

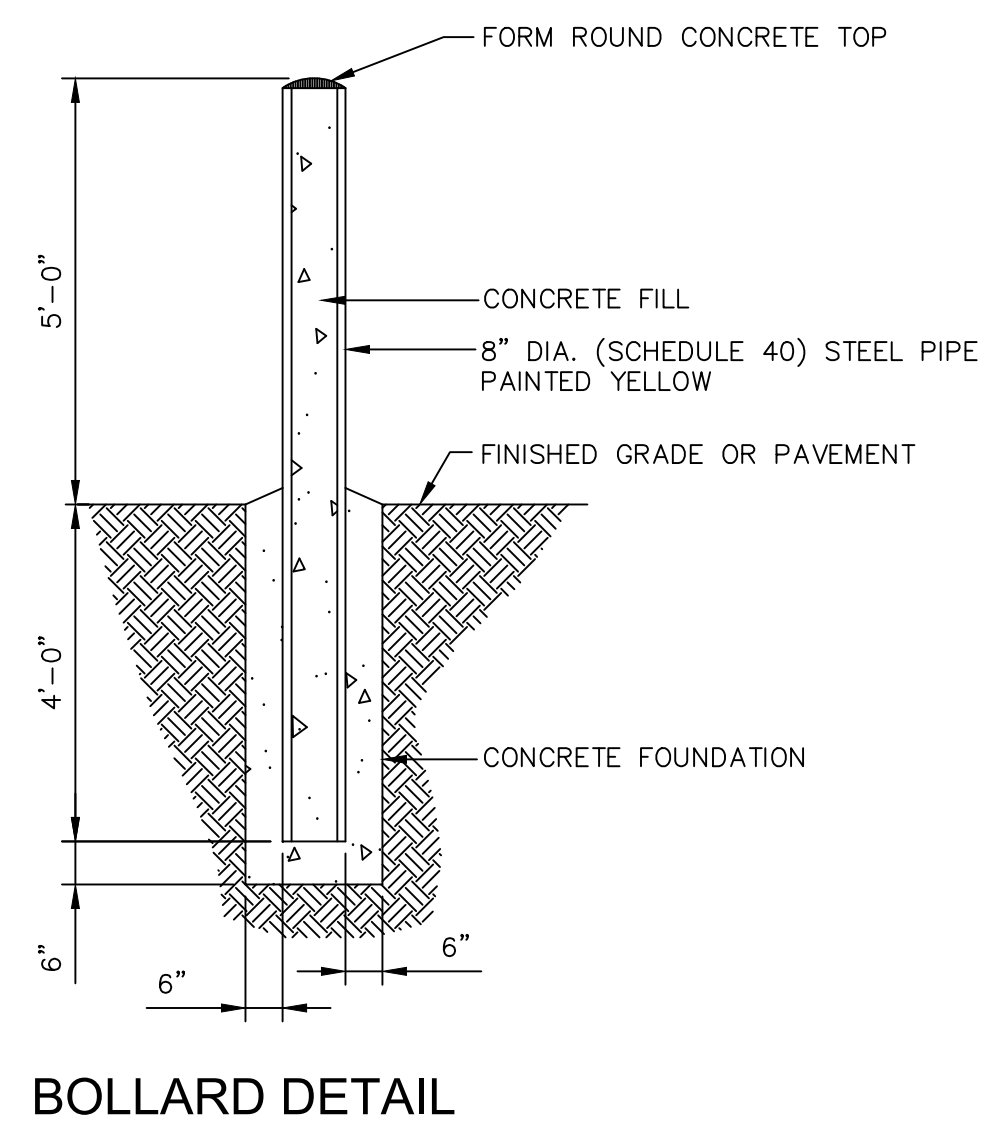
ZONING STATISTICS CHART		
ZONING	REQUIRED / ALLOWED	PROPOSED
MIN. LOT SIZE	6,250 SF	363,647 SF (8.3 ACRE)
BUILDING SIZE (GROSS)	N/A	57,000 SF TOTAL BUILDING AREA (GROSS)
LOT COVERAGE (BUILDING ONLY)	N/A	15.7%
SETBACK - REAR YARD SETBACK	20'-0"	68'-3" (BLDG. A TO WEST PROPERTY LINE) 97'-5" (BLDG. E TO WEST PROPERTY LINE) 50'-0" (CURB TO WEST PROPERTY LINE)
SETBACK - SIDE YARD SETBACK	10'-0"	156'-5" (BLDG. D TO SOUTH PROPERTY LINE) 185'-10" (BLDG. E TO SOUTH PROPERTY LINE) 156'-5" (CURB TO SOUTH PROPERTY LINE)
SETBACK - PUBLIC RIGHT OF WAY	50'-0" (TO CENTER OF R.O.W.)	67'-9" (AT NORTH PROPERTY LINE) 61'-2" (AT EAST PROPERTY LINE)
MAX. BUILDING HEIGHTS	40'-0"	25'-0"
PARKING	292 SPACES	294 SPACES
LOADING AREAS	3	3

