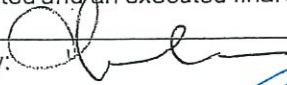
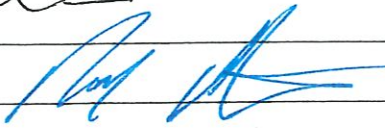
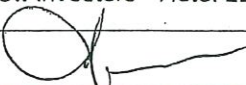




Application Types		Check each that applies
<input type="checkbox"/>	Final Site Plan Review	Final Site Plan Review is used to review new developments or modifications to the existing configuration of current developments.
<input type="checkbox"/>	Conditional Use	In certain zoning districts, some uses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

Please turn this page in to staff with your application

Commission Application for Development Review		
<b>Applicant Information or Business Owner</b>		
Name: 1400 Milwaukee Owner LLC, a Delaware limited liability company		
Address: c/o GoodHomesCo, LLC (Attn: David Mitchell) 600 Madison Avenue, 24th Floor		
City: New York	State: NY	Zip Code: 10022
Phone: (917) 362-8787	Email: dmitchell@goodhomesco.com	
<b>Project Information</b>		
Project Name:		
Project Address: 1400 Milwaukee Avenue		
<b>Property Owner Information (if different than Applicant)</b>		
Name: Glenview Investors - Hotel, LLC, a Delaware limited liability company (Rolf Tweeten, Managing Member)		
Address: 514 Daniels Street, #406		
City: Raleigh	State: NC	Zip Code: 27605
Phone: (815) 236-7379	Email: rtweeten@alliancehospitality.com	
<b>Project Manager Information</b>		
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: David Mitchell (information above)		
Address:		
City:	State:	Zip Code:
Phone:	Email:	
<b>Disclosure</b>		
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: 1400 Milwaukee Owner, LLC by: 		
Signature of Property Owner: Glenview Investors - Hotel LLC by: 		
Signature of Project Manager: 		

Please turn this page in to staff with your application



# FINAL SITE PLAN REVIEW

## Recommendation to the Board of Trustees

**i** **PURPOSE:**

*The purpose of Site Plan Review (“FSPR”) 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.*

## FINAL SITE PLAN REVIEW STANDARDS

- All site circulation systems, vehicular and pedestrian, shall provide adequate and safe access to the site. Dangerous traffic movements will be prohibited and curb cuts shall be minimized. Disruption of traffic flows on adjacent streets and undue congestion shall be minimized or avoided. Connections and linkages with adjacent developments are encouraged to promote logical circulation patterns and minimize curb cuts.
- The arrangements of the structures on the site shall allow for the effective and efficient use of the proposed development. Such arrangement shall be compatible and harmonious with development on adjacent property. The arrangement of structures on the site shall be evaluated to ensure effective and efficient provision of municipal services. In the downtown and downtown frame area, the site plan shall embody a pedestrian orientation, generally represented by a building location at or near the street, with parking at the rear.
- The scale of the proposed building must be appropriate to the site, location and function of the site. The building scale must promote harmonious transitions to adjacent developments and land uses.
- Proposed parking lots shall be designed, located and screened to minimize visual impact on adjacent properties. Such parking shall also be designed and located to minimize the number of curb cuts. Shared parking lot access shall be promoted, where practical. Perimeter screening is encouraged and interior lot landscaping shall be provided to break up large expanses of asphalt with plant and other landscape materials.
- Site illumination shall be designed, located and installed in such a manner that will minimize adverse impact on adjacent properties.
- Landscape design shall provide an aesthetically pleasing design, create a logical transition to adjoining development, screen incompatible uses, screen unsightly activities from public view and break up large expanses of asphalt with plant materials. Existing mature trees and shrubs should be maintained to the maximum extent practicable. Plant materials shall be selected so as to withstand the Village's climatic conditions and the specific constraints imposed by adjacent functions.
- Signs and other site graphics shall be minimized in size and number to promote their effectiveness. Such signs and site graphics shall be integrated with architectural and site landscape features.
- Preservation of unique architectural, cultural, environmental or historical resources is encouraged. Development designs and treatments that respect such desirable resources on adjacent properties are also encouraged.
- The proposed development should be designed to maximize the preservation of natural site features, including vegetation, drainage and topography. The landscape treatment of exterior open spaces should enhance the quality of the project and create a desirable and functional environment for patrons, visitors and occupants. Stormwater detention facilities should be integrated into the proposed site design to provide functional and attractive open space. The amount of open space provided shall be appropriate to the proposed use and compatible with surrounding development. Excessive lot coverage shall be prohibited, notwithstanding the amount of such coverage permitted by chapter 98 pertaining to zoning.
- The application for the site plan review must contain all the information required in section 54-84.



## FINAL SITE PLAN REVIEW APPLICATION MATERIALS

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

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

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

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

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

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

**Please turn this page in to staff with your application**



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

	Allowed/Required	Existing / Proposed	Compliance
Zoning			
Parcel Size			
Building Height			
Front Yard Setback			
Side Yard Setback(s)			
Rear Yard Setback			
Lot Coverage (Building Only)			-

**Zoning Requirements by District:**

[https://library.municode.com/il/glenview/codes/code\\_of\\_ordinances?nodeId=MUCO\\_CH98ZO\\_ARTIIIIZODI](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTIIIIZODI)

**Parking Requirements:**

**Single-Tenant Parking Chart**

Parking Requirements (Use)	Formula	Details	Total Required	Total Proposed

**Municipal Code Parking Requirements:**

[https://library.municode.com/il/glenview/codes/code\\_of\\_ordinances?nodeId=MUCO\\_CH98ZO\\_ARTVIOREPALO](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTVIOREPALO)

**Multi-Tenant Parking Chart**

Address	Tenant Name	Square Feet	Seats / Customers (for certain uses such as restaurants, specialty schools)	Total Required	Total Proposed

**Municipal Code Parking Requirements:**  
[https://library.municode.com/il/glenview/codes/code\\_of\\_ordinances?nodeld=MUCO\\_CH98ZO\\_ARTVIOREPALO](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeld=MUCO_CH98ZO_ARTVIOREPALO)

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# CONDITIONAL USE

## Recommendation to the Board of Trustees

**i** *PURPOSE:*

*The purpose of a Conditional Use (“CU”) is to provide opportunity for the potential impacts from a particular development to be mitigated through the application of conditions based on the operations, site configuration, and other factors of a particular use within a designated zoning district.*

## CONDITIONAL USE STANDARDS **REFER TO DETAILED CONDITIONAL USE RESPONSES BELOW.**

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.



## CONDITIONAL USE APPLICATION MATERIALS

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

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**Describe the proposed scope of work and/or operation requiring Conditional Use:**

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**Please complete the parking data table and questions on the next page and remit those along with the applicable exhibits and materials.**

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

- **Application Fee:** \$200 + publication fee for public notice publication in newspaper. Staff will assign that fee once it is received from the publisher
- **Conditional Use Application:** Signed original turned in separately
- **Executive summary:** Background information and highlights of proposed project (goals, logistics, hours of operation, # of employees/visitors, project constraints, etc.)
- **Parking Requirements Chart (See Below)**
- **Current Plat of Survey:** Scaled copy
- **Floor Plan:** Scaled copy depicting areas of operation with applicable square footages
- **Fiscal or Traffic study:** If deemed applicable by staff
- **Responses to Conditional Use Questions:** Included on subsequent pages

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

**Please turn this page in to staff with your application**

### Parking Requirements:

#### Single-Tenant Parking Chart

Parking Requirements (Use)	Formula	Details	Total Required	Total Proposed

**Municipal Code Parking Requirements:**

[https://library.municode.com/il/glenview/codes/code\\_of\\_ordinances?nodeId=MUCO\\_CH98ZO\\_ARTVIOREPALO](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTVIOREPALO)



**Multi-Tenant Parking Chart**

Address	Tenant Name	Square Feet	Seats / Customers (for certain uses such as restaurants, specialty schools)	Total Required	Total Proposed

**Municipal Code Parking Requirements:**  
[https://library.municode.com/il/glenview/codes/code\\_of\\_ordinances?nodetid=MUCO\\_CH98ZO\\_ARTVIOREPALO](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodetid=MUCO_CH98ZO_ARTVIOREPALO)

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The Village of Glenview Municipal Code 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 Commission meeting 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.
  
2. Is the particular location of the proposed Conditional Use necessary or desirable for the public convenience? **(Please Explain in Detail)**
  
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)**
  
4. Will the proposed Conditional Use diminish or impair property values in the neighborhood? **(Please Explain in Detail)**

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

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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**

**Please turn this page in to staff with your application**



# COMMERCIAL / MULTI-FAMILY ZONING VARIATION

## Recommendation to the Board of Trustees

### **i** PURPOSE:

*The Development Review Commissions are vested with the authority to hear, and make a recommendation for approval or denial to the Village Board of Trustees for commercial variances subject to the standards set forth in Sections 98-47 and 98-50 of the Municipal Code. The Commissions shall identify findings of fact based upon the standards prescribed whether the application of regulations of the zoning ordinance will create a practical difficulty or hardship for the owner, lessee, or occupant of land, buildings, or structures.*

## VARIATION STANDARDS

- 1.) The Hearing Body shall not vary the regulations of Chapter 98 of the Municipal Code unless it shall make a finding of fact based upon the evidence as presented to it in each specific case that the:
  - a. Particular physical surroundings shape or topographical condition of the specific property involved would result in a practical difficulty or hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulation were carried out.
  - b. Conditions upon which the petition for a variation is based are unique and would not be generally applicable to other property within the same zoning classification.
  - c. Alleged difficulty or hardship has not been created by any person presently having an interest in the property.
  - d. Granting of the variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  - e. Proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
  - f. Variation, if granted, will not alter the essential character of the locality.
- 2.) If all of the standards set forth in subsection (1) of this section cannot be met, yet an identifiable overriding public benefit can be realized by the granting of the requested variation, the zoning board of appeals shall forward a written recommendation, including a specific finding of fact of overriding public benefit, to the board of trustees for final disposition.
- 3.) The Hearing Body may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this subsection (1) to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and to better carry out the general intent of Chapter 98 of the Municipal Code.



## COMMERCIAL ZONING VARIATION APPLICATION MATERIALS

- **Application Fee:** \$200 + publication fee for public notice publication in newspaper. Staff will assign that fee once it is received from the publisher
- **Commercial Zoning Variation Application:** Signed original turned in separately
- **Executive summary:** Background information and highlights of proposed project (goals, logistics, hours, # of employees/visitors, project constraints, etc.)
- **Dimensioned, dated and scaled site plan:** Including:
  - Location of proposed buildings and/or structures with compass marker, scale and any revision dates
  - Dimensioned setbacks from all property lines for all structures
  - Dimensioned roadways (both private and existing or dedicated rights-of-way)
  - Parking and circulation with 9' by 19' stall dimensions; Typical aisle and driveway widths (24' for two-way, 18' for one-way)
  - Location of all curb cuts, distance to intersection and dimensions of aprons
  - Location of all fencing and trash enclosures with proposed material and height
  - Land uses and zoning of the adjacent parcels
- **Site Data Evaluation Table:** Included on next page
- **Landscaping plan including (if applicable):** location, size, quantity and species of materials
- **Tree preservation plan (if applicable):** Including a tree survey and a chart detailing condition, species size and location
- **Building elevations (if applicable):** All building facades, dimensioned roof and eave heights, and floor plans
- **Color rendering or perspective (if applicable):** Demonstrating the proposed appearance of the development
- **Lighting plan (if applicable):** Photometric plan with fixture locations, projected foot-candle measurements to the property line, the pole standards and heights, and fixtures and bulb details from the manufacture
- **Sign Plan (if applicable):** Including: wall, ground and directional sign locations, dimensions and graphics
- **Current Plat of Survey:** Scaled copy
- **Parking or Traffic study:** If deemed applicable by staff
- **Additional Information in support of the variation:** e.g. sign detail, site photos, circulation exhibits, etc.



***This application must be completed in full by the applicant or their appointed agent.***

**Please Identify the Variation(s) applied for:**

Front Yard Setback    Rear Yard Setback    Side Yard Setback(s)    FAR    Lot Coverage    Sign Height

Other: \_\_\_\_\_

**Describe the proposed variation request compared to the regulations required by the Glenview Municipal Code:**

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

Principle Residence or Structure	Existing	Proposed	Permitted
Lot Size	sq. ft.	sq. ft.	sq. ft.
Floor Area Ratio	sq. ft.	sq. ft.	sq. ft.
Front Yard Setback	ft.	ft.	ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. / ft.	ft. ft.	ft. / ft.
Maximum Building Height	ft.	ft.	ft.
Building Lot Coverage	sq. ft.	sq. ft.	sq. ft.
Parking Stalls	stalls	stalls	stalls
Loading Berths	berths	berths	berths
<b>Accessory Structure(s)</b>	<b>Existing</b>	<b>Proposed</b>	<b>Permitted</b>
Structure Height (if applicable)	ft.	ft.	ft.
Structure Area (if applicable)	sq. ft.	sq. ft.	sq. ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. / ft.	ft. / ft.	ft. / ft.
<b>Fences</b>	<b>Existing</b>	<b>Proposed</b>	<b>Permitted</b>
Fence Height (if applicable)	ft.	ft.	ft.
Fence Material (if applicable)			
<b>Signage</b>	<b>Existing</b>	<b>Proposed</b>	<b>Permitted</b>
Sign Height (if applicable)	ft.	ft.	ft.
Sign Area (if applicable)	sq. ft.	sq. ft.	sq. ft.
Sign Setback (if applicable)	ft.	ft.	ft.
Front Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. / ft.	ft. / ft.	ft. / ft.

**Please turn this page in to staff with your application**



**VARIANCE QUESTIONS:**

Section 98-47(c) of the Village of Glenview Municipal Code requires that certain conditions must exist before the Hearing Body may grant a variation. Your responses to the items set forth below should address these conditions and provide the basis by which the ZBA will evaluate your application. Therefore, answers to the following items must be as complete and detailed as possible. Please feel free to prepare responses separately on additional pages 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 ZBA until the questions have been answered sufficiently.

**Please explain all answers in detail.**

1. Briefly explain the extents of the improvement(s) currently proposed and itemize each zoning variation that is requested.
  
2. Explain how the enforcement of the applicable zoning requirement(s) for which relief is currently requested to the proposed conditions would create a **hardship** or **practical difficulty**. Examples of hardships or practical difficulties include the following:
  - the subject property’s physical surroundings including but not limited to proximity of proposed improvements to adjacent properties and improvements, compatibility of adjacent land uses, attempts to preserve existing mature/quality trees, etc.;
  - an irregular lot shape, multiple lot frontages, topography, drainage patterns, etc.;
  - potential impacts upon adjacent properties would be greater if development was pursued in accordance with the ordinance than the alternative requested;
  - the history or chronology of the existing improvements upon the subject property; and/or
  - other similar conditions which demonstrate a hardship or practical difficulty.

**PLEASE NOTE:** The alleged hardship or practical difficulty should not originate from a personal need of the present user(s) or occupant(s) of the property, but should instead arise from the condition(s) of the property or improvements, or from the application of the ordinance requirements to the situation.

**Please turn this page in to staff with your application**





3. Explain how the existing conditions and factors creating the need for relief from the zoning ordinance are **unique**. The evidence provided should identify how the factors identified are unusual due to unique site conditions or circumstances, and demonstrate how these site conditions or circumstances would not be generally applicable to other lots subject to the same zoning regulations.
  
4. Identify the characteristics of your plan which demonstrate how the granting of your requested variation(s) would not create **impacts upon adjacent property owners** or other properties in the vicinity. Your response should address any potential impacts on each of the following criteria:
  - the supply of light and air to neighboring properties;
  - traffic and congestion on nearby public streets;
  - public safety, such as increased risk of fire or other potential hazards;
  - neighboring property values; and
  - the future development and enjoyment of neighboring properties.

If warranted in response to any potential impacts, describe any design solutions that will be implemented or other efforts you plan to undertake to mitigate or eliminate potential negative impacts stemming from the granting of your requested variation(s).
  
