.377 acres	600'

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REZONING / OFFICIAL MAP AMENDMENT

Recommendation to the Board of Trustees

REZONING STANDARDS

The Hearing Body should consider evidence in regard to the following judicial standards and requisites to determine whether the rezoning request merits a recommendation to the Board of Trustees for approval or denial:

1. The existing uses and zoning of nearby property.
2. The extent to which property values may be diminished by the particular zoning restrictions.
3. The extent to which the destruction of property values upon the plaintiff promotes the health, safety, morals, and general welfare of the public.
4. The relative gain to the public as compared to the hardship imposed upon the individual property owner.
5. The suitability of the subject property for the zoned purposes.
6. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.
7. The community need for the proposed use.
8. The care with which the community has undertaken to plan its land use development.

OFFICIAL MAP

The Village's Official map prescribes appropriate land uses for property within the Village and property within 1.5 miles of the Village's corporate limits. Also, the Village's Official Map is incorporated by reference within the Village's Comprehensive Plan to provide guidance regarding rezoning petitions.

Zoning Information:

Existing Zoning	Proposed Zoning
R1	B1

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COMPREHENSIVE PLAN AMENDMENT

Recommendation to the Board of Trustees

The Village Board of Trustees adopted a Comprehensive Plan in 2017. The Comprehensive Plan is intended to guide the Village in its planning efforts over an extended period.

The current Comprehensive Plan can be found at this link:

https://www.glenview.il.us/business/Documents/2017_Comprehensive_Plan.pdf

Chapter 5: Redevelopment provides a number of development scenarios for various areas of the Village. If a proposed use does not fit within the context of the provided guidance within this chapter, an amendment to the Comprehensive Plan will be required.

Zoning Information:

Existing Zoning	Proposed Zoning	Proposed Use
R1	B1	Retail, restaurants and medical

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