



The Village of  
**Glenview**

**Planning and Economic  
Development Department**

**SUBJECT:**

First consideration of an Ordinance for Conditional Use, Final Site Plan Review, and Preliminary Subdivision Approval for 1020 Waukegan Road – Heinen’s Fine Foods and Final Site Plan Review Approval for 1700-1750 Glenview Road – Shoppers Row

**AGENDA ITEM: 11.c**

**MEETING DATE:** August 20, 2013

**TO:** Village President and Board of Trustees

**FROM:** Mary Bak, Director of Planning and Economic Development, (847) 904-4304

**THROUGH:** Todd Hileman, Village Manager

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**CASE # :** P2013-050

**LOCATION:** 1020 Waukegan Road and 1700-1750 Glenview Road

**PROJECT NAME:** Heinen’s Fine Foods and Shoppers Row

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**ACTION REQUESTED:**

Staff requests Village Board consideration of a Plan Commission recommendation for approval of petition for Conditional Use, Final Site Plan Review, and Preliminary Subdivision Approval to allow an approximately 43,915 square foot grocery store with 138 customer parking stalls at grade and 80 employee roof top parking stalls on a 3 acre site currently owned by the Village of Glenview. Final Site Plan Approval is also requested for the adjacent parking lot to the south of Heinen’s and the access road to the north for Shoppers Row to allow for such improvements associated with the grocery store development.

**APPLICANT:**

Process Creative Studios, Inc.  
Greg Ernst  
1956 W 25<sup>th</sup> Street, Suite 300  
Cleveland, OH 44113  
Tel: (216) 622-2990

**OWNER:**

Village of Glenview  
1225 Waukegan Road  
Glenview, IL 60025  
Tel: (847) 904-4330

**PLAN COMMISSION ACTION:**

On July 23, 2013, Commissioner Ruter, seconded by Commissioner Dickson, made a motion to recommend approval to the Village Board of Trustees for P2013-050, Heinen's at 1020 Waukegan Road and the associated Shoppers Row improvements at 1700-1750 Glenview Road, by a 4-0 vote, in accordance with the following:

**1020 Waukegan Road**

- A. **Final Site Plan Review** approval in accordance with the following:
  - 1. Site Plan Exhibits prepared by Process Creative Solutions, Inc. and dated 07/17/13 (updated 07/31/13):
    - a. Site Plan (Sheet "SITE")
    - b. Second Floor Plans (Sheet SK21.1)
  - 2. Site Dimensional and Paving Plan (Sheet 2 of 4) prepared by Manhard Consulting, Ltd. and dated 07/19/13 (updated 08/05/13).
  - 3. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
- B. **Conditional Use** approval is granted for the subject property, in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(13) and Article XII, Downtown Development Code of the Glenview Municipal Code to allow a retail use comprised of greater than 5,000 square feet in the D-D Downtown Development District, subject to the following conditions:
  - 1. There shall be no outdoor displays or attention-getting devices on the premises.
  - 2. The petitioner shall be in receipt of a building permit within twelve (12) months following the adoption of said ordinance, or the conditional use will lapse.
  - 3. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.
- C. **Preliminary Subdivision** approval in accordance with the approved final site plan.
- D. Final Engineering approval through the building permit process associated with the development site.
- E. Final Appearance approval of any proposed building, signage, landscaping, and lighting, and the granting of a Certificate of Appropriateness prior to construction.

**1700-1750 Glenview Road**

- A. **Final Site Plan Review** approval in accordance with the following:
  - 1. Site Plan Exhibit prepared by Daniel Creaney Company entitled Shoppers Row Parking Reconfiguration, dated 05/02/13.
  - 2. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
- B. Final Appearance approval of any proposed building, signage, landscaping, and lighting, and the granting of a Certificate of Appropriateness prior to construction.

## **PLAN COMMISSION DISCUSSION:**

### July 9, 2013

On July 9, 2013, the Plan Commission reviewed the proposed project and made strong comments about adding more architectural details/windows along Waukegan Rd and the west side of the building near the parking lot. The Commission also called for more landscaping in the parking lot, around the building, and along the riverbank. There was a significant amount of time devoted to circulation (vehicles and pedestrians), drop-off areas, a pedestrian access door on Waukegan Road, and a safer and a more aesthetically pleasing route from Glenview Road (a path along the river) to the storefront entrance on the north. Following the discussion the case was continued to July 23.

### July 23, 2013

On July 23, 2013, the applicant presented revised drawings to the Plan Commission which incorporated the Plan Commission comments from July 9 and the Appearance Commission comments from July 17. A revised site plan showed a landscape row instead of a few islands that included a path towards the parking lot and river. Additional detailing of brick patterns, metal railing along the parking ramp, a metal trellis which provides shadow casting, awnings, and sconce lighting was included on sections of the east, south and west elevations, plus more fenestration along Waukegan Road. The modifications to the plan have significantly reduced the number of variance requests and lessened the intensity of several of the remaining variances. The main discussion topic was a revision to the entrance drive proposed by staff and the Village's traffic consultant to include an oversized entrance lane and typical exit lane. The configuration, which was accepted by all parties, allows for vehicles to pass one another if someone is being dropped off or picked up near the store entrance without impeding traffic. There was no public comment and the Plan Commission recommended Village Board approval of the proposed requests.

## **UPDATE:**

- Based on minor modifications requested during the Appearance Commission and Zoning Board of Appeals Commission reviews, the site plan and engineering drawings originally included in the recommendation by the Plan Commission have been replaced and reference the latest exhibits in the draft ordinance under consideration.
- The Zoning Board of Appeals Board Report contains the details on the proposed variances that were recommended for approval at their August 5 meeting.

## **APPEARANCE COMMISSION DISCUSSION:**

For reference, staff has provided the following summaries from the Appearance Commission's review of the proposed Heinen's development. The exhibits attached to this report include the modification requested by the Appearance Commission at their August 7 meeting.

### July 17, 2013

On July 17 the Appearance Commission reviewed the same site plan and similar architecture as the plans submitted to the Plan Commission on July 23. The Appearance Commission was supportive of the overall building design, but requested additional detailing at the southeast corner of the site. While the Appearance Commission recognized the grocery store was adjacent to the service area and rear entrances to Shoppers Row, they asked for additional architectural massing and/or ornamentation near

the southeast corner since it would be very visible. The landscaping plan and the lighting plan had not been updated to match the latest version of the site plan, but the Commission provided few comments on those elements. The Appearance Commission discussed the letter height of the halo-illuminated signage and determined the style and size was appropriate for the building design.

#### August 7, 2013

The Appearance Commission reviewed an updated site plan which included the landscape row with additional trees instead of individual parking islands. The Commissioners appreciated the incorporation of trees into the parking lot. The Zoning Board of Appeals requested the Appearance Commission review two items which included the sight line concerns from Waukegan Road to the vehicles atop the roof and whether four parking lot trees that could not be accommodated onsite should be required elsewhere onsite. The Appearance Commission recommended that the remaining four trees be located along the river walk but did not feel that the sightlines would become an issue.

The Commission reviewed the architectural elevations and recommended the applicant add more detail to the southeast corner of the building facing Glenview Liquors. The Commission suggested signage and also possible incorporation of the stairwell into a more prominent building element. The applicant also questioned whether spandrel glass could be utilized to which the Commission stated they would consider.

The Commission suggested mounting fixtures to the parking deck parapet wall instead of the pole mounted fixtures to help in removing sight line issues. The landscape plan included a variety of plants which the Commission appreciated. The signage proposal will need a waiver for letter height requirements in the Design Guidelines but should be compliant with maximum signage size. The applicant was reminded that awnings needed a structural engineer's stamp and noted snow and wind loads in addition to Appearance Commission approval.

Heinen's received preliminary approval for architecture, lighting, landscaping and signage at the Appearance Commission on August 7, 2013.

#### **RIVERBANK:**

The Village's engineering consultant is investigating the engineering and access feasibility of providing a path along the river section adjacent to Heinen's to connect the development to Glenview Road. This is in response to comments from the Natural Resources Commission (NRC) and Plan Commission during the review of the proposal. The Village Board will be asked to review the concept plans and cost estimates regarding the path, the riverbank landscaping that would be installed by the Village in conjunction with the Heinen's development, and the environmental river improvement plans.

#### **ATTACHMENTS:**

1. Plan Commission Report and Exhibits
2. Plan Commission Minutes from July 9, 2013 (Draft)
3. Plan Commission Minutes from July 23, 2013 (Draft)
4. Appearance Commission Minutes from July 17, 2013 (Draft)
5. Appearance Commission Minutes from August 7, 2013 (Draft)
6. Draft Ordinance and Exhibits

# Village of Glenview Plan Commission

STAFF REPORT

July 23, 2013

**TO:**

Chairman and Plan Commissioners

**FROM:**

Planning and Economic  
Development Department

**CASE MANAGER:**

Jeff Brady, AICP, Director of  
Planning

**SUBJECT:**

Conditional Use, Final Site Plan  
Review, and Preliminary  
Subdivision Approval

**ACTION REQUESTED:**

Staff requests consideration of the  
petitioner's request of a Plan  
Commission recommendation to the  
Village Board.

**APPLICANT:**

Process Creative Studios, Inc.  
Greg Ernst  
1956 W 25<sup>th</sup> Street, Suite 300  
Cleveland, OH 44113  
Tel: (216) 622-2990

**OWNER:**

Village of Glenview  
1225 Waukegan Road  
Glenview, IL 60025  
Tel: (847) 904-4330

**CASE #:**

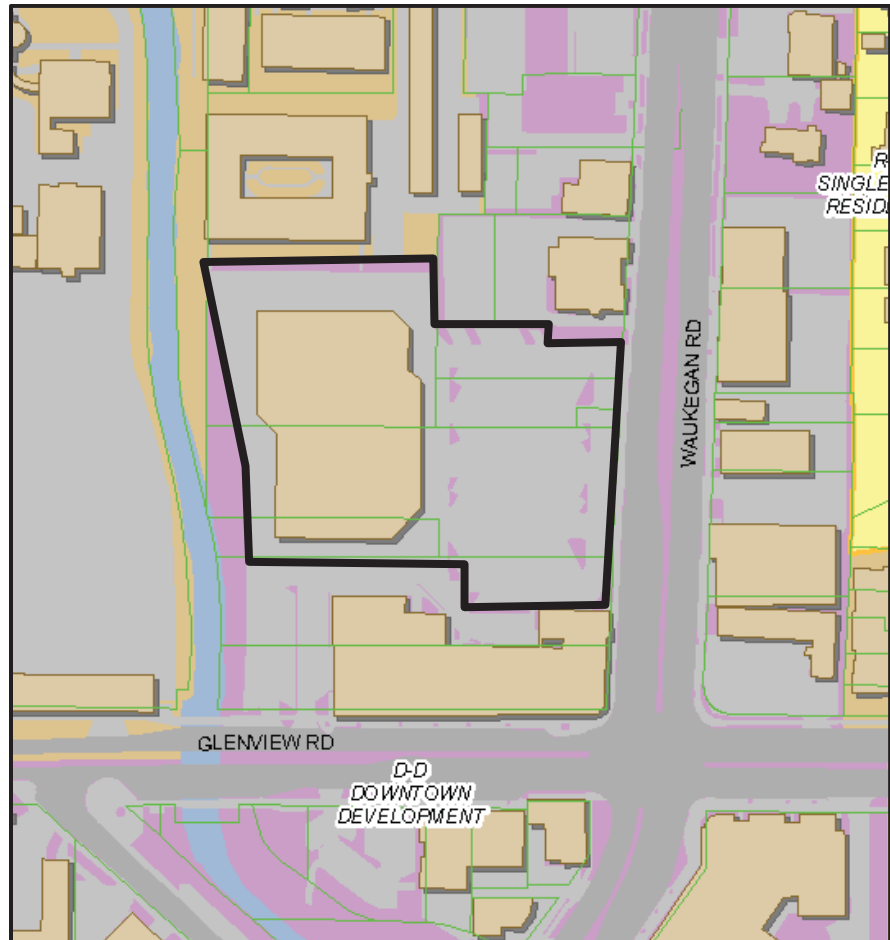
**P2013-050**

**LOCATION:**

**1020 Waukegan Road**

**PROJECT NAME:**

**Heinen's Fine Foods**



**PROPOSAL:**

The applicant, Heinen's Fine Foods, represented by Process Creative Studios proposes to construct an approx. 43,915 square foot grocery store with 138 customer parking stalls at grade and 80 employee roof top parking stalls on a 3 acre site currently owned by the Village of Glenview.

**Updated Sections – 07/23/13**



**Report Disclaimer:**

Village staff makes no representations regarding support, endorsement, or the likelihood of approval or disapproval by any Glenview regulatory commission or the Village Board of Trustees.



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## Site Assessment

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### VILLAGE OF GLENVIEW ZONING:

PIN(s): 04-35-206-028-0000; 04-35-206-032-0000; 04-35-206-036-0000; 04-35-206-049-0000;  
04-35-206-045-0000

<b>Current</b>	<b>D-D Downtown Development District</b>
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North	D-D Downtown Development District/R-18 Residential District
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East	D-D Downtown Development District
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South	D-D Downtown Development District
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West	R-18 Residential District (OLPH)
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### AERIAL PHOTOGRAPHY:



**PICTOMETRIC PHOTOGRAPHY:**



**East Elevation(s)**

**SITE PHOTOGRAPHY:**



**Looking East**



**Looking West**



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## Project Summary

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**07/23/13**

**UPDATE:**

On July 9, 2013, the Plan Commission reviewed the proposed development plans and made strong comments about adding more architectural details/windows along Waukegan Rd and the west side of the building near the parking lot. The Commission also called for more landscaping in the parking lot, around the building, and along the riverbank. There was significant discussion devoted to circulation (vehicles and pedestrians), drop-off areas, a pedestrian access door on Waukegan Road, and a safer and a more aesthetically pleasing route from Glenview Road (a path along the river) to the storefront entrance on the north. Following the discussion the case was continued to the July 23, 2013 Plan Commission meeting.

In response to the Plan Commission's comments, the applicant has furnished revised plans which feature a significant number of changes to the site plan and architecture. The modifications reduced the amount of variances by eight and lessen the extent of three other variances. The changes to the site plan are reflected in the final site plan review and variation sections of this report.

The Heinen's review schedule presently includes a second Plan Commission meeting (7/23), Zoning Board of Appeals meeting (8/5), and a second Appearance Commission meeting (8/7) for Preliminary Appearance review. If the Plan Commission requests significant modifications or if modifications are needed as a result of the Zoning Board of Appeals review, the case can be continued to the August 13, 2013 Plan Commission meeting. When available, both the Plan Commission and Zoning Board of Appeals recommendations would appear at the August 20, 2013 Village Board meeting for consideration.

**07/23/13**

**APPEARANCE COMMISSION REVIEW:**

On July 17 the Appearance Commission reviewed the same site plan and similar architecture as the plans submitted to the Plan Commission in this packet. The Appearance Commission was supportive of the overall building design, but requested additional detailing at the southeast corner of the site. While the Appearance Commission recognized the grocery store was adjacent to the service area and rear entrances to Shoppers Row, they asked for additional architectural massing and/or ornamentation near the southeast corner since it would be very visible. The landscaping plan and the lighting plan had not been updated to match the latest version of the site plan, but the Commission provided few comments on those elements. The Appearance Commission discussed the letter height of the halo-illuminated signage and determined the style and size was appropriate for the building design. The Appearance Commission granted conceptual approval and the applicant will reappear at a later date for Preliminary Approval following a complete submission of revised/coordinated plans.



**PROJECT DESCRIPTION:**

The applicant, Heinen's Fine Foods, represented by Process Creative Studios, proposes to construct a 43,915 square foot grocery store with 138 customer parking stalls at grade, with access from a ramp at the rear of the property leading to 80 employee roof top parking stalls and adjacent second floor office space. While the Waukegan Road façade exhibits the storefront characteristics of the Downtown Code the main entrance to the store will be located on the north side, closest to the customer parking. The service area towards the rear of the site and the access road through the Shoppers Row site to Glenview Road has been specifically designed to accommodate the necessary truck turning movements. A one-way access drive and new curb cut from Waukegan is being included south of the new building for Shoppers Row tenants and customer parking. The access across the Shoppers Row site and the parking on the Village parcel south of the new grocery store are being accommodated through an easement agreement between the two property owners.

The applicant requests the following approvals for the proposed development:

Parcel	Requested Approvals
<b>Heinen's Fine Foods</b> (Village Parcel)	<ul style="list-style-type: none"><li>• Conditional Use</li><li>• Final Site Plan Review</li><li>• Preliminary Subdivision Approval</li><li>• Zoning Board of Appeals (separate)<ul style="list-style-type: none"><li>○ Variations</li></ul></li><li>• Appearance Commission (separate)<ul style="list-style-type: none"><li>○ Building, landscaping, lighting, and signage</li></ul></li></ul>
<b>Shoppers Row</b>	<ul style="list-style-type: none"><li>• Final Site Plan Review</li></ul>

**BACKGROUND:**

The Village of Glenview purchased the former Dominick's property in downtown Glenview in 2007 following a decision by Safeway, Inc. (parent company of Dominick's Finer Foods) to close this location and focus on their store at 1340 Patriot Boulevard in The Glen.

A two-year planning effort for downtown revitalization had recently concluded, during which the public, nearby business owners, and the Village's consultants had provided clear direction that a grocery use was an important and valuable anchor for the downtown. In order to protect that vision and preserve options to redevelop this property as catalyst for downtown revitalization, the Village Board made the decision to purchase the property and began in earnest to identify a new grocery user for the site. Market studies completed in 2008 and 2011 confirmed that market demand continues to exist for food service retail in this location, despite a highly competitive marketplace with many independents and regional chain grocery stores.

Despite offers by the Village to terminate Safeway's lease with no continuing financial obligation by Safeway in order to facilitate the use of the site by a new grocer, Safeway chose to remain as a tenant of the vacant space until the expiration of their lease on December 31, 2012. Prior to the expiration, the Village's recruitment efforts intensified with many purchase and lease options being explored with interested grocery users of various types and sizes, and with a variety of conceptual plans for the reuse/redevelopment of the property.

**LEASE AGREEMENT:**

Based on Village Board feedback and direction provided throughout the site marketing period it was determined that Heinen's Fine Foods represented the type of high quality, full-service grocer that was envisioned during the Downtown revitalization planning process of 2006/2007. On December 11, 2012 the Village Board and Heinen's entered into a lease agreement, which is attached to this report. The terms of the lease are highlighted below:

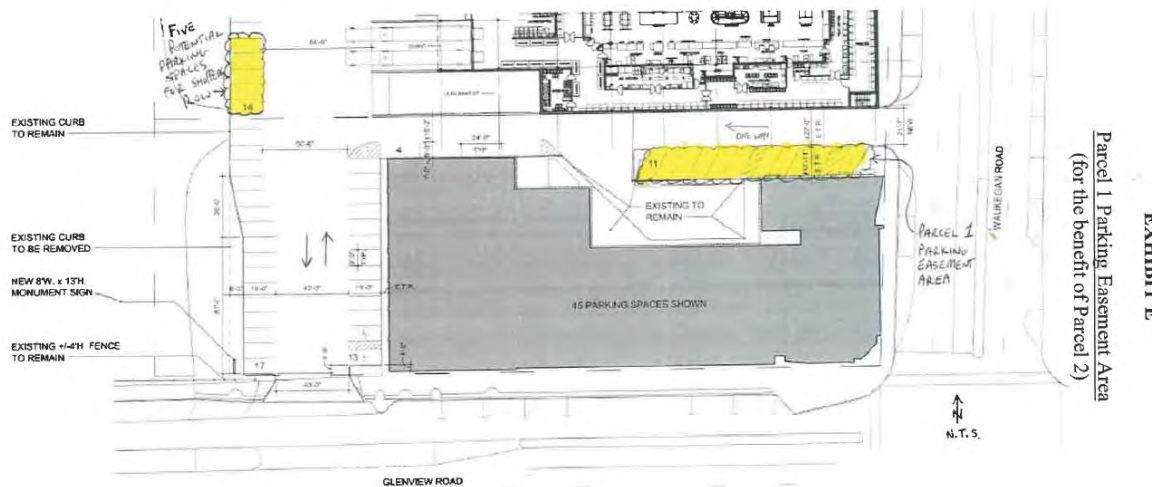
- 10-year ground lease – *Signed December 2012*
  - Terms within lease include:
    - 136 surface parking stalls
    - Easement secured which allows access to Glenview Road through Shopper's Row property
    - Waukegan Road access
  - 10-year operating covenant; Village receives ownership of all improvements, including building, if Heinen's or a successor grocery acceptable to the Village fails to remain open for 10 years
  - Property deeded to Heinen's in 2023; right to purchase at an earlier date for the amount of remaining rent owed
- Landlord Work performed by Village – *Completed May 2013*
  - Demolition
  - Site preparation
  - Soil remediation
- Tenant Work performed by Heinen's – *Underway*
  - Regulatory approvals
  - Construction of at least a 35,000 square foot grocery store
  - Building to be located directly on Waukegan Road, consistent with the Downtown Revitalization Plan and Development Code
  - Commence building construction by December 13 / occupancy by July 2013

**SHOPPER'S ROW EASEMENT:**

In accordance with the lease terms the Village secured an easement in March 2103 with the owners of Shoppers Row. The easement agreement is attached to this report, the terms of which are highlighted below:

- Perpetual easement over the Shoppers Row and Village parcels to provide access to Glenview Road and Waukegan Road for both properties
- The parking area to the west of Shoppers Row shall be reconfigured to accommodate truck traffic and shall be constructed by the Village
- Utility improvements shall be made by the Village within the reconfigured area to the west of Shoppers Row
- No loading or unloading of Heinen's vehicles shall occur within the Shoppers Row parking area
- The Shoppers Row multi-tenant sign shall be relocated to Glenview Road and Heinen's shall be the tenant listed at the top of the sign
- Shoppers Row parking is allowed in the 11 parking stalls (designated in yellow below) to the north of the building which are located on Village property
- The Village shall install a new curb cut providing right-in only access off Waukegan Road to the 11 parking stalls

- Employees of the Shoppers Row tenants are allowed to park in the first 5 stalls on the south west end of the Village property (designated in yellow below), directly north of the adjacent Shoppers Row property



#### **NATURAL RESOURCES COMMISSION:**

The riverbank adjacent to the existing parking lot is proposed to be restored by the Village of Glenview and was discussed at the January 21 meeting of the Natural Resources Commission (“NRC”). A sketch of ideas to improve the habitat and the public’s ability to appreciate this portion of the river was reviewed by the Commission and included streambank stabilization, native plant management along the slopes, and native trees. The NRC agreed with those improvements and also requested additional in-stream habitat structures such as pools-and-riffles, which have been reflected in the attached Restoration Plan. The Village has applied for grant funding based on the Restoration Plan for the improvements that are to be installed in conjunction with the proposed Heinen’s development. Some photographs demonstrating the types of landscape materials that would be planted along the river are included for reference.

The Commission also requested the Village investigate the possibilities of including a walking path along the river, however due to the slope of the embankment and the constraints of the existing built infrastructure this component was determined to be unfeasible. Additionally, the NRC requested further study on the design of the storm water outfalls for the Heinen’s site, specifically requesting a study of means by which the storm water could be filtered prior to it reaching the river, through bioswales or permeable pavement. A request to investigate such methods was made in the attached letter from the NRC Chairperson, Henrietta Saunders, and the applicant’s engineer is currently assessing the opportunities.

#### **07/23/13**

At the July 23 meeting, the Plan Commission requested consideration of a pedestrian access along the river to allow people to walk from Glenview Road to the main door. The applicant has revised the plans to add in a landscaping row with trees which includes a sidewalk and landscaping. Separately, the Village is investigating the feasibility of the engineering and accessibility of having a path or walkway along the Chicago River. After such a path may be determined to be feasible and designed, the NRC will review the proposed plans as well as any additional landscaping proposed along the river. Even if the

path along the river isn't feasible, the Heinen's parking lot sidewalk still works to collect people in the parking lot and direct them to the main entrance.

**POTENTIAL NEIGHBORHOOD IMPACTS:**

The subject property is along Waukegan Road in an existing commercial corridor. The site is adjacent to an existing multi-family residential neighborhood to the north, however the proposed grocery store use is similar to the previous grocery store use on the property which is buffered from the residential by an existing retaining wall and wood fence.

As of press time, staff had not received any correspondence from the public regarding the proposal.



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## Final Site Plan Review

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### FINAL SITE PLAN COMMENTS:

The purpose of Site Plan Review is to go beyond the basic zoning, subdivision, design and building requirements in order to address site details which these other codes may not regulate in such detail. The review process is intended to promote more orderly and harmonious development and are intended to ensure that all codes and ordinances have been met helping to provide a logical and coordinated review of proposed developments.

### D-D Code and Proposed Variances

The applicant and staff have been conducting coordinated reviews of the concept plans during which time many of staff's comments have been addressed. Since the proposed development is the first new all-retail building to use the new Downtown Development Code and to accommodate the improvements identified in the lease terms there are several deviations from the D-D requirements that are being requested. The deviations were expected, as all development scenarios could not be envisioned at the time the code was created, however the proposed development meets the intent of the requirements and once reviewed by the Plan Commission will exhibit all the traits of best site planning practices. The applicant is requesting several zoning variances from the Zoning Board of Appeals to bring the deviations into legal conformance. These variations are supported by staff and are identified in the Proposed Zoning Variance section listed later in the staff report.