5. Describe **available alternatives** you considered to the variation(s) you have requested, and explain why each alternative is not considered viable. Your response must identify why the plan selected is the only viable option.
  
6. Economic impacts can be considered by the Zoning Board of Appeals, however economic impacts alone do not provide sufficient grounds for approval or denial of any variation request. Explain what, if any, **economic impact** you would incur if the requested variation(s) were to be denied.

Please turn this page in to staff with your application



# RESIDENTIAL ZONING VARIATION

## Final Determination

### **i** PURPOSE:

*The Development Review Commissions are vested with the authority to hear, and make a final determination regarding applications for residential variations subject to the standards set forth in Section 98-47 of the Municipal Code. The Development Review Commission shall identify findings of fact based upon the standards prescribed whether the application of regulations of the zoning ordinance will create a practical difficulty or hardship for the owner, lessee, or occupant of land, buildings, or structures.*

## VARIATION STANDARDS

- 2.) The Hearing Body shall not vary the regulations of Chapter 98 of the Municipal Code unless it shall make a finding of fact based upon the evidence as presented to it in each specific case that the:
  - g. Particular physical surroundings shape or topographical condition of the specific property involved would result in a practical difficulty or hardship upon or for the owner, lessee or occupant, as distinguished from a mere inconvenience, if the strict letter of the regulation were carried out.
  - h. Conditions upon which the petition for a variation is based are unique and would not be generally applicable to other property within the same zoning classification.
  - i. Alleged difficulty or hardship has not been created by any person presently having an interest in the property.
  - j. Granting of the variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
  - k. Proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire or endanger the public safety.
  - l. Variation, if granted, will not alter the essential character of the locality.
- 4.) If all of the standards set forth in subsection (1) of this section cannot be met, yet an identifiable overriding public benefit can be realized by the granting of the requested variation, the zoning board of appeals shall forward a written recommendation, including a specific finding of fact of overriding public benefit, to the board of trustees for final disposition.
- 5.) The Hearing Body may impose such conditions and restrictions upon the premises benefited by a variation as may be necessary to comply with the standards set forth in this subsection (1) to reduce or minimize the injurious effect of such variation upon other property in the neighborhood, and to better carry out the general intent of Chapter 98 of the Municipal Code.



## RESIDENTIAL ZONING VARIATION APPLICATION MATERIALS

- **Application Fee:** \$100 + publication fee for public notice publication in newspaper. Staff will assign that fee once it is received from the publisher
- **Residential Zoning Variation Application:** Signed original turned in separately (Pg. 4 of packet)
- **Dimensioned, dated and scaled site plan:** Including:
  - Location of proposed buildings and/or structures with compass marker, scale and any revision dates
  - Dimensioned setbacks from all property lines for all structures
  - Dimensioned roadways (both private and existing or dedicated rights-of-way)
  - Parking and circulation with 9' by 19' stall dimensions; Typical aisle and driveway widths (24' for two-way, 18' for one-way)
  - Location of all curb cuts, distance to intersection and dimensions of aprons
  - Location of all fencing and trash enclosures with proposed material and height
  - Land uses and zoning of the adjacent parcels
- **Site Data Evaluation Table:** Included on next page
- **Landscaping plan including (if applicable):** location, size, quantity and species of materials
- **Tree preservation plan (if applicable):** Including a tree survey and a chart detailing condition, species size and location
- **Building elevations (if applicable):** All building facades, dimensioned roof and eave heights, and floor plans
- **Color rendering or perspective (if applicable):** Demonstrating the proposed appearance of the development
- **Current Plat of Survey:** Scaled copy
- **Additional Information in support of the variation:** e.g. sign detail, site photos, circulation exhibits, etc.



**This application must be completed in full by the applicant or their appointed agent.**

**Please Identify the Variation(s) applied for:**

Front Yard Setback    Rear Yard Setback    Side Yard Setback(s)    Max. Bldg. Size    Lot Coverage    Fence

Other: \_\_\_\_\_

**Describe the proposed variation request compared to the regulations required by the Glenview Municipal Code:**

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

Principle Residence or Structure	Existing	Proposed	Permitted
Lot Size	sq. ft.	sq. ft.	sq. ft.
Maximum Building Size	sq. ft.	sq. ft.	sq. ft.
Front Yard Setback	ft.	ft.	ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. /        ft.	ft. /        ft.	ft. /        ft.
Maximum Building Height	ft.	ft.	ft.
Maximum Eave Height	ft.	ft.	ft.
Impervious Lot Coverage	sq. ft.	sq. ft.	sq. ft.
<b>Accessory Structure(s)</b>	<b>Existing</b>	<b>Proposed</b>	<b>Permitted</b>
Structure Height (if applicable)	ft.	ft.	ft.
Structure Area (if applicable)	sq. ft.	sq. ft.	sq. ft.
Rear Yard Setback	ft.	ft.	ft.
Side Yards Setbacks	ft. /        ft.	ft. /        ft.	ft. /        ft.
<b>Fences</b>	<b>Existing</b>	<b>Proposed</b>	<b>Permitted</b>
Fence Height (if applicable)	ft.	ft.	ft.
Fence Material (if applicable)			
Fence Design (if applicable)	% open / solid	% open / solid	% open / solid

**Please turn this page in to staff with your application**



**VARIANCE QUESTIONS:**

Section 98-47(c) of the Village of Glenview Municipal Code requires that certain conditions must exist before the Hearing Body may grant a variation. Your responses to the items set forth below should address these conditions and provide the basis by which the ZBA will evaluate your application. Therefore, answers to the following items must be as complete and detailed as possible. Please feel free to prepare responses separately on additional pages 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 ZBA until the questions have been answered sufficiently.

**Please explain all answers in detail.**

1. Briefly explain the extents of the improvement(s) currently proposed and itemize each zoning variation that is requested.
  
2. Explain how the enforcement of the applicable zoning requirement(s) for which relief is currently requested to the proposed conditions would create a **hardship** or **practical difficulty**. Examples of hardships or practical difficulties include the following:
  - the subject property’s physical surroundings including but not limited to proximity of proposed improvements to adjacent properties and improvements, compatibility of adjacent land uses, attempts to preserve existing mature/quality trees, etc.;
  - an irregular lot shape, multiple lot frontages, topography, drainage patterns, etc.;
  - potential impacts upon adjacent properties would be greater if development was pursued in accordance with the ordinance than the alternative requested;
  - the history or chronology of the existing improvements upon the subject property; and/or
  - other similar conditions which demonstrate a hardship or practical difficulty.

**PLEASE NOTE:** The alleged hardship or practical difficulty should not originate from a personal need of the present user(s) or occupant(s) of the property, but should instead arise from the condition(s) of the property or improvements, or from the application of the ordinance requirements to the situation.

**Please turn this page in to staff with your application**



3. Explain how the existing conditions and factors creating the need for relief from the zoning ordinance are **unique**. The evidence provided should identify how the factors identified are unusual due to unique site conditions or circumstances, and demonstrate how these site conditions or circumstances would not be generally applicable to other lots subject to the same zoning regulations.
  
4. Identify the characteristics of your plan which demonstrate how the granting of your requested variation(s) would not create **impacts upon adjacent property owners** or other properties in the vicinity. Your response should address any potential impacts on each of the following criteria:
  - the supply of light and air to neighboring properties;
  - traffic and congestion on nearby public streets;
  - public safety, such as increased risk of fire or other potential hazards;
  - neighboring property values; and
  - the future development and enjoyment of neighboring properties.

If warranted in response to any potential impacts, describe any design solutions that will be implemented or other efforts you plan to undertake to mitigate or eliminate potential negative impacts stemming from the granting of your requested variation(s).
  
5. Describe **available alternatives** you considered to the variation(s) you have requested, and explain why each alternative is not considered viable. Your response must identify why the plan selected is the only viable option.
  
6. Economic impacts can be considered by the Zoning Board of Appeals, however economic impacts alone do not provide sufficient grounds for approval or denial of any variation request. Explain what, if any, **economic impact** you would incur if the requested variation(s) were to be denied.

Please turn this page in to staff with your application



# PRELIMINARY DESIGN REVIEW

## Recommendation to the Board of Trustees

**i** *PURPOSE: Adopted in 1968 per Section 54-64 of the Municipal Code and as amended from time-to-time, the Village of Glenview Appearance Plan stipulates the criteria for evaluations of design in regard to the review of new development and site improvements.*

## APPEARANCE CODE STANDARDS

### Architecture Criteria

- a. Architectural style is not restricted – evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
- b. Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- c. Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided. Materials shall be of durable quality. In any design in which the structural frame is exposed to view, the materials shall meet other criteria for materials.
- d. Building components - such as windows, doors, eaves, and parapets - shall have good proportions and relationship to one another.
- e. Colors shall be harmonious, with bright or brilliant colors used only for accent.
- f. Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious to the building, or they shall be located so as not to be visible from any public ways.
- g. Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- h. Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects variable siting of individual buildings may be used to prevent a monotonous appearance.
- i. Inappropriate, incompatible, and exotic designs shall be avoided.
- j. The provisions of the Chapter 98 of the Glenview Municipal Code relating to bulk regulations and standards, those portions of Chapter 18 of the Glenview Municipal Code which directly affect appearance, and the Village’s applicable adopted design guidelines shall be part of the criteria of this subsection.

### Landscaping Criteria

- a. Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- b. Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only.
- c. Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
- d. Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- e. In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by curbs, tree guards, or other devices.
- f. Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Shrubs shall be used only where they will not obscure vision and will not require excessive
- g. maintenance.
- h. Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- i. Screening of service yards, and other spaces which tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.
- j. Shrubbery shall be used with restraint in locations other than parking areas.
- k. In areas where general planting will not prosper, other materials - such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles - shall be used. Carefully selected plants shall be combined with such materials where possible.



### Lighting Criteria

- a. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- b. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.
- c. The provisions of Chapter 98 of the Glenview Municipal Code in regard to lighting and the Village's applicable adopted design guidelines shall be a part of the criteria of this subsection.

### Signage Criteria

- a. Building wall signs shall be part of the architectural concept. Size, color, lettering, location, and arrangement shall be harmonious with the building design and shall be compatible with signs on adjoining buildings. Signs shall have good proportions.
- b. Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.
- c. Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape.
- d. Every sign shall have good scale in its design and its visual relationship to buildings and surroundings.
- e. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.
- f. Sign illumination shall be harmonious with the signage design. Lighting shall be arranged so that light source is shielded from view.
- g. The provisions of the Municipal Code in regard to general standards and signage and all applicable adopted design guidelines shall be part of the criteria of this section.

## **PRELIMINARY DESIGN REVIEW APPLICATION MATERIALS**

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

- **Commission Review Application:** Signed original turned in separately (Pg. 4 of packet)
- **Executive summary:** Background information and highlights of proposed project (summary of updates, explanation of design, alterations, materials, design elements)
- **Dimensioned, dated and scaled site plan (if applicable):** Including:
  - Location of proposed buildings and/or structures with compass marker, scale and any revision dates
  - Dimensioned setbacks from all property lines for all structures
  - Location of all curb cuts
  - Location of all fencing and trash enclosures with proposed material and height
  - Land uses and zoning of the adjacent parcels
- **Landscaping plan including:** location, size, quantity and species of materials
- **Tree preservation plan:** Including a tree survey and a chart detailing condition, species size and location
- **Building elevations:** All building facades, dimensioned roof and eave heights, and floor plans (where applicable)
- **Color rendering or perspective:** Demonstrating the proposed appearance of the development
- **Building material list:** Including manufacturer, finish, and color information for all primary exterior building materials
- **Building materials cutsheets:**
- **Material Samples:** Material samples for all applicable building and/or signage materials will be required 1 week before the meeting
- **Lighting plan:** Photometric plan with fixture locations, projected foot-candle measurements to the property line, the pole standards and heights, and fixtures and bulb details from the manufacturer, uniformity ratio (excluding 0.0 fc readings), max/min fc readings, average footcandle readings.
- **Sign Plan:** Including: wall, ground and directional sign locations, dimensions and graphics
- **Sign Details:** Including dimensions for all letters heights and negative space, colors, materials, installation methods and illumination methods. See Sign Detail Examples on following pages.



- Awning Details (if applicable)



# FINAL DESIGN REVIEW

## Final Determination

**i** *PURPOSE: Adopted in 1968 per Section 54-64 of the Municipal Code and as amended from time-to-time, the Village of Glenview Appearance Plan stipulates the criteria for evaluations of design in regard to the review of new development and site improvements.*

## APPEARANCE CODE STANDARDS

### Architecture Criteria

- Architectural style is not restricted – evaluation of appearance of a project shall be based on quality of its design and relationship to surroundings.
- Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings. Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those which are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Inappropriate materials and methods, and those which will produce inconsistency with the structure of the building, shall be avoided. Materials shall be of durable quality. In any design in which the structural frame is exposed to view, the materials shall meet other criteria for materials.
- Building components - such as windows, doors, eaves, and parapets - shall have good proportions and relationship to one another.
- Colors shall be harmonious, with bright or brilliant colors used only for accent.
- Mechanical equipment or other utility hardware on roof, ground or buildings shall be screened from public view with materials harmonious to the building, or they shall be located so as not to be visible from any public ways.
- Refuse and waste removal areas, service yards, storage yards and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening.
- Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects variable siting of individual buildings may be used to prevent a monotonous appearance.
- Inappropriate, incompatible, and exotic designs shall be avoided.
- The provisions of the Chapter 98 of the Glenview Municipal Code relating to bulk regulations and standards, those portions of Chapter 18 of the Glenview Municipal Code which directly affect appearance, and the Village's applicable adopted design guidelines shall be part of the criteria of this subsection.

### Landscaping Criteria

- Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography will be permitted where it contributes to good appearance.
- Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axes, and provide shade. Spectacular effects shall be reserved for special locations only.
- Unity of design shall be achieved by repetition of certain plant varieties and other materials, and by correlation with adjacent developments.
- Plant material shall be selected for interest in its structure, texture and color, and for its ultimate growth. Plants that are indigenous to the area and others that will be hardy, harmonious to the design, and of good appearance shall be used.
- In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by curbs, tree guards, or other devices.
- Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings. Shrubs shall be used only where they will not obscure vision and will not require excessive
- maintenance.
- Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.
- Screening of service yards, and other spaces which tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.

- j. Shrubbery shall be used with restraint in locations other than parking areas.
- k. In areas where general planting will not prosper, other materials - such as fences, walls, and pavings of wood, brick, stone, gravel, and cobbles - shall be used. Carefully selected plants shall be combined with such materials where possible.



### Lighting Criteria

- a. Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design.
- b. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design, and excessive brightness and brilliant colors avoided.
- c. The provisions of Chapter 98 of the Glenview Municipal Code in regard to lighting and the Village's applicable adopted design guidelines shall be a part of the criteria of this subsection.