PARKING CALCULATIONS	
ESTIMATED PARKING AREAS	
RETAIL/OFFICE/MEDICAL	31,000 Sq. Ft.
RESTAURANT	480 SEATS (16,000 Sq. Ft.)
DAYCARE	10,000 Sq. Ft.
PARKING SPACES REQUIRED*	
RETAIL/OFFICE/MEDICAL	103 (@1:300)
RESTAURANT	160 (@1 PER 3 SEATS)
DAYCARE	29 (@1:350)
PARKING REQUIRED	292 SPACES
PARKING PROVIDED:	287 + 7 H.A. = 294
ACCESSIBLE REQUIRED	7
ACCESSIBLE PROVIDED	7
LOADING AREAS	3
*PARKING CALCULATIONS ABOVE ARE GROSS BUILDING AREA. VILLAGE CODE STATES THAT THE FINAL NUMBER OF REQUIRED PARKING SPACES WILL BE BASED ON ACTUAL TENANT OCCUPANCIES AND THE PROVISIONS OF SECTION 98-293 OF THE ZONING ORDINANCE, WHICH STATE THAT REQUIRED PARKING WILL BE BASED ON THE "NET FLOOR AREA" OF EACH TENANT SPACE, WHICH TERM SHALL NOT INCLUDE FLOOR SPACE DEVOTED PRIMARILY TO THE HOUSING OF MECHANICAL OR ELECTRICAL EQUIPMENT, OR STORAGE PURPOSES.	

PERIMETER GREEN SPACE

2.6 TOTAL ACRES OF SOUTH AND WEST PERIMETER GREEN SPACE

2.6 / 8.3 = 31.3% GREEN SPACE PERCENTAGE OF TOTAL LOT



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



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

DESIGN STUDIO 24, LLC
ARCHITECTS
2211 N. ELSTON AVE., CHICAGO, IL 60614
Tel: 847.885.7751
Fax: 847.885.8300

SITE PLAN

NOT PUBLISHED - ALL RIGHTS AND COPYRIGHTS RESERVED. DESIGN STUDIO 24, LLC, EXPRESSLY DISCLAIMS ANY RESPONSIBILITY ARISING FROM ANY UNAUTHORIZED USE OF THE DRAWINGS AND NOTES. ANY AUTHORIZATION MUST BE IN WRITING.

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STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of Glenview, Illinois.