The following is a summary of issues to consider when evaluating compliance with the Site Plan Review Ordinance Criteria:

## CIRCULATION

### 07/23/13

- The applicant was not able to accommodate a loading lane on the revised site plan, however the through lanes across the entire north façade of the building have been widened. While pick-up and drop-off will not be encouraged and is not specifically designated, the configuration allows for it to occur while accommodating enough space for a vehicle to pass.
- With the new exit lane configuration addition stacking is being provided for all lanes.
- The Plan Commission should consider whether the proposed sidewalk in the new landscaped row should remain since vehicles in adjacent stalls would overhang the sidewalk by 2.0 feet. If provided, the sidewalk would need to be 5.0 feet in width which may encroach upon the proposed planting beds for proposed trees.

### 07/09/13

- The applicant has not included a drop-off or pick-up lane near the front of the building to avoid the potential for vehicles standing in the way of entering and exiting traffic.
- Approximately four vehicles would be able to stack in each of the exit lanes at Waukegan Road.
- Directional and traffic control signage (stop sign, stop bars, use designations, etc.) are needed on the engineering plans to delineate the expected movements of vehicles near the parking ramp entrance/exit.
- The following items are noted:

- The proposed curb cut is in the same general location as existing and shall require approval from both the Village and IDOT. A waiver from the Engineering Standards Manual is required to allow a curb cut over 30 ft wide, however the spacing proposed is adequate for the lanes provided.
- The applicant has confirmed the Fire Department's ladder truck can make the turning movements on the site without impacting the parked vehicles.
- Bollards are proposed near the walls of the service area, parking deck, and southeast stairwell to protect the edges of the building from potential impacts by vehicles or delivery trucks.
- The pedestrian connections that exist from the residential units to the north would remain, keeping a convenient walking link to the residential neighbors.

## BUILDING AND STRUCTURE LOCATION

07/23/13

- The Plan Commission asked the applicant to explore flipping the location of the main door to the south side of the building and using the access point to the north of Shoppers Row. The applicant has explained how this configuration creates issues for the store's operations in the attached memo.

07/09/13

- The proposed building is located off the build-to line to allow for the introduction of landscaping along the front façade, maintain adequate sidewalk and landscaped parkway widths, and allow for a more traditional rectangular layout for the interior of the grocery store. This placement also allows for a potential 10 ft wide bike lane, if it were determined feasible along Waukegan Road at some point in the future.

## BUILDING SCALE

07/23/13

- The Commission commented on the need to add more architectural details to the west elevation of the building facing the parking lot and along the southeast corner of the building (adjacent to Waukegan and Shoppers Row). In addition to completely redesigning a majority of the north façade and second story space, the applicant added a brick pattern to some of the blank walls in addition to a projecting metal canopy which would cast shadows on the building for interest. The architect also added additional windows on the Waukegan Rd. façade. The Appearance Commission request more details at the southeast corner of the building and were complimentary of the architecture.

07/09/13

- The engineering plans should confirm that the proposed building height is measured from the *average existing grade*, as defined per ordinance.
- The applicant should confirm what types of mechanical equipment (generators, condensing units, etc.) are on the roof and whether the need to be screened based on the proposed location.
- The proposed building architecture shall be subject to review and approval by the Appearance Commission. For the Appearance Commission meeting provide a perspective of the proposed building.

## PARKING LOTS

07/23/13

- The applicant should identify the location of any cart corrals and reconfirm the number of parking stalls available at grade.

07/09/13

- Will anything be visible in the service area and will it be completely screened with a gate?
- Identify the areas within the parking lot for snow plowing. How would the parking deck be cleared of snow?
- The parking ramp should be heated to prevent icing in the winter time. A waiver from the Engineering Standards Manual (reviewed by staff as part of final engineering) is required because the slope of the ramp exceeds the standards. It is consistent, however, with other parking decks in the area.

## SITE ILLUMINATION

07/23/13

- The applicant has furnished a photometric plan which demonstrates compliance with maximum illuminance levels at all lot lines, and both an average and maximum illuminance within tolerances permitted per ordinance. A zoning variation will be requested to allow a uniformity ratio of 13.0:1.0 instead of a maximum uniformity ratio of 4.0:1.0.
- The final photometric plan shall be subject to review and approval by the Appearance Commission.

07/09/13

- The proposed photometrics plan and lighting fixtures shall be subject to review and approval by the Appearance Commission.
  - Provide a photometric plan and details on the proposed Sternberg fixtures which would match the downtown standards.
  - A light pole height of a maximum 14.0 feet is required for those areas within 100 ft of a residential district, which requires a variance. All other areas the maximum height is 18 ft.
  - All proposed exterior light fixtures shall be 100% cut-off style fixtures with no visible light elements. Shielding may be required upon fixtures to comply with maximum lighting levels permitted per ordinance. Shielding should be incorporated for any light elements which may otherwise be visible from any residential property.
  - On the photometric plan, confirm the uniformity ratio for the site does not exceed 4:1.
  - The photometric plan should depict all light levels extending to the property lines and demonstrate a maximum fc level of 0.1 fc adjacent to residential and 2.0 fc on all other property lines.
  - An average of up to 5.0 fc is permissible. The maximum fc level should not exceed 12.0 fc.

## LANDSCAPING

**07/23/13**

- Landscaped islands and rows have been provided in most areas required per ordinance. Variations are necessary to allow several of the proposed parking areas to omit required islands.

**07/09/13**

- Limited landscaping should be located within any drainage easement and is not permitted within any area graded with the intent to convey overland stormwater drainage.
- The Natural Resources Commission is working on a river bank native landscaping plan as described above. A transition in the landscaping design from Waukegan Road (formal) to the river (native) should be coordinated.
- The landscape plan shall be subject to the review and approval of the Appearance Commission.

## GRAPHICS AND SIGNAGE

**07/23/13**

- The Appearance Commission reviewed proposed sign designs and granted conceptual approval. The Plan Commission should consider the location of proposed ground signs and whether any specific directional signage should be required to control traffic circulation, provide information, or clarify use areas.
- Landscaped islands and rows have been provided in most areas required per ordinance. Variations are necessary to allow several of the proposed parking areas to omit required islands.

**07/09/13**

- A new multi-tenant ground sign is proposed along Glenview Road at the river in accordance with the easement agreement. The Commission should confirm the location is appropriate.
- All proposed signage shall be subject to the review and approval of the Appearance Commission.
  - Canopy signs are not included in the Downtown area and when installed are not recommended to be taller than 24 inches. While the scale of the signage against the proposed building façade appears appropriate the proposal would require a waiver from the Appearance Commission of the design guidelines.
  - Internally illuminated signage is not encouraged, however the Appearance Commission has accepted reverse channel letters with halo illumination in similar cases.



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## Technical Review

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### COMPLIANCE WITH VILLAGE PLANS:

Village Plan	Compliance Yes / No / N/A	Comments
Comprehensive Plan	Yes	The Downtown Revitalization Plan became an amendment to the Comprehensive Plan.
Official Map	Yes	The 2011 Official Map shows the existing zoning which is D-D Downtown Development District.
Waukegan Road Corridor Plan	Yes	There would be a reduction of access by $\frac{3}{4}$ to the combined sites (full curb cut to right-in only).
Milwaukee Avenue Corridor Plan	N/A	-
Downtown Revitalization Plan	Yes	The proposed use is as listed in the Revitalization Plan and the building location complies with the intentions discussed during the process.
Natural Resources Plan	N/A	-
Bike & Sidewalk Master Plan	Yes	Streetscape improvements would be required in accordance with the D-D Code. Room between the building and curb would allow for a future 10 ft wide bike lane if determined feasible at some time in the future.
The GNAS Design Guidelines	N/A	-

07/23/13

### LAND USE STATISTICS:

	Allowed/Permitted	Proposed	Compliance
<b>Zoning</b>	D-D	D-D	Yes
<b>Lot Size</b>	N/A	3.09 ac	Yes
<b>Floor Area Ratio</b>	N/A	2.7	Yes
<b>Building Height</b>	22 ft 1 <sup>st</sup> floor 12 ft 2 <sup>nd</sup> floor 5 ft architectural	37.0 ft	Yes
<b>Front Yard Built To Line (East)</b>	0.0 feet	4.5 ft	<b>No</b>
<b>Minimum Side Yard Setback Adjacent to Drive (North)</b>	10.0 feet	49.56 ft	Yes
<b>Side Yard Build To Line (South)</b>	0.0 feet	0.29' & 40'-2"	<b>No</b>
<b>Minimum Rear Yard Setback (West)</b>	25.0 feet	133 ft	Yes
<b>Loading Berths</b>	3	3	Yes
<b>Garbage Enclosures</b>	N/A	1	N/A

**07/23/13**

**PARKING REQUIREMENTS:**

The Zoning Ordinance stipulates formulas to be applied to various possible land uses in order to establish the minimum number of required parking stalls. These parking formulas have been examined by staff to establish the most restrictive requirements, which can be summarized as follows:

Parking Requirements	Formula	Quantity	Total Required	Total Proposed	Compliance
Retail/Service Use	1 stall per 300 sf ((Total building sf – 2,000 sf) / 300 sf)	Ground Floor Retail + 2 <sup>nd</sup> story office = 43,915 sf	140	138 surface 80 roof top 218 Total	Yes

**07/23/13**

**PROJECT TIMELINE:**

- A. 12/04/12 Development Meeting
- B. 05/20/13 Preliminary Site Plan Review
- C. 06/07/13 Application Submittal
- D. 06/20/13 Public Notice in Glenview Announcements
- E. 06/20/13 Public Notice Mailed to Neighbors
- F. 07/09/13 Plan Commission Meeting
- G. 07/17/13 Preliminary Appearance Commission Meeting
- H. 07/23/13 Plan Commission Meeting
- I. 08/05/13 Zoning Board of Appeals Meeting
- J. 08/07/13 Preliminary Appearance Commission Meeting
- K. 08/13/13 Plan Commission Meeting
- L. 08/20/13 Village Board of Trustees First Consideration
- M. 09/03/13 Village Board of Trustees Second Consideration
- N. TBD Building Permit Application & Final Engineering
- O. TBD Final Appearance Commission Meeting
- P. TBD Final Subdivision
- Q. TBD Plan Commission Meeting
- R. TBD Village Board of Trustees Resolution

2013

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**FISCAL IMPACT ANALYSIS:**

A fiscal impact study is not required as the proposed development is simply replacing the previous use.

**TRAFFIC IMPACT ANALYSIS:**

A traffic impact study is not required as the proposed use is the same as previously existed on the site. The Village's Traffic consultant reviewed the project as part of the development review process prior to the Plan Commission meeting and all the requested modifications have been incorporated.

**CONDITIONAL USE APPROVAL:**

A Conditional Use is required for the retail use since it exceeds 5,000 sq. ft.

A Conditional Use is the use of land, building, and/or structure which, because of its unique characteristic, can only be permitted in a particular Zoning District through a special approval process. There are five standards the Plan Commission uses to evaluate the impact of a particular Conditional Use and determine the appropriateness of that use in the designated zoning district.

Per Sec. 98-50 of the Municipal Code, the Plan Commission shall evaluate any petition for Conditional Use Permit in accordance with the following standards before offering a recommendation to the Village Board of Trustees:

1. The proposed conditional use at the particular location is necessary or desirable for the public convenience; and it will not be injurious to the use and enjoyment of property already permitted in the immediate vicinity; nor will it diminish or impair property values in the neighborhood; nor will it affect a significant change in the character of the neighborhood.
2. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, the size of the site in relation to it, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with present development and the appropriate and orderly future development of the district in which it is located, as well as other butting districts.
3. The location, nature, and height of buildings, walls, and fences, and the nature and extent of the landscaping on the site shall be such that the use will not unreasonably hinder or discourage the appropriate development and use of adjacent and nearby land and buildings.
4. Parking areas shall be of adequate size for the particular use, properly located, and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances, and minimize traffic congestion in the area.
5. A use which is permitted in another district by conditional use shall comply with all applicable bulk regulations of the district in which the use is located.

Please refer to the petitioner's Conditional Use application within the attached materials for details regarding the petitioner's responses and justifications for the proposed use.

**PRELIMINARY SUBDIVISION APPROVAL:**

The following is a summary of issues to consider when evaluating compliance with the Subdivision Ordinance:

- The proposed final site plan will serve as the Preliminary Subdivision plat for the purposes of "Preliminary Subdivision Approval."
- Final Subdivision of the parcels comprising the development area including any new easements will be required prior to the issuance of a certificate of occupancy.
- Easement Width - Easements should be sufficiently sized to provide at least 4.0 feet from the outside edge of any easement to the nearest utility.
- Detention infrastructure and easements, utilities and easements, and cross-access/ingress-and-egress easements may be required through the final subdivision review process of the subject properties comprising the development site.

Any requests for waiver shall be considered by the Plan Commission and Village Board of Trustees. In any instance where a waiver may not be supported, the Village may require installation of the condition, or a covenant agreement obligating the property owner for costs associated with the installation of the condition at a later time.

#### **DOWNTOWN REVITALIZATION PLAN:**

The 2004 Comprehensive Plan recommended doing a specific study of the downtown area to refine the Village's desires for this section of town. Following through with that recommendation, the Downtown Plan Committee met for 2-½ years on specific economic, land use and compatibility issues with a mission - *"to develop a vision and implementation plan for the revitalization of downtown Glenview that balances the community's diverse interests and reflects the economic health and quality of life that characterize the Village"*. The approved Plan stands as a roadmap to guide change as opportunities for revitalization occur. The Downtown Revitalization Plan was considered by the Village Board at a workshop held on August 15, 2006, and adopted by resolution #06-152 at the regular meeting of the Village Board held that same evening.

The preferred concept showed no changes to the existing grocery store building and a small addition onto the northern portion of Shoppers Row. The alternate concept showing one way in which a new building could be placed on the site is shown below. The proposed new grocery complies with the intent of the alternate concept.





## DOWNTOWN DEVELOPMENT REQUIREMENTS (FORM BASED CODE):

Within the body of the Downtown Revitalization Plan are specific recommendations on how to implement the vision for downtown using a new regulatory tool called a Form-Based Code. The FBC allows for the downtown characteristics desired by the community to be reinforced through the coding of a building's form in accordance with the Preferred Concepts. The Plan recommends that a form-based code be developed as the primary regulatory tool for guiding new development within the Downtown.

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form-based codes, presented in both diagrams and words, are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types. This is in contrast to conventional zoning's focus on the segregation of land-use types, permissible property uses, and the control of development intensity through simple numerical parameters (e.g., FAR, dwellings per acre, height limits, setbacks, parking ratios).

Form-based codes commonly include the following elements:

- **Regulating Plan** - A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.
- **Building Form/Envelope Standards** - Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
- **Public Space/Street Standards** - Specifications for the elements within the public realm (e.g., sidewalks, travel lanes, street trees, street furniture, etc.).
- **Annotation** - Text and illustrations explaining the intentions of specific code provisions
- **Architectural Standards** - Regulations controlling external architectural materials and quality.
- **Administration** - A clearly defined application and project review process.
- **Definitions** - A glossary to ensure the precise use of technical terms.

Below are the relevant excerpts from the Downtown Code:

### Land Use:



**2.2.1 Full Ground-Floor Retail:** These properties are required to have retail uses on the ground floor. Service and office uses are only allowed on upper floors along these blocks. Upper-floor residential uses also are allowed. (See Figure 2.2.)

Figure 2.2: Full Ground-Floor Retail



### Building Height:

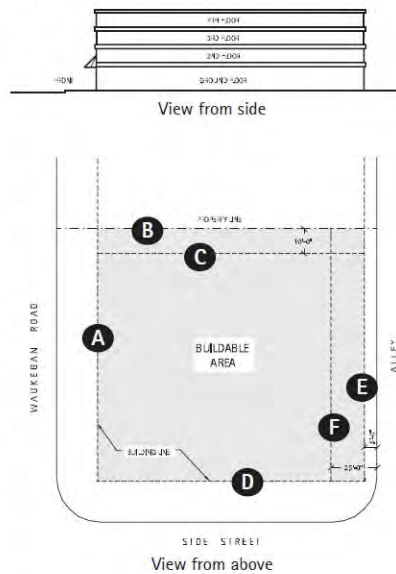


## Setbacks:

### 3.6.3 Building Setbacks

- A** Front yard: Zero, build-to. At least 60% of the ground-floor front façade must be built to the Building Line, and it must be built to the Building Line at each interior side property line (unless an access drive is to be built adjacent to the interior side property line).
- B** Side yard, interior: Zero, build-to at ground level. A 10-foot pedestrian pass-through is allowed if necessary to access a rear parking lot.
- C** Side yard, adjacent to an access drive within property: 10 feet minimum where there is no alley requirement, zero in all other locations.
- D** Side yard, corner lot on the side street: Zero, build-to at ground level.
- E** Rear yard, adjacent to an alley: 5 feet minimum.
- F** Rear yard, not adjacent to an alley: 25 feet minimum.

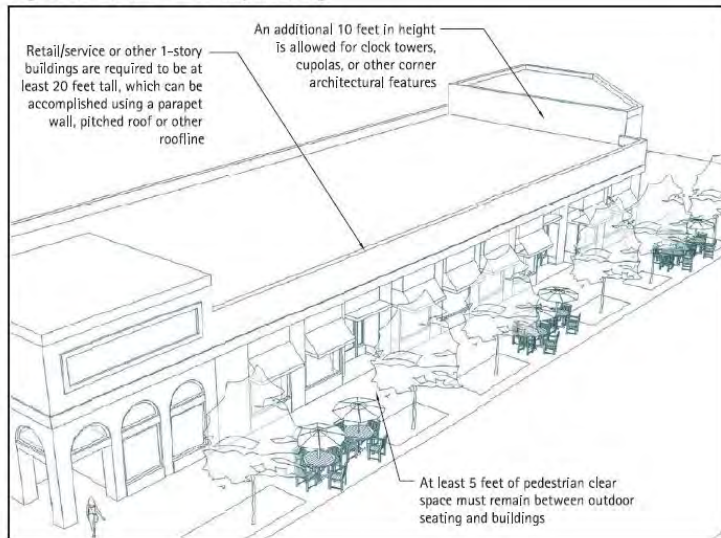
Figure 3.20: Building Setbacks - Front Yard



## Design:

Attached to the staff report is the Design Standards section of the Code.

Figure 4.5: Retail/Office-only Building



07/23/13

### PROPOSED ZONING VARIANCES:

Since the last Plan Commission meeting the applicant has been made significant modifications to incorporate the site plan and architectural modifications suggested by the Commission to reduce the amount of variances (**shaded** row equals compliance) and lessen the extent of other variances (*italics*). The applicant proposes seven (7) less variances and five (5) variances were reduced. The previous variance requests are listed in (parenthesis).

On August 5, 2013, the Zoning Board of Appeals is scheduled to hear the applicant's request to allow variations from the provisions of Sections 98-293, 98-294, 98-296, 98-392, 98-591, 98-601, 98-603, 98-605, and 98-611 of the Glenview Zoning Ordinance and Downtown Development Code to allow for the construction of a new grocery store.

Variance Request	Requirement	Proposed/Previous	Difference to Plan If Compliant
<b>Building Placed on the Build-to Line</b>	60%	0%	The front façade is setback 4.5 ft-7 ft; the building would follow the street; would limit landscaping along front; would limit use of sidewalk, parkway landscaping, and potential future bike path
<b>Side Yard Setback</b>	0 ft	40'-2" (41.27')	<i>An odd shaped building would fill in area adjacent to Glenview Liquors; reduction in parking and access for Shoppers Row</i>
Stepback along the South Lot Line	10 ft	10 ft (0 ft)	The applicant has confirmed the ramp to the second floor does not encroach into the limits of the second story (22 ft tall)
<b>Interior Parking Setback (Southwest)</b>	5 ft	0 ft	A landscape island would be required at the southwest corner of the site. The parking continues directly into the Shoppers Row site.
<b>Rear Yard Parking Setback (Northwest) &amp; Interior Parking Setback (North)</b>	15 ft 7 ft	13 ft (6 ft) 5 ft (n/a)	<i>The applicant proposes a parking overhang of 2.0 feet into the required parking setback.</i>
Loading Areas	3	3 (2)	Applicant has two depressed bays and one surface bay
<b>Parking Stall Area</b>	9 ft by 17ft/19 ft	Base of light standards encroach into stalls	Light standards would be located elsewhere, possibly leaving lower light levels at interior of lot
<b>Parking Lot Landscape Islands &amp; Size</b>	1 per 15 stalls and At end of row	2 At end of 5 rows	1 (3) more 9x19 island would be needed along the stretch of 20 spaces to the north; less parking stalls 6 (10) more 9x19 islands would be needed; less parking stalls
Parking Lot Landscape Rows	1	1 (0)	With the parking reconfigured a landscape row was added
Parking Lot Trees	28	31	More trees were added in the new landscaped row, along the river, and in the parking lot
<b>Interior Parking Lot Trees</b>	19	15 (10)	4 more trees; less parking stalls; trees are proposed adjacent to river
<b>Lighting Uniformity Ratio</b>	4:1	15:1	High light levels in the middle of the parking lot and low levels at the property line are adversely affecting the uniformity.
<b>Light Pole Height</b>	14 ft w/in 100 ft of Residential & 18 ft	18 ft	Proposing to use the downtown Sternberg fixtures.
Average fc Level	5 fc	1.3 fc ( 5+ fc)	Lighting plan confirms compliance.
Maximum fc Level	12 fc	7.9 fc (12+ fc)	Lighting plan confirms compliance.
<b>Primary Entrance</b>	Front upon (east) primary street	North side	The front door would be along Waukegan Road and at farthest location from parking.
Fenestration along Waukegan Road	50%	59% (49%)	Additional windows were added along Waukegan.
<b>Fenestration along Sides and Rear Facades</b>	25% on west and south facades	0% & 0%	Additional windows or spandrel glass would need to be located on both façades (along ramp and service area)
<b>Installation of a Blank Wall along Waukegan</b>	Not more than 20 ft	62 ft (81 ft)	<i>Spandrel glass would need to be included along the southern section of building in front of the interior coolers</i>
<b>A Change in Building Façade</b>	Every 75 ft (2 req'd)	No Change	Single use building would have two different façade designs

If the Zoning Board Appeals requires modifications to the site plan as part of their review the applicant would appear before the Plan Commission to review the modifications. A recommendation from the Zoning Board of Appeals and Plan Commission would be simultaneously forwarded to the Village Board for a final determination.

#### **ENGINEERING REVIEW COMMENTS:**

No preliminary engineering issues exist that would prevent this project from proceeding to final engineering review and approval. A memo outlining the engineering reviews is included in the attached memorandum dated 07/18/13 from Bill Blecke of Baxter and Woodman, the Village's Engineering Consultant.

#### **REQUIRED APPROVAL(s):**

The following chart details the necessary required approvals and is provided as a Regulatory Review Appendix. The appendix includes specific descriptions of each regulatory approval, the review criteria, and standards for approval. Each Commissioner has a copy of the appendix and copies for the public are located on the table near the Board Room entrance doors and are available in the Planning Division section of the Village website [www.glenview.il.us](http://www.glenview.il.us).

Required	Regulatory Review
	A. Annexation
	B. Annexation with Annexation Agreement
	C. Comprehensive Plan Amendment
	D. Official Map Amendment
	E. Rezoning
	F. Planned Development
√	G. Conditional Use
√	H. Final Site Plan Review
	I. Second Curb Cut
√	J. Subdivision (Preliminary, Final, and Waivers)
√	K. Variation(s) (Zoning Board of Appeals)
√	L. Certificate of Appropriateness (Appearance Commission)
√	M. Final Engineering Approval & Outside Agency Permits
√	N. Building Permits
√	O. Building & Engineering Inspections
√	P. Recorded Documents (Development Agreements, Easements, Covenants, etc.)
√	Q. Business License
√	R. Certificate of Occupancy

#### **ATTACHMENTS:**

1. Public Notice
2. Engineering Memorandum
3. Excerpt from Downtown Revitalization Plan (Preferred and Alternate)
4. Letter from Kent Fuller
5. Letter from Henrietta Saunders, NRC Chair
6. Letter from Nancy Halliday, NRC Commissioner
7. Not included, but distributed to Plan Commission
  - A. Village Board Report - Lease with Heinen's Fine Foods
  - B. Easement Agreement between Village of Glenview and Shoppers Row

**VILLAGE OF GLENVIEW**  
**PUBLIC NOTICE**  
**P2013-050**

Notice is hereby given that a public hearing will be held by the Glenview Plan Commission on July 9, 2013 at 7:00 P.M., in the Village Hall, 1225 Waukegan Road, Glenview, Illinois to consider a petition by the applicant, Heinen's Fine Foods, requesting a Conditional Use in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(13), and Article XII, Downtown Development Code of the Glenview Zoning Ordinance to allow a retail use comprised of greater than 5,000 square feet in the D-D Downtown Development District, and such other relief as may be necessary or desirable in connection with such matters.

The applicant also seeks Final Site Plan Review and Preliminary Subdivision approvals in conjunction with their request to construct a new grocery store.