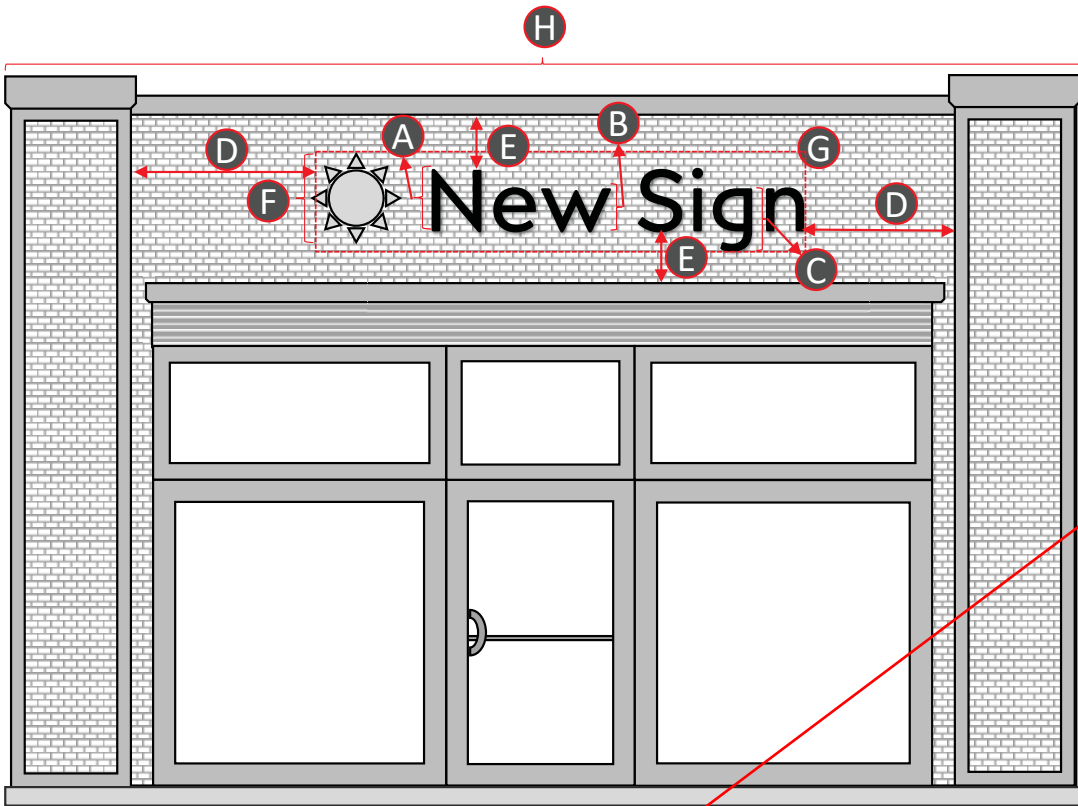
### Signage Criteria

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- b. Ground signs shall be designed to be compatible with the architecture of the building. The same criteria applicable to wall signs shall apply to ground signs.
- c. Materials used in signs shall have good architectural character and be harmonious with building design and surrounding landscape.
- d. Every sign shall have good scale in its design and its visual relationship to buildings and surroundings.
- e. Colors shall be used harmoniously and with restraint. Excessive brightness and brilliant colors shall be avoided.
- f. Sign illumination shall be harmonious with the signage design. Lighting shall be arranged so that light source is shielded from view.
- g. The provisions of the Municipal Code in regard to general standards and signage and all applicable adopted design guidelines shall be part of the criteria of this section.

## **FINAL DESIGN REVIEW APPLICATION MATERIALS**

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

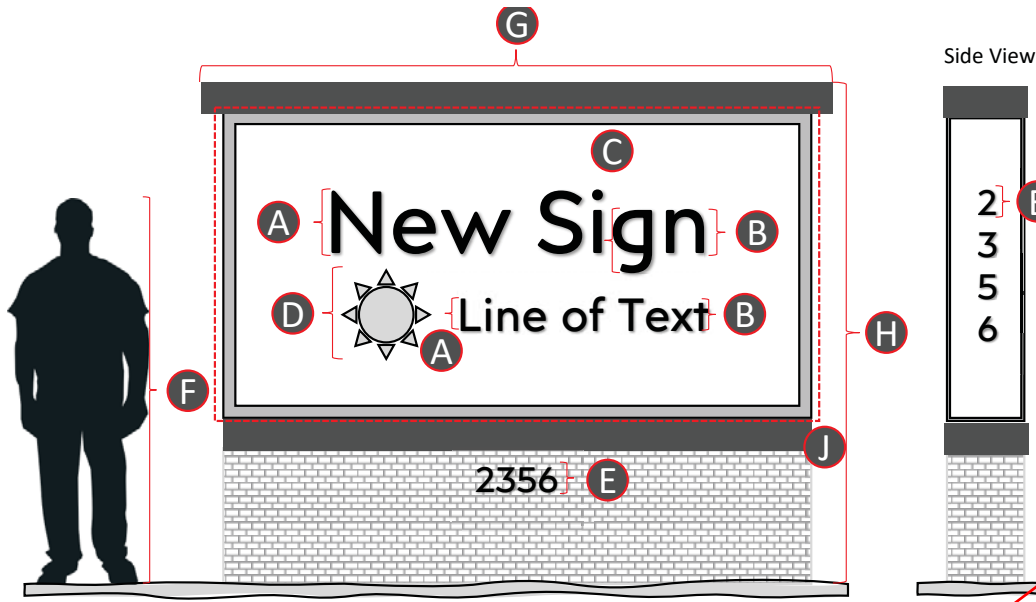
- **Commission Review Application:** Signed original turned in separately (Pg. 4 of packet)
- **Executive summary:** Background information and highlights of proposed project (summary of updates, explanation of design, alterations, materials, design elements)
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  - Dimensioned setbacks from all property lines for all structures
  - Location of all curb cuts
  - Location of all fencing and trash enclosures with proposed material and height
  - Land uses and zoning of the adjacent parcels
- **Landscaping plan including:** location, size, quantity and species of materials
- **Tree preservation plan:** Including a tree survey and a chart detailing condition, species size and location
- **Building elevations:** All building facades, dimensioned roof and eave heights, and floor plans (where applicable)
- **Color rendering or perspective:** Demonstrating the proposed appearance of the development
- **Building material list:** Including manufacturer, finish, and color information for all primary exterior building materials
- **Building materials cutsheets:**
- **Material Samples:** Material samples for all applicable building and/or signage materials will be required 1 week before the meeting
- **Lighting plan:** Photometric plan with fixture locations, projected foot-candle measurements to the property line, the pole standards and heights, and fixtures and bulb details from the manufacturer, uniformity ratio (excluding 0.0 fc readings), max/min fc readings, average footcandle readings.
- **Sign Plan:** Including: wall, ground and directional sign locations, dimensions and graphics
- **Sign Details:** Including dimensions for all letters heights and negative space, colors, materials, installation methods and illumination methods. See Sign Detail Examples on following pages.



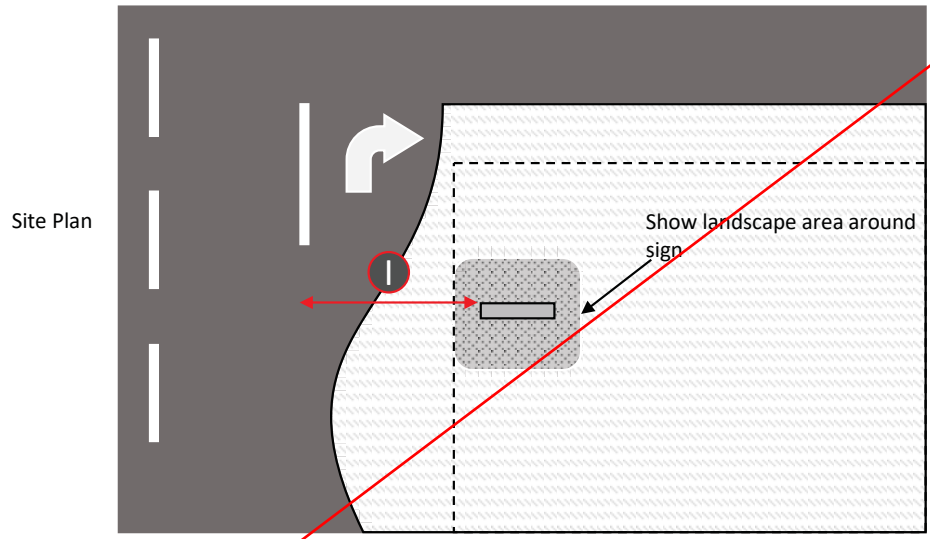
- A** Height of capital characters
- B** Height of lowercase characters
- C** Height of ascending/hanging letters that protrude above or below the main line of text
- D** Dimension to edges of tenant space or architectural feature
- E** Dimension to top of façade/nearest architectural elements
- F** Height of logos
- G** Total sign area includes the full extent of sign, including negative space
- H** Storefront area / leased tenant space

Drawings shall include the following information:

- Description of Materials
- Colors (included listed color number – PMS, Pantone or Vinyl)
- Installation method detail (Pin mounted / Wireway / Box sign with routed face)
- All dimensions and information listed on this page
- Illumination details



- A Height of capital characters
- B Height of lowercase characters
- C Height of ascending/hanging letters that protrude above or below the main line of text
- D Height of logos
- E Height of address numerals (6" required)
- F Include a human silhouette for scale and reference
- G Total sign width
- H Total sign height from grade
- I Include a site plan that depicts the distance from the sign to the nearest through-lane of traffic



- Drawings shall include the following information:
- Description of Materials
  - Colors (included listed color number – PMS, Pantone or Vinyl)
  - A landscape plan will be required. Village Code requires 2.0 sq. ft. of landscaping for every 1.0 sq. ft. of sign area.
  - All dimensions and information listed on this page
  - Illumination details



# SUBDIVISION

## Recommendation to the Board of Trustees

**i** **PURPOSE:**

*Chapter 18 of the Village of Glenview Municipal Code requires that all properties be complete lots of record via the subdivision process before any new building permits will be issued. The subdivision process can involve the consolidation of existing lots/parcels into a new single lot of record or the division of existing lots/parcels into multiple new lots of record. Often times, easements are granted and public right-of-way is dedicated through this process. Subdivision of property can also trigger the installation of outstanding/missing public improvements including roadway pavement, sidewalks, curb & gutter, and parkway trees.*

## PLAT OF SUBDIVISION REQUIREMENTS

All boundaries, street lines and lot lines, plus any other lines pertinent to the plan, shall be neatly and clearly shown, together with sufficient data, accurately calculated, so that each line and property corner may be located and reproduced upon the ground. The plan shall show the following items, as applicable in each case:

1. All property boundary lines necessary to identify the subdivision, with the conveyance, or part thereof, by which the owner acquired the property. Where a subdivision includes all or parts of two or more conveyances, the boundaries of such separate deed descriptions shall be indicated by light lines running through the subdivision, together with deed reference to each original tract or parcel.
2. Exact locations, widths and names of all streets within the subdivision, and widths of alleys and walk easements, if any.
3. All easements established or rights-of-way provided for public services or utilities in the subdivision, and any limitations on such easements.
4. Accurate outlines of any areas to be reserved for common use by residents of the subdivision, or dedicated for general public use, or proposed to be acquired by a public body, with the purposes indicated thereon.
5. Accurate bearings and lengths of all blocks and lot lines, together with the length of radii, arcs, tangents and chords, with chord bearings and central angles for all curves in the layout. A curve table containing such data and references to the curves shown on the drawing is required.
6. Accurate location of all monuments, as required by law.
7. Lots, numbered in numerical order. In tracts containing more than one block, the blocks shall be lettered in alphabetical order. If there is a resubdivision of lots in any block, such resubdivided lots shall be numbered consecutively, beginning with the number following the highest lot number in the original block subdivision and the original lot lines shall be dashed and the original lot numbers shall be dotted.
8. Areas of each lot or parcel, shown on a copy of the plat.
9. Names and locations of adjoining subdivisions, with lot and block numbers immediately adjoining, together with plat references.
10. Location of adjoining unsubdivided property.
11. Key map, showing the location of the subdivision. In case of a large subdivision requiring multiple plats, the key map shall show the location of previously recorded plats within the subdivision, by section number.
12. Surveyor's verification that field and plat measurements are not in conflict.
13. All signature blocks as required via the Village of Glenview Engineering Standards Manual (Link: <https://www.glenview.il.us/Documents/Engineering%20Details/ESM2020-1.pdf> )



## PLAT OF SUBDIVISION PROCESS

### **Step 1: Plan Check**

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

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

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

### **Step 2: Correction and Final Exhibit(s) Submittal**

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

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

### **Step 3: Commission Approval**

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

### **Step 4: Mylar Submittal**

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

### **Subdivision Information:**

<b>Number of Lots Proposed</b>	<b>Existing Lot Size(s)</b>	<b>Existing Lot Width(s)</b>	<b>Proposed Lot Size(s)</b>	<b>Proposed Lot Width(s)</b>

**Please turn this page in to staff with your application**



# PLANNED DEVELOPMENT (INCLUDING AMENDMENTS)

## Recommendation to the Board of Trustees

### **i** PURPOSE:

*“The purpose of the Planned Development (PD) District is to facilitate a more creative and efficient use of land than would otherwise be possible under traditional zoning regulations” (Sec. 98-491, Municipal Code).*

## PLANNED DEVELOPMENT STANDARDS

The standards for consideration of applications for Planned Development are stipulated in Section 98-496 of the Municipal Code.

### 1. Development

A planned development should be developed in accordance with the general purpose and intent of the Village comprehensive plan, Chapter 98 of the Code, and other adopted goals and policies of the Village.

### 2. Ownership

- a. The entire property to be occupied by a planned development shall be held in single ownership or unified control as defined by this article if there is a single use on a single lot.
- b. Separate structures, each on their own lot, may be separately subdivided and separately owned.
- c. Should a mixture of uses occur within a single structure, the ownership of such structure and the lot on which it is located shall remain with a single owner as defined by this article to ensure consistent and comprehensive property management. The entire planned development property, inclusive of all lots which may be separately owned, shall be managed by a single entity to ensure that common areas, such as landscaped open space, parking areas, driveways, retention detention areas, private streets, fire lanes and recreational facilities, are properly maintained.
- d. Any departure from the ownership and management provisions set forth in this subsection (b) shall require approval of the board of trustees.
- e. A statement of present and proposed ownership and management control shall be required.

### 3. Compatibility

The planned development uses must be of a type and nature, and location so as not to create a detrimental impact or influence upon surrounding properties. Within a mixed use planned development, the uses, despite their differences, should be complementary to one another.

### 4. Need

The planned development must be of a character, land use, and type needed in the area.

### 5. Density

- a. The density of a planned development, either in terms of dwelling units and/or square footage, shall generally correspond to the requirements of the underlying zoning district.
- b. In the instance of a senior citizen housing facility, the number of dwelling units permitted is 55 units per acre.
- c. Where a planned development is permitted by the board of trustees to contain a hotel or motel, the density shall not exceed one room for each 500 square feet of the lot area devoted to the development.

### 6. Changes in residency or tenancy for senior citizen housing facility

Where a planned development includes any structure designed and intended to be used as a senior citizen housing facility, adequate safeguards shall be provided to prevent any subsequent change in residency from the elderly to the nonelderly, or any change in tenancy from renter-occupied to owner-occupied, for a period of not less than 50 years.



**7. Height**

There shall be a maximum height limit of 50 feet for structures other than single-family. For single-family residential structures, there shall be a maximum height limit of 35 feet.

**8. Yards**

- a. A yard at least 30 feet in depth shall be provided along the entire perimeter of the planned development for structures of 35 feet in height or less.
- b. A yard at least 50 feet in depth shall be provided along the entire perimeter of the planned development for structures over 35 feet in height.
- c. If a mixture of structural heights occurs within a planned development, the most restrictive yard requirement shall be applied.
- d. The setback requirements of the underlying I-1 and 1-2 zoning districts shall apply to developments of a limited commercial (I-1) or light industrial (1-2) nature.

**9. Accessory uses**

Accessory uses, to the extent provided in article IV, shall not be permitted in any part of the perimeter yard, except signs, fences, walls and hedges.

**10. Parking**

Adequate parking shall be provided for each planned development use as set forth in article VI. Shared parking may be permitted on a limited basis for multiuse and/or multi-structure planned developments. The amount of such shared parking shall be appropriate to the mix of uses proposed and the adequacy of parking resources in the general vicinity and shall minimize overlapping peak parking demand peculiar to the uses proposed. The justification for such shared parking must be provided by the applicant. A single structure, single use, planned development must provide the parking required in article VI.

**11. Public improvements on-site and off-site**

- a. The planned development site shall be provided with adequate storm drainage facilities, public water supply and sanitary sewer facilities on-site as well as off-site, if deemed necessary.
- b. The proposed planned development site shall be accessible from public roads that are adequate to serve the traffic demand imposed upon them by the proposed development. Improvements to the public road system, such as lane additions, pavement widening, signalization and dedication of rights-of-way to achieve such improvements, may be necessary to provide for improved traffic flow to and around the proposed site. Adequate ingress and egress shall be designed so as to minimize traffic congestion in the vicinity of the proposed site.
- c. The on-site roadways, public or private, and the driveways shall be adequate to serve the uses of the planned development and shall meet the minimum standards of all applicable ordinances of the Village.