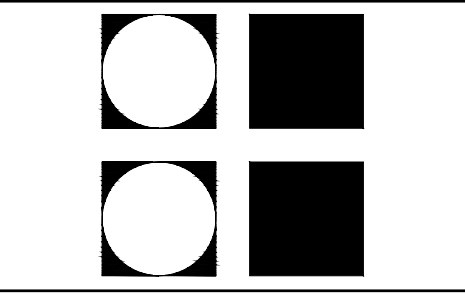
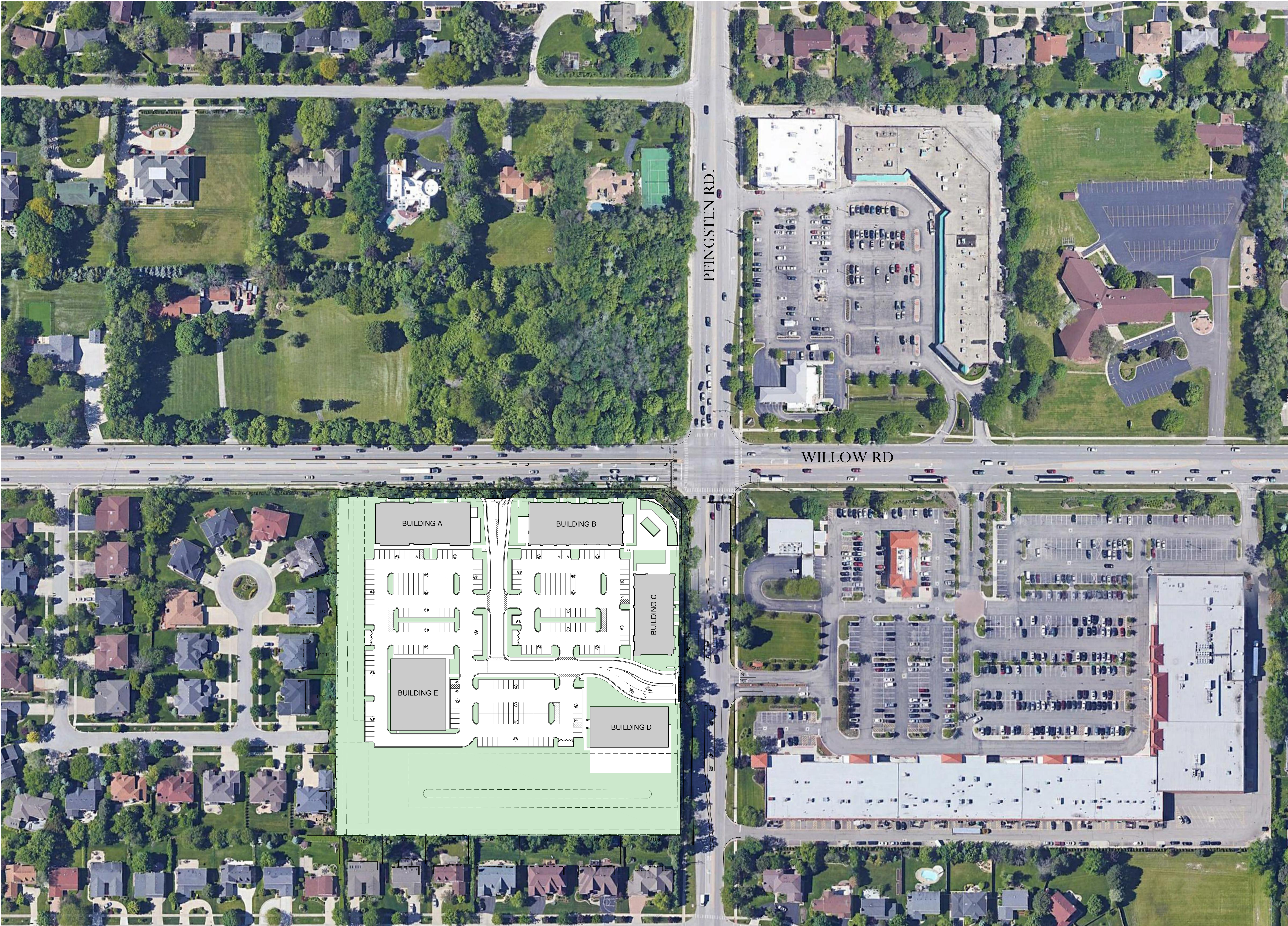
STATEMENT OF COMPLIANCE
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DATE	11.29.2022
REVISIONS	
11.29.2022	REVISED
SCALE	1" = 40'-0"
DRAWN BY:	Neal Vander Wilt