The subject property involved is commonly known as **1020 Waukegan Road** and is legally described as follows:

BLOCK 7 (EXCEPT THE SOUTH 94 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 40 FEET OF THE SOUTH 134 FEET THEREOF LYING WEST OF THE EAST 200 FEET AS MEASURED FROM THE EAST LINE OF SAID BLOCK 7 (CENTER LINE OF WAUKEGAN ROAD) AND EXCEPT THE NORTH 3 ½ ACRES AND EXCEPT A STRIP OF LAND 50.0 FEET WIDE MEASURED ON THE WEST LINE LYING SOUTH OF AND ADJOINING THE NORTH 3 ½ ACRES OF SAID BLOCK 7) IN HUTCHING'S ADDITION TO OAK GLEN, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET WEST OF ROAD) ALL IN COOK COUNTY, ILLINOIS; AND

LOT 1 IN BOUCHERS CONSOLIDATION SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHING'S ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT NUMBER 932154) AND ALSO OF LOTS 1 TO 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1957 AS DOCUMENT NUMBER 17038892) ALL OF SAID PREMISES BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 5, 1961 AS DOCUMENT NUMBER 18127682, ALL IN COOK COUNTY, ILLINOIS; AND

ALL OF PRAIRIE STREET (EXCEPT THE NORTH 19 FEET OF THE EAST 81 FEET OF THE NORTH HALF THEREOF) IN THE VILLAGE OF GLENVIEW, ILLINOIS. LYING WEST OF THE EAST LINE OF LOT 2 EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF LOT 3 EXTENDED SOUTH IN HAUT'S SUBDIVISION OF PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; AND

THE NORTH 50 FEET (MEASURED ON THE WEST LINE) OF THAT PART OF BLOCK 7 LYING SOUTH OF THE NORTH 3 ½ ACRES OF SAID BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, (HEREINAFTER DESCRIBED (EXCEPTING FROM SAID 50 FOOT STRIP THE EAST 17.0 FEET THEREOF AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE ORIGINAL WAUKEGAN ROAD AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID 50 FOOT STRIP WITH THE EASTERLY LINE OF SAID BLOCK; THENCE WEST ON SAID SOUTH LINE TO A POINT 62 FEET WEST OF THE WESTERLY LINE OF ORIGINAL WAUKEGAN ROAD; THENCE NORTHEASTERLY PARALLEL WITH SAID WESTERLY LINE OF ROAD, 21 FEET; THENCE EAST TO A POINT IN THE EASTERLY LINE OF SAID BLOCK, 21

FEET (MEASURED ON SAID EASTERLY LINE) NORTHERLY OF THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID BLOCK, 21 TO THE POINT OF BEGINNING AND EXCEPTING FROM THE SAID 50 FOOT STRIP THAT PART THEREOF LYING WEST OF THE EAST LINE OF LOT 4 (AS EXTENDED SOUTH) IN HAUT'S SUBDIVISION OF PART OF THE NORTH 3 ½, ACRES OF BLOCK 7 IN SAID HUTCHING'S ADDITION TO OAK GLEN, SAID HUTCHING'S ADDITION TO OAK GLEN BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION. LYING WEST OF WAUKEGAN ROAD) IN COOK COUNTY, ILLINOIS; AND,

THAT PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION LYING WEST OF WAUKEGAN ROAD) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WAUKEGAN ROAD WITH THE SOUTH LINE OF THE NORTH 50 FEET (MEASURED ON THE WEST LINE OF BLOCK 7) OF THAT PART OF BLOCK 7 AFORESAID LYING SOUTH OF THE NORTH 3 ½ ACRES OF SAID BLOCK 7 RUNNING THENCE WEST ON THE SOUTH LINE OF SAID 50 FOOT STRIP 62 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF WAUKEGAN ROAD, 21 FEET; THENCE EAST 62 FEET TO THE WESTERLY LINE OF SAID WAUKEGAN ROAD; THENCE SOUTHERLY ON THE WESTERLY LINE OF WAUKEGAN ROAD, 21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 17 FEET OF SAID LAND AS CONVEYED TO THE STATE OF ILLINOIS FOR USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED AUGUST 11, 1965 AND RECORDED AUGUST 18, 1965 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19562008, ALL IN COOK COUNTY, ILLINOIS.

All persons interested should attend and will be given an opportunity to be heard. Please contact Jeff Brady at (847) 904-4306 with any questions or concerns.

Glenview Plan Commission  
Steven K. Bucklin, Chairman

ATTEST:  
Jeff Brady, AICP  
Director of Planning  
Publication Date: June 20, 2013



# MEMORANDUM



**Crystal Lake Office**  
8678 Ridgefield Road  
Crystal Lake, IL 60012  
Phone: 815.459.1260  
Fax: 815.455.0450

Corporate Website: [www.baxterwoodman.com](http://www.baxterwoodman.com) e-mail: [info@baxterwoodman.com](mailto:info@baxterwoodman.com)

**DATE: July 17, 2013**

**TO: Anthony Repp**

**FROM: Bill Blecke**

**SUBJECT: Glenview – Heinen’s Fine Foods, 1020 Waukegan Road**

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Tony:

The following are our comments on the Preliminary Engineering Plans and the Preliminary Stormwater Management Summary both dated July 2, 2013 and prepared by Manhard Consulting Ltd. It should be noted that none of the comments that follow would prevent this project from proceeding to final engineering. Our comments on the preliminary engineering are as follows:

**Stormwater Management:**

The Preliminary Stormwater Management Summary is satisfactory at this point and includes the design to mitigate floodplain compensatory storage in the northwest corner of the proposed parking lot. Village of Glenview floodplain ordinance standards will be complied with.

The proposed subsurface detention vault will need to be detailed and signed and sealed by a licensed structural engineer in the State of Illinois.

**Water Main:**

The proposed water main is shown to be continued offsite to the south and a reference is made to plans by Daniel Creaney. Those plans will be required to be submitted?

Final engineering plans will include the water main connection to the building. It should be noted that fire suppression and potable water connections are to be external and separately valved in accordance with engineering standard requirements. All fire hydrant locations will be reviewed for compliance with final engineering; however it appears that an additional hydrant will be needed on the west side of the building.

**Traffic Issues:**

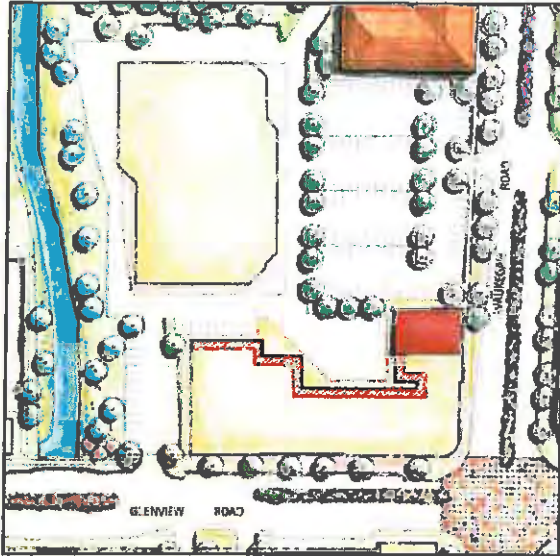
None are reported here as traffic issues are reviewed by BENES.

**Outside Agency Permits Required:**

- MWRD
- IDOT
- IEPA

Bill Blecke

### DOMINICK'S SITE – PREFERRED CONCEPT (northwest Corner of Glenview and Waukegan Roads)



- **Development Program Summary**
  - 4,000 square feet of new commercial space
  - Reconfigured surface parking
  - Landscaping/screening
  - Riverfront improvements
- **Regulatory Framework**
  - Maximum height per existing zoning; one-story structure desirable
  - Parking requirements may need to be relaxed to allow additional retail
- **Related Public Improvements/Infrastructure**
  - Waukegan Road planted median
- **Village Contribution to Enhance Feasibility**
  - N/A

As one of the largest development opportunity sites in Downtown, the Dominick's site was the subject of a significant amount of review and analysis during the Downtown planning process. The range of alternative plans considered included mixed-use development, purely residential structures, civic uses, and various combinations of these elements. However, community input has made it clear that retaining a grocery store in Downtown is a high priority, and that this site is the preferred location for that use. Dominick's reportedly holds a long-term lease on the site that includes an option to terminate occupancy in the near term. A pro-active stance by the Village is important to maintain a grocery store use here.

While the building is set back far from Waukegan Road, and a more pedestrian-friendly site and building configuration would be ideal, the Consultant Team's financial feasibility analysis suggests that the costs of providing a new grocery store on-site are likely to be prohibitive, at least in the near term. Therefore, the Preferred Concept for this block assumes that the current grocery store building remains in place. It recommends reconfiguration of the parking lot and addition of landscaped islands that will reduce the negative visual impact of the large parking lot. It also shows landscaping along the river edge and façade improvements for the building.

The additional retail building at the south side of the Dominick's parking lot helps reduce the large gap in the Waukegan Road street wall created by the grocery store's parking lot. The plan shows improvements to the rear façades and additional screening on the existing service area of the building at the northwest corner of Glenview and Waukegan Roads. These improvements would help improve views from Waukegan Road and the Dominick's parking lot.

**DOMINICK'S SITE – ALTERNATE CONCEPT**

(Note: Not shown in overall Central Sub-Area Plan- please see Appendix C for full version)



- **Development Program Summary**
  - 26,000 square feet of grocery space
  - 5,000 square feet other commercial space
  - 216 surface parking spaces
  - Landscaping/screening
  - Riverfront improvements
- **Regulatory Framework**
  - One-story building height for grocery and commercial space
- **Related Public Improvements/Infrastructure**
  - Waukegan Road planted median
- **Village Contribution to Enhance Feasibility**
  - Possibly contribute financially to development of new grocery store structure

The Alternate Concept illustrates the preferred configuration of the Dominick's site if it becomes feasible to replace the existing grocery store structure. The concept shows a new grocery store building with a more urban configuration—the primary façade is on the site's Waukegan Road frontage, and parking is located behind the building. This provides increased visibility for the grocery from Waukegan Road, and is significantly more pedestrian friendly. The concept also creates a shared and hidden service court with the existing retail building at the northwest corner of Waukegan and Glenview Roads. The Alternate Concept allows for the reclamation of much of the east side of the river to create a large green space with a riverwalk.

It is important that any grocery store developed under this concept provide a full-service pedestrian entrance on or close to the Waukegan Road sidewalk, as well as a high degree of façade transparency to create visual interest.

This alternate primarily addresses a scenario under which Dominick's vacates the site, and no high-quality grocery tenants are willing to occupy the existing grocery store structure. The Economic Feasibility Model (see Appendix A of this report volume) indicates that it is unlikely that development of a new grocery structure will take place without public financial assistance, particularly in the near term. Therefore, the Preferred Concept contemplates enhancements to the existing structure and parking area rather than construction of a new facility. The most viable option for doing so may be Tax Increment Financing (TIF), described in the "Implementation Tools/Resources" section of Appendix D.

2361 Dewes Street  
Glenview, IL 60025  
February 7, 2013

Steve Bucklin, Chairman  
Plan Commission  
Village of Glenview

Dear Steve,

Redevelopment of the Village owned former Dominick's site provides a once in a lifetime opportunity to transform the barren riverbank to an amenity that adds to the quality of life in our community. Devoting a relatively narrow strip along the river to natural vegetation and a walkway would greatly enhance the area.

The officially adopted *Plan for Nature in Glenview* identifies the West Fork corridor as an important asset, identified past steps taken by the Village to protect it, and called for various steps enhance it. One of the previous investments was the acquisition and later restoration of the expanded War Memorial site on the south side of Glenview Road across the street from the Dominick's site. It was the first step towards creating a downtown river walk. Extending public access and restoration of the river across the Dominick's site is the next step.

As an historical note, I'd like to point out that enhancing the downtown portion of the river, including the Dominick's site, was first proposed by Plan Commissioner Art Fitzgerald in the late 1960s. At the time he proposed "West Fork Green" which was his plan for turning our ditch into an asset. It was a public hearing on his proposal that was my first contact with Village government and that led to my serving as a member of the Plan Commission. It has been a long time, but its not too late follow Art's lead.

I'm hoping that you and members of the Commission will do all that you can to transform the river into the asset that it can be.

Sincerely,

Kent Fuller

P.S. Please share this letter with members of the Commission.

MEMORANDUM

January 22, 2013

TO: Robyn Flakne, Natural Resources Manager, Village of Glenview

FROM: Nancy Halliday, Natural Resources Commissioner *NH*

REGARDING: Heinen plan comments as requested  
Corrections on minutes for the November 19, 2012,  
meeting of the NRC

As a Natural Resource Commissioner and as a citizen of Glenview, I am disappointed that the Village, which owns the Heinen proposed site along the West Fork of the North Branch of the Chicago River, did not see fit to set aside a portion of the property along the east side of the river for a nature/river walk open to the public.

As I mentioned in the NRC meeting on January 21, I am concerned that the levelling of the ground, which would be necessary for the building to be constructed in the east-west rectangular format in the proposal, may change water run-off pathways to the river, possibly causing more erosion. This question should be included in a hydrological study before construction ensues.

Regarding corrections to the minutes of the November 19, 2012, meeting of the NRC:

page two

under Wilmette

"Rewriting zoning code" should read Rewriting  
electric codes

page three:

under Winnetka

"Planning a bike path" should read Beginning a 10'  
wide bike and pedestrian path in a two block area  
as part of a larger plan



**From:** hankandboys@comcast.net [mailto:hankandboys@comcast.net]  
**Sent:** Thursday, January 24, 2013 3:46 PM  
**To:** Jeff Brady; Robyn Flakne  
**Subject:** Please circulate this copy. Thanks.

Hi Jeff and Robyn

See below for a letter drafted in consultation with NRC members. I welcome your feedback and ask that you please pass our concerns along to the Plan Commission directly.

Thanks

Henrietta

To Plan Commission Chairman Steve Bucklin and Commissioners  
cc: Jeff Brady, Director, Planning division  
Robyn Flakne, Natural Resources Manager  
Natural Resources Commission members

From: Henrietta Saunders, Chair  
Natural Resources Commission, Village of Glenview

Date: Jan 24, 2013

At our January 21 meeting of the Natural Resources Commission, we reviewed the Baxter and Woodman draft plan for the proposed redevelopment of the former Dominick's property on Waukegan Road adjacent to the West Fork of the Chicago River. Like all residents of Glenview, we are eager to have this property redeveloped and look forward to a more vibrant downtown. We also value the West Fork Corridor as an not only a unique amenity of our downtown but also part of a larger regional natural resource system and hope to conform with modern design sensibilities and technology that value enhance natural features more than was the practice in the past.

The suggestions which Glenview Village Staff and our consultant at Baxter and Woodman brought forth for improving the river bank and bed are good ones. We would like to see these implemented to the fullest extent possible, and are particularly supportive of the small walking path on the west end of the parking lot, so that people can safely experience the river bank as is done in other nearby river communities. The neighborly feel that Heinen's seems to value in our Village will be enhanced greatly by this element.

At the same time, we are concerned about some of the hardscape and landscape issues that may come before the Plan Commission. We hope they will get resolved in a manner that minimizes stormwater runoff and pollution that negatively impact the river ecosystem as a whole. In particular, we are interested in the details of: Percent of parking lot runoff to be detained onsite? Will it be treated in any way? What would be the treatment method and rate of release? This is an opportunity to slow and even decrease whatever runoff is already happening. Many of these concerns could be accomplished through use of green infrastructure elements in the landscaping of the parking lot, permeable paving and/or bioswales which could slow and diminish the total amount of runoff from the site and released water flowing through native wetland planting at the outfall.

Thank you for your attention to our concerns. We look forward to working with you and the Village staff as we welcome a new business into Glenview.

# Typical Floodplain Trees



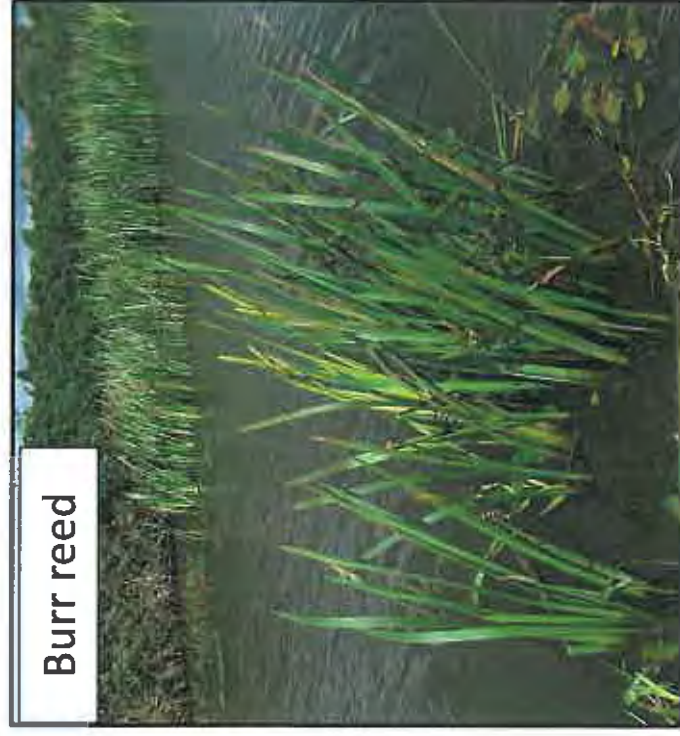




Pickerel  
Weed



Arrowhead



Burr reed

## Typical Floodplain Plantings



Swamp  
Milkweed

**P2013-050**

**Ordinance granting approval of Conditional Use, Final Site Plan Review, and Preliminary Subdivision Approval for Heinen's Fine Foods at 1020 Waukegan Road and Final Site Plan Review for Shoppers Row at 1700-1750 Glenview Road 09/03/13**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE GRANTING APPROVAL CONDITIONAL USE, FINAL SITE PLAN REVIEW,  
AND PRELIMINARY SUBDIVISION APPROVALS**

**WHEREAS**, the Village of Glenview (the "Village") is a home rule municipality in accordance with the Constitution of the State of Illinois of 1970;

**WHEREAS**, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the public health, safety and welfare of its citizens;

**WHEREAS**, the applicant, Heinen's Fine Foods, requested approval of Conditional Use, Final Site Plan Review, and Preliminary Subdivision Approval to allow an approximately 43,915 square foot grocery store with 138 customer parking stalls at grade and 80 employee roof top parking stalls at 1020 Waukegan Road (the "Property"), and Final Site Plan Approval for the adjacent parking lot to the south of the grocery store and the access road to the north for Shoppers Row at 1700-1750 Glenview Road to allow for such improvements associated with the grocery store development;

**WHEREAS**, a notice of public hearing concerning the question of an Conditional Use was duly published on June 20, 2013 in the *Glenview Announcements*, a newspaper of general circulation in the Village, in accordance with the Glenview Zoning Ordinance;

**WHEREAS**, public hearings were held by the Plan Commission on July 9, 2013 and July 23, 2013 pursuant to the provisions of the aforesaid published notice, and all persons who desired to be heard were heard, including an opportunity given to all persons who desired to make objections thereto, and subsequently a recommendation was forwarded to the Glenview Board of Trustees;

**WHEREAS**, a final site plan review pursuant to the criteria of Chapter 54, Article IV of the Glenview Municipal Code (the "Code") was conducted by the Plan Commission on the aforementioned meeting dates and times, and subsequently a recommendation was forwarded to the Glenview Board of Trustees; and

**WHEREAS**, the Corporate Authorities, having considered the recommendation of the Plan Commission, find it in the public interest to grant approval of Conditional Use, Final Site Plan Review, and Preliminary Subdivision, and that the approval of the development will promote the public health, safety and welfare of the Village and its residents.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Glenview, Cook County, Illinois, as follows:

**Section 1:** The recitals contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

**Section 2:** The approvals as described in Sections 3 and 4 below are hereby granted to the Property, legally described as:

BLOCK 7 (EXCEPT THE SOUTH 94 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 40 FEET OF THE SOUTH 134 FEET THEREOF LYING WEST OF THE EAST 200 FEET AS MEASURED FROM THE EAST LINE OF SAID BLOCK 7 (CENTER LINE OF WAUKEGAN ROAD) AND EXCEPT THE NORTH 3 ½ ACRES AND EXCEPT A STRIP OF LAND 50.0 FEET WIDE MEASURED ON THE WEST LINE LYING SOUTH OF AND ADJOINING THE NORTH 3 ½ ACRES OF SAID BLOCK 7) IN HUTCHING'S ADDITION TO OAK GLEN, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET WEST OF ROAD) ALL IN COOK COUNTY, ILLINOIS; AND LOT 1 IN BOUCHERS CONSOLIDATION SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHING'S ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT NUMBER 932154) AND ALSO OF LOTS 1 TO 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1957 AS DOCUMENT NUMBER 17038892) ALL OF SAID PREMISES BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 5, 1961 AS DOCUMENT NUMBER 18127682, ALL IN COOK COUNTY, ILLINOIS; AND

ALL OF PRAIRIE STREET (EXCEPT THE NORTH 19 FEET OF THE EAST 81 FEET OF THE NORTH HALF THEREOF) IN THE VILLAGE OF GLENVIEW, ILLINOIS. LYING WEST OF THE EAST LINE OF LOT 2 EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF LOT 3 EXTENDED SOUTH IN HAUT'S SUBDIVISION OF PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS; AND

THE NORTH 50 FEET (MEASURED ON THE WEST LINE) OF THAT PART OF BLOCK 7 LYING SOUTH OF THE NORTH 3 ½ ACRES OF SAID BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, (HEREINAFTER DESCRIBED (EXCEPTING FROM SAID 50 FOOT STRIP THE EAST 17.0 FEET THEREOF AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE ORIGINAL WAUKEGAN ROAD AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID 50 FOOT STRIP WITH THE EASTERLY LINE OF SAID BLOCK; THENCE WEST ON SAID SOUTH LINE TO A POINT 62 FEET WEST OF THE WESTERLY LINE OF ORIGINAL WAUKEGAN ROAD; THENCE NORTHEASTERLY PARALLEL WITH SAID WESTERLY LINE OF ROAD, 21 FEET; THENCE EAST TO A POINT IN THE EASTERLY LINE OF SAID BLOCK, 21 FEET (MEASURED ON SAID EASTERLY LINE) NORTHERLY OF THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID BLOCK, 21 TO THE POINT OF BEGINNING AND EXCEPTING FROM THE SAID 50 FOOT STRIP THAT PART THEREOF LYING WEST OF THE EAST LINE OF LOT 4 (AS EXTENDED SOUTH) IN HAUT'S SUBDIVISION OF PART OF THE NORTH 3 ½, ACRES OF BLOCK 7 IN SAID HUTCHING'S ADDITION TO OAK GLEN, SAID HUTCHING'S ADDITION TO OAK GLEN BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION. LYING WEST OF WAUKEGAN ROAD) IN COOK COUNTY, ILLINOIS; AND,

THAT PART OF BLOCK 7 IN HUTCHING'S ADDITION TO OAK GLEN, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35 TOWNSHIP NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION LYING WEST OF WAUKEGAN ROAD) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WAUKEGAN ROAD WITH THE SOUTH LINE OF THE NORTH 50 FEET (MEASURED ON THE WEST LINE OF BLOCK 7) OF THAT PART OF BLOCK 7 AFORESAID LYING SOUTH OF THE NORTH 3 ½ ACRES OF SAID BLOCK 7 RUNNING THENCE WEST ON THE SOUTH LINE OF SAID 50 FOOT STRIP 62 FEET; THENCE NORTHERLY PARALLEL



WITH THE WEST LINE OF WAUKEGAN ROAD, 21 FEET; THENCE EAST 62 FEET TO THE WESTERLY LINE OF SAID WAUKEGAN ROAD; THENCE SOUTHERLY ON THE WESTERLY LINE OF WAUKEGAN ROAD, 21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 17 FEET OF SAID LAND AS CONVEYED TO THE STATE OF ILLINOIS FOR USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED AUGUST 11, 1965 AND RECORDED AUGUST 18, 1965 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19562008, ALL IN COOK COUNTY, ILLINOIS.

**Section 3:** Final Site Plan Review and Preliminary Subdivision approval is granted for the subject property, in accordance with the requirements of Chapter 54, Article IV of the Code and subject to the following:

1. Site Plan Exhibits prepared by Process Creative Solutions, Inc.:
  - c. Site Plan (Sheet "SITE" – Dated 07/31/13)
  - d. Second Floor Plans (Sheet SK21. 1 – Dated 08/13/13)
2. Site Dimensional and Paving Plan (Sheet 4 of 16) prepared by Manhard Consulting, Ltd. and revised 08/13/13.
3. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
4. Final engineering approvals through the building permit process for the parcels and improvements comprising the development site.
5. Preliminary Subdivision approval in accordance with the approved final site plan.
6. Final Appearance Commission approval for any proposed signage, landscaping, and lighting is required which may include the review and approval of any documents referenced during the Plan Commission's review.

**Section 4:** Conditional Use in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(13) and Article XII (Downtown Development Code) of the Code to allow a retail use comprised of greater than 5,000 square feet in the D-D Downtown Development District, subject to the following conditions:

1. There shall be no outdoor displays or attention-getting devices on the premises.
2. The petitioner shall be in receipt of a building permit within twelve (12) months following the adoption of said ordinance, or the conditional use will lapse.
3. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.

**Section 5:** Final Site Plan Review and Preliminary Subdivision approval is granted for 1700-1750 Glenview Road (Shoppers Row), in accordance with the requirements of Chapter 54, Article IV of the Code and subject to the following:

1. Site Plan Exhibit prepared by Daniel Creaney Company entitled Shoppers Row Parking Reconfiguration, dated 05/02/13.
2. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
3. Final engineering approvals through the building permit process for the parcels and improvements comprising the development site.
4. Final Appearance Commission approval for any proposed signage, landscaping, and lighting is required which may include the review and approval of any documents referenced during the Plan Commission's review.



**Section 6:** Appropriate notice shall be taken in the Office of the Director of Planning and Economic Development and any other affected departments of the Village of the conditional use hereby authorized and suitable records shall be maintained to guarantee such conditional use of the premises heretofore described.