**12. Public services and facilities**

The proposed planned development shall not impose any undue burden upon the public services and facilities of the Village, such as fire, police, and public works.

**13. Maximum lot coverage**

The maximum lot coverage of the proposed planned development shall not exceed that which is permitted by the underlying zoning district, and such maximum lot coverage shall be established by the plan commission in its review of the proposal.

**14. Open space**

- a. Each proposed planned development shall provide an appropriate amount of the net site acreage as open space. Open space shall consist of land specifically intended to be used by the public, or those areas reserved for use by all property owners within the planned development. Areas which shall not be considered as open space include parking lots, parking islands, landscaped areas immediately adjacent to buildings (architectural landscaping), landscaping for parking areas and detention areas which are wet the majority of the time or have their perimeter fenced.
- b. In evaluating the adequacy of the open space proposed, consideration shall be given to the following criteria:
- c. The location of proposed buildings and land uses on the site;
- d. The character and proximity of the surrounding development;
- e. The amount of open space provided on other developed parcels in the general vicinity; and
- f. The extent to which such open space is landscaped or otherwise improved to benefit intended users.
- g. Such open space shall be an integral component of the overall site design.
- h. All common open space shall be conveyed either to an entity established for the purpose of benefiting the owners or residents of the planned development, the Village park district or the developer/owner, provided that, in all cases, legally binding guarantees, as approved by the board of trustees, verify that the common open space will





be permanently preserved as open space and properly maintained. Adequate safeguards, including covenants, shall be provided to prevent the subsequent development of such open space and to prevent the future construction of buildings and structures on such open space. Adequate provision shall be made for the care and maintenance of such open space.

**15. Landscape plan**

A landscape plan shall be provided for all common open space areas and noncommon open space site amenities, indicating plant materials, grading, berming and recreational facilities and equipment. A schedule of landscape maintenance and material replacement shall also be provided and approved by the Village appearance commission and Village Board.

**16. Form of ordinance**

Any ordinance approving a planned development shall specify with particularity the special conditions and restrictions imposed by the board of trustees on the planned development, and shall specify the extent to which the district regulations which would otherwise have been applicable have been varied or modified, and shall provide for the land to be rezoned PD planned development, and shall be so shown on the zoning map of the Village.



## PLANNED DEVELOPMENT APPLICATION MATERIALS

Describe the proposed scope of work requiring Planned Development or Amendment approval:

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

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

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

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

**Please turn this page in to staff with your application**



# REZONING / OFFICIAL MAP AMENDMENT

## Recommendation to the Board of Trustees

### REZONING STANDARDS **REFER TO RESPONSES INCLUDED AT THE END OF THIS DOCUMENT.**

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

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

## OFFICIAL MAP

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

### Zoning Information:

Existing Zoning	Proposed Zoning

Please turn this page in to staff with your application



# COMPREHENSIVE PLAN AMENDMENT

## Recommendation to the Board of Trustees

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

The current Comprehensive Plan can be found at this link:

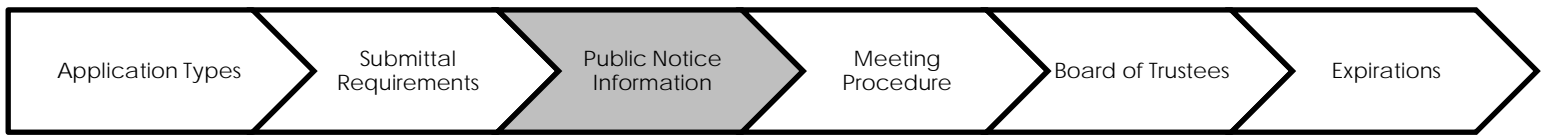
[https://www.glenview.il.us/business/Documents/2017\\_Comprehensive\\_Plan.pdf](https://www.glenview.il.us/business/Documents/2017_Comprehensive_Plan.pdf)

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

### Zoning Information:

Existing Zoning	Proposed Zoning	Proposed Use

Please turn this page in to staff with your application



## Public Notice

Certain application types require a Public Notice. These include:

- Zoning Variations
- Conditional Uses
- Rezoning / Map or Plan Amendments
- Planned Development Approvals or Amendments
- Annexation

The required public notice is typically published in the Glenview Announcements or other local newspaper between 15-30 days prior to the scheduled meeting date in which a case is to be heard. Notifications of the public hearing are mailed by the Village roughly fifteen (15) days prior to the hearing date to property owners directly adjacent to the subject property, as well as those directly adjacent to the first group - generally two lots deep in all directions.

## Public Testimony and Comment

Those people wishing to speak will stand and be sworn in prior to speaking and will be called on by the Chair at specific times during the meeting. Proper public speaking etiquette includes:

- Speak directly into the microphone.
- Clearly state your name and address for the Commission Secretary.
- Avoid repeating topics that have been already discussed.
- Limit comments to 3-5 minutes.



## Public Meeting Procedure

1. The Chair calls the meeting to order and the roll is called to establish a quorum
2. The Chair calls for any changes to and then passes the previous meeting minutes
3. General Communications are shared
4. The Chair calls the cases comprising the Old Business agenda (items previously discussed) and subsequently calls New Business
5. Village staff members present an overview of each case
6. The applicant elaborates on specific details and clarifies or answers the Commission's inquiries
7. The Chair opens the Public Hearing
8. The Chair calls on members of the public who wish to speak about a case. The Commission may ask clarifying questions of the public.
9. The Chair closes the public hearing.
10. The Commission deliberates the issues of each case.
11. One of the following actions will be taken by the Commission for each case on the agenda: a) continue a case to a future date; b) approve the case; or c) Deny the case.



## Board of Trustees Meeting (if applicable)

Certain application types require that a commission make a recommendation to the Village Board of Trustees for final review and determination. The following application types require final review and determination:

- Commercial Zoning Variations
- Final Site Plan Review for Commercial and Multi-Family Properties
- Subdivisions
- Conditional Uses
- Rezoning / Map or Plan Amendments
- Planned Development Approval or Amendments
- Annexations

During the Board of Trustees meeting, procedures similar to those followed at previous Commission meetings will be in place. The applicant or a representative may be required to respond to questions or provide testimony and evidence to the Board of Trustees.

The Board of Trustees will typically review an application approximately four (4) weeks after it has received a Commission recommendation.



## Development Approval Expirations

Following approval a particular application, there are timelines by which the project must be issued a building permit or begin operation:

Types of Regulatory Review	Issuance of building permit to enact the conditions approved by the associated regulatory review within time listed or approval expires	Regulatory Review Extension Process
Residential Variance	180 days	Submit letter and appear before applicable commission
Commercial Variance	180 days or if no permit is required then from date of ordinance approval	Submit letter and appear before BOT
Commercial Variance Associated with Final Site Plan Approval	1 year	Submit letter and appear before BOT
Conditional Use	180 days or issuance of Certificate of Occupancy within 180 days	Submit letter and appear before BOT
Conditional Use Associated with Final Site Plan Approval	1 year	Submit letter and appear before BOT
Final Site Plan Approval	1 year	Submit letter and appear before BOT

**Conditional Use Responses:**

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

Applicant is applying for a Conditional Use for Planned Development with (a) certain bulk regulation, landscaping and sign regulation departures and (b) one use departure (for existing telecommunication service facilities).

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

The subject property is conveniently located between Highway 294 and Milwaukee Avenue near office buildings, commercial and retail uses, making it extremely attractive for residential use. The proximity to employment, services, and public parks encourages multi-modal commute including walking and biking, which helps reduce traffic circulation on adjacent streets, and reduces impacts to the environment.

As a hotel the subject property suffered from its micro location, being less convenient to access than other hotel properties, and the loss of nearby office users has reduced the occupancy rate to financially unsustainable levels.

The land south of the subject property is a zoned for commercial use as Planned Development, which includes the ABT Electronics campus, and a retail out-parcel building with a mix of retail and restaurants. Further south is Community West Park which is zoned P-1 Public Use. The land to the north of the subject property is also zoned P-1 Public Use and includes various parks. There are a variety of uses/ zoning districts east of the subject property including R-1 single family residential, R-2 multi-family residential, R-18/Planned development for multi-family, R-5/PD for multi-family residential, and a nature preserve zoned P-1 Public Use (The Grove).

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)***

The proposed conditional use at the subject property is necessary to help maintain the economic vibrancy and real estate values of the immediate properties. The departure of nearby major office tenants impacted the hotel operations leaving it with high vacancy, and generating much lower Transient Occupancy Tax to the Village General Fund than originally intended. This is irrevocable because the area no longer has the office human density necessary to successfully support a hotel of this size. A series of area changes continues to impact the Average Daily Rate and increased vacancy.

Re-purposing the subject property for a residential use will activate the building with tenants in search of high quality mixed-income housing, and will bring back economic vibrancy to the vicinity. Introducing residents to the vicinity will also increase safety with more 'eyes on the street', and activate the immediate area commercial and retail uses, which in turn will help increase the sales taxes generated to the Village General Fund.

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

The subject property is impacted by area changes that left it economically infeasible to operate. If left vacant, the vicinity will also suffer and real estate values will be impacted. The requested CUP will re-purpose the subject property for residential, bring residents to the vicinity who in turn will bring economic vibrancy to the area and lift the real estate values that will generate more property taxes to the Village, Glenview school districts and the Glenview Park District.

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

The existing building design complements the area character, however the hotel use is no longer viable. A residential use will be more in keeping with the area character, and will help the neighborhood maintain its economic vibrancy. The building size, massing, and site coverage is ideal for residential, and complements the nearby uses.

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)*

The proposed CUP allows the building use to remain in keeping with the area character, placement, and size. It will be complementary to uses nearby and will improve the current operation with less vehicle trip count and traffic circulation. This will enhance the ease and intensity of ingress and egress into the subject property.

The existing building is 75'-0" tall with 7 floors.

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 subject property is ideally located for residential use near commercial and retail services. Its building massing, orientation and site characters complement nearby development, and help enhance the area. With site coverage ratio of 12.9%, the building is well placed with ample open space and landscaping.

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 subject property was designed to accommodate the required parking for the hotel use. However, as a residential use, the subject property is parked at a higher parking standard than required, according to the parking study prepared by KLOA, Inc. The subject property is parked with 305 spaces, which translates to a ratio of 1.18 spaces per unit.

Screening is accommodating with landscape trees and green parkway, which provides physical and visual separation from adjacent properties.

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)*

The exit drives are design to maximize traffic safety and visibility. There will be no change to the access points.

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, except to the extent relief from those regulations has been requested with this application.



## Responses to Rezoning standards:

**1. *The existing uses and zoning of nearby property.***

The land south of the subject property is commercial use Planned Development that includes the ABT Electronics campus, and a retail out-parcel building with a mix of retail and restaurants. Further south is Community West Park which is zoned P-1 Public Use. The land to the north of the subject property is also zoned P-1 Public Use and includes various parks. There are a variety of uses/zoning districts east of the subject property including R-1 single family residential, R-2 multi-family residential, R-18/Planned development for multi-family, R-5/PD for multi-family residential, and a nature preserve zoned P-1 Public Use (The Grove).

**2. *The extent to which property values may be diminished by the particular zoning restrictions.*** The proposed rezoning of the subject property is necessary to help maintain the economic vibrancy and real estate values of the immediate properties. The departure of nearby major office users impacted the hotel operations leaving it with a high vacancy rate, and generating much lower Transient Occupancy Tax to the Village General Fund than originally intended. This is irrevocable because the area no longer has the office human density necessary to successfully support a hotel of this size. A series of area changes continues to impact the Average Daily Rate and vacancy rate. Rezoning the property to a residential use will activate the building with tenants in search of high quality mixed-income housing, and will bring back economic vibrancy to the vicinity. Introducing residents to the vicinity will also increase safety with more 'eyes on the street', and activate the immediate area commercial and retail uses, which in turn will help increase the sales taxes generated to the Village General Fund.

**3. *The extent to which the destruction of property values upon the plaintiff promotes the health, safety, morals, and general welfare of the public.***

Rezoning the subject property for residential use will activate the building with tenants in search of high quality mixed-income housing, and will bring back economic vibrancy to the vicinity. Introducing residents to the vicinity will also increase safety with more 'eyes on the street', and activate the immediate area commercial and retail uses, which in turn will help increase the sales taxes generated to the Village's General Fund.

**4. *The relative gain to the public as compared to the hardship imposed upon the individual property owner.***

Rezoning the subject property for residential use will generate tangible and intangible gain to the public and nearby property owners. Converting the use from transient occupancy to long term occupancy will bring safety and prosperity to the vicinity with 255 new residents who will call the property home. In turn, the public and vicinity property values will gain from having residents living in the neighborhood.

**5. *The suitability of the subject property for the zoned purposes.***

As a hotel, the subject property suffered from its micro location, being less convenient to access than other hotel properties. The loss of nearby office tenants has reduced the occupancy rate to financially unsustainable levels.

At the same time, the subject property is ideally situated for residential use, being near commercial and retail services. Its building massing, orientation and site characters complement nearby development, and help enhance the area. With a site coverage ratio of 12.9%, the building has ample open space and landscaping.

Off-street parking is accommodated on-site with adequate parking for a residential use. The subject property is parked at a higher parking standard than required, according to the parking study prepared by KLOA, Inc. The subject property is parked with 305 spaces, which translates to a parking ratio of 1.18 spaces per unit.

Vehicular circulation and exit drives are design to maximize traffic safety and visibility. There will be no change to the access points.

**6. *The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the subject property.***

The proposed rezone of the subject property is necessary to help maintain the economic vibrancy and real estate values of the properties in the vicinity. The departure of nearby major office tenants impacted the hotel operations leaving it with a high vacancy rate, and generating much lower Transient Occupancy Tax to the Village General Fund than originally intended. This is irrevocable because the area no longer has the office human density needed to successfully support a hotel of this size. A series of area changes continues to impact the Average Daily Rate and vacancy rate.

If left vacant, the vicinity will also suffer and real estate values will be impacted. The requested rezoning will re-purpose the property for residential use, bring residents to the vicinity who in turn will bring economic vibrancy to the area and lift the real estate values that will generate more property taxes to the Village, Glenview school districts and the Glenview Park District.

**7. *The community need for the proposed use.***

High vacancy of the hotel will bring economic deterioration to the vicinity and present safety challenges that will adversely impact the Village's General Fund due to the increased need for public safety calls. Rezoning the subject property for residential use will bring in new residents to the area who will spend many of their tax dollars in the Village. It will also stabilize or improve property values in the vicinity and generate more income to the Village's General Fund. In turn, this will activate the area and help reduce nuisance safety calls from the otherwise high vacancy hotel.

**8. *The care with which the community has undertaken to plan its land use development.***

The subject property was zoned for a use that is no longer financially viable due to the departure of major office users, which has left the hotel economics irrevocably impacted. A healthy hotel operation requires certain human density to maintain supportable occupancy levels. However, market conditions have changed, and made the hotel operation economically unfeasible at this location. As market forces continue to change and trends in real estate continue to evolve, the most relevant use for the subject property is residential. A rezoning to residential will ensure the subject property remains healthy and bring economic and physical vibrancy to the vicinity.



## 1400 MILWAUKEE AVE GLENVIEW, ILLINOIS

### EXECUTIVE SUMMARY

March 20, 2023

#### The Applicant

1400 Milwaukee Owner, LLC, a Delaware limited liability company ("Applicant"), through its affiliate GoodHomesCo, is seeking approvals from the Village of Glenview (the "Village") to convert the Renaissance Chicago Glenview Suites Hotel, which is located at 1400 Milwaukee Avenue (the "Property"), to the multi-family residential use described below. GoodHomesCo's mission is to convert older hotels which can no longer be operated in an economically feasible manner into vibrant residential communities that offer market accessible rental rates for a growing segment of a community's population.

#### The Property and Property History

The Property, which consists of approximately 6.89 acres, was annexed to the Village in 1985 by the adoption of Village Ordinance No. 2639.

