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September 20, 2013

**VIA EMAIL**

Mr. Jeff Brady  
AICP  
Director of Planning  
Village of Glenview  
Glenview, Illinois

Re: Applications of Willow Creek Community  
Church Inc. regarding Parcel 24 of the Glen  
Our File No. 13-59

Dear Mr. Brady:

On behalf of Willow Creek Community Church Inc., I am hereby requesting that the Applications filed in the captioned matter be amended as follows:

1. The legal description of the property which is the subject of such Applications be amended to refer to the following parcels of property:

That property which is the subject of the First Amendment to Agreement for Purchase and Sale of Real Estate entered into between Willow Creek Community Church, Inc. and the Village of Glenview as of September 7, 2013; that parcel of property being purchased by Willow Creek Community Church Inc. from Northfield Township; and that parcel of property being purchased by Willow Creek Community Church Inc. from Connections for the Homeless Inc., the legal descriptions for all of which have been provided to the Village by separate transmission.

In conjunction therewith, Joinders to all of the Applications filed by Willow Creek Community Church Inc., are being forwarded to you by separate cover from the additional property owners, namely Northfield Township and Connections for the Homeless Inc.

2. The Applications shall all be deemed amended to identify the Existing Zoning of the property as P1, R4, and I2.
3. Amended Answers to the Standards for Conditional Use are attached, and should be substituted for the Answers heretofore filed.

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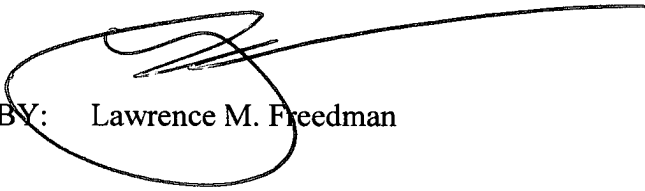
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4. Amended Answers to Standards for Variation are attached, and should be substituted for the Answers heretofore filed.

Supporting documentation for the amended Applications is in the process of being delivered to you by separate cover. If you have any questions, please call me. Thank you.

Very truly yours,

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.



BY: Lawrence M. Freedman

LMF:eas

Enclosures

cc: Mr. Ira Leavitt  
Mr. Scott Troger  
Mr. Todd Schaffer  
Mr. Steve Gillen

## AMENDED ANSWERS

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.

A building devoted primarily to religious worship, including but not limited to worship services and presentations, baptisms, weddings, funerals, religious education, child care for on-premises parents, and ministering to those in need of assistance, including support and counseling.

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

The subject location, on the west side of Shermer Road between Willow Road, a strategic regional arterial, and West Lake Avenue, a three lane collector road, and being part of The Glen, provides convenient access to other facilities in close proximity which are desirable for the public convenience.

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)**

Surrounding properties, such as a golf course, cemetery, and multi-family uses, will be compatible with the proposed religious use, particularly with respect to hours of operation, intensity, and traffic, such that there will be no injury to use or enjoyment of other uses in the immediate vicinity.

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

Inasmuch as the hours of operation, intensity, and traffic resulting from the proposed use will be compatible with those of other properties in the neighborhood, the proposed use will not diminish or impair property values in the neighborhood.

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

Being located in The Glen, and being surrounded by multiple uses, including a golf course, cemetery, and multi-family, the character of the neighborhood is that of mixed uses, which will be completely compatible with the proposed use and as such it will not generate any significant change in the character of the neighborhood.

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)**

A religious use, as that proposed, is only allowed in the R-1 District as a conditional use, and as such will be in harmony with the R-1 District pursuant to the plan which is proposed to be developed.

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)**

The development plan has been designed to minimize any impact on surrounding properties, such that the location, nature, and height of all proposed improvements will not unreasonably hinder or discourage the appropriate use and/or development of adjacent or nearby land or existing buildings. 7

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)**

The off street parking facilities have been designed to be of adequate size and number, properly located, and suitably screened from any residential uses in the area of the property in accordance with the requirement of the Village's Zoning Ordinance. Specifically, the existing residential property to the south and to the west of the subject property will be screened by berms with extensive landscaping.

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)**

As indicated by Applicant's traffic consultant's report, the entrance and exit drives have been laid out to prevent traffic hazards and nuisances, and to minimize traffic congestion in the area, particularly during the times of peak usage of the proposed facility. Furthermore, Applicant will implement a traffic management plan on all days during which services are held.