**Section 7:** Every section and provision of this Ordinance shall be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of any other portion of this Ordinance.

**Section 8:** This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

APPROVED by me this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
James R. Patterson, Jr., President of the  
Village of Glenview, Cook County, Illinois

ATTESTED and FILED in my office the  
\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Todd Hileman, Village Clerk of the  
Village of Glenview, Cook County, Illinois

***Excerpt from Draft Minutes of 07/09/2013 Plan Commission Meeting***

**P2013-050     1020 Waukegan Road – Heinen’s Fine Foods (Public Hearing)**

Chairman Bucklin reviewed what the applicant is proposing, stating that this used to be a former Dominick’s site on Waukegan and Glenview Road. He welcomed Heinen’s Foods to the Village, noting that the site has been empty for a long time. Mr. Brady provided a brief description of the case, saying it is for conditional use, final site plan review and preliminary subdivision for address. An aerial shot was shown from GIS showing the former building on the site which showed the property lines being fairly easy to see. It runs along the south side of a funeral home’s parking lot, the eastern property line is Waukegan Road and the southern property line is the edge of the building, which is the Glenview liquor store. There is no access to those parking stalls in that area as they won’t exist in the future. The site has an unusual property line on the western side. The applicant is looking for consideration for conditional use, final site plan review, preliminary subdivision approval and ZBA and final site review by the Appearance Commission. The lower left hand corner shows what the site looks like as it exists today. The previous building has been demolished and the embankment has been cleared. The Natural Resource Commission is reviewing the landscaping proposal.

Two options were included; the third was just leaving the old grocery store there. Commissioner Ruter noticed that the store is shown at 23,000’ square feet, but the proposal is different. He wanted to know if the drawing is accurate. Mr. Brady explained that the drawing was simply one of the alternate concepts, so it was one of many ways of developing the site. He also explained that as part of the purchase of the site, the Village was looking for another grocer user to occupy the site. He reviewed the ten-year Lease Agreement terms. He stated that the applicant will build a new grocery store on the site with a ten-year covenant, and at the conclusion there is an opportunity for Heinen’s to purchase the site. Other items relate to who has to do what with improvements to the site.

Mr. Brady next reviewed the Easement Agreement and explained that is why the Village is proposing modifications to the site. Commissioner Fallon asked how Glenview Liquors feels about this situation, since anyone coming from the west needs to go around the block and it is fairly complicated. Mr. Brady stated that the only other way to get there coming from a different location would be going through the parking lot and going out to Waukegan Road and coming in. As far as the liquor store, the parking is not on their property. Commissioner Ruter inquired about how many square feet the Leasing Agreement indicates. Mr. Brady responded that the minimum size that had to be built was a 35,000’ square feet grocery store, and there was just an error in the PowerPoints. It should say “up to AT LEAST a 35,000’ square feet...”

Mr. Brady then showed site plan with new access which is a right-in only off Waukegan Road to the existing diagonal spots. Delivery vehicles could still back up to do deliveries and garbage trucks could enter. There are four additional spaces adjacent to the building, and there is two-way access in front of the service locations. The proposal of the sign is raising the height so there are three tenants on Shoppers Row in addition to Heinen’s. The street and driveway

landscaping design includes additional on-street public parking. There is one way in and one way out and parking is funneled to the rear of the site. The entrance is on the northern side of the property, and the striping allows them to consolidate the parking in a drive aisle configuration. Going further south is access to the Shoppers Row site. The curb cut allows truck turning. The landscape plan was included in the packet and has some additional trees. Landscaping is included underneath the utility area. The Natural Resource Commission looked at the embankment, and what is being proposed is inclusion of nature trees in the packet.

The architect for the project was present, Mr. Greg Ernst. He briefly went through the elevations and updates to the design, stating the building is about 35' feet tall. Their main design along Waukegan Road was to draw people more toward the north. There are opaque walls that start to open up more and draw people to the corner. As you turn the corner, the north entry is not facing anything per say. To generate more interest they introduced height with a canopy and tower. All of the north façade and most of the west façade is modular face brick. Since they gave elevations they've continued to develop it and introduce some architectural sandstone along the base and started to emphasize the entrance along the north façade. For the most part, all of the public facing facades will be face brick. Where the ramp is and the service bays are will be stamped precast panels.

Commissioner Ruter was surprised at how plain the west and south elevations look. Mr. Ernest stated that both elevations are very visible as you go down Glenview Road. Chairman Bucklin thought they looked a little different from the plans the Commission saw in their packets and asked for an explanation of the differences. Mr. Ernst explained that for all elevations, the biggest difference is adding the vertical line and capstone element to help break up the rhythm a little more. He agreed it works along Waukegan, but it wasn't terribly dynamic and they knew they wanted sconces in that location but needed another vertical element. The other difference is the old elevations had a row of three soldier courses. They decided to pull those out just to separate the building and because of the fact they had blank wall along Waukegan. They started to play around with patterning of brick colors to generate more fabric into that area. At their Barrington location, they have a lot of patterning elements such as weaving that are overlaid on top of each other. Commissioner Witt stated that the south elevation appears to be hundreds of feet of solid brick with no interest at all. She thinks they should have some architectural interest along the west elevation since people will be parking there.

Commissioner Igleski thought the main entrance was at the northeast corner where the two sided glass element is and it's not, but he understands why it is not since they are catering to the parking lot. He believes the pedestrians are being ignored, as they are walking more than halfway west before they get to the entrance. He would like to think the building is being built for pedestrians they hope to see in the downtown area as well as those who need to drive. He asked if there can be two corner entries along the north façade rather than one central one to cater to pedestrian traffic. That would also help the west façade in his opinion. He realizes it is a difficult site and it seems that northeast corner is being ignored. He agrees about the expansive solid masonry, but feels there are other things that could be done to break up the solid wall. He

is more concerned about the west and the prominent view of the back of the grocery store which isn't typically very attractive.

Commissioner Dickson proposed flipping the plan so the north would go south. She said the applicant may consider the back of the Shoppers Row to be an alley, but it is something people use very consistently to get into all those businesses. She suggested taking some of that extra circulation and extra ingress and egress to give those businesses a proper store front which would provide a front for the grocery store as well. She knows IDOT will have an opinion but feels uncomfortable with that northern elevation being the entrance. If they flip it, she thinks they get all the loading and trash at the further most remote point of the customer traffic. She pointed out there is no back on Shoppers Row, and that the Village residents use the front and back equally. Mr. Ernst was concerned about where people would park if it were flipped. Commissioner Dickson noted that they exceed the required parking by almost 50%. The Village Code requires 136 and they have 219 total. Mr. Brady said that it goes back to the lease agreement. When the Village was working with Heinen's to layout a site design, Heinen's was willing to come to the site if there were certain parameters that could be met, one being they wanted 136 surface parking stalls for their employees. They are over parked because they are parked in accordance as to how their business is run as opposed as how the code is. Mr. Brady stated that with IDOT allowing for access to the site in the downtown revitalization plan, the access was as far north as the Village could get it and it was in the hopes of having a mid block connection. If it were to be moved, the main access into the site would occur at that location, and there cannot be a dedicated left-hand turn lane into the site. He agrees this is a primary access point for people because of the fact they are using this parking lot. Mr. Brady noted that the Village gets continual complaints when it double loads any retail stores about where the retailers keep their inventory. If the Village is trying to encourage pedestrians using the front door, flipping it and having everyone access the rear door gets away from the pedestrian activity on the street. The focus on working out the lease agreement was to have the most advantage access point to the site. Commissioner Dickson agrees with the other Commissioners that not enough attention is being placed on the pedestrian. The approach sequence for people going to the store is not very pleasant. It will be difficult if coming from the south on Waukegan Road and from the east on Glenview Road. She is not convinced they have to have the front door at the back of the building and expressed concerns about the elderly and those with children lining up. Commissioner Dickson thinks the only thing the Village is getting now that is good urban design is that the building is up to the Waukegan Road edge. After that it is falling apart. Mr. Brady stated that a 5' feet curb edge walk currently exists and that what the code states is to have a parkway and a sidewalk section. The sidewalk was widened out to be 6' feet and they purposely moved the building to the west to allow for additional landscaping. Chairman Bucklin said he agrees with the comments referencing the south wall, and feels they have to do something to eliminate the look of a long wall. Commissioner Bucklin then asked if there were any other comments about the building itself. Commissioner Ruter stated that he supports Commissioner Dickson's idea of switching it around.

The next item discussed were the parking lots. Commissioner Igleski stated he is uncomfortable deviating so dramatically from the ordinance regarding landscape. This combined with the

rooftop parking is a lot of impervious lot coverage with very little green. He then asked about the left turn out onto Waukegan since it can be a tough turn at certain times of day. He asked if a traffic study had been done. Mr. Ernst stated it had not and that they will stack four cars safely as far as getting to the right turn lane. Commissioner Igleski is concerned about 5:00 p.m. and all the left turners and what that might do to circulation.

Commissioner Fallon expressed concerns about there not being a location for dropping off and picking up people. He then inquired about a valet service. He also commented on impervious and wanted to know if the petitioner had looked at swales and asphalt or pervious concrete. Mr. Ernst said they have been looking at that and have a large detention basin right in the middle of the parking lot. With the system they have now with all water drifting into that detention basin, any surface oils and greases will get collected and put into that tank. After a while it does collect and they are looking into the best solution for cleaning it out. As for the valet, Mr. Ernest stated that some of their stores have parcel pickup, and they work great where there's a lot of land and circulation around the building. The challenge here is for a way to pay homage to the urban site. They shuffled things around to get as many windows facing Waukegan as possible. They want to honor pedestrian traffic, but the reality is they don't see a lot of pedestrian traffic out there right now, as Waukegan is pretty intimidating for pedestrians. What they are proposing here will make a huge improvement but the vast majority of their traffic will be vehicle traffic. As much as they want to have pedestrians, they will be driving. They are really are concerned about the customer and it behooves them to have as many parking places as possible, particular around the holidays. He stated they are not anti-tree; however, everything is about balance and compromise. They tried to hide all of the opaque things that support their store and put them up against Shoppers Row to use the big wall that was there. The area to the west or to the back is a blank wall admittedly, but they have used every other wall to put windows in and ran out of walls to put windows. It's a very challenging site and if they wanted to build a smaller store and under serve the community, that could be done. Commissioner Dickson commented that more trees are better for keeping cars cooler in warm weather. She would rather see more landscaping in the back of the lot rather than along the northern edge of the property line shed. That could be used to screen the western face and the extra space could be used to create a drop-off for people to pull over. Commissioner Dickson suggested sprinkling trees in the northern part of the parking lot and eliminating some parking spots. Commissioner Fallon proposed placing them by the handicapped spaces and hiding the big wall. Commissioner Dickson said she wants the easement to be very shaded. Chairman Bucklin commented that the Natural Resource Commission is looking for grants for beautifying the riverbank. He asked if there is going to be some real improvements for this project along the riverbank any time in near future. Mr. Brady responded that the goal is to obtain those funds and do in conjunction with improvements planned for Heinen's.

Chairman Bucklin agrees most traffic will come from vehicles, but that the units to the west and 33 to the north will change the pedestrian traffic. He would like to see something to spur potential growth. Mr. Ernst stated that there is nothing precluding a Heinen's associate from bringing out a shopper's cart. In Barrington they assist customers all the time. The point of the north entry is to strike a balance between the pedestrian and parking. Commissioner Ruter

suggested a possible idea for the south elevation would be to create some sort of valet station so people would know where to go to meet the store associate. He noted that Waukegan Road is daunting and problematic, but because of that this grocery store is unique in Glenview since people can walk there. It's the only grocery store located among so many homes and that enables people to choose to walk. He pointed out that there are also numerous middle schoolers who ride bikes around Glenview, so a place for bicycle racks would be a good addition.

Mr. Ernst asked if the main issue is that the entrance is all the way on the north side. He wanted to know if this would not become such an issue if it was a nicer experience. Commissioner Witt said they should not underestimate traffic coming in off of Glenview Road since it is much easier to get in there. She said that what they are doing now is going to the back of the store. Mr. Ernst said they walked down Waukegan and feel that one of the great opportunities would be to create some kind of boardwalk to hug the back of that curb about 4' or 5' feet wide up on posts to get people off of Glenview and get them to a point where they could walk up. The Commission liked that idea. Mr. Brady stated that was a concept that Natural Resources also looked at for a downtown revitalization plan, and the Village can continue to look at how that can become feasible by putting a path along the river there.

Mr. Ernst addressed illumination and reported they are still going through studies and have recalculated initially. In the report it states they are going with 18' feet poles, but they came back with a proposal of 20' feet poles and are now back to 18' feet poles. They still need a variance for it since it's within 100' feet of the apartment building. Essentially they are using a circular fixture with 100% cutoff. They also need a variance because base pole will be in the parking spot itself. They are in the middle of making an adjustment and are having some challenges there. Commissioner Dickson wanted to know if the 14' foot pole is in the lease agreement. Mr. Brady stated that wasn't called out when the lighting modifications were done a few years ago. In the downtown district, there is a 100' feet requirement when adjacent to residential where lights have to be 14' feet tall. The previous Dominick's had much taller lights at almost 30 feet. Under the new requirements, 100' feet is the requirement so they'd be requesting a variation for that. Commissioner Fallon comments that he has never seen any project with 20 variances on it before and asked if a lot of those items are because of the Lease Agreement. Mr. Brady explained it was because of the Lease Agreement and the downtown form based code was primarily for the mixed use buildings, so these issues are coming about with one large single user building. It's not a rectangle site, but has so many different angles. A lot of those unusual circumstances that occur were meant for mixed use development for more traditional configurations. Mr. Brady explained why so many variances. Commissioner Ruter asked if the Zoning Board will be reviewing these variances collectively or individually; Mr. Brady stated they will be done collectively. They could zero in on some and there could be additional compromises. Commissioner Dickson was wondering why this isn't a PUD. Mr. Brady said that was discussed and under the DD, if all variations were granted based upon the review between the two Commissioners they would all be legal conforming. If there were any modifications to occur, they wouldn't have to go through Plan Development.



Chairman Bucklin asked if anyone was present for the Public Hearing. With no one present to speak, he closed the Public Hearing at 8:46 p.m.

Commissioner Fallon stated this is great for the Village and wants it to be the best it can be. Commissioner Burton agreed that it is good for the Village.

Commissioner Witt made a motion, seconded by Commissioner Ruter, to continue Case P2013-050 to July 23, 2013.

YEAS:	Commissioners Igleski, Ruter, Witt, Fallon, Burton, Dickson
NAYS:	None
ABSTAINED:	None

## ***Excerpt from Draft Minutes of 07/23/2013 Plan Commission Meeting***

### P2013-1020 1020 Waukegan Road – Heinen’s Fine Foods

Chairman Bucklin commended the petitioner’s response to the requested changes made at the last Plan Commission meeting. Mr. Brady summarized that the proposal is for a conditional use, final site plan review and preliminary subdivision approval and the public portion of the meeting is continued from the last Plan Commission meeting. The petitioner is requesting to build a 43,915 square foot grocery store with 138 customer parking stalls at grade and 80 employee roof top parking stalls. Mr. Brady explained that while the Waukegan Road façade exhibits the storefront characteristics of the Downtown Code, the main entrance to the store would be located on the north side, closest to the customer parking. The service area towards the rear of the site and the access road through the Shoppers Row site to Glenview Road has been specifically designed to accommodate truck-turning movements. A one-way access drive and new curb cut from Waukegan is being included south of the new building for Shoppers Row tenants and customer parking. The access across the Shoppers Row site and the parking on the Village parcel south of the new grocery store are being accommodated through an easement agreement between the two property owners. Utilizing an aerial photo, he explained that the subject property is north of Glenview Road, west of Waukegan Road, riverbank and Shoppers Row. The property was the previous Dominick’s (Safeway) location that had been vacant for several years. The current tentative 2013 schedule was reviewed:

- 7/9                      *Plan Commission Meeting (Discussed and Continued)*
- 7/17                    *Appearance Commission Meeting (Conceptual Approval)*
- 7/23                    *Plan Commission Meeting*
- 8/5                      *Zoning Board of Appeals Meeting*
- 8/7                      *Preliminary Appearance Commission Meeting*
- 8/13                    *Plan Commission Meeting (If necessary)*
- 8/20                    *Village Board of Trustees First Consideration*
- 9/3                      *Village Board of Trustees Second Consideration*

The Appearance Commission was supportive of the petitioner’s proposal. Mr. Brady briefly touched on the proposal, easement and lease agreements:



Parcel	Requested Approvals
Heinen's Fine Foods (Village Parcel)	<ul style="list-style-type: none"> <li>• Conditional Use</li> <li>• Final Site Plan Review</li> <li>• Preliminary Subdivision Approval</li> <li>• Zoning Board of Appeals (separate) <ul style="list-style-type: none"> <li>◦ Variances</li> </ul> </li> <li>• Appearance Commission (separate) <ul style="list-style-type: none"> <li>◦ Building, landscaping, lighting, and signage</li> </ul> </li> </ul>
Shoppers Row	<ul style="list-style-type: none"> <li>• Final Site Plan Review</li> </ul>

Of particular note, Mr. Brady outlined the changes in the petitioner's proposed variances, which are a reflection of the petitioner's appearance at the last Plan Commission meeting.

## Proposed Variances (ZBA)

Variance Request	Requirement	Proposed/Previous	Difference to Plan If Compliant
Building Placed on the Build-to Line	60%	0%	The front façade is setback 4.5 ft-7 ft; the building would follow the street; would limit landscaping along front; would limit use of sidewalk, parkway landscaping, and potential future bike path
Side Yard Setback	0 ft	40'-2" (41.27')	An odd shaped building would fill in area adjacent to Glenview Liquors; reduction in parking and access for Shoppers Row
Stepback along the South Lot Line	10 ft	10 ft (0 ft)	The applicant has confirmed the ramp to the second floor does not encroach into the limits of the second story (22 ft tall)
Interior Parking Setback (Southwest)	5 ft	0 ft	A landscape island would be required at the southwest corner of the site. The parking continues directly into the Shoppers Row site.
Rear Yard Parking Setback (Northwest)	15 ft	13 ft (6 ft)	The applicant proposes a parking overhang of 2.0 feet into the required parking setback.
Loading Areas	3	3 (2)	Applicant has two depressed bays and one surface bay
Parking Stall Area	9 ft by 17ft/19 ft	Base of light standards encroach into stalls	Light standards would be located elsewhere, possibly leaving lower light levels at interior of lot
Parking Lot Landscape Islands	1 per 15 stalls and At end of row	2 At end of 5 rows	1 (3) more island would be needed along the stretch of 20 spaces to the north; less parking stalls 6 (10) more islands would be needed; less parking stalls
Parking Lot Landscape Rows	1	1 (0)	With the parking reconfigured a landscape row was added
Parking Lot Trees	28	31	More trees were added in the new landscaped row, along the river, and in the parking lot
Interior Parking Lot Trees	19	15 (10)	4 more trees; less parking stalls; trees are proposed adjacent to river
Lighting Uniformity Ratio	4:1	15:1	High light levels in the middle of the parking lot and low levels at the property line are adversely affecting the uniformity.
Light Pole Height	14 ft w/in 100 ft of Residential & 18 ft	18 ft	Proposing to use the downtown Sternberg fixtures.
Average fc Level	5 fc	1.3 fc ( 5+fc)	Lighting plan confirms compliance.
Maximum fc Level	12 fc	7.9 fc (12+ fc)	Lighting plan confirms compliance.
Primary Entrance	Front upon (east) primary street	North side	The front door would be along Waukegan Road and at farthest location from parking.
Fenestration along Waukegan Road	50%	59% (49%)	Additional windows were added along Waukegan.
Fenestration along Sides and Rear Facades	25% on west and south facades	0% & 0%	Additional windows or spandrel glass would need to be located on both facades (along ramp and service area)
Installation of a Blank Wall along Waukegan	Not more than 20 ft	62 ft (81 ft)	Spandrel glass would need to be included along the southern section of building in front of the interior coolers
A Change in Building Façade	Every 75 ft (2 req'd)	No Change	Single use building would have two different façade designs

20 Original Variances

7 Variances Eliminated

5 Lessened Impact

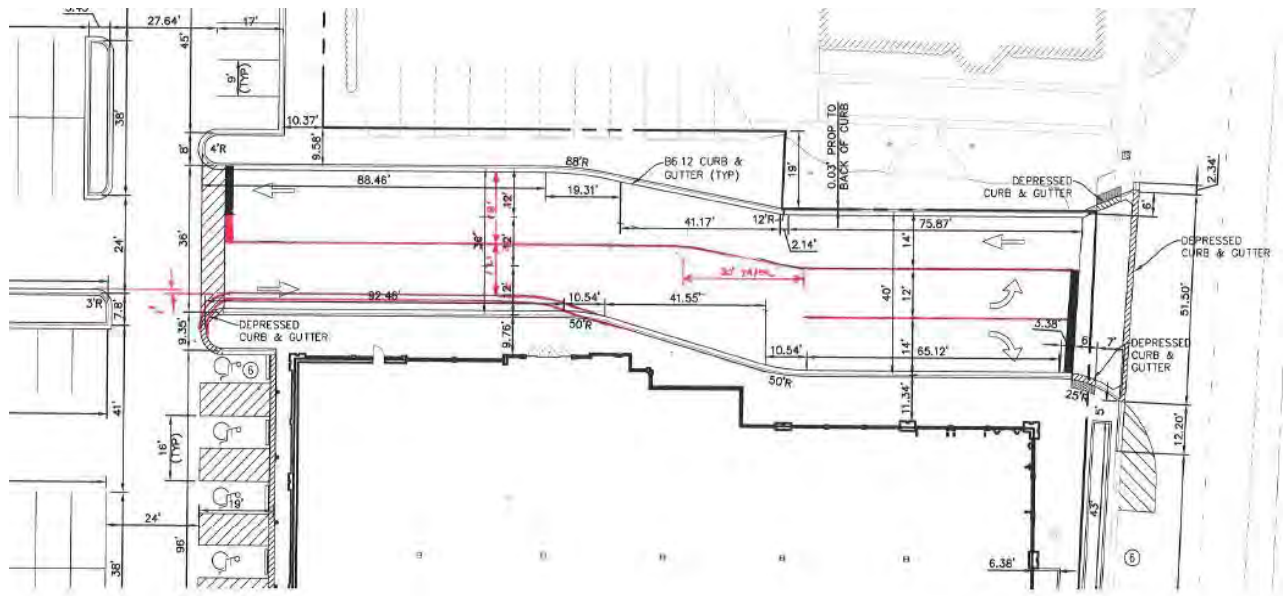
Of the original 20 variances requested, the above chart reflects changes made by the petitioner. Village Staff has categorized the changes as either unchanged, lessened or eliminated. Site plans were shown for the previous plans, current plans and Shoppers Row. The overall site plan was shown along side the current proposed site plan. The drop off area in front of the proposed front door reflects Village Staff modifications based on feedback from the Village's Traffic Consultant.

Mr. Brady showed the larger sidewalk that runs through a new landscape island that includes trees in the parking lot. This sidewalk has the ability to go out onto Glenview Road as well as the riverbank, which would be a more pedestrian-friendly way to get people to the grocery's front door. The applicant has revised their original plans and included additional landscaping in the parking lot to include more shade trees.

Village is working with it's Engineering consultant to explore the feasibility and financial impact to get a path along the riverbank based on slopes, potential ADA accessibility, storm water compensatory storage, detention, etc. Mr. Brady added that the riverbank area is the Village's responsibility so work is ongoing to investigate all options on how the path could potentially work. The site plan also illustrated the connection to Shoppers Row, which formalizes the striping pattern that currently exists to the north. The service area to the rear of the property would remain.

Delineation of a left & right turn was shown which allows tractor-trailers to turn and channels traffic to the service area.

Heinen's entranceway design was discussed at great deal. Mr. Brady utilized the following rendering to illustrate Village Staff's recommended changes (in red).



Village Staff was concerned that the original proposal customers picking up and dropping off either groceries or customers in the loading lane. Customers would need to cross 2 lanes of traffic to get to the sidewalk. Widening the drive aisle by 4-6 ft. was discussed as well as landscaping and a wider sidewalk in front of the store. In relation to parking, it was noted that parking is also available on Waukegan Avenue.

After much discussion, Chairman Bucklin asked the petitioner if they would incorporate Village Staff's recommended design changes as relation to the aforementioned chart. The petitioner, Mr. Bill Wells of Heinen's, Inc. agreed that yes, they would incorporate Staff's recommended improvements in the front of the building.

Mr. Brady continued his presentation by showing the landscape plan and riverbank restoration plan. In relation to the building elevations, he showed the new version that incorporates additional architectural designing on the Waukegan Road side of the building. The Appearance Commission has reviewed the proposed signage and has granted conceptual approval. The east elevation rendering showed the arched canopy, awnings, brick patterns and a metal trellis that is the same shape as the canopy and will offer interesting sun and shade shadows on the brick. The west elevation (service area) also features the continued canopy and trellis. The south elevation is where the precast starts and metal has been added, especially on the ramp going to the top of the building. Mr. Brady continued to show renderings from different angles and the proposed floor plan for inside the store.

The petitioner, Mr. Greg Ernst, Architect on the project discussed many of the revisions to the project in response to the Plan Commissions recommendations. The Commissioners were supportive of the many changes and complimented Mr. Ernst on his hard work. Mr. Ernst showed a slide illustrating the building's topography with an angled railing which will help reduce the

massive feel of the back of the building. A bay has also been removed. It was inquired if the front door could be moved to the corner of the building; Mr. Ernst replied that no, this was not an option for Heinen's. In relation to the floor plan, it was inquired if there could be a recess on the south elevation; Mr. Ernst replied that it would be a possibility. The emergency door swinging out on the sidewalk was briefly mentioned, however in an emergency, this would not be an issue.