On September 3, 1985, the Village, pursuant to Village Ordinance No. 2644, zoned the Property in the PD Planned Development District. The Village, pursuant to a First Amendment to Annexation Agreement dated that same date, approved a conditional use permit to authorize the construction on the Property of a hotel containing 255 hotel suites, a restaurant and certain amenity spaces in a seven-story hotel structure, and a surface parking lot containing 305 parking spaces. A portion of the Property containing approximately 0.23 acres was approved for the landbanking of an additional 75 parking spaces, for a total of 380 parking spaces. That landbanked parking has never been constructed.

On May 3, 1988, the Village, pursuant to Village Ordinance No. 2868, approved the construction of a drive-through canopy for the hotel entrance and the addition of a satellite dish on the hotel.

On September 3, 1991, the Village, pursuant to Village Ordinance No. 3279, authorized outdoor dining on the Property.

On March 17, 2009, the Village, pursuant to Village Ordinance No. 5203, approved a conditional use permit to allow for the installation of 12 personal wireless telecommunications facility antennas and associated equipment and support installations on the hotel rooftop. That ordinance also approved the following waivers under the Zoning Ordinance:

1. a waiver of Section 78-4(h)(2) to allow the proposed facilities to be setback 812 feet to the nearest residential building, instead of a minimum setback of 1,000 feet;
2. a waiver of Section 78-4(h)(2) to allow the proposed facilities to be setback 316 feet to the nearest property used as a nature preserve, instead of a minimum required setback of 1,000 feet;
3. a waiver of Section 78-4(h)(3) to allow the proposed facilities to be 88 feet in height, instead of a maximum permitted structure height of 50 feet; and
4. a waiver of Section 78-4(m)(l) to allow the proposed facilities to project three feet beyond the edge of the supporting building, instead of the required minimum setback of 10 feet (a difference of 13 feet).

On July 15, 2014, the Village, pursuant to Village Ordinance No. 5818, approved a conditional use permit to allow for the installation of four rooftop outdoor personal wireless communications cabinets and three sleds with four wireless communications antennae on each sled on the hotel rooftop. That ordinance also approved the following waivers under the Zoning Ordinance:



1. a waiver of Section 78-4(h)(2) to allow the proposed rooftop facilities to be setback 812 feet to the nearest residential building, instead of a minimum required setback of 1,000 feet;
2. A waiver of Section 78-4(h)(2) to allow the proposed rooftop facilities to be setback 316 feet to the nearest property used as a nature preserve, instead of a minimum required setback of 1,000 feet; and
3. A waiver of Section 78-4(h)(3) to allow the proposed rooftop facilities to be 88 feet in height, instead of a maximum permitted structure height of 50 feet.

Suites in the hotel currently range in size between 490 square feet and 580 square feet, with an average of +/-509 square feet per unit.

The Village's Comprehensive Plan designates the Property for commercial use.

#### Proposed Use

Applicant is proposing to change the hospitality use of the hotel to multi-family residential use by converting the 255 room hotel into 255 multi-family residential apartments, consisting of 201 studio apartments, containing an average of approximately 490 square feet, and 54 one-bedroom apartments, containing an average of approximately 580 square feet, with an overall average apartment size of +/-509 square feet.

The Property interior will be repurposed with residential furniture, fixtures, and equipment, and the amenity spaces will be repurposed with various active and passive amenities for the residents to use. Applicant will not be making any exterior modifications to the building, the parking lot or the exterior hardscape area. However, restoration of the existing trees and landscape will be undertaken to bring the site back to its original condition.

The multi-family project will be parked with 305 spaces at a ratio of 1.18 spaces per unit. The adequacy of such parking is supported by the KLOA Traffic and Parking Evaluation dated November 29, 2022, which is being submitted with Applicant's application. The unimproved landbanked area will be available to provide an additional 75 parking spaces, which would increase the parking ratio to 1.49 spaces per unit, should the need for additional parking be demonstrated in the future.

#### Responses to Comments Made and Questions Posed in November 15, 2021 PSPR Memorandum

Applicant provides the following responses to the comments made and the questions posed in Mr. Rogers' November 15, 2021 Preliminary Site Plan Review memorandum:

1. Expand the executive summary to include justifications for any requested relief from underlying zoning and bulk regulation requirements as well as to clarify the proposed operations.

#### Response

At the Village's request, and notwithstanding the provisions of Sections 98-498 and 98-499 of the Zoning Ordinance which would require Applicant to pursue a major change to the Planned Development approved by Ordinance No. 2-644, Applicant is requesting the rezoning of the Property to the R-18 Multi-Family Residential Zoning District and an Official Map Amendment. Applicant is also seeking the approval of a Conditional Use Permit for a new Planned Development for the Property, and the departures from the underlying zoning and bulk regulations described below to account for the existing conditions of the Property and the building and other improvements situated on the Property. These include the following:



- a. a departure to permit a building height of 75 feet (maximum building height of 35 feet otherwise permitted by Section 98-106(b)(1) of the Zoning Ordinance);
  - b. a departure to permit a residential density of approximately 37 dwelling units per acre (maximum permitted residential density of 18 dwelling units per acre otherwise permitted by Section 98-106(b)(2)(a)(1) of the Zoning Ordinance);
  - c. a departure to permit a multi-family development on a parcel consisting of approximately seven acres (a maximum development parcel of two acres otherwise permitted by Section 98-106(b)(2)(b) of the Zoning Ordinance);
  - d. a departure to permit an FAR of 0.71 (maximum FAR of 0.5 otherwise permitted by Section 98-106(b)(8) of the Zoning Ordinance);
  - e. a departure for off-street parking to allow for an off-street parking ratio of 1.18 parking spaces dwelling per unit (two parking spaces per dwelling unit otherwise required by Section 98-293(b)(16) of the Zoning Ordinance);
  - f. a departure from the requirement to provide at least one landscape island for every 15 parking spaces (the existing condition, of continuous landscape islands between every parking row, provides more greenspace area than the original development standard required when the hotel was approved and constructed. In addition, greenspace area and trees will be restored to their original healthy condition);
  - g. a departure from applicable signage standards to allow for the repurposing of the existing monument signs on the Property and the addition of wall signs on the hotel building to identify the new use of that building; and
  - h. a use departure to allow for the continued maintenance of the existing telecommunications service facilities on the Property.
2. Within the executive summary, explain how/where mail and parcel deliveries will be accommodated.

Response

A mailroom and parcel holding space is designated on the ground floor of the building. It will be professionally managed and maintained by the building management team.

3. Within the executive summary, explain how/where refuse pick-up will be collected and removed from the property.

Response

A common refuse and recycle area is designated on the ground floor. Additionally, a common trash and recycling room with portable leak-proof trash receptacles will be provided at each floor near the freight elevator. Tenants will be responsible for taking their trash to the trash rooms on each floor. Building management staff will be responsible for transporting trash via the freight elevator to the ground level trash room, and then to the dumpsters located at the west side of the building. The refuse and recyclables will be picked up by a private refuse company.

4. Within the executive summary, confirm whether any communal cooking facilities will be provided (which may be subject to annual health inspections).

Response

No communal cooking facilities are being proposed.



5. Within the executive summary, confirm whether laundry accommodations will be provided and by what means.

Response

Laundry facilities will be provided on the ground floor and installed to meet the requirements of local codes.

6. The estimated parcel area is 6.89 acres. In accordance with the Village's multi-family zoning requirements, a maximum of 18 units per acre is permissible. Confirm the proposed unit mix so that the proposed density can be determined. Prior land donation in the amount of approximately 141,860 sq. ft. cannot be used in the official calculation of density.

Response

The estimated parcel area of 6.89 acres consists of the building parcel area of 6.66 acres, and the landbanked parking area of 0.23 acres. The conversion of the 255 hotel rooms into 255 multifamily residential units yields a density of approximately 37 dwelling units per acre (255 units / 6.89 acres). As noted above, the 255 apartment units will consist of 201 studio units and 54 one-bedroom units.

7. Depending upon the proposed unit mix and decisions whether to include/exclude a ground floor commercial tenant space, the existing parking plus previously land-banked parking stalls may not meet the minimum parking stall quantity required per Code. Additionally, current parking lot design requirements require a landscaped island at least every 15 consecutive parking stalls as well as a landscaped row between every four parking rows.

Response

No commercial use is being proposed. There will be no ground floor commercial uses or tenants.

As noted above, Applicant is seeking approval of a departure from the otherwise applicable requirements for off-street parking to reflect existing conditions on the Property. The need for adequate parking and existing conditions on the Property make it impossible to meet the requirement that a landscape island be provided at least every 15 consecutive parking stalls. When the hotel was originally constructed, the landscaping provided exceeded the development standards at that time.

The existing development the requirement of a landscaped row between every four parking rows.

8. The maximum permissible height in the PD District is 50.0 feet. A zoning variation will be required to accommodate the existing/proposed building height.

Response

The R-18 Multi-Family Residential District allows for a maximum building height of 35 feet. As noted above, approval of a building height departure is being requested to allow for the 75-foot height of the existing hotel building.

9. A minimum perimeter yard of 50.0 feet is required around the entirety of the property. A zoning variation will be required to accommodate the existing/proposed perimeter setbacks.

Response

As noted above, approval of a front yard setback<sup>4</sup> departure is being requested.



10. If a non-residential use (spa, salon, or other) which will be open to the general public is proposed, accommodations should be included and described in the executive summary to describe how the tenant's operations will be accommodated (refuse, parking, security, etc.).

Response

No non-residential uses will be provided at the building.

11. Ground signage for multi-family residential buildings is limited to 5.0 square feet. Zoning relief would be required to utilize the existing ground signs. Alternately, these could be removed in favor of new compliance signs.

Response

As noted above, departures from the otherwise applicable signage regulations are being requested. The existing ground signs will be re-purposed with signage for the residential project. This is another existing condition.

12. Wall signs are not permissible upon multi-family residential buildings. Please confirm whether any wall signage is proposed.

Response

As noted above, departures from the otherwise applicable signage regulations are being requested so that Applicant may install four wall signs on the building in replacement of the existing hotel wall signs. No change is being proposed to the configuration or location of the existing conditions.

**For items #11 and #12, see below clarifications to signage questions/responses sent to the Village on 2/16/23.**

- 1.) Multi-family residential properties are permitted one ground sign of 5.0 square feet in area. Several signs exceed this area requirement and a variation may or may not be granted by the Commission.

Response: *Ground monument signs have been revised to be 7.5 square feet, 7.5 square feet and 48.0 square feet. Applicant is requesting a departure for each sign.*

- 2) All proposed ground signs would be required to have 6.0 inch tall address numerals surrounding them. It is required that 2.0 square feet of landscaping with year-round interest is required for every 1.0 square foot of sign area.

Response: Ground signs have been revised to show 6.0 inch tall address numerals. See revised drawing package.

- 3) Many signs seem to have a non-conforming amount of landscaping, immediately

Response: *Landscape plan are now in compliance. See summary below and on landscape drawings.*

*Milwaukee Ave Ground Sign: 7.5sf - LANDSCAPE REQUIRED 15sf : PROVIDED 265sf  
Wayfinding Sign: 7.5sf - LANDSCAPE REQUIRED 15sf : PROVIDED 117sf  
Tollway Ground Sign: 48sf - LANDSCAPE REQUIRED 96sf : PROVIDED 422sf*

- 4) Wall signs for a multi-family development are not typical in Glenview and may be deemed repetitive or redundant by the commission upon review. Staff suggests you remove them.

Response: *Wall signs have been eliminated with the exception of the two wall signs near the main entrance points. See revised signage package.*



13. The existing site does not confirm to the previously approved landscaping plan for the site. A new landscaping plan should be provided which includes restoration of required parking lot trees and any other proposed landscaping changes associated with the proposed use.

Response

As noted above, Applicant is requesting a departure from the requirement to provide at least one landscape island for every 15 parking spaces. The site existing condition provides more greenspace area than the original development standard required when the hotel project was approved. A new landscape plan has been prepared that complies with the Village's landscape ordinance. Greenspace area and parking lot trees will be restored or replaced to their original healthy condition pursuant to the planting requirement.

14. The new Planned Development ordinance will need to include/reference any existing telecommunications service facilities (TCSFs) that are intended to remain.

Response

Understood. Applicant is seeking to have the existing TCSFs approved through the Planned Development use departure mechanism and procedure.

15. Describe the location, restrictions upon use, and access to any amenities within the building.

Response

The existing hotel amenity spaces will be converted into passive and active amenity space for the building tenants. Proposed amenities will include the conversion of the hotel restaurant into a clubhouse lounge offering relaxing and working spaces for the tenants. Active amenities include a pool table, checkered table, or similar entertainment, as well as a fitness center. Amenity spaces will be access controlled by a fob key control system.

16. Based upon the proposed unit mix, elementary school, secondary school, and park district donations are required in accordance with the donation schedule published on the Village's website.

Response

The unit mix is limited to studios and one-bedroom apartments averaging +/-509 square feet in area. These units do not appeal to families with children, and are often occupied by single individuals. A fiscal impact study prepared by Teska Associates, Inc. is included with Applicant's application. The study projects, based on the unit mix, that less than one student will be generated for each of School District 34 and High School District 225.

Additional comments provided in the Letter have been addressed on the architectural plans set including:





#### Site Circulation.

- We will maintain the existing 24-foot wide fire lane on the east side of the building. See plans for location.
- Existing accessible routes will be maintained as shown on the plans.
- Bicycle parking will be provided on site along the north/west corner of the Property per code. Additional bicycle parking will be provided in a locker room inside the building.

#### Building Scale, Building Location(s), and Architecture

- There will be no new ground-mounted utility infrastructure. Existing infrastructure will be screened by landscaping as identified on the landscape plans set.

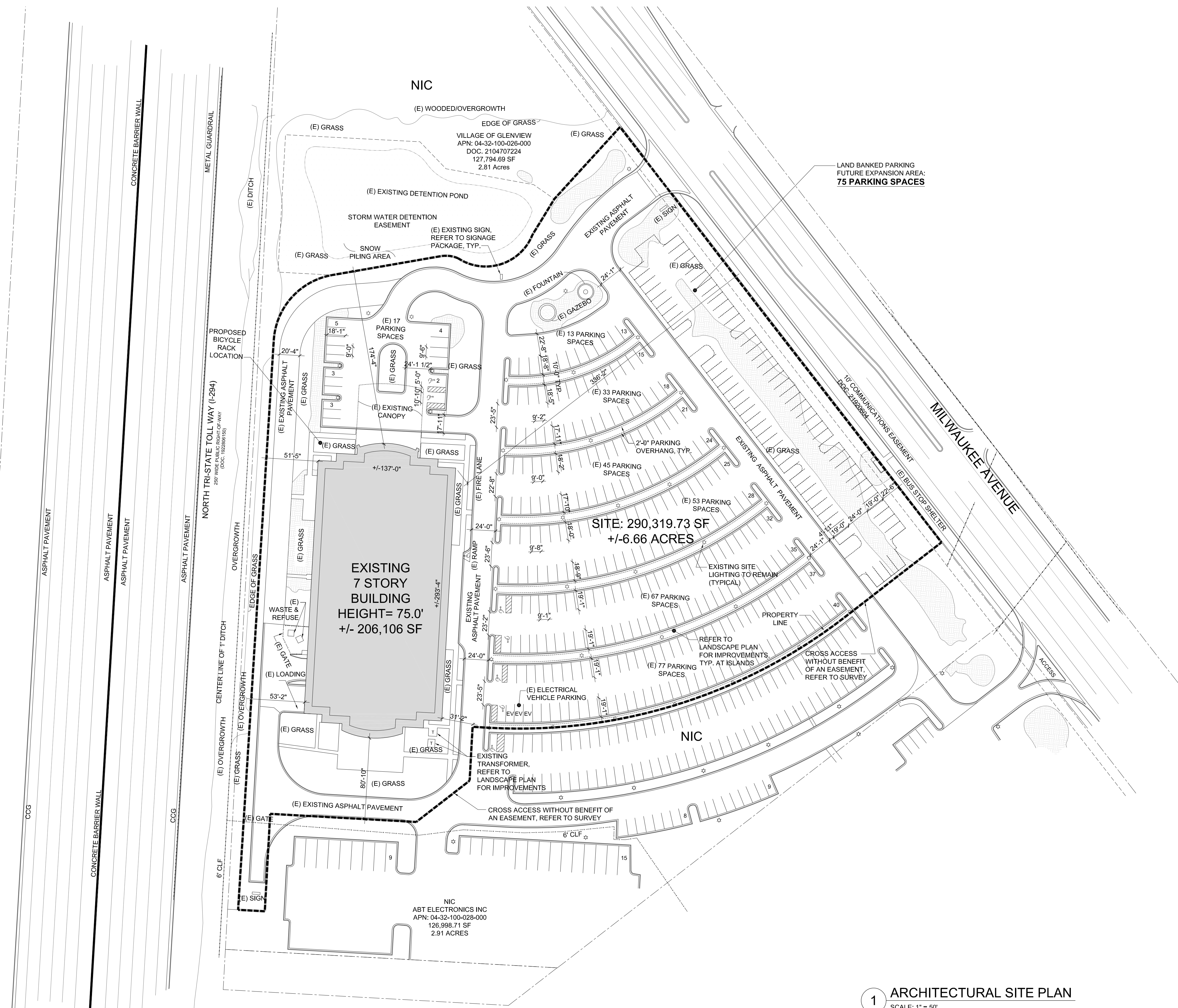
### Required Development Approvals

In furtherance of the construction and operation of the proposed multi-family use of the Property, Applicant is submitting to the Village an application which seeks approval of the following:

1. as noted above, at the Village's request, the rezoning of the Property to the R-18 Multi-Family Residential District and an Official Map Amendment;
2. a Comprehensive Plan amendment which contemplates a potential residential use of the Property;
3. a Conditional Use Permit for a new planned development with the use and bulk regulation departures described above;
4. a final site plan;
5. preliminary design approval; and
6. a preliminary subdivision plat which consolidates the Property into a single lot of record.