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)**

All of the bulk regulations of the R-1 District will be met, and to the extent that variations from any such requirements are required, such variations will be requested as part of the overall approval of the project.

## Attachment "A"

Inasmuch as the proposed use as a religious facility is only allowed as a conditional use in the R-1 District, the proposed use, which is essentially institutional in nature, requires relief from a number of the requirements of the R-1 District, which requirements were intended to be more applicable to single family residences rather than a large religious facility on a tract of land in excess of twelve acres.

Specifically Applicant is seeking the following relief in the form of variations:

1. Light fixture pole heights in excess of 14 feet for most of the proposed poles in the parking lot.
2. More than only one ground sign which is allowed in the R-1 District, and signage in excess of the 20 s.q.f. per sign face which is all that is permitted in the R-1 Zoning District.
3. Although the proposed buildings will not contain traditional eaves, portions of the building could be interpreted to exceed the maximum eave height of 23 feet, relief from which is requested.
4. As maximum building height is measured from the average of the four corners of the building from existing grade, and as there will be fill introduced to the site which will be counted toward the height of the building, relief is requested to exceed the maximum 35 foot height which is permitted in the R-1 District.
5. Inasmuch as the computation of maximum allowable building area may include double height volume spaces, relief is requested to allow a maximum building area in excess of that permitted.
6. To allow portion of the parking lot to have 15 or more parking spaces without a landscaped island, provided that the landscaped area which would have been provided as part of any such island shall be provided elsewhere on the site.
7. To allow a portion of the parking lot to be developed without requiring a continuous parking island between two parking bays provided that the landscaped area which would have been provided as part of such landscaped area shall be provided elsewhere on the site.

## AMENDED ANSWERS

The Village of Glenview Zoning Ordinance requires that certain conditions must exist before a variation 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 Zoning Board of Appeals until the questions have been answered sufficiently.**

### Please explain all answers in detail.

1. **Question:** In what respect does the history of the structure, the physical characteristics of the property, the shape of the lot, and/or the topography of the land create the need for a variance from the requirements of the Zoning Ordinance? You must demonstrate how compliance with the ordinance would result in more than a personal inconvenience. **(Please explain in detail. Yes” and “No” answers are not acceptable.)**

The design of what is essentially a large institutional building with ancillary facilities such as a parking lot, on a site which is in excess of 12 acres in area, will in some respects be incompatible with the R-1 Zoning standards which were designed to address single family homes on smaller individual lots. Accordingly, in order to build such a religious facility on such a large tract of land, some form of relief from the strict standards from the R-1 Zoning standards is a necessity.

2. **Question:** A petitioner must demonstrate a hardship of the property before a variation can be granted. What are the underlying characteristics of the property & applicant’s situation which necessitate relief from the requirements of the Zoning Ordinance? Please note: Self-inflicted difficulties or personal hardships of the owners or occupants of a property are not sufficient grounds for a variance. The demonstrable hardship must be a legal hardship of the property itself. **(Please explain in detail. Yes” and “No” answers are not acceptable.)**

The hardship results from the inability of achieving total compatibility, between what is essentially a large institutional use on over 12 acres of land with the R-1 standards which were designed primarily to address single family homes on small single family lots. Accordingly, the hardship is clearly not one which has been created by Petitioner.

3. **Question:** A petitioner must sufficiently demonstrate how the conditions upon which the petition for a variation is based are unique and would not be applicable to other properties within the same zoning classification. Such uniqueness should demonstrate how the zoning ordinance would be applied to the subject property differently than other properties within the same zoning classification. What are the unique conditions of the subject property? **(Please explain in detail. Yes” and “No” answers are not acceptable.)**

Other properties in the R-1 Zoning District are developed with single family homes on individual lots, none of which deal with the requirements imposed in designing and constructing what is essentially a large institutional type building on a relatively large tract of land. Accordingly, the conditions upon which the Petition for Variation is based are unique and would not be applicable to almost all other properties located in the R-1 Zoning District.