The Commissioners addressed both pedestrian and vehicle access from the west, adding that some sort of pedestrian experience/building entrance along the river would be pleasing. It would also improve the experience accessing the site through Shoppers Row to the west. It was inquired if a door would be included in the dining area. Mr. Ernst replied that several scenarios have been explored for this area and in order to engage the public more, a walled off café has been placed on the first floor in the corner because it is in a prominent location, but it would not include a door. They are also toying with the possibility of adding fencing around the outside patio. The Commissioners also again confirmed that plenty of space existed on the sidewalk for several shoppers. They also confirmed the location of handicapped parking spaces.

Chairman Bucklin opened the public portion of the meeting. No one spoke so he closed the public portion of the meeting.

MOTION: Commissioner Ruter stated that based upon the petitioner's application materials, testimony, and discussion relating to the petition which together demonstrate compliance with Chapter 54, Article IV, and Chapter 98, Article II of the Municipal Code, in the case of P2013-050, Heinen's at 1020 Waukegan Road and the associated Shoppers Row improvements at 1700-1750 Glenview Road, the Plan Commission recommend the Village Board of Trustees grant approval subject to the following conditions:

1020 Waukegan Road

- F. Final Site Plan Review approval in accordance with the following:
  - 4. Site Plan Exhibits prepared by Process Creative Solutions, Inc. and dated 07/17/13:
    - e. Site Plan (Sheet "SITE")
    - f. Second Floor Plans (Sheet SK21.1)
  - 5. Site Dimensional and Paving Plan (Sheet 2 of 4) prepared by Manhard Consulting, Ltd. and dated 07/19/13.
  - 6. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
- G. Conditional Use approval is granted for the subject property, in accordance with the provisions of Chapter 98, Article II, Section 98-50(a)(13) and Article XII, Downtown Development Code of the Glenview Municipal Code to allow a retail use comprised of greater than 5,000 square feet in the D-D Downtown Development District, subject to the following conditions:
  - 4. There shall be no outdoor displays or attention-getting devices on the premises.
  - 5. The petitioner shall be in receipt of a building permit within twelve (12) months following the adoption of said ordinance, or the conditional use will lapse.



6. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.
- H. Preliminary Subdivision approval in accordance with the approved final site plan.
  - I. Final Engineering approval through the building permit process associated with the development site.
  - J. Final Appearance approval of any proposed building, signage, landscaping, and lighting, and the granting of a Certificate of Appropriateness prior to construction.

1700-1750 Glenview Road

- C. Final Site Plan Review approval in accordance with the following:
  3. Site Plan Exhibit prepared by Daniel Creaney Company entitled Shoppers Row Parking Reconfiguration, dated 05/02/13.
  4. All materials presented to the Plan Commission on July 9, 2013 and July 23, 2013; and associated revisions required by the Plan Commission.
- D. Final Appearance approval of any proposed building, signage, landscaping, and lighting, and the granting of a Certificate of Appropriateness prior to construction.

Commissioner Dickson seconded the motion.

YEAS:	Commissioners Dickson, Ruter, Fallon & Igleski
NAYS:	None
ABSTAIN:	None

***Excerpt from Draft Minutes of 07/17/2013 Appearance Commission Meeting***

**A2013-089                      1020 Waukegan Rd – Heinen’s Fine Foods**

- Architecture, Lighting, Landscaping, and Signage

Greg Ernst, Architect, and Bill Wells, with Heinen’s Inc., were present to petition for the Heinen’s Fine Foods proposal. Petitioner thanked the AC for hearing the case. Mr. Brady presented an overview of the proposal. He mentioned the location and showed photos of the site and elevations via power point. He stated that the site was presented to the PC on July 9, 2013. Comments made by the PC were related to the parking lot and the addition of landscaping around the lot, building, and the river bank. Also, there was concern for vehicle circulation, potential drop off/pick up areas, and increasing pedestrian access from Glenview Road. Comments were also made regarding the architecture, such as: breaking up blank wall along Waukegan Rd., the SE corner adjacent to Shoppers Row, and the L-section adjacent to the parking lot (rear of site). .

Continuing, Mr. Brady referenced the river bank plan included in the commissioners’ packet that included natural landscape material and five (5) trees. Sample material was also included. However, the Natural Resource Commission had proposed the concept of introducing more native landscape materials and river bank stabilization. Also, to add some riffle ponds and items of that nature within the river to increase the oxidation. Based on NRC and PC comments, applicant has added:

- Additional landscaping along the river bank
- Pathway from front door thru parking lot to river bank
- River improvements along river bank are village responsibility and village was working to increase landscaping in terms of shade trees and inclusion of potential path to Glenview Road
- Parkway along Waukegan Rd was compliant with DT Code
- Required streetscape improvements were made
- Revised curb cut for one way in and left and right out of site proposed on north portion; south of site has one way to west for right in only (access point to Shoppers Row)
- Angled parking B was pointed out and was Glenview property easement for parking for Shoppers Row and five (5) spots at the SW corner of Heinen’s development would be available for Shoppers Row, employees and owner parking
- West reconfiguration of access has wider drive aisle with left and right out and allows for Heinen’s truck traffic from Glenview Road to service area / loading docks and local deliveries to the 3<sup>rd</sup> loading area at the north of the site.

Mr. Brady pointed out that the applicant was requesting several variations related to the form base code. Such as:

- Requirement of fenestration on all four sides.
- Parking requirements as part of the lease agreement with the village.
- Number of surface stalls provided for site limited amount of landscaping required per code.
  - Applicant has provided entire landscape row and added more landscape islands at ends that increased entire parking lot tree requirement

- Variation requests were requested for setback requirements due to odd configuration of the lot
- Interior store layout was shown for understanding of variation requests for blank wall
  - Required cooler space or internal prep space, for example, limits fenestration
- Main door was oriented to north along Waukegan
- Not able to work out man door as required
- Significant drop from main road to river resulting in finished floor for grocery store at Waukegan lot line being several feet below grade.
- Rooftop parking for employee parking only
- Second floor is office area

Since Plan Commission review, revisions made were:

- Additional bank of windows added to Waukegan Road elevation to break up three panel sections on southern section of building
- Main elevation with front door element and revised canopies
- Second story space for office and employee

Mr. Brady presented the ramp and architectural details. He pointed out that the revised landscape plan was not specific and applicant would return at a later date with some revisions. Lighting plan includes Sternberg fixtures at 18 foot height, different rooftop fixtures, and photometric were submitted. Mr. Brady stated that the revision to the code requires 14 foot light poles adjacent to residential and revised lighting would be submitted at a later date.

Because schedule was compressed and applicant has been working to incorporate ideas discussed at the PC, staff and applicant feel that plans are likely to change and AC should consider review tonight to be conceptual with comments to be taken into consideration. Applicant would return at the August 7<sup>th</sup> meeting for preliminary approval of revised plans that have continuity of all plans.

In response to Chairman McJilton, petitioner stated that the roof top parking would be employee only and not open to the public. He also added that the building would be erected with precast concrete panels and that ¾'s of the building would have face brick over the panels. Petitioner stated that stamped panels appearing as masonry would be installed along the ramp/south side and along the west side where docks are located.

Questions and comments regarding the architecture were:

- Commissioner Demsky commented that overall the building was interesting and confirmed that the masonry pieces would be individual. He added that he liked the way the different heights were broken up and felt that the building was nicely designed.
- Commissioner Hebson commented that he liked the building, but he was concerned about the south elevation and would like to see it broken up a bit. He felt that this elevation was very visible at a main intersection of the downtown Glenview.
  - Petitioner stated that the building would be obscured somewhat and that only a portion of the west and south façade would be seen.
- Commissioner Demsky commented on the man door at the south end of the east elevation.
  - Petitioner would consider recessing it or moving it to the south side of the area

- Commissioner Reynolds clarified with petitioner that the canopy was changed because initially it appeared boxy. It was felt that the curve or barrel roof softens the building appearance.
- Awnings would be cloth and possibly in a green color
- Building was moved to the street for pedestrian and vehicle attraction.
- Commissioner Reynolds was in agreement with Commissioner Hebson regarding the main S/SE corner to see if it could be reviewed and revised to add more interest.
- Petitioner stated that the two sections of windows or two or three window banks are being reviewed. The window bay was moved because customer service area was moved. The plan was still being reviewed and not yet finalized.
- Chairman McJilton confirmed that the mechanicals would be on the roof over the dock area. There would be a five (5) foot parapet wall and mechanicals would not be visible. Petitioner would submit sight studies for AC review.

Regarding lighting, petitioner would submit lighting plan when finalized.

Regarding landscaping, petitioner stated that the landscape plan was being updated and would submit when finalized. Mr. Brady stated that the NRC plan was coming from the Village of Glenview. Staff was working on modifications for the downtown district.

Regarding signage, Mr. Brady asked for comments on the proposal with the six foot tall upper case letters and lower case letters with three (3) diamonds above it. He stated that a two foot tall letter appeared too miniscule with the size of the canopy. The six foot tall letter was appropriate for the size of the canopy. Commissioners Hebson and Demsky felt that the proposed sign was scaled appropriately and the typeface was good for the façade.

Commissioner Reynolds confirmed that the tagline would not be proposed for the building under discussion. It was felt that it could be added in one of the middle glass sections. Petitioner responded that if the tagline was worked in, it would be okay but that they were okay if it were not approved. He added that Heinen's was a grocery store and not a specialty store. Mr. Brady stated that the sign would be halo illuminated.

Regarding the parking lot lighting, Chairman McJilton asked petitioner to confirm the number of 18 foot light poles. Petitioner was not sure but was estimating at least ten (10) 18 foot poles, some double loaded and some with third arm. A variance may be needed.

Chairman McJilton confirmed that there were no issues to the property to north of the building under discussion.

There were no other questions and Mr. Brady stated that staff recommended conceptual approval for building, lighting, landscaping and signage at this time.

Commissioner Shaw moved in the matter of A2013-089, Heinen's Fine Food, 1020 Waukegan Rd., that the Appearance Commission grant conceptual approval of the proposed building architecture, signage, landscaping, and lighting subject to discussion this evening. Commissioner Demsky seconded the motion. Upon voice vote, motion carried

***Excerpt from Draft Minutes of 08/07/2013 Appearance Commission Meeting***

**A2013-089     1020 Waukegan Road – Heinen’s Fine Foods**

Proposal:                      Architecture, Signage, Lighting and Landscaping

Mr. Rogers summarized the current zoning board and plan commission approval status for the subject property. Mr. Rogers also presented preliminary plans for architecture, landscaping, signage, and lighting. Of note, staff identified changes to the northwest and southeast building elevations, the addition of a landscape row in the parking lot and addition interior parking lot trees added by the applicant. Staff requested Appearance Commission review of two issues discussed by the Zoning Board of Appeals including potential line of sight concerns from Waukegan Road to vehicles atop the roof and whether four parking lot trees that cannot be accommodated should be required elsewhere on site. Chairman McJilton requested comments regarding the proposed building architecture. Commissioner Hebson expressed concerns about the southeast corner of the building and the lack of interest at this corner facing the intersection of Waukegan and Glenview Roads. Commissioner Demsky suggested modification to the south building elevation to better incorporate the stairwell into a more prominent building element. Greg Ernst, architect for the applicant, confirmed options would be presented at a later meeting including possible addition of spandrel glass or modifications consistent with Commissioner Demsky’s recommendation. Commissioner Hebson confirmed he would hope to see attention given to that elevation to ensure that the building would have a prominent presence facing the intersection. This presence could potentially include a wall sign. Staff confirmed that a wall sign would be permitted since the adjacent property was a commercial property and the applicant confirmed that Heinen’s would be interested in signage on the south elevation. Commissioner Shaw requested confirmation of the color of the proposed downspouts. Mr. Ernst confirmed that the intended color would be black and that these would be added to future elevations in time for final Appearance Commission Review.

Chairman McJilton then requested comments on the proposed landscaping design. Commissioner Shaw confirmed that the proposed plant seemed appropriate, included a healthy amount of variety of species and would provide ground cover in each of the areas on site. In response to the ZBA’s concerns, Commissioner Shaw recommended that the four trees be required to be installed west of the subject property in conjunction with the Village’s plans for the rehabilitation of the riverbank in this area. Commissioner Shaw confirmed that rooftop planters may not be the best solution and that there seemed to be opportunity to accommodate the four trees west of the property. Chairman McJilton requested confirmation of the color of the proposed cart corral base. Mr. Ernst confirmed that the option for forest green would be selected and would not include any Heinen’s branding or signage.

The applicant presented proposed signage plans. The proposed multi-tenant sign along Glenview Road was confirmed only to have four panels due to the change in elevation from Glenview Road and an existing fence to the sign location. The proposed sign would be limited to four panels to ensure adequate line of sight over the existing fence south of Glenview Road. Commissioner Shaw requested clarification of the structure comprising the canopy signs. The applicant confirmed that the signs would be flush with the front of the canopies and installed



upon a system of steel brackets painted to match the brick on the wall behind the canopy. The Commission requested additional exhibits of this element for final signage approval.

Chairman McJilton requested Commissioner comments regarding the proposed lighting and photometric plans. The applicant confirmed that each of the proposed fixtures would be full cut off, that the Sternberg fixture would include a full shade. The lighting fixtures mounted to the building would provide up lighting on the building. Staff confirmed this would be allowed since the fixtures were full cut off. Commissioner Demsky questioned whether any decorative fixtures may be considered on the Waukegan Road elevation. Mr. Ernst suggested that decorative fixtures may not meet the full cut off requirement. Commissioner Hebson inquired about the height of the proposed light poles on top of the roof. The applicant confirmed that the proposed pole height was ten feet. In response to ZBA concerns, the Commission considered line of sight views to the light poles and vehicles parked atop the roof. The applicant confirmed that the proposed parapet wall height would be four feet eight inches and parking would be setback from the north wall of the rooftop parking deck. Staff confirmed that there may be sight lines that may allow for viewing of both vehicles and light elements to the east of the rooftop parking deck. Commissioner Demsky recommended consideration of light fixture on the west side of the east parapet wall rather than the use of pole fixtures in close proximity to the front building elevation. The applicant confirmed that this would be considered as part of the final plan. Commissioner Hebson and Demsky agreed that visibility of automobiles on the rooftop deck may provide additional interest to the building. The applicant confirmed that access to the rooftop deck would be restricted by a gated entrance to be used by employees accessible with a fob. Staff confirmed that the ZBA supported a variation for fixture height and uniformity ratio to accommodate the proposed lighting plan which achieves a maximum 0.1 foot-candles at the north and west lot lines. The applicant confirmed that the proposed Gotham fixtures would be black or dark bronze and not white as depicted in materials submitted to the Commission.

Lastly, the Chairman requested comments regarding the proposed awnings. The applicant distributed a material sample. Staff clarified that final plans for the proposed awnings should be prepared by an architect and have authorization from a structural engineer confirming wind and snow loads would be acceptable and safe.

There were no additional questions of comments from the Commission.

Commissioner Demsky moved in the matter of A2013-089, Heinen's, the Appearance Commission grants Preliminary Approval, based upon the findings the petitioner, through testimony and application materials, has demonstrated compliance with Section 54-64 Appearance Plan and in accordance with the following conditions:

1. **Preliminary Approval** in compliance with the following:
  - A. The documents prepared by Process Creative Studios and dated 05/24/2013
    1. Exterior Elevations – Page EL 1.1
  - B. The documents prepared by Process Creative Studios and dated 06/12/2013
    1. Perspective Renderings – Page SK 21.2
    2. Perspective Renderings – Page SK21.3
    3. Proposed Site Plan – Page SITE

- C. The documents prepared by Process Creative Studios and dated 07/31/2013
  - 1. Preliminary Landscape Plan – Page 1 of 1
  - 2. Electrical Site Plan – Page E1.0
  - 3. Proposed Signage
  - 4. Proposed Window Signage
- D. The documents prepared by Process Creative Studios and dated 08/01/2013
  - 1. Exterior Finish Schedule
- E. The documents prepared by Manhard Consulting and dated 07/31/2013
  - 1. Site Dimensional and Paving Plan – Page 4 of 12
- F. Manufacturer's specifications submitted by the petitioner
  - 1. Lithonia Lighting D-Series Size 1 LED Area Luminaire
  - 2. Sternberg Lake Bluff Series
  - 3. Windscape Collins LED – LED-32
  - 4. Gotham 6" Incito Cylinder
  - 5. McCue Cart Park Covered

Commissioner Shaw seconded the motion. Upon voice vote, the motion carried.

**Heinen's #42**  
**Glenview, IL**  
 Executive Summary  
 07.02.13

In 1929, Joe Heinen opened the doors of a small butcher shop on the east side of Cleveland, Ohio, aiming to establish himself as the city's purveyor of quality meats. As customers came into Heinen's new shop for their meat purchases, they began asking him to carry groceries as well. Joe added homemade peanut butter, pickles and donuts and by 1933, business had grown enough to include a line of produce and canned goods. Heinen's Fine Foods was born. Today, grandsons Tom and Jeff Heinen lead their team of knowledgeable associates in continuing to serve customers by delivering on Joe's original philosophy; to provide world-class customer service while offering the freshest, highest quality foods. Seventeen neighborhood Heinen's Fine Food stores now serve various communities throughout Northeast Ohio along with a Barrington, Illinois location that opened in August of 2012.

Heinen's newest store will be in the Village of Glenview, Illinois, and will consist of a new 43,915 s.f. three story slab-on-grade building located near the corner of Waukegan Road and Glenview Road. Heinen's has chosen the Village of Glenview to continue their expansion in to the Chicagoland area. The store will be open from 8:00am to 8:30pm, seven days a week. The main driveway enters and exits the site at the northern most portion of the site off of Waukegan Road. The building will be sited up against the west edge of Waukegan Road with all of the public parking at the rear of the site, along the river. There will be 132 surface parking spaces along with 7 handicap parking spaces just to the west of the new structure. The Village will be modifying the adjacent Shoppers Row site to the south to allow truck access to Heinen's site and their two truck docks. There will be roof deck parking for employees only which will accommodate 80 parking spaces, along with the required mechanical units for the store. The roof deck will be accessed by a 186' long ramp with an entrance at the southwest corner of the building.

The main entry to the store will face north. The ground floor will have roughly a 24,000 s.f. public shopping area that will provide full service grocery and prepared foods. The main utilities will enter the building at the Southwest corner, near the truck docks. There will be two dedicated exit stairs for the roof deck and an open monumental stair that will serve a mezzanine level over the entry vestibule and an office level on the roof deck over the mezzanine level. The mezzanine will have café seating for 48 people and will overlook the entire store. The perimeter structure of the building will be tilt-up precast concrete panels and the internal structure will be steel columns and beams.

# heinen's®

fine • foods



Heinen's Fine Foods

Plan Commission



## Final Site Plan Review Application

### Applicant Information

Name:  
Process Creative Studios, Inc. - Gregory S Ernst AIA LEED AP

Address:  
1956 West 25th Street, Suite 300

City:  
Cleveland

State:  
Ohio

Zip Code:  
44113

Email:  
gernst@processcreative.com

Phone:  
Ohio

Fax:  
44113

### Project Information

Project Name:  
Heinen's Fine Foods

Project Address:  
1020 Waukegan Road

Existing Zoning:  
D-D - Grocery Store

Proposed Zoning:  
D-D - Grocery Store

### Property Owner Information (if different than Applicant)

Name:  
Village of Glenview

Address:

City:

State:

Zip Code:

Email:

Phone:

Fax:

### 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:  
Same as applicant

Address:

City:

State:

Zip Code:

Email:

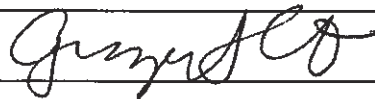
Phone:

Fax:

### 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:



Signature of Property Owner:

Signature of Project Manager:



## Final Subdivision Application

### Applicant Information

Name:

Process Creative Studios, Inc. - Gregory S Ernst AIA LEED AP

Address:

1956 West 25th Street, Suite 300

City:

Cleveland

State:

Ohio

Zip Code:

44113

Email:

gernst@processcreative.com

Phone:

Ohio

Fax:

44113

### Project Information

Project Name:

Heinen's Fine Foods

Project Address:

1020 Waukegan Road

Existing Zoning:

D-D - Grocery Store

Proposed Zoning:

D-D - Grocery Store

### Property Owner Information (if different than Applicant)

Name:

Village of Glenview

Address:

City:

State:

Zip Code:

Email:

Phone:

Fax:

### 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:

Same as applicant

Address:

City:

State:

Zip Code:

Email:

Phone:

Fax:

### 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:



Signature of Property Owner:

Signature of Project Manager:

## Conditional Use Application

### Applicant Information

Name:  
Process Creative Studios, Inc. - Gregory S Ernst AIA LEED AP

Address:  
1956 West 25th Street, Suite 300

City:  
Cleveland

State:  
Ohio

Zip Code:  
44113

Email:  
gernst@processcreative.com

Phone:  
Ohio

Fax:  
44113

### Project Information

Project Name:  
Heinen's Fine Foods

Project Address:  
1020 Waukegan Road

Existing Zoning:  
D-D - Grocery Store

Proposed Zoning:  
D-D - Grocery Store

### Property Owner Information (if different than Applicant)

Name:  
Village of Glenview

Address:

City:

State:

Zip Code:

Email:

Phone:

Fax:

### 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:  
Same as applicant

Address:

City:

State:

Zip Code:

Email:

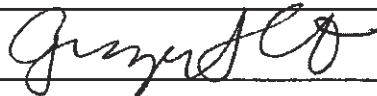
Phone:

Fax:

### 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:



Signature of Property Owner:

Signature of Project Manager:

The Village of Glenview Zoning Ordinance requires that certain standards must be met before a Conditional Use may be granted. Answers to the questions within this application should be as complete and detailed as possible. Additional pages may be attached if necessary.

**PLEASE NOTE: "Yes" and "No" answers are not acceptable. Any application that does not contain detailed answers to ALL questions will not be scheduled for the Plan Commission until the questions have been answered sufficiently.**

**Please explain in detail, all answers**

1. **Explain in detail** the Conditional Use for which you are applying.

The proposed retail use for this property exceeds 5,000 s.f.

The proposed grocery store will have a square footage of 43,915 s.f.

2. Is the particular location of the proposed Conditional Use necessary or desirable for the public convenience? **(Please Explain in Detail)**

Absolutely. There used to be a grocery store on this site prior and it's in the middle of the Village, which will be convenient for the resident's.

3. Will the proposed Conditional Use be injurious to the use and enjoyment of property already permitted in the immediate vicinity? **(Please Explain in Detail)**

No. Again, there used to be a grocery store on this site prior.

4. Will the proposed Conditional Use diminish or impair property values in the neighborhood? **(Please Explain in Detail)**

No. It will raise them.

5. Will the proposed Conditional Use generate a significant change in the character of the neighborhood? **(Please Explain in Detail)**

Yes, for the better. It will help to reinforce the streetscape along Waukegan Road.

6. Will the Conditional Use be in harmony with present development of the District and abutting Districts considering the location, nature, and intensity of the proposed operation, the size of the site and the ease of ingress and egress? **(Please Explain in Detail)**

Yes. The height of the proposed building will align with adjacent properties and the ingress and egress will only be modified slightly.

7. Will the location, nature, or height of buildings, walls, fences, and landscaping on the site unreasonably hinder or discourage the appropriate use and/or development of adjacent or nearby land and existing buildings? **(Please Explain in Detail)**

No, it will enhance it and help to perpetuate the Village's master plan.

8. Will off-street parking facilities be of adequate size and number, properly located, and suitably screened from any adjoining Residential Districts in accordance with the requirements of the Glenview Zoning Ordinance? **(Please Explain in Detail)**

Yes. The parking will be at the rear of the property.

9. Will the entrance and exit drives be laid out so as to prevent traffic hazards and nuisances, and minimize traffic congestion in the area? **(Please Explain in Detail)**

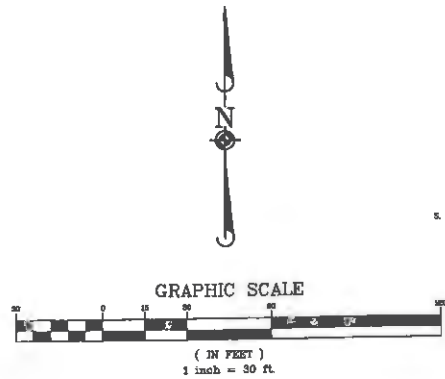
Yes. The main entrance and exit drives to the site are further away from the intersection of Glenview and Waukegan, which is positive.

10. Will the Conditional Use comply with all bulk regulations of the District in which the proposed use would be located? **(Please Explain in Detail)**

Yes. We are currently working with the Village for compliance.