### Provision of Accessible Market Rate and Affordable Housing

- The proposed project will provide a mix of 255 studio and 1-bedroom apartments. These will be priced to be attractive to public safety personnel, first responders, educators, government and hospital workers, single parents, students, recent college graduates, new entrants into the workforce, retirees, and employees at ABT and the new Dermody development.
- Project rents will be market rate accessible, with projected monthly rents ranging from approximately \$1,350 for the studio units to approximately \$1,475 for the 1-bedroom units.
- To further the Village's interest in the provision of affordable housing, Applicant is prepared to set aside 15% of the total number of apartments and work with the Village at making those units available for rent to individuals whose monthly incomes are at 80% of the current Glenview AMI.
- In the 2017 Village Comprehensive Plan and the Village's Affordable Housing Plan, the Village "reaffirms its ongoing commitment to a proactive and reasoned approach towards compliance with the State of Illinois (affordable housing) requirement" and it acknowledges that, as of the date of the Plan, the Village was deficient in meeting the State's 10% goal by 410 units (See page 38).
- The Village's Affordable Housing Plan acknowledges that "given the limited availability of vacant properties or parcels subject to large-scale development, and the high cost of land, there are few significant opportunities for increasing new affordable housing units within the Village."
- The Village's Affordable Housing Plan also acknowledges that "concentrating on new multi-family development in a manner consistent with the Municipal Code is a reasonable approach for pursuing the (State's) 10% goal."



**DEVELOPMENT SUMMARY**

(E): EXISTING

**SITE AREA:**  
 EXISTING: (PD) PLANNED DEVELOPMENT  
 PROPOSED: (R-18) RESIDENTIAL

**SITE:** 290,319 SF, 6.66 ACRES (EXISTING)  
 87,120 SF, 2 ACRES (MAX. ALLOWED)

**SETBACKS:**

NORTH:	174'-4" (ACTUAL)
EAST:	12'-0" MIN. (REQUIRED)
SOUTH:	336'-2" (ACTUAL)
WEST:	30'-0" MIN. (REQUIRED)
SOUTH EAST:	80'-10" (ACTUAL)
	51'-5" (ACTUAL)
	12'-0" MIN. (REQUIRED)
	25'-0" MIN. (REQUIRED)
	31'-2" (ACTUAL)
	25'-0" MIN. (REQUIRED)
	(LAND DONATION P.L.)

**BUILDING DATA:**  
 BUILDING HEIGHT: 75 FEET ACTUAL > 35 FEET MAX.  
 TYPE IB CONSTRUCTION  
 EXISTING USE GROUP: HOTEL (R-1), BUSINESS/OFFICE (B), ASSEMBLY (A)  
 PROPOSED USE GROUP: APARTMENTS (R-2), BUSINESS/OFFICE (B)

**EXISTING BUILDING SQUARE FOOTAGE:**

1ST FLOOR	37,539 S.F.
2ND FLOOR	32,193 S.F.
3RD FLOOR	28,998 S.F.
4TH-7TH FLOOR (EACH)	28,844 S.F.
TOTAL	206,106 S.F.

**FLOOR AREA RATIO:**  
 EXISTING: 206,106 SF (BUILDING) / 290,319 SF (LOT) = 0.71  
 MAX ALLOWABLE: 0.5

**PROPOSED RESIDENTIAL UNIT MIX:**

2ND FLOOR	12 STUDIO UNITS
2ND FLOOR	24 1-BEDROOM UNITS
3RD FLOOR	18 STUDIO UNITS
3RD FLOOR	28 1-BEDROOM UNITS
4TH FLOOR	44 STUDIO UNITS
5TH FLOOR	44 STUDIO UNITS
6TH FLOOR	44 STUDIO UNITS
7TH FLOOR	2 1-BEDROOM UNITS
7TH FLOOR	41 STUDIO UNITS
TOTAL:	255 UNITS

6.66 ACRES / 255 UNITS = 38.28 UNITS PER ACRE (EXISTING)  
 18 UNITS PER ACRE MAX. (ALLOWABLE)

STUDIO UNITS: 201  
 1 BEDROOM UNITS: 54

**ADAPTABLE UNITS:**  
 20% OF UNITS TO BE ADAPTABLE  
 STUDIO UNITS: 201 x 0.20 = 41 UNITS  
 1 BEDROOM UNITS: 54 x 0.20 = 11 UNITS

TOTAL ADAPTABLE: 52 UNITS

**PARKING SUMMARY - ENTIRE DEVELOPMENT:**

(E) STANDARD PARKING SPACES:	296 SPACES
(E) HANDICAP PARKING:	6 SPACES
(E) ELECTRIC VEHICLE (EV) PARKING:	3 SPACES
TOTAL PARKING:	305 SPACES
REQUIRED PARKING:	514 SPACES

2 SPACES PER UNIT REQ'D

1 SPACE PER 300 SF OF PROPOSED MANAGEMENT OFFICE = 1,020 SF  
 1,020 SF / 300 = 4 EMPLOYEE PARKING SPACES  
 305 SPACES - 4 SPACES = 301 RESIDENT PARKING SPACES

UNIT TO PARKING RATIO = 301 SPACES / 255 UNITS = **1.18 PER UNIT**

**LAND BANK PARKING:**  
 TOTAL PARKING WITH LAND BANK = 380 SPACES - 4 SPACES = 376 RESIDENT PARKING SPACES

UNIT TO PARKING RATIO = 376 SPACES / 255 UNITS = **1.47 PER UNIT**

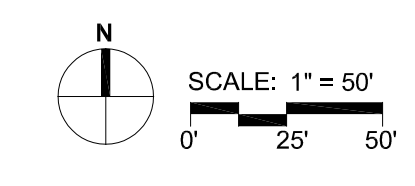
**OFF-STREET LOADING BERTH:**  
 20,000 SF-200,000 SF (1) LOADING BERTH REQ'D, EACH ADDITIONAL 200,000 SF OR FRACTION THEREOF ONE ADDITIONAL LOADING BERTH

206,106 SF BUILDING AREA > 200,000 SF = 2 BERTHS REQ'D  
**(1) EXISTING LOADING BERTH PROVIDED**

**1 ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 50'



**OKW ARCHITECTS**  
 600 W. Jackson, Suite 250  
 Chicago, IL 60661



**RENAISSANCE HOTEL CONVERSION**  
 1400 MILWAUKEE AVE., GLENVIEW, IL 60025

**A-1**

March 20, 2023 Project #: 22056

**LANDSCAPE REQUIREMENT SUMMARY**

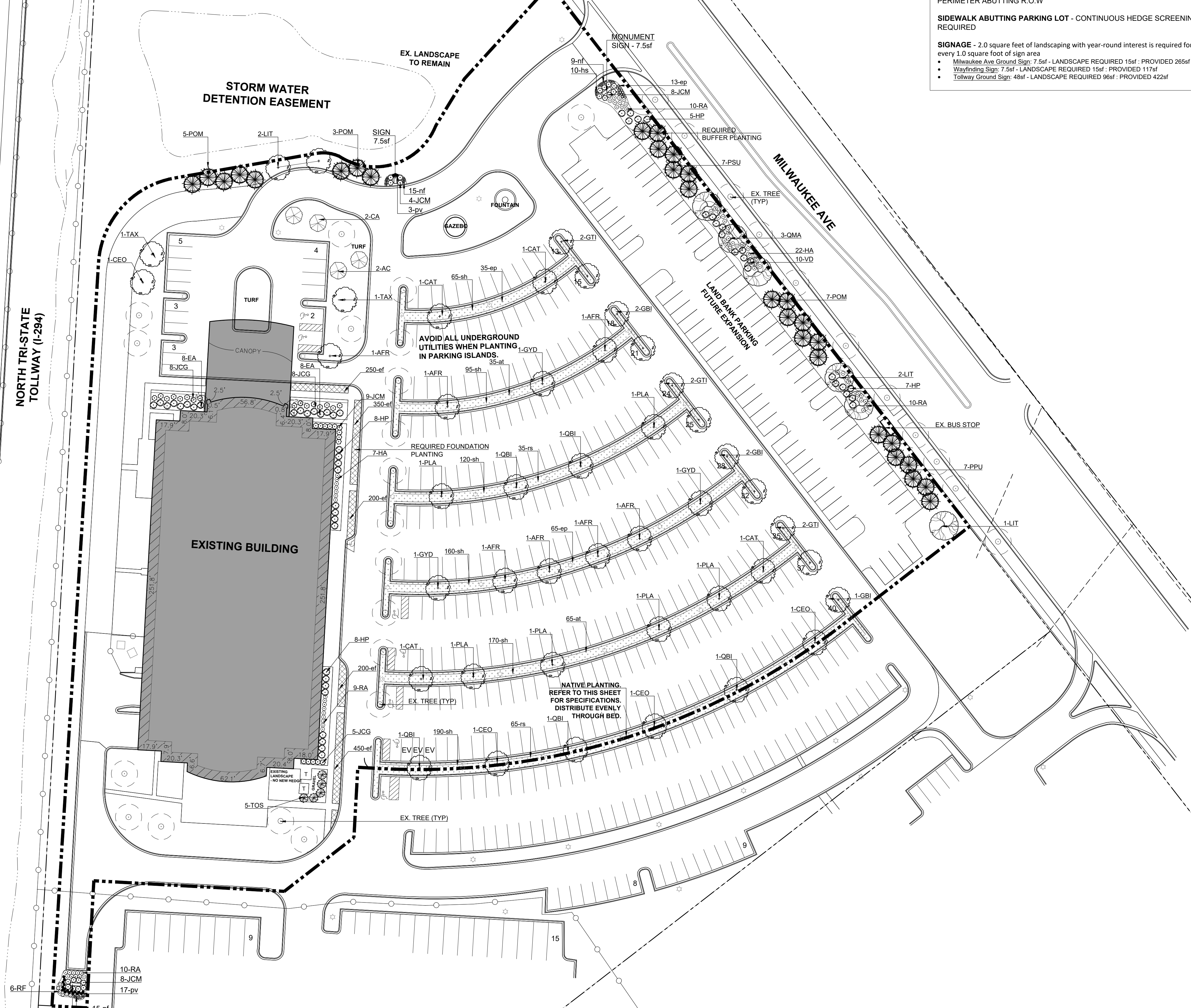
**SURFACE PARKING LOT INTERIOR - NO LESS THAN ONE TREE PER FIVE PARKING SPACES (300 SPACES)**  
 REQUIRED TREES - 60  
 EXISTING TREES - 14  
 PROPOSED TREES - 46

**SURFACE PARKING LOT PERIMETER - SCREENING REQUIRED ALONG PERIMETER ABUTTING R.O.W**

**SIDEWALK ABUTTING PARKING LOT - CONTINUOUS HEDGE SCREENING REQUIRED**

**SIGNAGE - 2.0 square feet of landscaping with year-round interest is required for every 1.0 square foot of sign area**  
 • Milwaukee Ave Ground Sign: 7.5sf - LANDSCAPE REQUIRED 15sf - PROVIDED 285sf  
 • Wayfinding Sign: 7.5sf - LANDSCAPE REQUIRED 15sf - PROVIDED 117sf  
 • Tollway Ground Sign: 48sf - LANDSCAPE REQUIRED 96sf - PROVIDED 422sf

Master Plant List				
Symbol	Quantity	Botanical Name	Common Name	Size
<b>Shade Trees</b>				
AFR	7	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB
CAT	4	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB
CEO	4	CELTUS OCCIDENTALIS	HACKBERRY	3" BB
GBI	5	GINKGO BILOBA	GINKGO	3" BB
GTI	6	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB
GYD	3	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" BB
LIT	5	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB
PLA	6	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB
QBI	5	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
QMA	3	QUERCUS MACROCARPA	BUR OAK	3" BB
TAX	2	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB
<b>Evergreen Trees</b>				
POM	15	PICEA OMORIKA	SERBIAN SPRUCE	8" BB
PPU	7	PICEA PUNGENS	COLORADO SPRUCE	8" BB
PSU	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8" BB
TOS	5	THUJA OCCIDENTALIS 'SMARGARD'	EMERALD GREEN ARBORVITAE	6" BB
<b>Ornamental Trees</b>				
AC	2	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB
CA	2	CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	8" BB
<b>Evergreen Shrubs</b>				
JCG	8	JUNIPERUS CHINENSIS 'GOLD STAR'	GOLD STAR JUNIPER	24" BB
JCM	29	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB
<b>Deciduous Shrubs</b>				
EA	16	EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB
HA	29	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL
HP	28	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB
RA	39	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL
RF	6	ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL
VD	10	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB
<b>Groundcover</b>				
ef	1450	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS
<b>Perennials</b>				
ep	13	ECHINACEA PURPUREA 'MAGNUS'	CONEFLOWER	1 GAL
hs	10	HEMEROCALLIS 'STELLA D'ORO'	SELLA D'ORO DAYLILY	1 GAL
nf	39	NEPETA X FAASSENII	FAASSENS CATMINT	1 GAL
<b>Grasses</b>				
pv	20	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL
<b>Native Plugs</b>				
at	100	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	5" PLUG
ep	100	ECHINACEA PURPUREA	PURPLE CONEFLOWER	5" PLUG
rs	100	RUDBECKIA SUBTOMENTOSA	SWEET BLACK-EYED SUSAN	5" PLUG
sh	800	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	5" PLUG



**OVERALL LANDSCAPE PLAN**  
 SCALE: 1" = 40'-0"

**Kathryn Talty**  
 landscape architecture  
 1926 Waukegan Road | Suite 340  
 Glenview, Illinois 60025  
 c 847.672.5154 | www.ktlandarch.com



no.	revision	description	initial	date
1	ISSUED FOR PERMIT		KMT	12-02-22
2	PER VILLAGE COMMENTS		KMT	02-06-23