MARK T. DiGANCI
REG. ARCHITECT

LICENSE EXPIRES: 11.30.2024

ST1



SITE PLAN - OVERLAY - DAYCARE ALTERNATE

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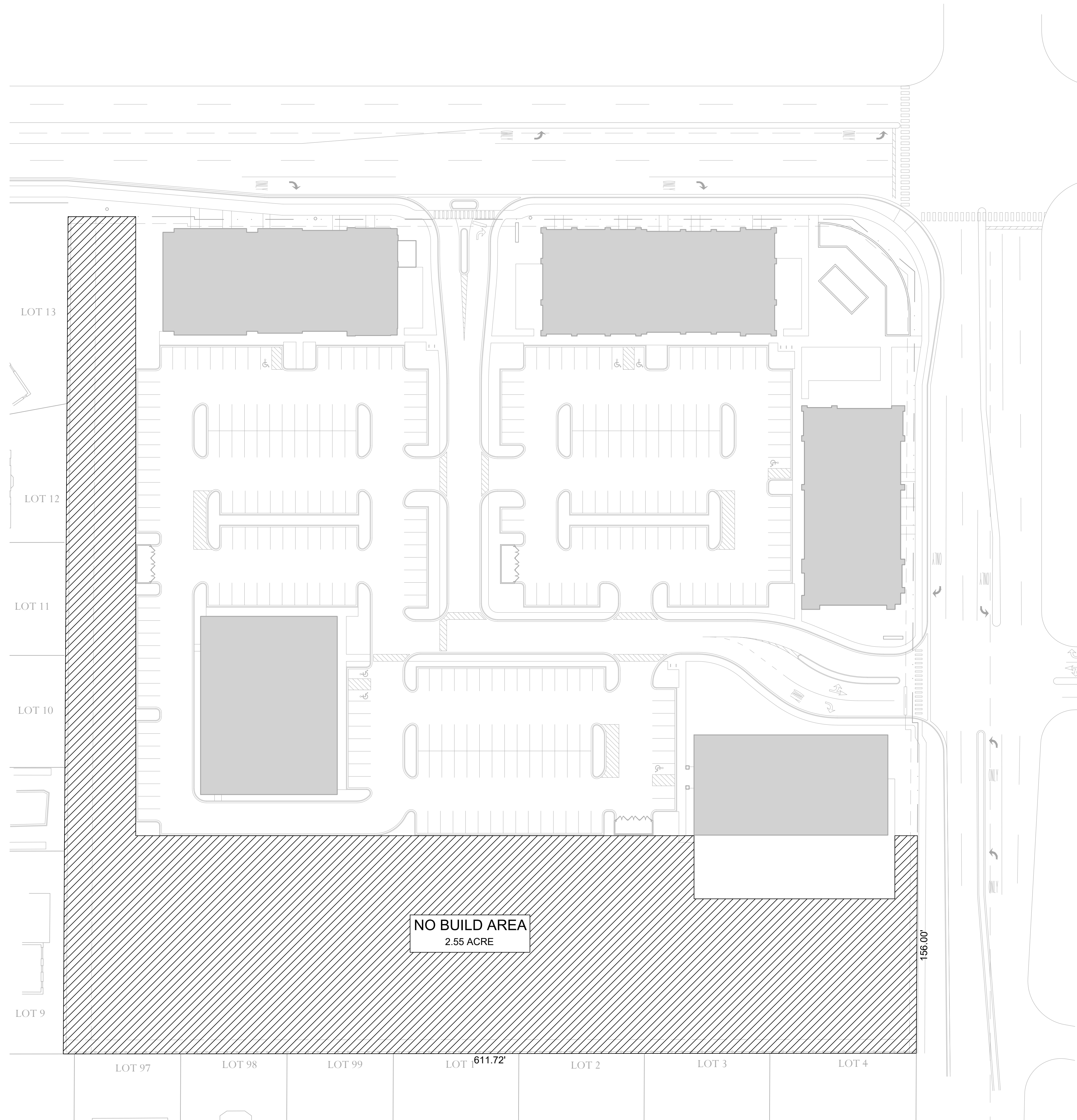
SCALE N.T.S.

DRAWN BY: Neal Vander Wilt

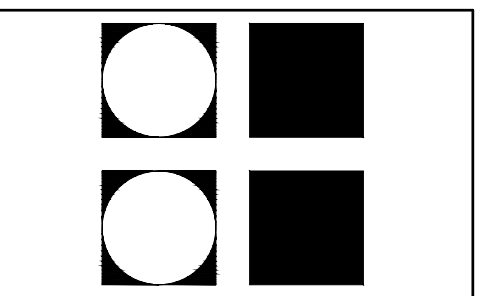
MARK T. DiGANCI
 REG. ARCHITECT

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ST2



SITE PLAN - NO BUILD AREA
SCALE: 1" = 40'-0"



SITE PLAN - NO BUILD AREA

WILLOWS CROSSING
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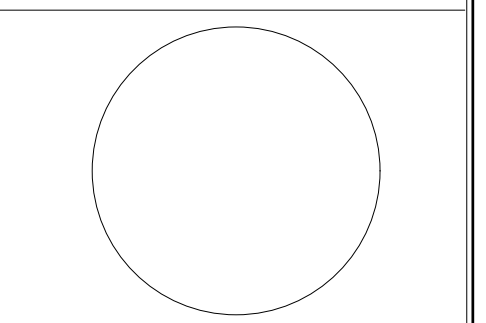
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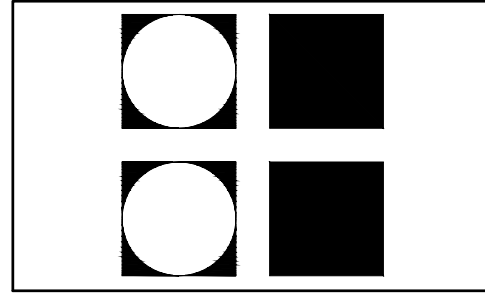
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ST3