# PLAT OF SURVEY



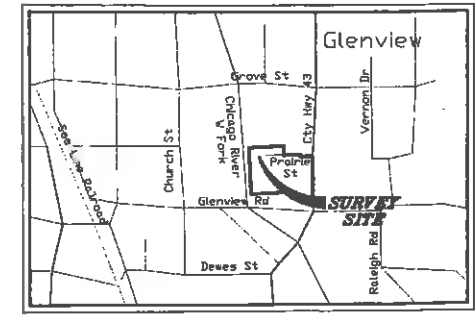
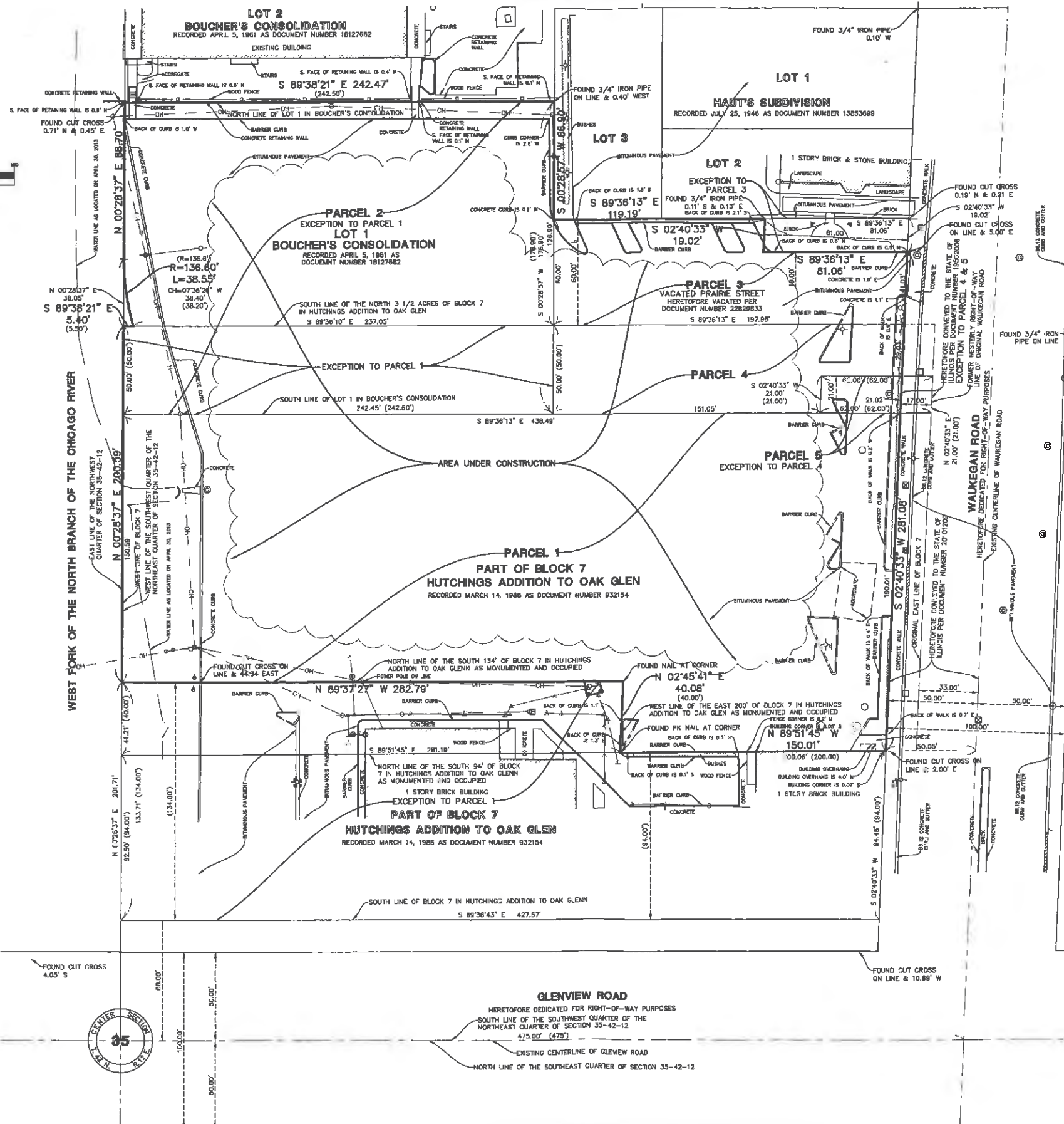
## LEGEND

- EX. PROPERTY LINE
- EX. SIDEWALK
- EX. CONCRETE CURB & CUTTER
- EX. DEPRESSURE CURB
- EX. EDGE OF PAVEMENT
- EX. WIRE FENCE
- EX. UNDERGROUND ELECTRIC
- EX. UNDERGROUND TELEPHONE
- EX. OVERHEAD WIRES
- ⊙ EX. STORM/OUTLET CONTROL MANHOLE
- ⊙ EX. STORM CATCH BASIN
- ⊙ EX. STORM INLET
- ⊙ EX. SANITARY/COMBINATION MANHOLE
- ⊙ EX. FIRE HYDRANT
- ⊙ EX. VALVE VAULT
- ⊙ EX. VALVE BOX
- ⊙ EX. GAS VALVE
- ⊙ EX. ELECTRIC PEDESTAL/BOX
- ⊙ EX. ELECTRIC METER
- ⊙ EX. JULIE ELECTRIC MARKER
- ⊙ EX. TRAFFIC SIGNAL CONTROL BOX
- ⊙ EX. TRAFFIC SIGNAL MANHOLE
- ⊙ EX. POWER POLE
- ⊙ EX. GUY WIRE
- ⊙ EX. TELEPHONE PEDESTAL/BOX
- ⊙ EX. JULIE TELEPHONE MARKER
- ⊙ EX. HANDHOLE
- ⊙ EX. LIGHT STANDARD
- ⊙ EX. STREET LIGHT
- ⊙ EX. FLOOD LIGHT
- ⊙ EX. SIGN
- ⊙ EX. BOLLARD/POST

## GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD VALUES, NOT FIELD MEASUREMENTS.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- BUILDING DIMENSIONS AND TIES ARE SHOWN TO THE BUILDING CORNERS. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- SURVEYOR IS AWARE OF THE EXISTING EASEMENTS ON THE SURVEYED PROPERTY, HOWEVER EASEMENT DOCUMENTS HAVE NOT BEEN PROVIDED TO THE SURVEYOR FOR REVIEW.
- THIS SURVEY WAS PREPARED FOR PROCESS CREATIVE STUDIO, INC. BASED ON A FIELD BOUNDARY SURVEY COMPLETED ON APRIL 30, 2013. THE BEARINGS ARE BASED ON ILLINOIS STATE PLANE COORDINATES, EAST ZONE-NAD83-2007 ADJUSTMENT.
- AT THE CLIENTS REQUEST, CORNERS HAVE NOT BEEN MONUMENTED.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2015.

WEST FORK OF THE NORTH BRANCH OF THE CHICAGO RIVER



LOCATION SKETCH  
NOT TO SCALE

## LEGAL DESCRIPTION

**PARCEL 1:** (EXCEPT THE SOUTH 94 FEET THEREOF AND EXCEPT THAT PART OF THE NORTH 40 FEET OF THE SOUTH 134 FEET THEREOF LYING WEST OF THE EAST 200 FEET AS MEASURED FROM THE EAST LINE OF SAID BLOCK 7 (CENTER LINE OF WAUKEGAN ROAD) AND EXCEPT THE NORTH 3 1/2 ACRES AND EXCEPT A STRIP OF LAND 50.0 FEET WIDE MEASURED ON THE WEST LINE LYING SOUTH OF AND ADJOINING THE NORTH 3 1/2 ACRES OF SAID BLOCK 7) IN HUTCHINGS ADDITION TO OAK GLEN, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET WEST OF ROAD), (AND ALSO EXCEPT THE EAST 17 FEET OF SAID BLOCK 7) ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:** LOT 1 IN BOUCHER'S CONSOLIDATION SAID CONSOLIDATION BEING A RESUBDIVISION OF PART OF BLOCK 3 IN HUTCHINGS ADDITION TO OAK GLEN (RECORDED MARCH 14, 1888 AS DOCUMENT NUMBER 932154) AND ALSO OF LOTS 1 TO 4 TOGETHER WITH VACATED PRAIRIE COURT IN BOUCHER GARDEN COURTS (RECORDED OCTOBER 15, 1957 AS DOCUMENT NUMBER 17038682) ALL OF SAID PREMISES BEING IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CONSOLIDATION RECORDED APRIL 5, 1961 AS DOCUMENT NUMBER 18127682, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:** ALL OF PRAIRIE STREET (EXCEPT THE NORTH 19 FEET OF THE EAST 81 FEET OF THE NORTH HALF THEREOF) IN THE VILLAGE OF GLENVIEW, ILLINOIS, LYING WEST OF THE EAST LINE OF LOT 2 EXTENDED SOUTH AND LYING EAST OF THE WEST LINE OF LOT 3 EXTENDED SOUTH IN HAUT'S SUBDIVISION OF PART OF BLOCK 7 IN HUTCHINGS ADDITION TO OAK GLEN, A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:** THE NORTH 50 FEET (MEASURED ON THE WEST LINE) OF THAT PART OF BLOCK 7 LYING SOUTH OF THE NORTH 3 1/2 ACRES OF SAID BLOCK 7 IN HUTCHINGS ADDITION TO OAK GLEN, (HEREINAFTER DESCRIBED EXCEPTING FROM SAID 50 FOOT STRIP THE EAST 17.0 FEET THEREOF AS MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF THE ORIGINAL WAUKEGAN ROAD AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID 50 FOOT STRIP WITH THE EASTERLY LINE OF SAID BLOCK 7; THENCE WEST ON SAID SOUTH LINE TO POINT 82 WEST OF THE WESTERLY LINE OF ORIGINAL WAUKEGAN ROAD; THENCE NORTHEASTERLY PARALLEL WITH SAID WESTERLY LINE OF ORIGINAL WAUKEGAN ROAD; THENCE NORTHEASTERLY PARALLEL WITH SAID WESTERLY LINE OF ROAD, 21 FEET; THENCE EAST TO A POINT IN THE EASTERLY LINE OF SAID BLOCK 7, 21 FEET (MEASURED ON SAID EASTERLY LINE) NORTHERLY OF THE POINT OF BEGINNING; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID BLOCK 7, 21 FEET TO THE POINT OF BEGINNING AND EXCEPTING FROM SAID 50 FOOT STRIP THAT PART THEREOF LYING WEST OF THE EAST LINE OF LOT 4 (A EXTENDED SOUTH) IN HAUT'S SUBDIVISION OF PART OF BLOCK 7 IN HUTCHINGS ADDITION TO OAK GLEN, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION, LYING WEST OF WAUKEGAN ROAD) IN COOK COUNTY, ILLINOIS.

**PARCEL 5:** THAT PART OF BLOCK 7 IN HUTCHINGS ADDITION TO OAK GLEN, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 68 FEET OF THAT PART OF SAID QUARTER SECTION LYING WEST OF WAUKEGAN ROAD) DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF WAUKEGAN ROAD WITH THE SOUTH LINE OF THE NORTH 50 FEET (MEASURED ON THE WEST LINE OF BLOCK 7) OF THAT PART OF BLOCK 7 ADJACENT LYING SOUTH OF THE NORTH 3 1/2 ACRES OF SAID BLOCK 7 RUNNING THENCE WEST ON THE SOUTH LINE OF SAID 50 FOOT STRIP 62 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF WAUKEGAN ROAD, 21 FEET; THENCE EAST 62 FEET TO THE WESTERLY LINE OF SAID WAUKEGAN ROAD; THENCE SOUTHERLY ON THE WESTERLY LINE OF WAUKEGAN ROAD, 21 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE EAST 17 FEET OF SAID LAND AS CONVEYED TO THE STATE OF ILLINOIS FOR USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED DATED AUGUST 11, 1965 AND RECORDED AUGUST 18, 1965 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 19562008, ALL IN COOK COUNTY, ILLINOIS.

## PROPERTY AREA

PROPERTY AREA: 134,584 SQ. FT. (3.090 ACRES)

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DUPAGE ) SS

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 9TH DAY OF MAY, A.D., 2013.

*[Signature]*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3502  
LICENSE EXPIRES: NOVEMBER 30, 2014

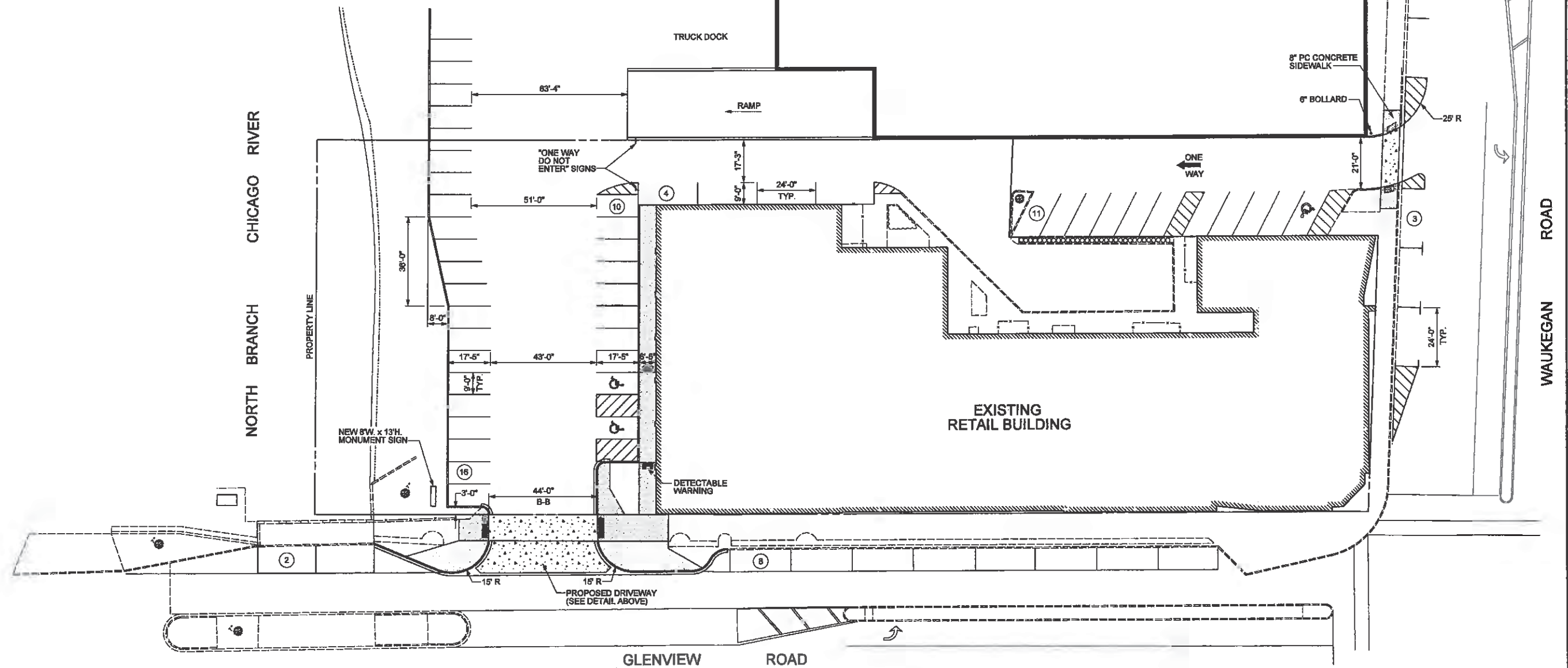
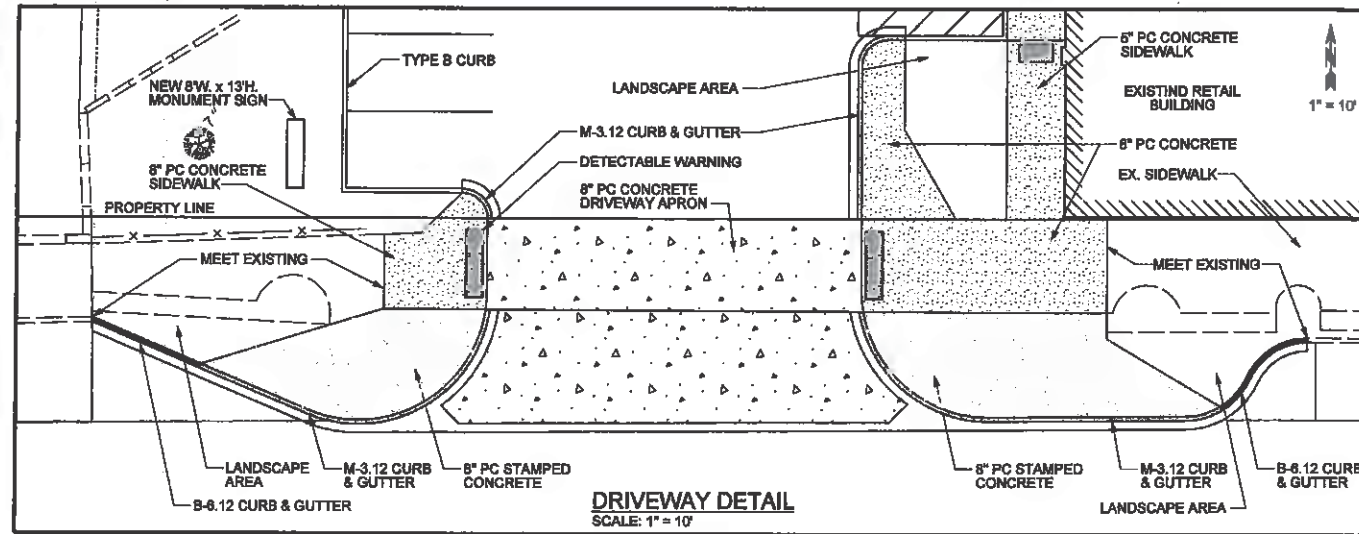


DESIGN FIRM PROFESSIONAL REGISTRATION  
NO. 184003350 EXPIRES APRIL 30, 2015

HEINEN'S AT WAUKEGAN ROAD AND GLENVIEW ROAD

GLENVIEW, ILLINOIS

PLAT OF SURVEY



**DANIEL CREANEY COMPANY**  
CONSULTING CIVIL ENGINEERS  
450 SKOKIE BLVD. SUITE 105  
NORTHBROOK, ILLINOIS (847) 480-5757

DESIGNED BY: R.H. CHECKED BY: R.H. SCALE: 1" = 20'  
DRAWN BY: J.S. JOB NO.: 8988 BOOK: 235

**SHOPPERS ROW**  
**PARKING RECONFIGURATION**  
WAUKEGAN & GLENVIEW ROAD  
GLENVIEW, ILLINOIS

**GEOMETRIC EXHIBIT**

DATE	BY	REVISION

SHEET  
**1**  
OF 1  
DATE 5-2-13





Hard Consulting LTD  
Springer Drive  
Bard, Illinois 60148  
691.8500 p. 630.691.8585 f.

Structural:  
Lewin & Associates, Inc.  
10 Mayfield Road, Ste B  
North Euclid, Ohio 44121  
291.3131 p. 216.291.2605 f.

Mechanical, Electrical, Plumbing:  
 Iron Engineering  
 100 Superior Avenue, Suite 300  
 Cleveland, Ohio 44114  
 216.861.2020 p. 216.861.3329 f.

Professional Foodservice Design  
100 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
663.0400 p. 216.663.4268 f.

Hattenbach Company  
 9 Hamilton Avenue  
 Cleveland, Ohio 44114  
 881.5200 p. 216.881.5425 f.



NEW 07.31.13

NOTE:
THESE DRAWINGS
ARE NOT FOR
CONSTRUCTION

Subject:

Meinen's  
Grocery Store

ore #42 - Glenview

20 Waukegan Road  
Deerfield, Illinois 60025

Project Number:

13005.00

Drawn By:

GSE

te:

06.12.13

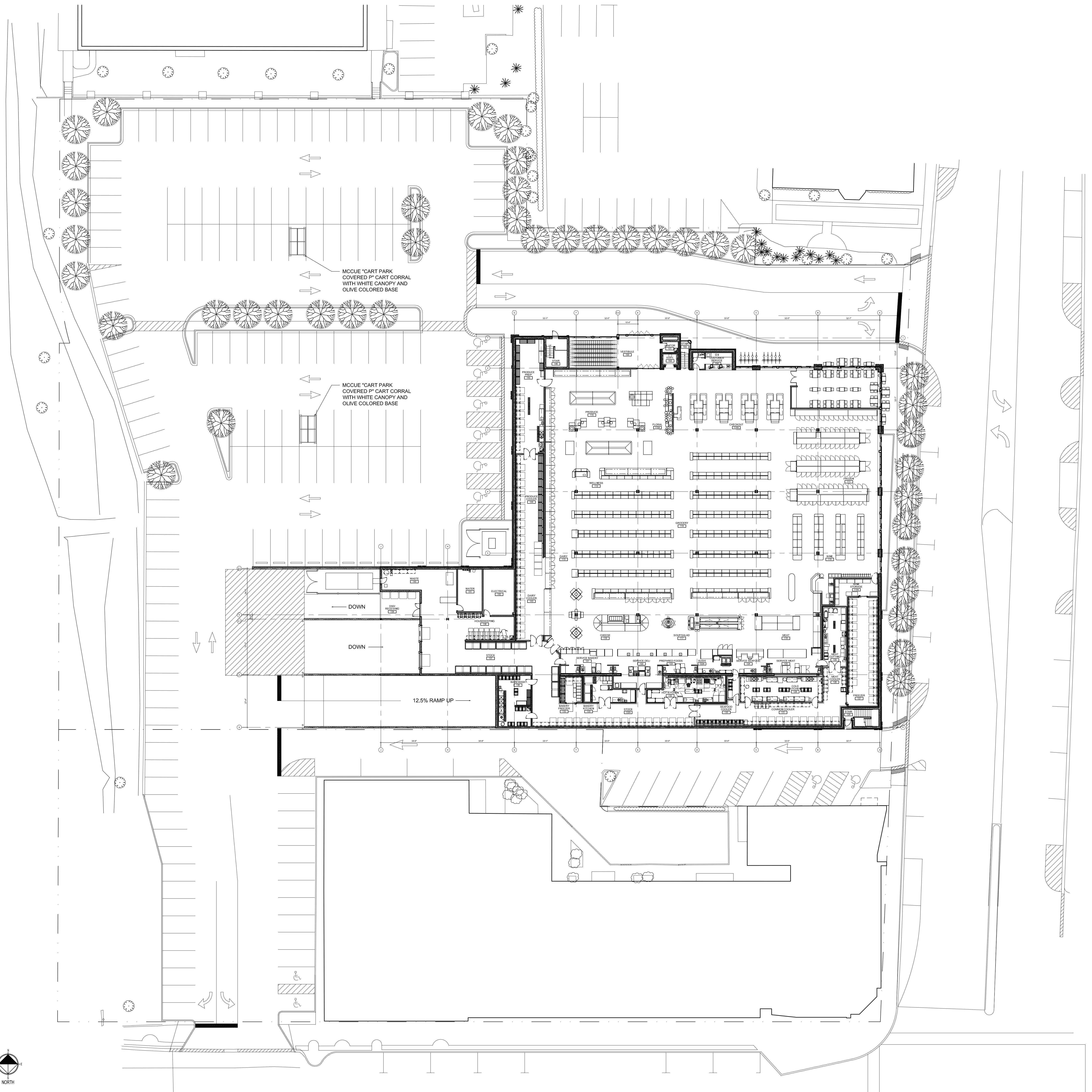
et Title:

## PROPOSED SITE

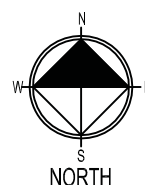
et Number:

# SITE

© 2013 Process, Inc.



A	SITE PLAN
SITE	SCALE: 1"=20'-0"





**CONSULTING ENGINEERS:**

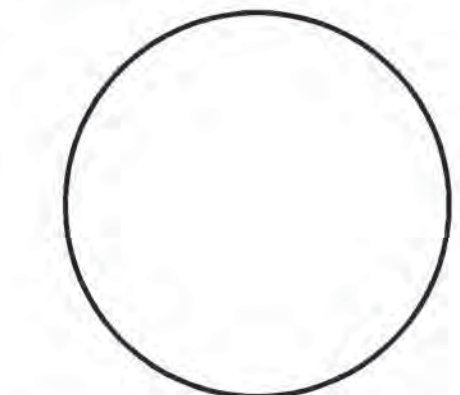
Civil and Landscape Architect:  
Manhard Consulting LTD  
700 Springer Drive  
Lombard, Illinois 60148  
630.691.8500 p. 630.691.8585 f.

Structural:  
LA Lewis & Associates, Inc.  
4110 Mayfield Road, Ste B  
South Euclid, Ohio 44121  
216.291.3131 p. 216.291.2605 f.

Mechanical, Electrical, Plumbing:  
Osborn Engineering  
1100 Superior Avenue, Suite 300  
Cleveland, Ohio 44114  
216.861.2020 p. 216.861.3329 f.

Kitchen Designer:  
Professional Foodservice Design  
14800 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
216.663.0400 p. 216.663.4268 f.

Refrigeration:  
The Hattenbach Company  
5309 Hamilton Avenue  
Cleveland, Ohio 44114  
216.881.5200 p. 216.881.5425 f.