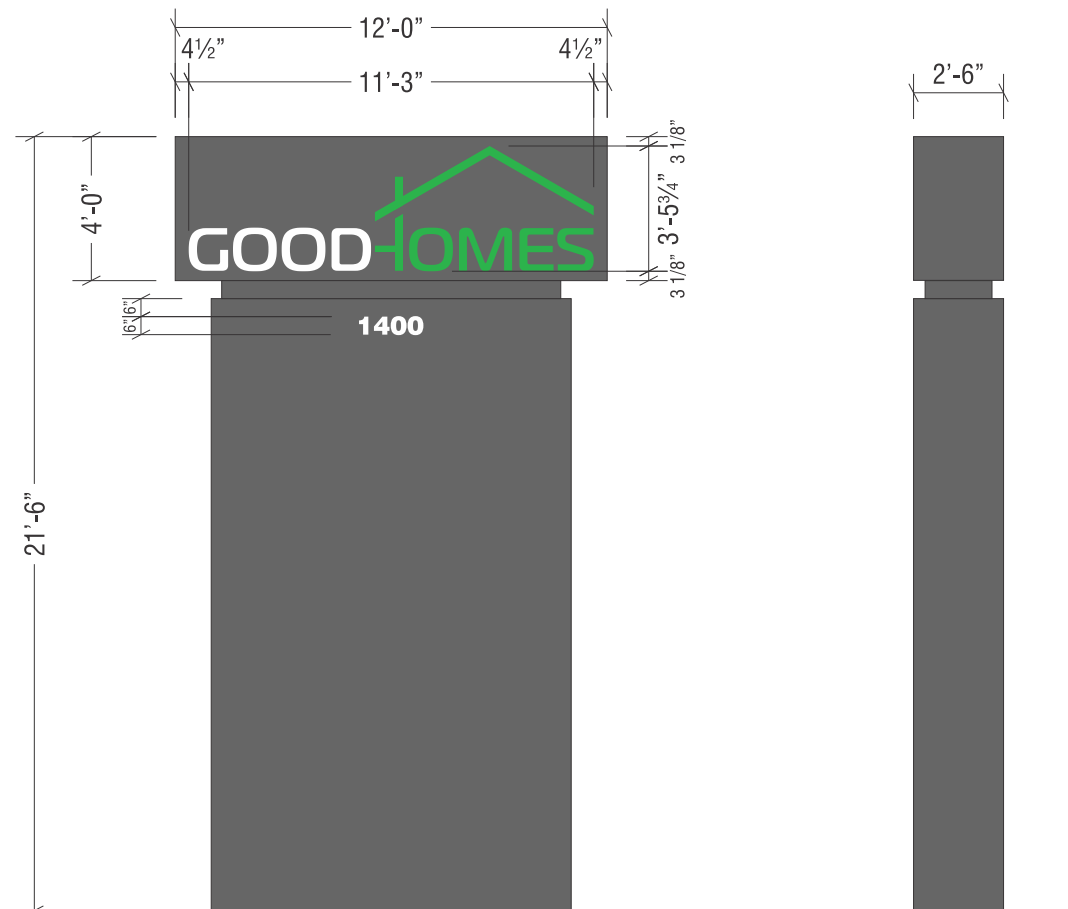
**RENAISSANCE HOTEL  
 CONVERSION**  
 1400 MILWAUKEE AVE  
 GLENVIEW, IL

**LANDSCAPE PLAN  
 LANDSCAPE REQUIREMENTS**

date	drawn	checked
11.07.22	EN	KMT

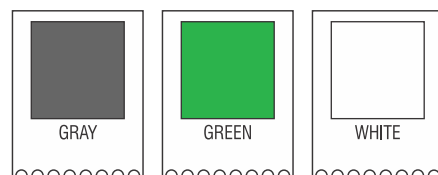
job no. **22490**  
 sheet no. **L 1.1**





**A** NEW NON-ILLUMINATED SIGN CABINET w/ FLAT CUT OUT ACRYLIC LETTERS  
SCALE: 3/16" = 1'

EXTERNALLY ILLUMINATED w/ LIGHT FIXTURES TBD



LANDSCAPING PROVIDED BY OTHERS



GENERAL SIGN CONTRACTORS

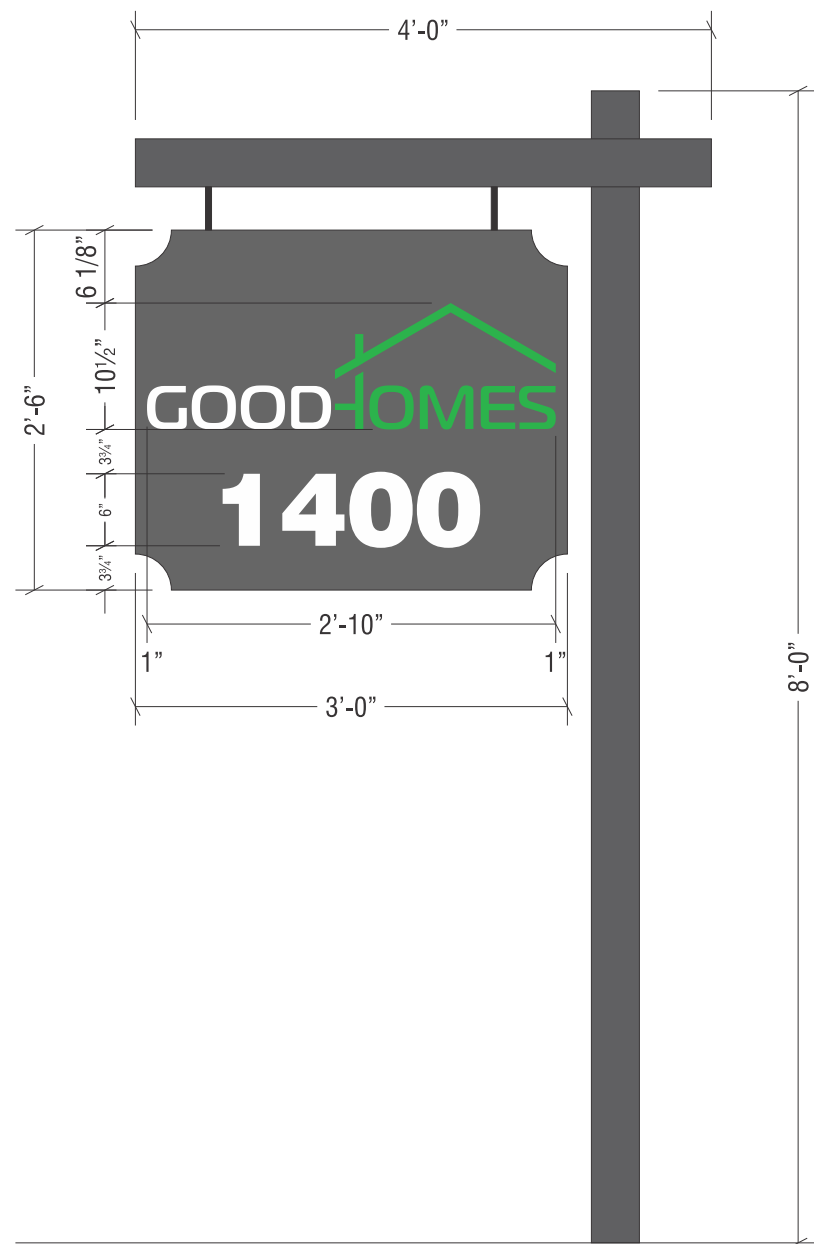
232 INTERSTATE RD. P.O. BOX 1088 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

DATE	REVISION
1.11.23	REDESIGN PER SURVEY
1.12.23	UPDATED ELEVATIONS FOR WALL SIGN RENDERINGS
1.13.23	ADDED DIMS. & NOTES PER JST, REDUCED "E" TO 125 SF MAX
2.7.23	REVISIONS PER JST
2.16.23	ADDED ADDRESS NUMERALS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

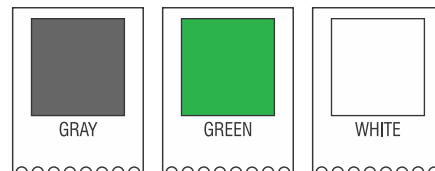
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CLIENT	GOOD HOMES						
ADDRESS	1400 MILWAUKEE AVE.						
CITY	GLENVIEW	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED	DATE:	11.29.2022	SHEET NO.	1



**B** DOUBLE SIDED, NON-ILLUMINATED HAGING POST & PANEL SIGN  
SCALE: 3/4" = 1'

- 1" DEEP FAB'D ALUM. SIGN BOX PAINTED GRAY w/ FIRST SURFACE APPLIED VINYL GRAPHICS
- HUNG FROM 4X4 WOOD POST SUPPORT STRUCTURE PAINTED GRAPHICS



PROPOSED



LANDSCAPING PROVIDED BY OTHERS

EXISTING



GENERAL SIGN CONTRACTORS

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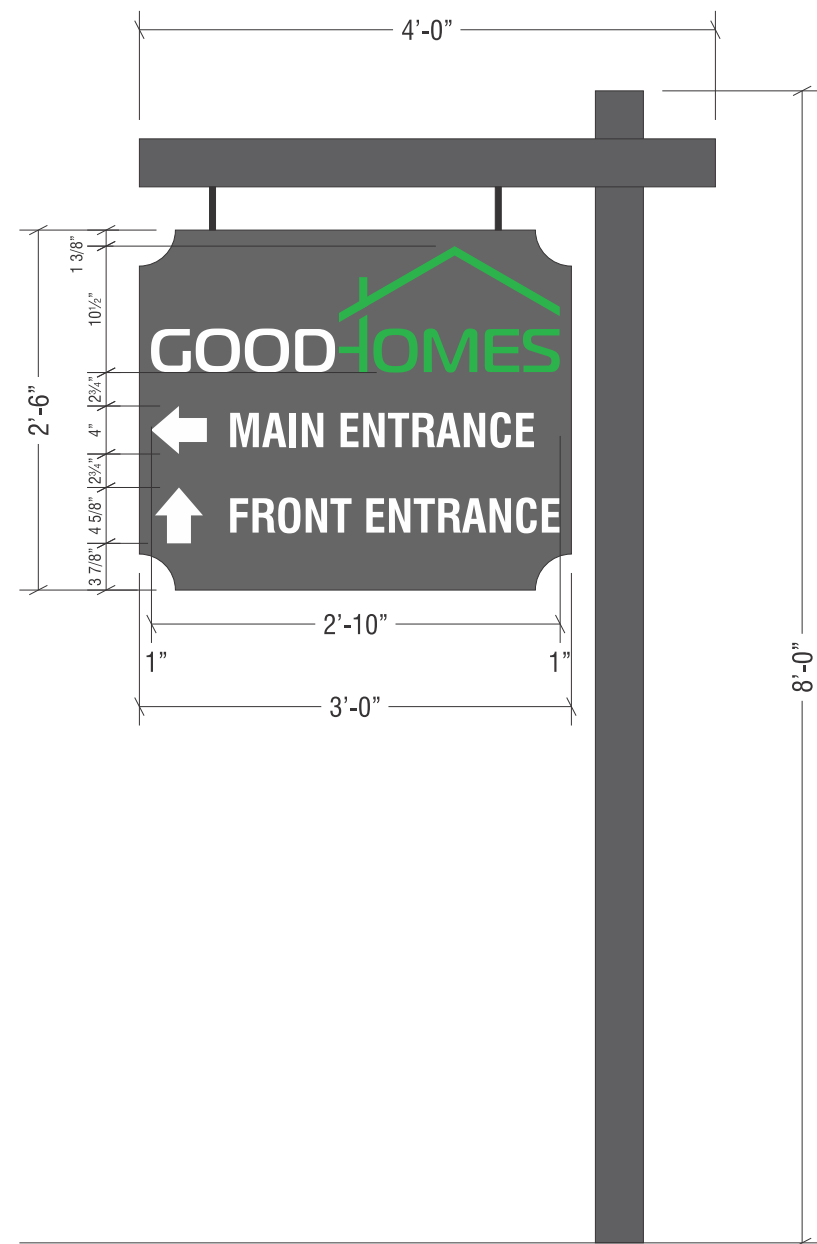
DATE	REVISION
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2.7.23	REVISIONS PER JST
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CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

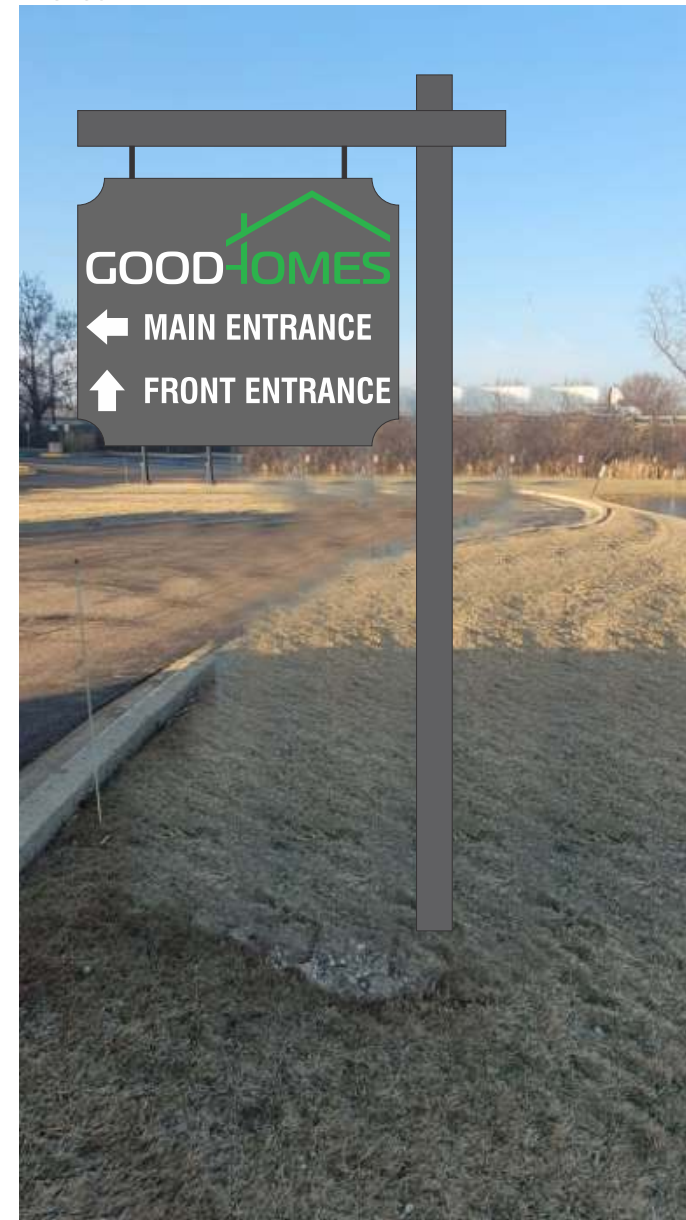
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ADDRESS	1400 MILWAUKEE AVE.		
CITY	GLENVIEW	STATE	IL
DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED
DATE:	11.29.2022	SHEET NO.	2

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PROPOSED



LANDSCAPING PROVIDED BY OTHERS

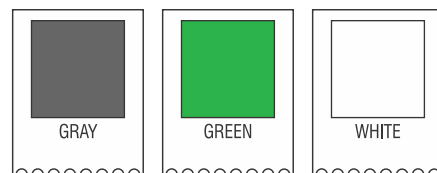
EXISTING



DOUBLE SIDED, NON-ILLUMINATED HAGING POST & PANEL SIGN

SCALE: 3/4" = 1'

- 1" DEEP FAB'D ALUM. SIGN BOX PAINTED GRAY w/ FIRST SURFACE APPLIED VINYL GRAPHICS
- HUNG FROM 4X4 WOOD POST SUPPORT STRUCTURE PAINTED GRAPHICS