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FIRE TRUCK STUDY

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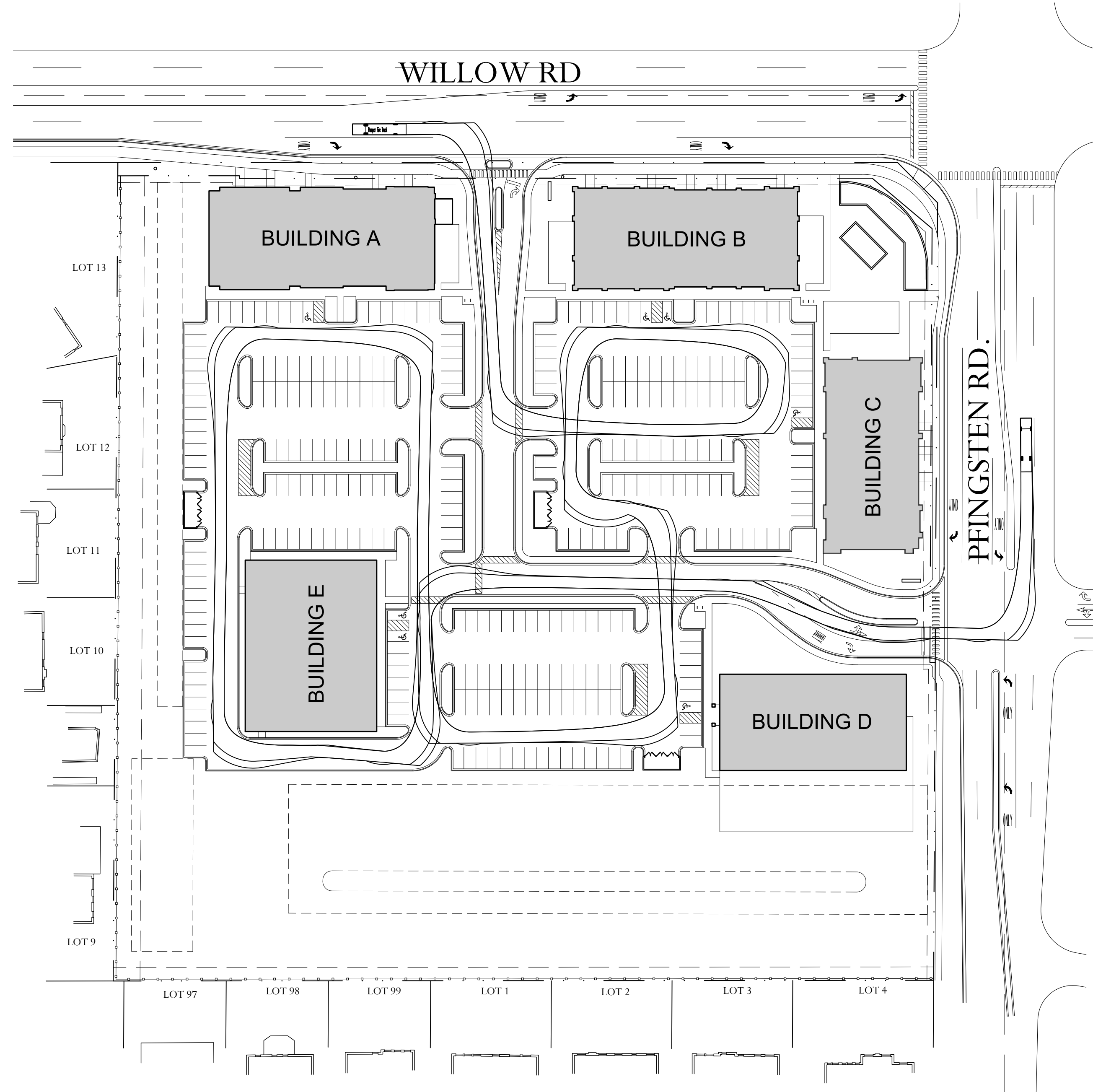
DRAWN BY: Neal Vander Wilt