Issued For:  
Bid/Permit 08.05.13  
Addendum #1 08.13.13

Project:

**HEINEN'S  
GLENVIEW**

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

Project Number:

13005.00

Drawn By:

QDH

Date:

08.05.13

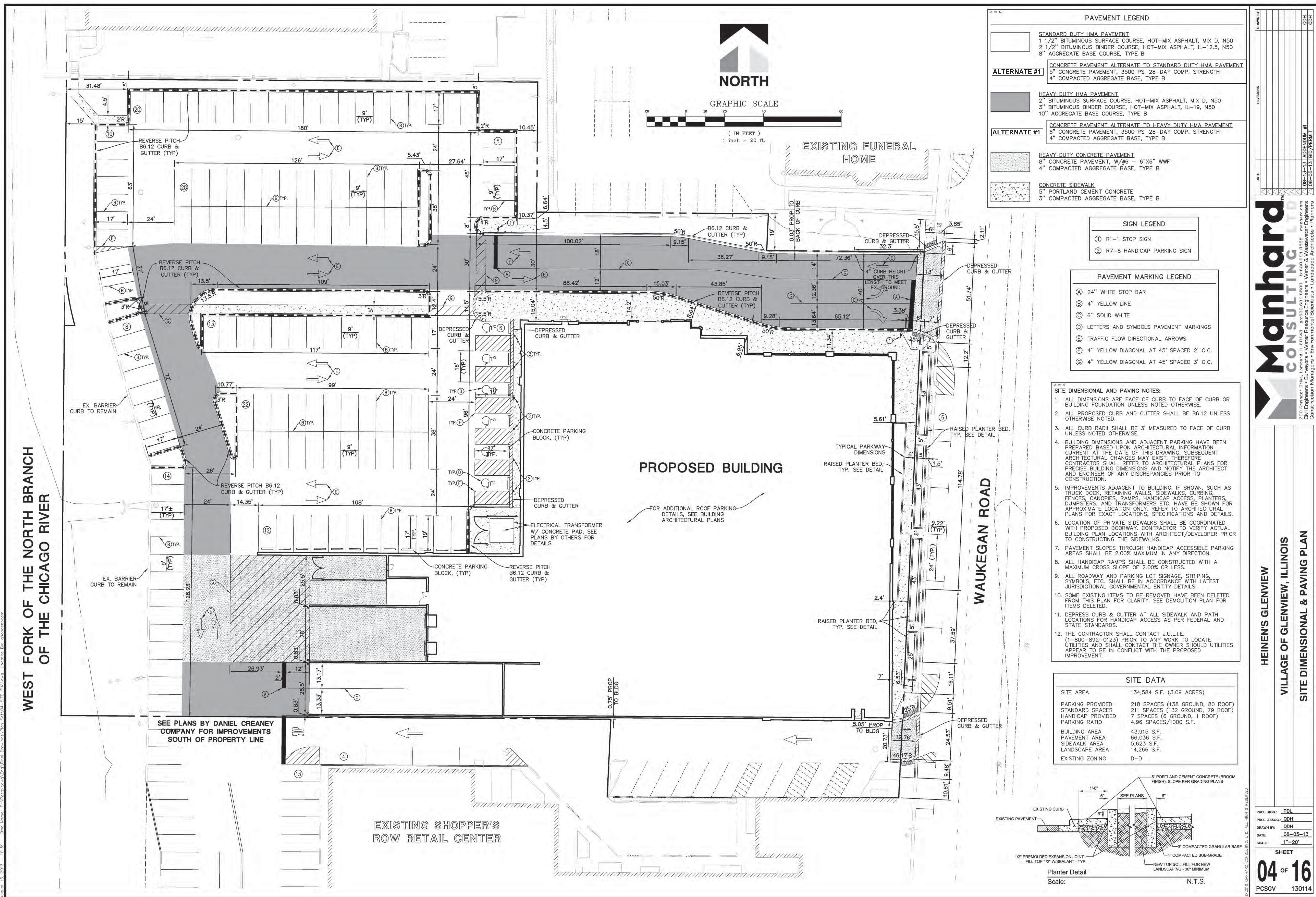
Sheet Title:

**SITE DIMENSIONAL &  
PAVING PLAN**

Sheet Number:

**04 of 16**

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Civil and Landscape Architect:

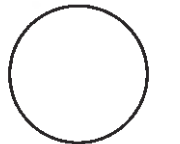
Standard Consulting LTD  
700 Sycamore Drive  
Ottawa, Ontario K1H 8B8  
Tel: 613-835-1111 Fax: 613-835-1112

Structural:  
- Laidlaw Associates, Inc.  
1110 Mayfield Road, #10 B  
North Euclid, Ohio 44131  
216/231.3131 p. 16.2012.061

Mechanical, Electrical, Plumbing:  
 3400 Engineering  
 100 Superior Avenue, Suite 300  
 Cleveland, Ohio 44114  
 Tel. & 1.202 p. 216.815.1212

**Kitchen Designer:**  
Professional Foodservice Design  
4500 S. Industrial Ave., Ste. J  
Cleveland, Ohio 44117  
216.833.0400 p. 216.833.4260 f.

Refrigeration:  
The Hattis, Inc. Company  
1009 Hamilton Avenue  
Cleveland, Ohio 44114  
Tel: (216) 220-2151 FAX: (216) 881-5473



DDENDUM #1 6/13/13

Project:

Heinen's  
Grocery Store

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

Project Number:

13005.00

Drawn By:

Date: \_\_\_\_\_

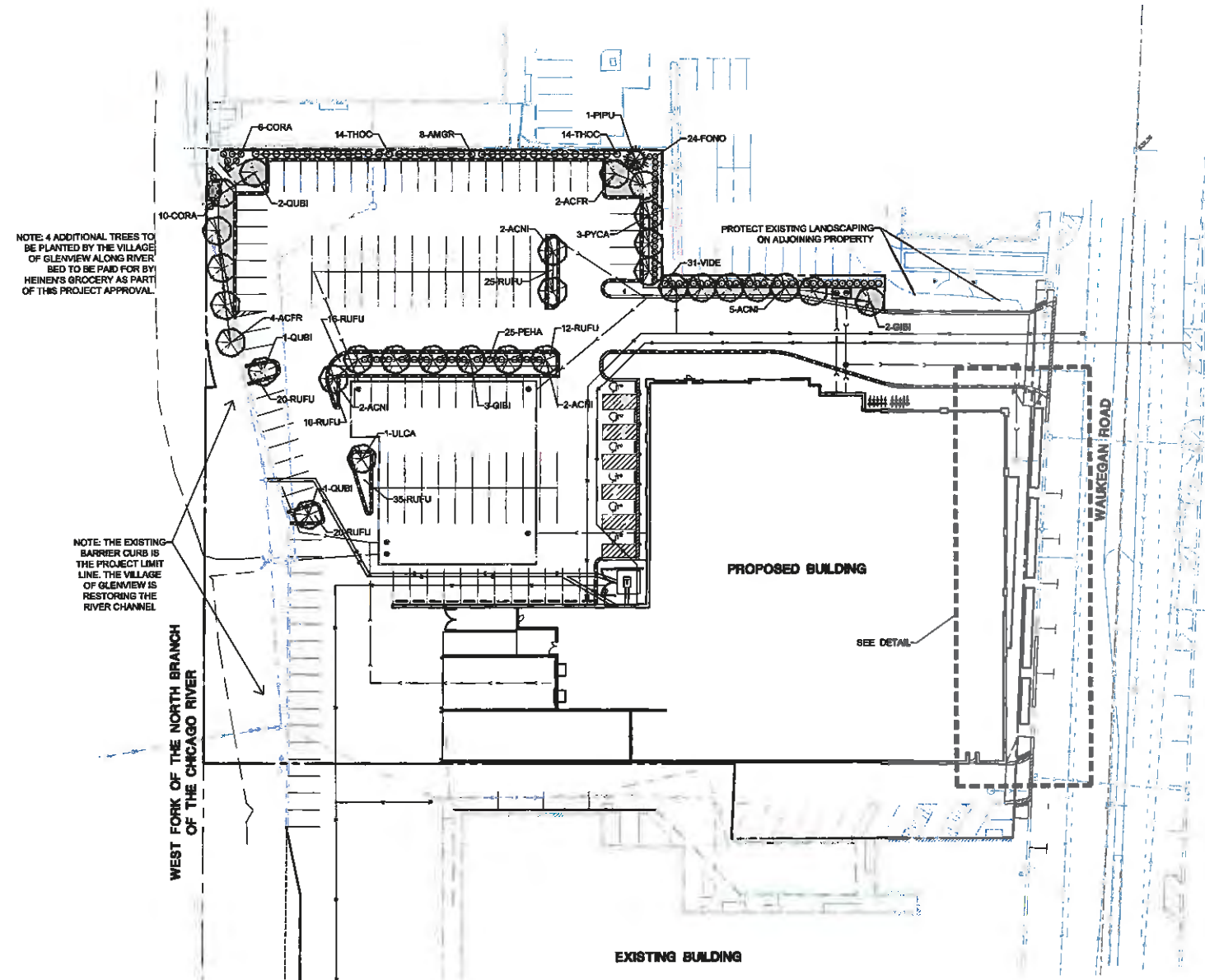
Sheet Title:

LANDSCAPE PLAN

Sheet Number:

1 of 2

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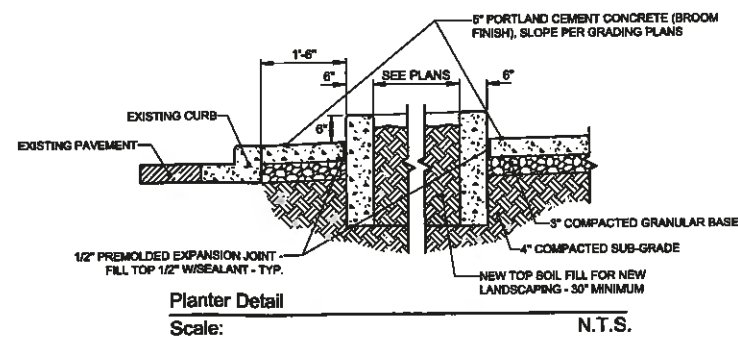
## Landscape Plan

**Scale:**

---


$$1'' = 30' - 0''$$

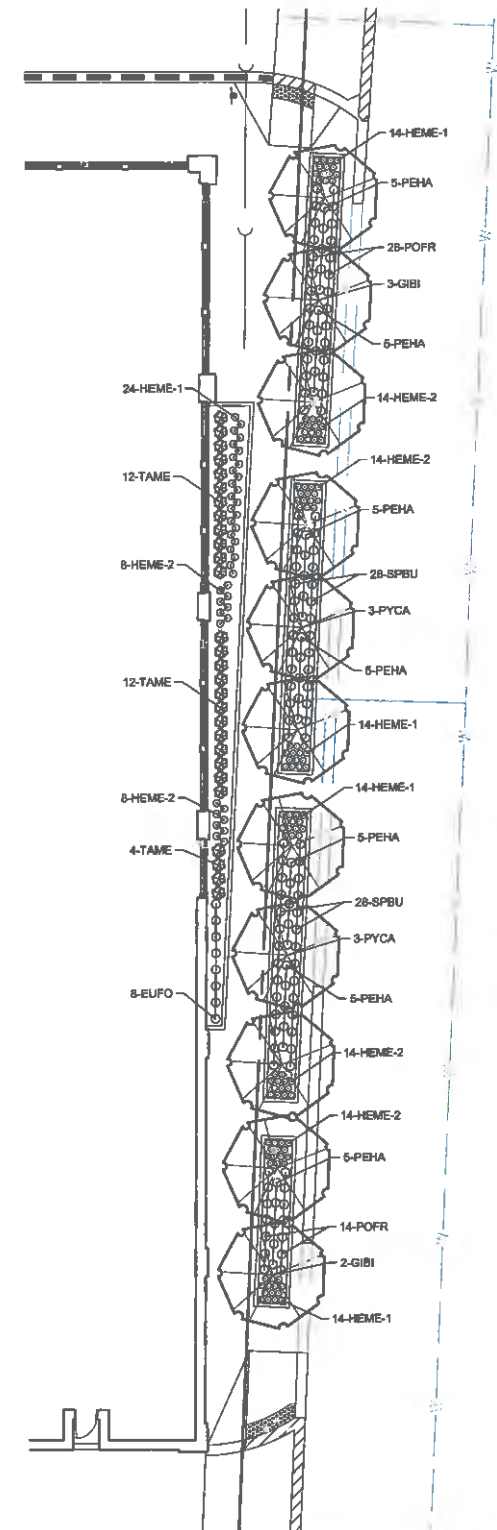

Key	Quantity	Name	COMMON/Botanical	Size	Comments
ACFR	8	AUTUMN BLAZE MAPLE/ Acer's thomasi 'Inferno'		3' BB	
ACN1	11	GREEN COLUMN BLACK MAPLE/ Acer nigrom 'Green-column'		3' BB	
AMGR	8	AUTUMN BRILLANCE SERVICEBERRY/ Amelanchier grandiflora Nutcracker Shrublet		8' BB	Low branched form - planted 6'-0" on center
CORA	18	GRAY DOGWOOD/ Cornus americana		3'	Planted 3'-0" on center
EULO	21	EMERALD GATY EUCONYMIUS/ Euconymus 'Emerald Gaty'		#1 Container	Planted 2'-0" on center
FONO	21	NORTHERN GOLD FORSYTHIA/ Forsythia Northern Gold		3'	Planted 2'-0" on center
G8H1	7	PRINCETON SENTRY GINKGO/ Ginkgo biloba 'Princeton Sentry'		3' BB	Misc only
HEME - 1	94	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns'		#1 Container	Planted 1'-0" on center
HEME - 2	11	LITTLE WINE CUP DAYLILY/ Hemerocallis 'Little Wine Cup'		#1 Container	Planted 1'-0" on center
PEHA	80	HAMLEN FOUNTAIN GRASS/ Pennisetum a. Hameln		#5 Container	Planted 3'-0" on center
PFU	1	GREEN COLORADO SPRUCE/ Picea pungens		8' BB	
POFR	42	MCKAY'S WHITE POTENTILLA/ Potentilla fruticosa 'McKay's White'		24"	Planted 2'-0" on center
PYCA	8	AUTUMN BLAZE PEAR/ Pyrus calleryana 'Autumn Blaze'		3' BB	
Q8H1	4	SWAMP WHITE QUAQ/ Quercus bicolor		3' BB	
RUEF	1	BLACK-EYED SUSAN/ Rudbeckia hirta 'Goldstrum'		#1 Container	Planted 1'-0" on center
SPBJ	58	GOLDFLAME SPirea/ Spirea bumalda 'Goldflame'		24"	Planted 2'-0" on center
TAME	28	HICKS YEW/ Taxus media 'Hicks'		30"	Planted 2'-0" on center
THOC	2	DARK GREEN ARBORVITAE/ Thuja occidentalis 'Nigra'		8' BB	Planted 3'-0" on center
ULCA	1	HOMESTEAD JAZZ/BLUE LEAF ELM/ Ulmus a. europaea 'Hemeland'		3' BB	
VIDE	31	AUTUMN SAFFI VIBURNUM/ Viburnum dentatum 'Rapp Safford'		3'	Planted 3'-0" on center



### Planter Detail

**Scale:**

N.T.S.



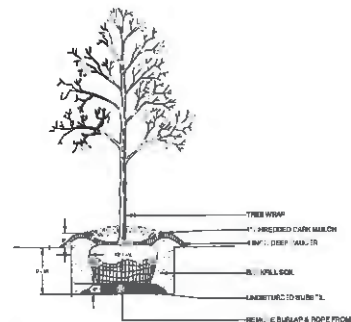
### Planter and Foundation Planting Plan

**Scale:**

$$1'' = 10^6 - 0''$$

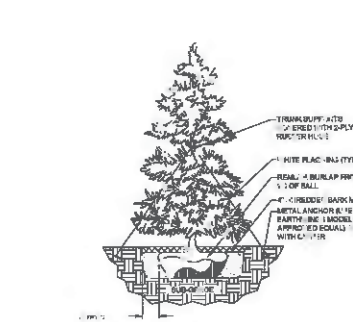



PLANTING DETAILS



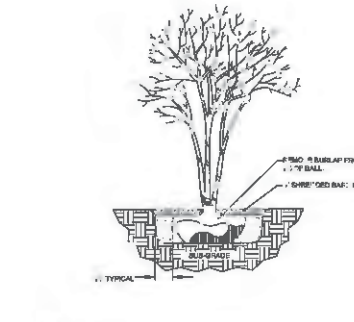
DECIDUOUS TREE

NOT TO SCALE



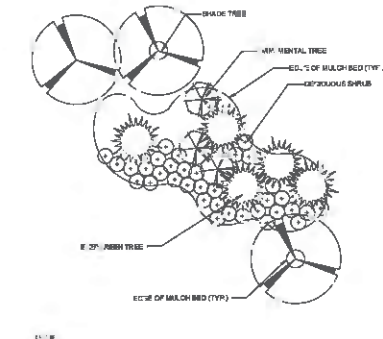
EVERGREEN TREE

NOT TO SCALE



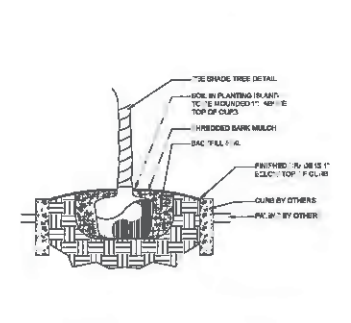
ORNAMENTAL TREE

NOT TO SCALE



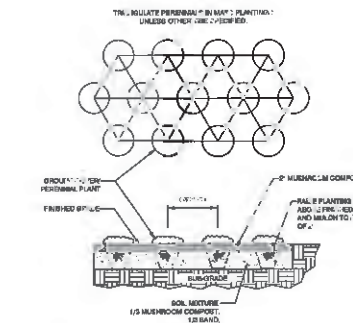
MULCH EDGE DETAIL

NOT TO SCALE



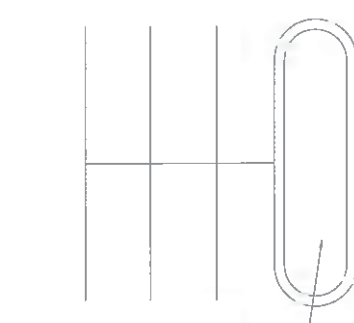
SHADE TREE IN ISLAND

NOT TO SCALE



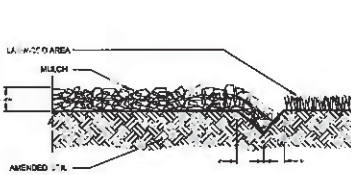
GROUNDCOVER AND PERENNIALS

NOT TO SCALE



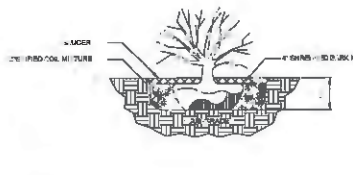
PARKING LOT ISLAND

NOT TO SCALE



CONTINUOUS MULCH

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

Irrigation Notes

1. Irrigation contractor will submit shop drawings for review and approval with manufacturer cut sheets.
2. Irrigation contractor will guarantee irrigation system for 24 months from completion date.
3. Irrigation contractor to include two years of maintenance in its proposal to include spring startup and fall shutdown.
4. Coordinate location of water hookup, backflow preventer, automatic controller, and rain sensor with owner and/or contractor.
5. Coordinate the placement of sensors under the paved areas with the general contractor.
6. Irrigation system to be installed according to all local and state codes.
7. Verify water pressure and use supplemental pump if necessary.

SPECIFICATIONS

1. Field Verification The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features The Contractor shall provide all his/her own expense, protection against trespassing and damage to existing areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide landscape, temporary fencing, signs, written warning or posting as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of existing trees, shrubs, and roots of existing trees, shrubs, lawn, paved areas and other landscaped areas that are to remain. Existing trees which may be subject to construction damage shall be braced, fenced or otherwise protected before any work is started. Boring or other protection will be removed at the end of construction. Do not use heavy equipment or stockpile within the drip-line of existing plants or on lawns. Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately, with as little inconvenience to the Owner as possible. All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed. The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

3. Planting Techniques All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Horticulture, Inc.", and as detailed on these drawings. All deciduous plant material shall be firm, green, with no > 1/4" interior branch, dead branches and broken branches. Pruning shall conform to natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. Stake up all trees as necessary immediately after installation and prior to acceptance. When high wind, or other conditions occur, the Landscape Contractor shall take whatever precautions he/she deems necessary to protect the survival and appearance of the plants. Their steps shall be taken at no additional expense to the Owner.

4. Inspection of Plant Material All plant materials shall be subject to inspection and approval. The Landscape Architect/Owner Representative must be the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants as specified are measured by the mass of the plant not the very tip of the branches.

5. Plant Substitution Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical name, and size of substitute material. Only those substitutions of at least equivalent size and having similar characteristics similar to the originally specified material will be accepted. Acceptance or rejection of substitute plant materials will be based in writing by the Landscape Architect.

6. Planting Soil Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The planting soil shall be amended by the contractor at the time of placement. The amended topsoil shall consist of three parts topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

7. Mulch All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 4" finely shredded bark mulch to be approved by the Landscape Architect/Owner Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

8. Pre-emergent Herbicide All shrub beds, individual trees and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

9. Sodding Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod shall be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

10. Seeding All lawn areas on landscape plan specified to be seeded shall be seeded as specified below:

- A. Topsoil Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
- B. Seed Mixture and Application Rate
- |                                  |     |
|----------------------------------|-----|
| Kentucky Bluegrass (4 varieties) | 60% |
| Perennial Ryegrass               | 20% |
| Redtop or Creeping Red Fescue    | 20% |

Apply at the rate of 5.5 lbs. per 1,000 sq. ft.

C. Fertilization The contractor shall acquire site specific soil analysis from a reputable firm, amend soil, and fertilize all areas per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditions at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis. All plant material watering shall be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owner Representative.

E. Establishment Turf may be established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedure he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he/she intends to use.

11. Preliminary Acceptance All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

12. Final Acceptance Final acceptance will be granted by the Landscape Architect/Owner Representative upon receipt of written request by the contractor, combined with an acceptable final report of the installation by the Landscape Architect/Owner Representative. All plant material (excluding annual flowers), shall be guaranteed for two years after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owner Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the firm of replacement.

13. Site Cleanup The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his/her activities at no additional expense to the owner and for the daily removal of all trash and debris from the work area to the satisfaction of the Landscape Architect/Owner Representative.



Process Creative Studios, Inc.  
1360 W. 25th Street, Suite 100  
Cleveland, Ohio 44115  
216.222.5100 p. 216.222.5101 f.  
www.ProcessCreativeStudios.com

CONSULTING SERVICES:  
Civil and Landscape Architect.

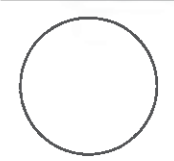
Michael J. Carrillo, LTD  
700 Springer Drive  
London, Ohio 43061  
216.861.5500 p. 601.8545 f.

Structural:  
J.A. Smith & Associates, Inc.  
4111 Layland Blvd., Box B  
South Euclid, Ohio 44111  
216.861.1111 p. 216.217.3461 f.

Mechanical, Electrical, Plumbing:  
City of Engineering  
1100 Superior Avenue, Suite 100  
Cleveland, Ohio 44114  
216.861.2500 p. 216.861.1111 f.

Kitchen Designer:  
Parker Construction Design  
10705 S. Industrial Ave., LSA-A  
Cleveland, Ohio 44130  
216.903.0400 p. 216.903.4238 f.

Refrigeration:  
The Refrigeration Company  
1390 North Avenue  
Cleveland, Ohio 44114  
216.861.2300 p. 216.861.2011 f.



Issued For:  
ADDENDUM #1 B10.13



Project:  
Heinen's Grocery Store

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

Project Number:  
13005.00

Drawn By:  
GFC

Date:  
07.31.13

Sheet Title:  
LANDSCAPE  
DETAILS &  
SPECIFICATIONS

Sheet Number:





Lewin & Associates, Inc.  
10 Mayfield Road, Ste B  
North Euclid, Ohio 44121  
291.3131 p. 216.291.2605 f.

Professional Foodservice Design  
100 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
Tel. 216.663.0400 p. 216.663.4268 f.

Hattenbach Company  
 9 Hamilton Avenue  
 Ireland, Ohio 44114  
 881.5200 p. 216.881.5425 f.