4. **Question:** Would the granting of the variation impair the supply of adequate light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, or otherwise endanger the public safety or welfare of the neighbors and surrounding community? **(Please explain in detail. Yes" and "No" answers are not acceptable.)**

As evidenced by the proposed site plan which has been submitted as part of both the Request for Final Site Plan Review as well as the Request for a Conditional Use Permit for a religious use on the subject property, the orientation and design of the proposed facility, including access, parking, and screening, will not impair the supply of adequate light and air to the adjacent properties, substantially increase congestion in the public streets, nor increase the danger of fire, or otherwise endanger the public safety or welfare of the neighbors or the surrounding community.

5. **Question:** Will the requested variation be harmful or injurious to other properties or improvements near the location of the subject property and/or alter the essential character of the neighborhood in general? **(Please explain in detail. Yes" and "No" answers are not acceptable.)**

The requested variations, if granted, will allow the subject property to be developed with a religious facility which will be highly compatible with the neighboring uses in The Glen, which neighboring uses include multiple uses such as a golf course, multi-family housing, and cemetery uses in the immediate vicinity of the subject property. As such, the requested variations will neither be harmful nor injurious to other properties or improvements near the location of the subject property; nor will they alter the essential character of the neighborhood in general.

6. **Question:** Explain why the proposal chosen is the only available alternative. Describe why other options are not considered viable. **(Please explain in detail. Yes" and "No" answers are not acceptable.)**

Inasmuch as the Village only permits religious facilities in the R-1 Zoning District and inasmuch as the standards of the R-1 District have been primarily designed to address individual single family homes on individual lots, there is no alternative available to developing a large religious facility on a 12 acres site in the R-1 Zoning District without having to seek relief from some of the provisions of the R-1 Standards.

7. **Question:** Economic impact is only one of several factors to be taken into consideration in determining whether or not a variance should be granted, and does not in and of itself provide sufficient grounds for a variance. What economic impact to the applicant, if any, will result from enforcement of the regulation this application is seeking to vary? **(Please explain in detail. Yes" and "No" answers are not acceptable.)**

Were the requested variations not granted, the proposed facility could not be built as strict compliance with all of the requirements of the R-1 Zoning District would not allow the construction of the facility as proposed. Accordingly, the impact to Applicant, including the economic impact, would be that the proposed facility could not be developed on the subject property.



WILLOW CREEK NORTH SHORE ZONING STATISTICS CHART (09/20/2013)

PIN #s: (Preliminary Based on Cook County Website):	04-21-401-021
	04-21-401-023
	04-21-401-024
	04-21-401-029
	04-21-401-030
	04-28-201-008
	04-28-201-012
	04-28-201-013
	Part of 04-28-202-012

Existing Zoning:	P-1 Public Land Use
	R-4 Residential
	I-2 Light Industrial
Proposed Zoning:	R-1 Residential District with a Conditional Use

Number of Proposed Lots	1
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	<b>Proposed</b>	<b>Required</b>
Lot Area	+/-14.04 Acres	> 2 Acres [Per 98-101(b)(2)(b)]
Building Area *	+/-72,000 SF	< 106,370 SF [Per 98-101(b)(3)(a)]
Density – units per acre	1	1
Maximum Lot Coverage (Total Impervious Lot Coverage)**	+/-74.5%	T.B.D. During Site Plan Review Process [Per 98-101(b)(3)(c)]
Floor Area Ratio (FAR)***	+/-0.12	< 0.174 [Based on Max. Bldg Area / Lot Area]
Maximum Building Coverage	12%	<33 1/3% (203,863 SF)
Building Height	35 Feet above Proposed Finished Floor	< 35 Feet [Per 98-101(b)(1)]
Number of Loading Areas	1 (Drop Off Lane on West Side of Building)	1
Number of parking stalls (including handicap stalls)***	717	400
Minimum Front Yard Setback (South) [Proposed Valcour Dr. R.O.W.]	+/-77'	___' - Per Village
Minimum Side Yard Setback (West)	+/-275'	15' - Per Village
Minimum Side Yard Setback (East)	+/-130'	15' - Per Village
Minimum Rear Yard Setback (North)	+/-63'	25' - Per Village

\* Maximum Building Size for Lots > 20,000 sf = 5,800 + (Lot Size - 20,000) x 0.17 = 5,800 + (611,589 - 20,000) x 0.17 = 106,370 SF

\*\* Includes pavement, sidewalk, building & water surface located in storm water management area

\*\*\* Required number of Parking Stalls based on 1 stall per every 3 seats in the Auditorium: 1,200 / 3 = 400 Stalls