MARK T. DiGANCI
 REG. ARCHITECT

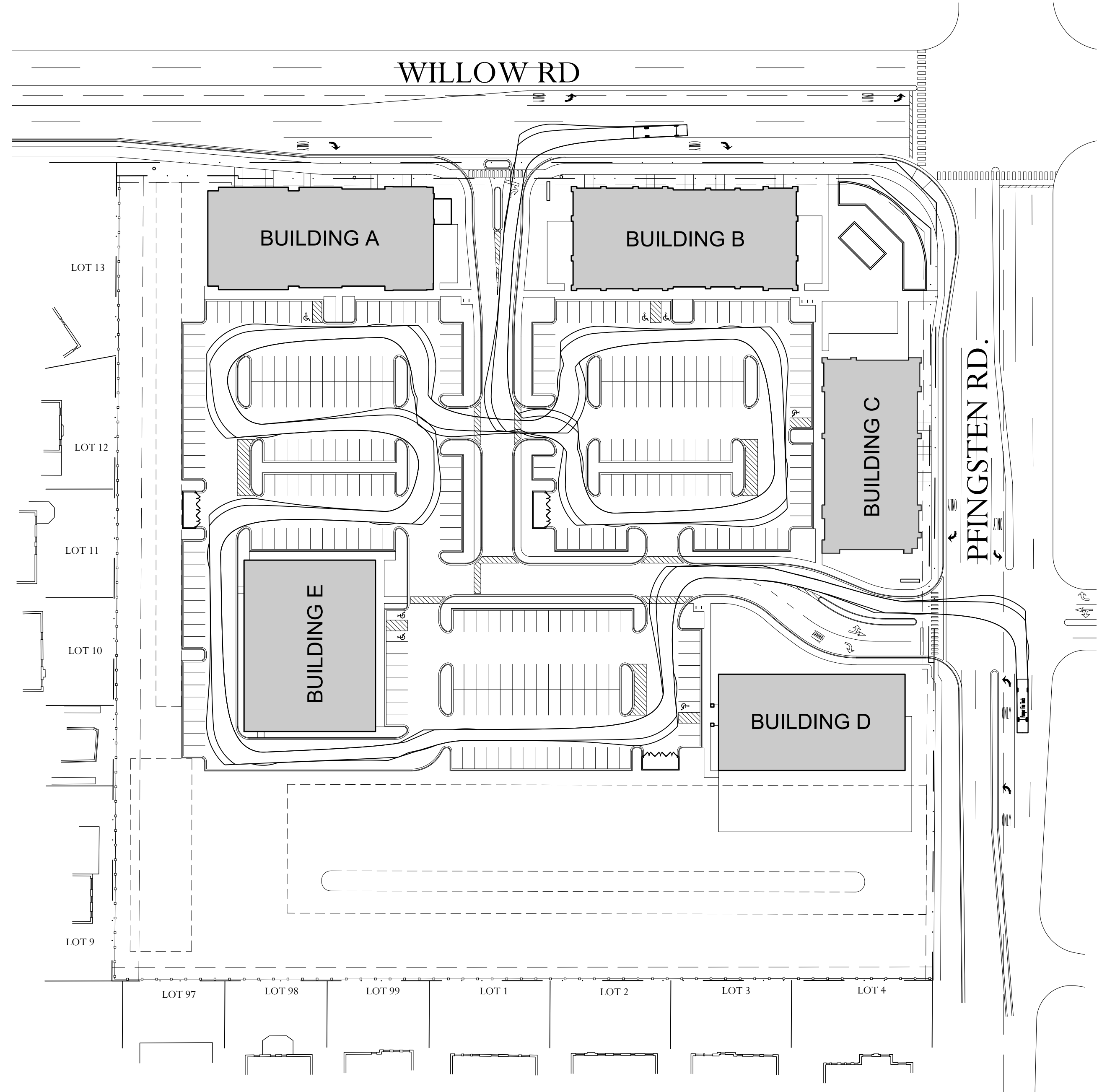


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ST4



FIRE TRUCK STUDY #1
 SCALE: 1" = 60'-0"



FIRE TRUCK STUDY #2
 SCALE: 1" = 60'-0"

