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November 309, 2022

BY EMAIL

Jeff Rogers, Deputy Director of Community Development
Village of Glenview
2500 West Lake Avenue
Glenview, IL 60026
jeffb@glenview.il.us

RE: Willows Crossing/Responses to Recently Received Trustee and Neighbor Comments and Requests

Dear Jeff,

I am pleased to be sending you these responses to the additional Trustee and neighbor comments and requests Hal received from Julie last Wednesday. Please let me know if I have misunderstood any of these or if I have failed to respond to the requests fully and adequately.

1. Revise Plans to Reflect Consistent Building Square Footages and to Distinguish Between "Gross" and "Net" Building Square Footages.

Enclosed is an updated site plan which modifies the Zoning Statistic Chart and the Parking Calculations Table to clarify that the building square footages depicted on the plan are "gross" square footages, and that the amount of off-street parking that will ultimately be required to be provided will be based on the "net" square footages of tenant spaces, as contemplated by Section 98-293 of the Zoning Ordinance, once those spaces are fixed. In addition, the word "Gross" has been added to each building depiction, and a symbol reflecting "equal to or less than" has been added to the longest dimensions noted for each building to account for the fact that there are architectural recesses, canopies, and other elevation insets on each building that gets us to the "gross" square footages shown.

The site plan has also been revised to correct the acreage of the perimeter green space.

Finally, as you can see, included with the updated site plan is a contextual exhibit, an updated "No Build" area plan and a fire study plan.

2. Add Additional Hourly Restrictions of Left-Turn Movements at the Pfingsten Road Access.

Previously, 2660, in response to comments received at the last Board of Trustees meeting, stated that it is willing to restrict left-turns out of the Willows Crossing center on weekdays between the hours of 4:00 p.m. to 6:00 p.m., as this arguably would be supported by the traffic data KLOA, Inc. obtained. We understand that some have subsequently suggested that this restriction be expanded to include the 3:00 p.m. to 4:00 p.m. weekday hour, the weekday 7:00 a.m. to 9:00 a.m. period, and the period of noon to 2:00 p.m. on Saturdays and Sundays.

Respectfully, our traffic consultant does not believe the data support these expansions of the restriction on left-turn movements out of the center (See enclosed KLOA memorandum dated today's date). Nevertheless, 2660 is willing to add a restriction on left-turn movements during

the weekday period of 7:00 a.m. to 9:00 a.m. if the Trustees believe this will effectively address concerns about site traffic which continue to exist. In addition, 2660 would be agreeable to a condition of approval which allows for a “look-back” on traffic conditions and the possible imposition of additional left-turn restrictions if, one year after the center is fully leased and operational, the Village traffic engineer reasonably determines that additional restrictions are warranted.

3. Prohibit any Future Commercial Use of the Day Care Center/Preschool Playground Area.

If an ordinance approving our requested rezoning is approved, 2660 is willing to accept as a condition of approval that no future commercial use of the day care center/preschool playground area will occur unless such use is approved by the corporate authorities after notice and a public hearing on the request to change uses. This area is depicted on Sheets 1 and 3 of the updated site plan set.

4. Prohibit any Future Development or Use of the “No Build” Area on the Site Plan pursuant to a Recorded Covenant.

2660 is willing to record a covenant against the land which prohibits future development and use of the “No Build” area depicted on Sheet 3 of the updated site plan set, the terms of which shall be mutually agreed upon by the Village and 2660. At a minimum, such terms shall establish that no development or use of such area will be permitted unless it is specifically allowed by the covenant or approved by an amendment to the covenant which is considered and approved by the corporate authorities after notice and a public hearing on said amendment.

5. Leave Southern Portion of “No Build” Area Zoned in the R-1 Residential District.

2660 is willing to leave the southern portion of the “No Build” area, other than the north 10 feet of that area, zoned in the R-1 Residential District. We have directed our surveyor to prepare legal descriptions of this area and of the portion of the land which would be rezoned to the B-1 Limited Business District should the Board of Trustees act favorably on 2660’s rezoning request.

6. Planting of New Trees and Preservation of Existing Trees in Areas Adjacent to Neighbors Situated to South of the Property.

2660 will work with its neighbors to the south and Village staff on the selection of the tree species that will be planted on the property in the areas most proximate to those neighbors, and it will use its best efforts, again working with the neighbors and Village staff, to preserve existing trees on the southern boundary of the property where the fence is to be erected.

7. Extend Berm on Southern Portion of the Property Further East.

2660 will extend the proposed berm further to the east on the southern portion of the property if the Board of Trustees and our neighbors to the south on Miller Drive would like us to do that. This can and will be reflected on the updated civil engineering and landscape plans we will be submitting to the Village should the Board of Trustees act favorably on 2660’s applications.

8. Provide for Possible Pedestrian Connection to Charlie Court.

If the Village and the residents of Charlie Court and Manu Drive would like to see a pedestrian connection created between Charlie Court and the southwest corner of the Willows Crossing parking lot, 2660, at its expense, will use its best efforts to make that connection happen, assuming all necessary easements or rights-of-way already exist or are obtained by the Village.



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Again, we will revise our civil engineering and landscape plans to reflect this connection if the Board of Trustees elects to make such connection a condition of approval.

Please let me know if we have not fully responded to all Trustee and neighbor requests and please call me if we need to discuss any of the foregoing responses.

Thanks,

A handwritten signature in black ink that reads 'Mitch Letz'.

cc: Jeff Brady
Julie Tappendorf
Hal Francke