NOTE:
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ARE NOT FOR
CONSTRUCTION

Subject:

Meinen's  
Grocery Store

ore #42 - Glenview

20 Waukegan Road  
Deerfield, Illinois 60025

Project Number:

Drawn By:

te:

et Title:

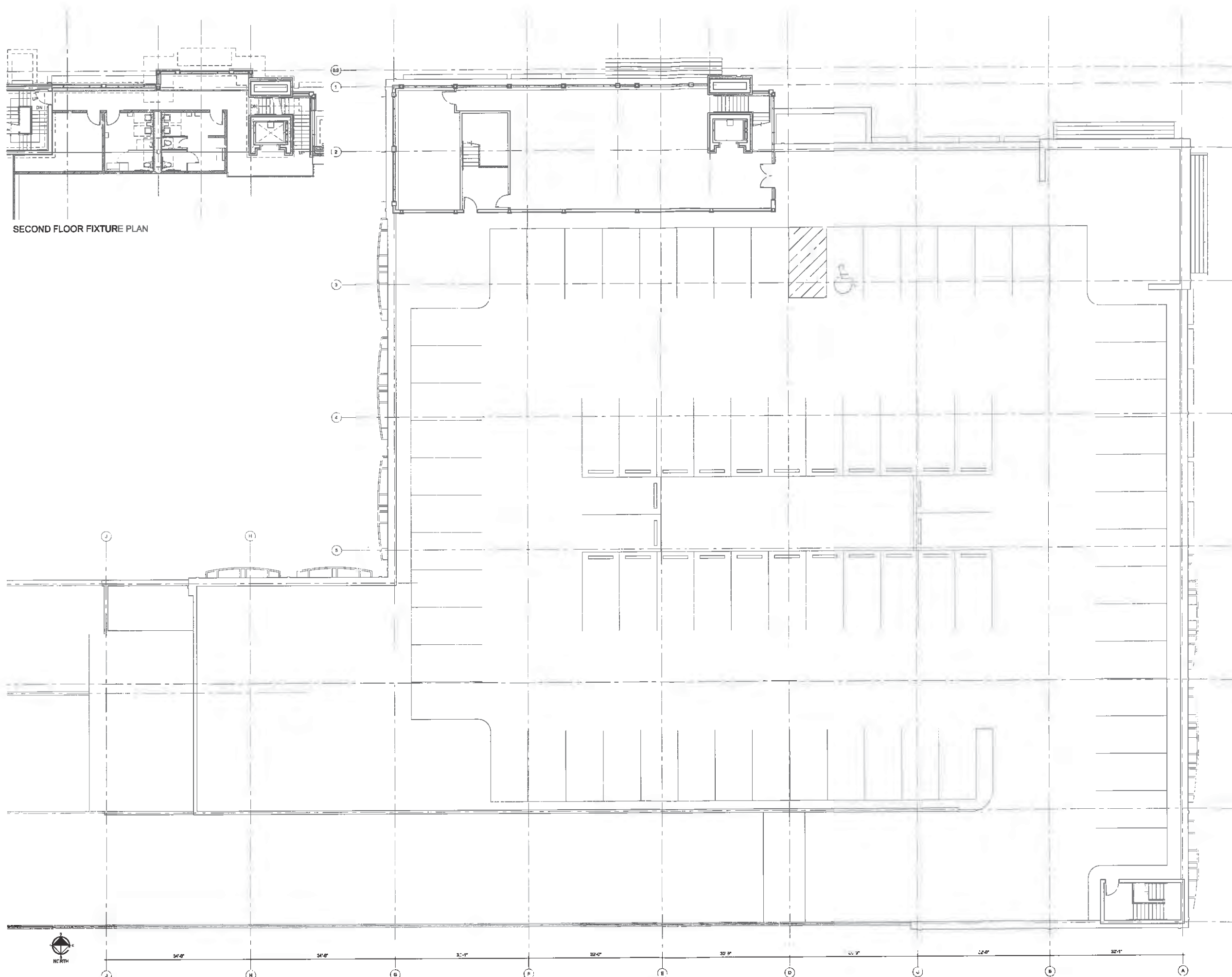
FIRST FLOOR  
TEXTURE PLAN

SCALE: 1/8"=1'-0"

et Number:

2013 Process, Inc.





Process Creative Studios, Inc.  
1850 West 21st Street, Suite 201  
Cleveland, Ohio 44113  
216.881.2800 p. 216.881.3881 f.  
www.ProcessCreative.com  
sk21@ProcessCreative.com

**CONSULTING ENGINEERS:**

Crill and Lemke Architects  
Landscape Architecture LTD  
700 Springer Drive  
Lombard, Illinois 60147  
630.891.8527 p. 630.891.8555 f.

**Structural:**

LA Larkin & Associates, Inc.  
4110 Winton Road, Suite B  
South Euclid, Ohio 44111  
216.881.3131 p. 216.881.2800 f.

**Mechanical, Electrical, Plumbing:**

O'Brien Engineering  
1100 Faxon Avenue, Suite 300  
Cleveland, Ohio 44114  
216.881.2000 p. 216.881.3239 f.

**Kitchen Designer:**

Professional Foodservice Design  
14500 S. Inverness Avenue, Suite A  
Cleveland, Ohio 44137  
216.881.2100 p. 216.881.4288 f.

**Refrigeration:**

The Refrigeration Company  
5578 Hamilton Avenue  
Cleveland, Ohio 44114  
216.881.5227 p. 216.881.5475 f.

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REVIEW 08.13.13

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**Project:**

Heinen's  
Grocery Store

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

**Project Number:**

13005.00

**Drawn By:**

GSE

**Date:**

08.13.13

**Sheet Title:**

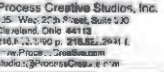
SECOND AND  
THIRD FLOOR  
FIXTURE PLANS

**SCALE: 1/8"=1'-0"**

**Sheet Number:**

**SK21.1**

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CONSULTING ENGINEERS:

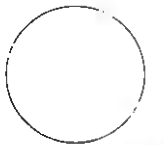
30.691.8665 f. 030.691.8665 f.

Structural:  
A. Levin & Associates, Inc.  
110 Mayfield Road, Ste. B  
South Euclid, Ohio 44121  
15.001.3131 p. 216.331.2206

**Mechanical, Electrical, Plumbing:**  
**Liborn Engineering**  
 100 Superior Avenue, Suite 300  
 Cleveland, Ohio 44114  
 216.851.2020 p. 216.851.3320 f.

**Kitchen Designer:**  
Professional Food Service Design  
4500 S. Inland Ave., Ste. 205  
Cleveland, Ohio 44117  
16,663,0400 p. 219 683,4255 f.

Refrigeration:  
The Halzenbach Company  
300 Hamilton Avenue  
Cleveland, Ohio 44114  
TELEPHONE 216/531-6151



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Project:

**Meinen's  
Grocery Store**

Store #42 - Glenview

2020 Waukegan Road  
Kenilworth, Illinois 60025

Project Number:

13005.00

Drawn By:

Page:

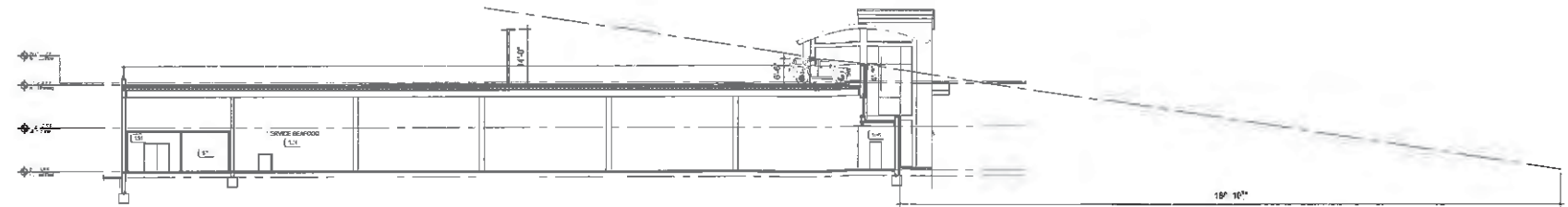
Sheet Title;

## TE LINE STUDY

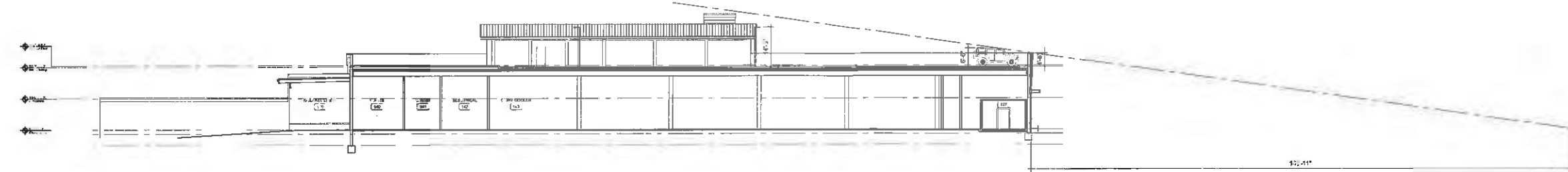
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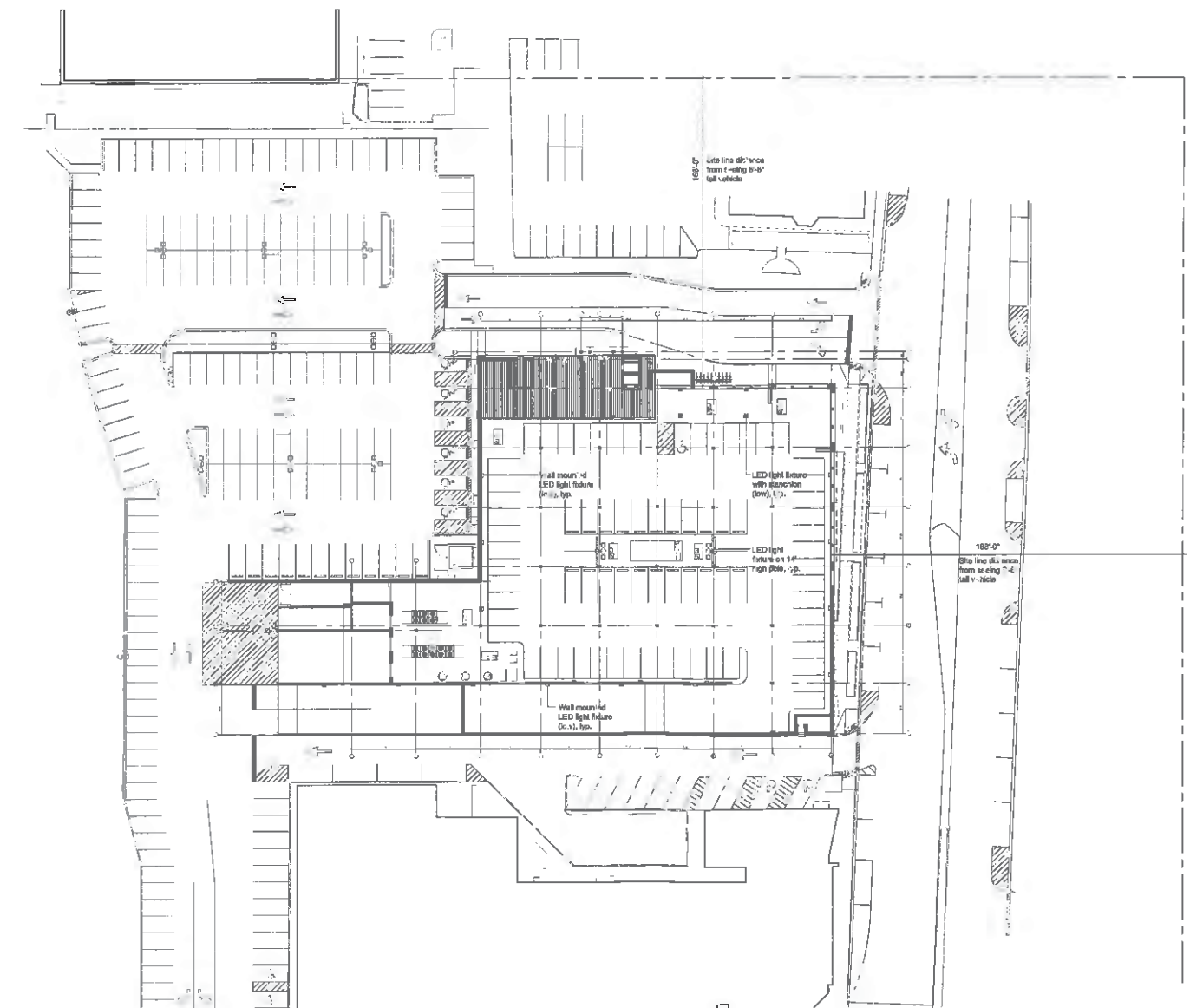
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**NORTH-SOUTH BUILDING SECTION** 1  
SCALE: 1/8" = 1'-0"



**EAST-WEST BUILDING SECTION** 2  
SL. LB: 1/16" = 1'-0"



**SITE / ROOF PLAN** A  
S.C. LB: 1/2" = 1'-0" FL



**CONSULTING ENGINEERS:**

Civil and Landscape Architect:

Manhart Consulting LTD  
700 Springer Drive  
Lambert, Ohio 44131  
630.857.8500 p. 630.857.1855 f.

Structural:

L.A. Smith & Associates, Inc.  
4110 Mayfield Road, Ste. B  
South Euclid, Ohio 44121  
216.291.3131 p. 216.291.2805 f.

Mechanical, Electrical, Plumbing:

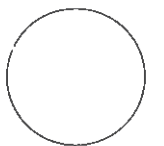
Osborn Engineering  
1100 Superior Avenue, Suite 300  
Cleveland, Ohio 44114  
216.861.2320 p. 216.861.3329 f.

Kitchen Designer:

Professional Foodservice Design  
14600 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
216.853.0400 p. 216.853.4238 f.

Refrigeration:

The Hatterbach Company  
8200 Hamilton Avenue  
Cleveland, Ohio 44114  
216.861.2500 p. 216.861.5425 f.



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Project:

**Heinen's  
Grocery Store**

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

Project Number:  
13005.00

Drawn By:  
GSE

Date:  
08.13.13

Sheet Title:

**EXTERIOR  
ELEVATIONS**

Sheet Number:



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

0'-0" A.F.F. Ground Floor

CAST STONE WITH SILL

FACE BRICK - FLEMISH BOND

OPEN-ENDED AWNING

WALL SCONCE

BLACK ANODIZED ALUMINUM STOREFRONT



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

WALL SCONCE

CAST STONE WITH SILL

OPEN-ENDED AWNING

FACE BRICK - ONE-THIRD BOND

BLACK ANODIZED ALUMINUM STOREFRONT

FACE BRICK - FLEMISH BOND

CAST STONE WITH SILL



**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

WALL SCONCE

BLACK ANODIZED ALUMINUM STOREFRONT

CAST STONE WITH SILL

FACE BRICK - FLEMISH BOND

OVERHEAD DOCK DOORS



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

FACE BRICK - FLEMISH BOND

CAST STONE WITH SILL









VIEW BETWEEN SHOPPERS ROW AND HEINEN'S



VIEW OF ENTRY FROM WAUKEGAN ROAD



VIEW OF SOUTHWEST FROM GLENVIEW ROAD



VIEW FROM INTERSECTION OF GLENVIEW ROAD AND WAUKEGAN ROAD



Process Creative Studios, Inc.  
1950 West 25th Street, Suite 300  
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216.822.2000 p. 216.822.2001 f.  
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studio@ProcessCreative.com

**CONSULTING ENGINEERS:**

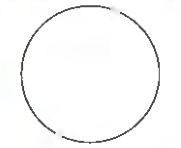
**Civil and Landscape Architect:**  
Marshall Consulting LTD  
700 Springer Drive  
Lansham, Illinois 60148  
800.891.8500 p. 800.891.8585 f.

**Structural:**  
L.A. Levin & Associates, Inc.  
4110 Mayfield Road, Ste. B  
South Euclid, Ohio 44121  
216.291.5191 p. 216.291.3806 f.

**Mechanical, Electrical, Plumbing:**  
Osborn Engineering  
1100 Superior Avenue, Suite 300  
Cleveland, Ohio 44114  
216.861.2020 p. 216.861.3329 f.

**Kitchen Designer:**  
Professional Foodservice Design  
14000 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
216.653.0000 p. 216.653.4288 f.

**Refrigeration:**  
The Hestonbach Company  
5200 Hamilton Avenue  
Cleveland, Ohio 44114  
216.881.8200 p. 216.231.6425 f.



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**Project:**

**Heinen's**  
**Grocery Store**

**Store #42 - Glenview**

**1020 Waukegan Road**  
**Glenview, Illinois 60025**

**Project Number:**  
13005.00

**Drawn By:**  
GSE

**Date:**  
08.13.13

**Sheet Title:**  
**PERSPECTIVE**  
**RENDERINGS**

**Sheet Number:**





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[www.ProcessCreative.com](http://www.ProcessCreative.com)  
[astudios@ProcessCreative.com](mailto:astudios@ProcessCreative.com)

## CONSULTING ENGINEER8:

Civil and Landscape Architect

Manhard Consulting LTD  
700 Springer Drive  
Lumbard, Illinois 60148  
630.891.8500 p. 630.671.8565 f.

**Structural;**

J.A. Lewin & Associates, Inc.  
4110 Mayfield Road, Ste B  
South Euclid, Ohio 44121  
216.291.3131 p. 216.291.2805 f.

**Mechanical, Electrical, Plumbing:**

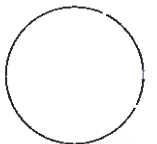
DeBrom Engineering  
1100 Superior Avenue, Suite 300  
Cleveland, Ohio 44114  
216.861.2020 p. 216.861.3320 f.

**Kitchen Designer:**

**Professional Foodservice Design**  
14800 S. Industrial Ave., Ste. A  
Cleveland, Ohio 44137  
216.883.0400 p. 216.883.4288 f.

## Refrigeration:

The Hellenbach Company  
5308 Hamilton Avenue  
Cleveland, Ohio 44114  
216.331.5200 p. 216.851.5425 f.



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## Project

**Heinen's  
Grocery Store**

Store #42 - Glenview

1020 Waukegan Road  
Glenview, Illinois 60025

Project Number:

13005.00

**Drawn By:**

GSE

**Date:**

08.13.13

**Short Title:**

## PERSPECTIVE RENDERINGS

Sheet Number:

PR3

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FINISH SCHEDULE

EXTERIOR			
MASONRY (M)		METAL ROOF (MR)	
M1	MANF.: YANKEE HILL COLOR: DARK RED FINISH: SMOOTH	MR1	MANF.: PAC-CLAD STYLE: SNAP-ON STANDING SEAM COLOR: MATTE BLACK
M2	MANF.: YANKEE HILL COLOR: MEDIUM IRONSPOT FINISH: SMOOTH	STOREFRONT FRAMING (SF)	
PRECAST CONCRETE (PC)		SF1	MANF.: PITTCO SYSTEM: TMW 450 COLOR: BLACK ANODIZED
PC1	MANF.: DUKANE PRECAST COLOR: STAIN TO MATCH FACE BRICK ELEVATIONS PATTERN: MATCH FACE BRICK ELEVATIONS	AWNINGS (A)	
MORTAR (MR)		A1	MANF.: SUNBRELLA COLOR: 4685-0000 GINKGO FRAME COLOR: BLACK
MR1	MANF.: T.B.D. COLOR: BEIGE	BRAKE METAL (BM)	
SEALANT (S)		BM1	MANF.: CUSTOM COLOR: BLACK
S1	MANF.: DOW CORNING 795 COLOR: LIMESTONE	METAL CANOPY (MC)	
CAST STONE (CS)		MC1	MANF.: PAC-CLAD SYSTEM: 12" WITH FLUSH REVEAL COLOR: PREFINISHED MATTE BLACK
CS1	MANF.: ARCHITECTURAL CAST STONE COLOR: WHITE MIX: 1435		



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HEINEN'S  
STORE #42  
GLENVIEW, IL.

EXTERIOR FINISH SCHEDULE  
08.01.13  
SCALE: N.T.S.

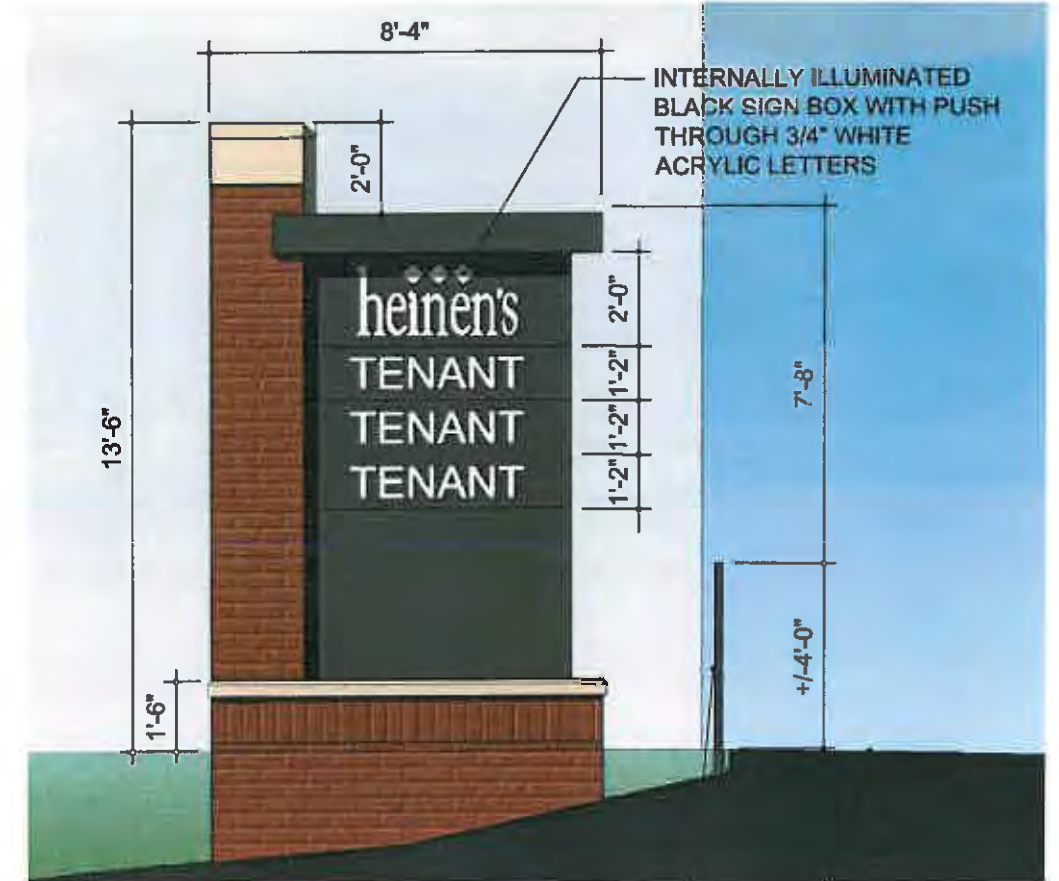
FIN





**MAIN SIGNAGE**  
SCALE: 1/2" = 1'-0"

1  
SIGN



**MONUMENT SIGN**  
SCALE: 1/4" = 1'-0"

3  
SIGN



**ENTRY SIGNAGE**  
SCALE: 1/2" = 1'-0"

2  
SIGN

NOTE: DRAWINGS ARE NOT FOR CONSTRUCTION



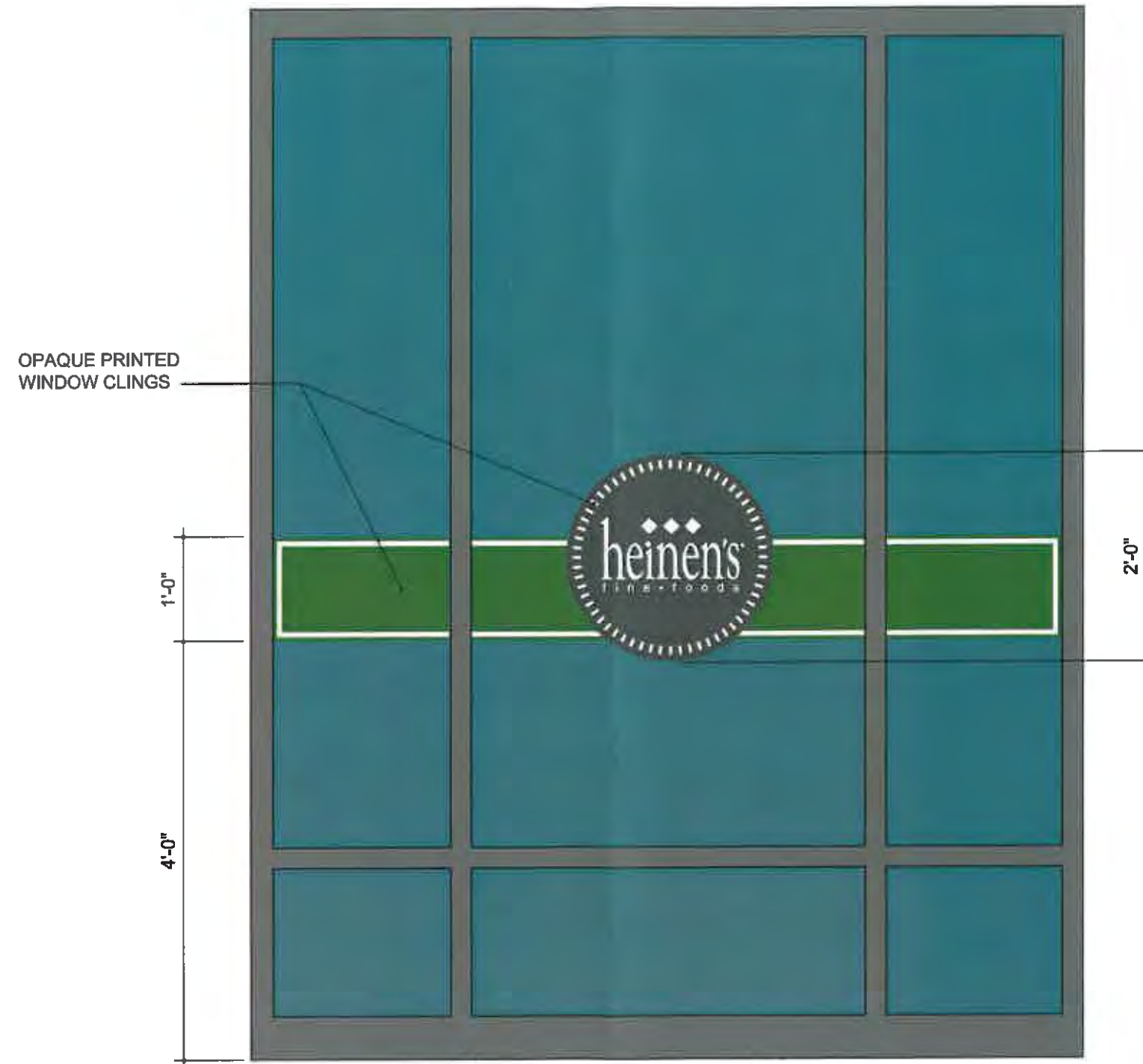
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HEINEN'S  
STORE #42  
GLENVIEW, IL

PROPOSED SIGNAGE  
07.31.13  
SCALE: AS SHOWN

SIGN





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