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068  
ADDISON, IL 60101

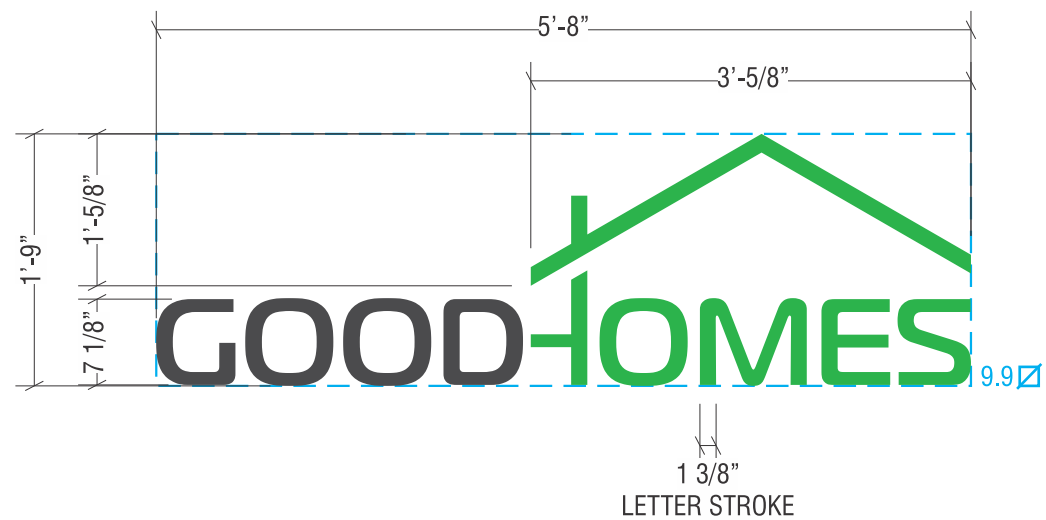
630-543-9490  
FAX 630-543-9493

DATE	REVISION
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1.12.23	UPDATED ELEVATIONS FOR WALL SIGN RENDERINGS
1.13.23	ADDED DIMS. & NOTES PER JST, REDUCED "E" TO 125 SF MAX
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2.16.23	ADDED ADDRESS NUMERALS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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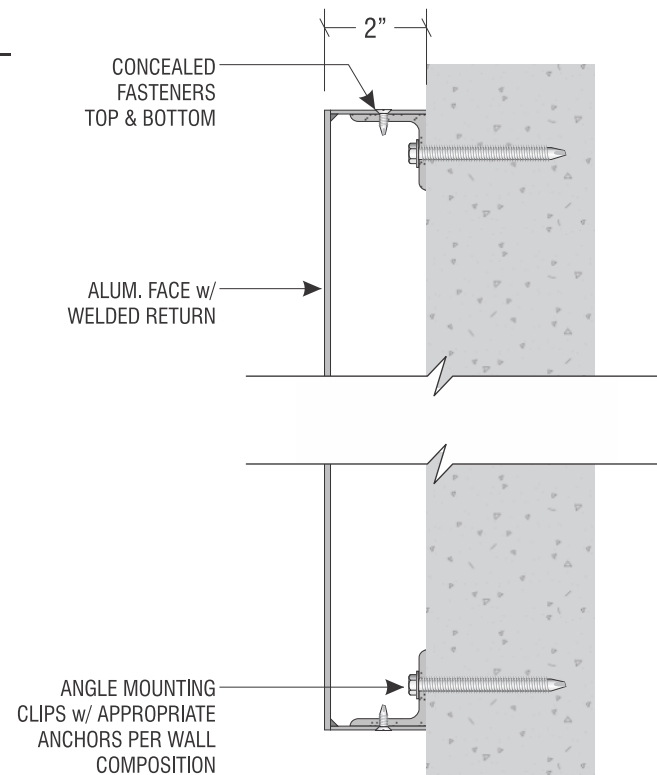
CLIENT	GOOD HOMES		
ADDRESS	1400 MILWAUKEE AVE.		
CITY	GLENVIEW	STATE	IL
DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED
DATE:	11.29.2022	SHEET NO.	3



NOTE: FIELD SURVEY REQUIRED PRIOR TO PRODUCTION

**D** NON-ILLUMINATED FABRICATED ALUMINUM CHANNEL LETTERS  
SCALE: 3/4" = 1'

- 2" DEEP FAB'D ALUMINUM CHANNEL LETTERS
- PAINTED TO BLACK & GREEN
- MOUNTED FLUSH TO BLDG. FASCIA w/ ANGLE CLIPS



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068 ADDISON, IL 60101 630-543-9490 FAX 630-543-9493

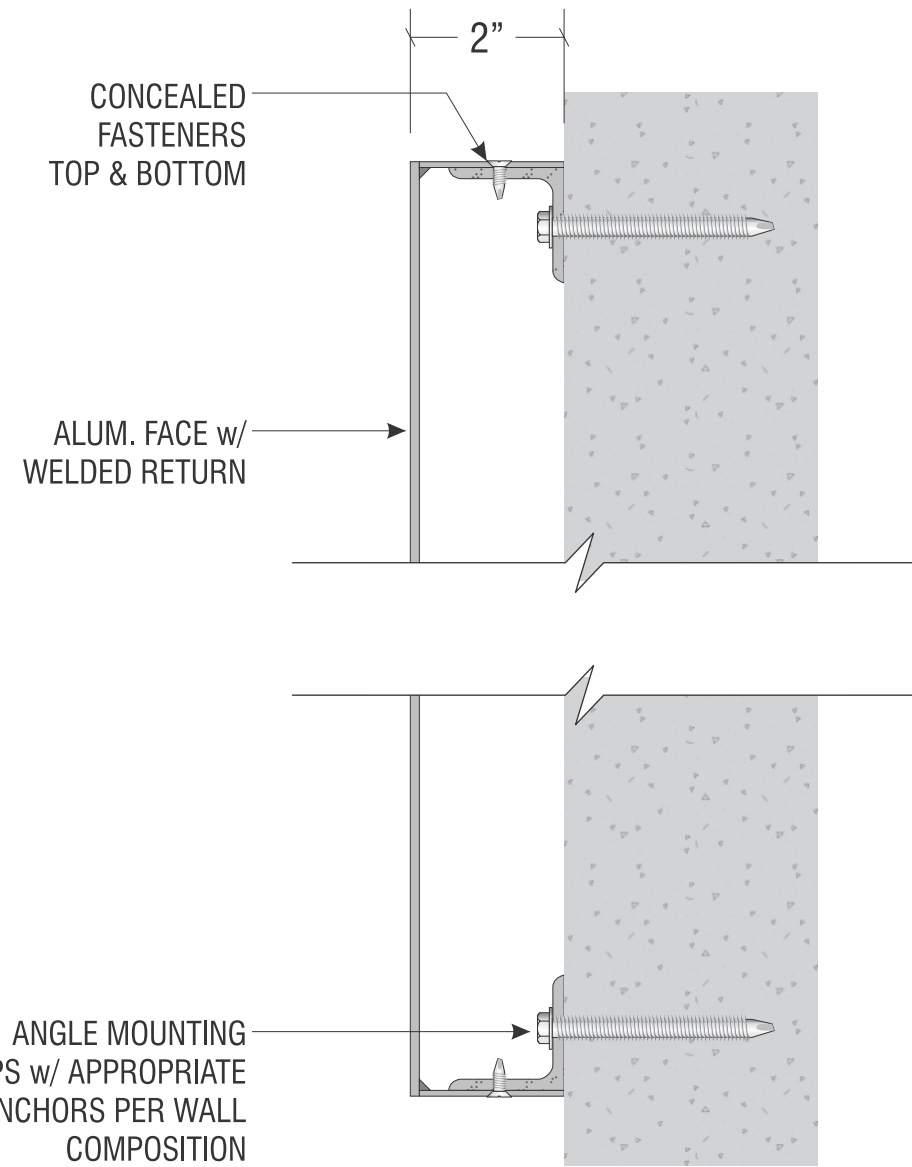
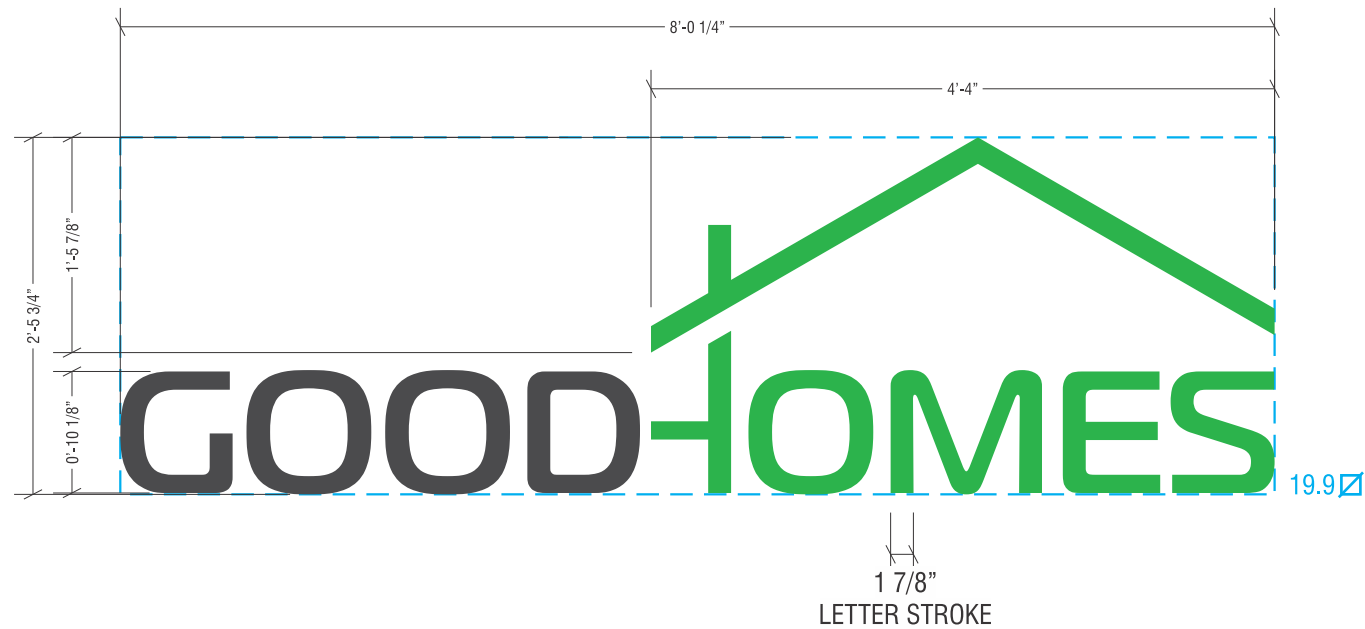
DATE	REVISION
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2.16.23	ADDED ADDRESS NUMERALS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GOOD HOMES						
ADDRESS	1400 MILWAUKEE AVE.						
CITY	GLENVIEW	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED	DATE:	11.29.2022	SHEET NO.	4





**E** NON-ILLUMINATED FABRICATED ALUMINUM CHANNEL LETTERS  
SCALE: 1/2" = 1'

- 2" DEEP FAB'D ALUMINUM CHANNEL LETTERS
- PAINTED TO BLACK & GREEN
- MOUNTED FLUSH TO BLDG. FASCIA w/ ANGLE CLIPS



GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068  
ADDISON, IL 60101

630-543-9490  
FAX 630-543-9493

DATE	REVISION
1.11.23	REDESIGN PER SURVEY
1.12.23	UPDATED ELEVATIONS FOR WALL SIGN RENDERINGS
1.13.23	ADDED DIMS. & NOTES PER JST, REDUCED "E" TO 125 SF MAX
2.7.23	REVISIONS PER JST
2.16.23	ADDED ADDRESS NUMERALS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

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CLIENT	GOOD HOMES						
ADDRESS	1400 MILWAUKEE AVE.						
CITY	GLENVIEW	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED	DATE:	11.29.2022	SHEET NO.	5

23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5



E

3 EAST EXTERIOR ELEVATION  
A200 SCALE: 1/16" = 1'-0"



DATE	REVISION
1.11.23	REDESIGN PER SURVEY
1.12.23	UPDATED ELEVATIONS FOR WALL SIGN RENDERINGS
1.13.23	ADDED DIMS. & NOTES PER JST, REDUCED "E" TO 125 SF MAX
2.7.23	REVISIONS PER JST
2.16.23	ADDED ADDRESS NUMERALS

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

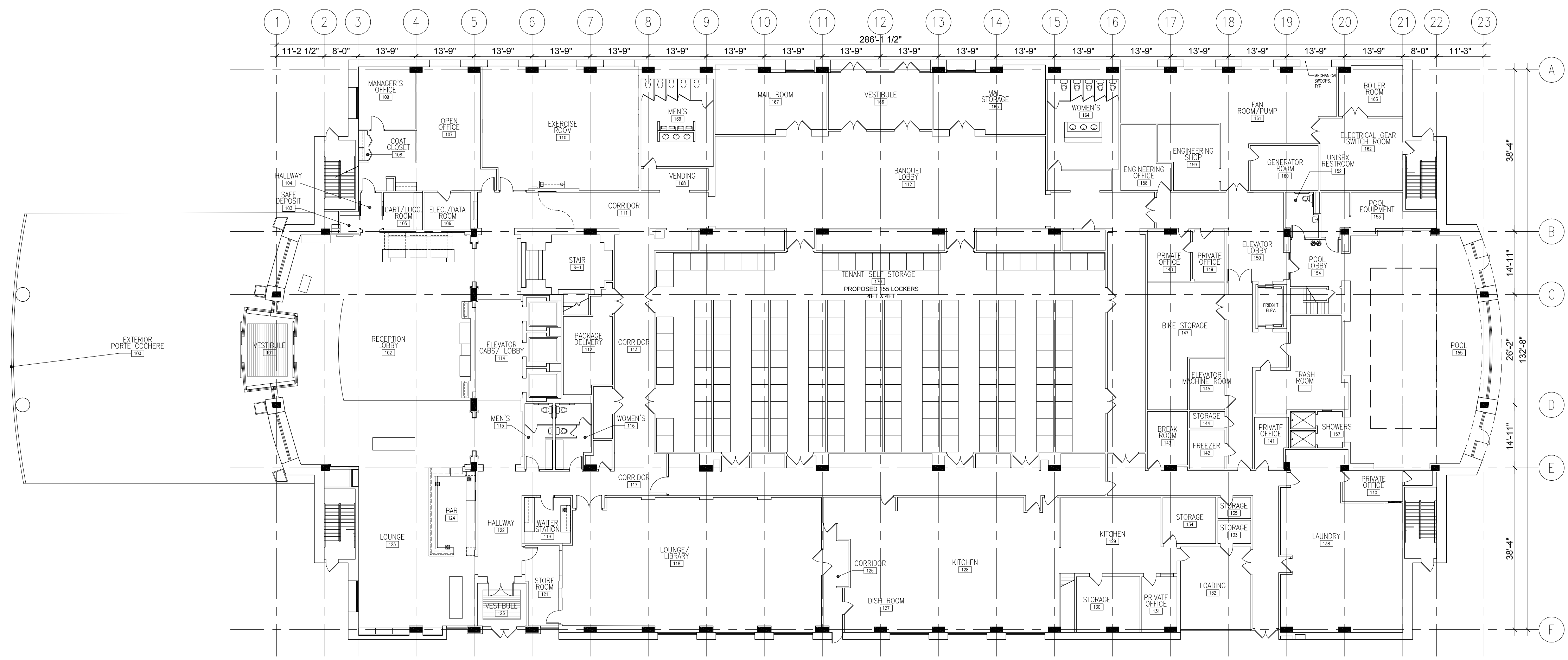
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CLIENT	GOOD HOMES						
ADDRESS	1400 MILWAUKEE AVE.						
CITY	GLENVIEW	STATE	IL	DESIGNER	KM	SALESPERSON	JST
DRWG. NO.	90915	SCALE:	NOTED	DATE:	11.29.2022	SHEET NO.	6

UNIT SIZES			
UNIT #	UNIT TYPE	AREA	LEVEL
1	STUDIO	533 SF	2
2-3	STUDIO	490 SF	
4-15	1-BEDROOM	570 SF	
16-17	STUDIO	490 SF	
18-19	STUDIO	533 SF	
20-21	STUDIO	490 SF	
22-33	1-BEDROOM	570 SF	
34-35	STUDIO	490 SF	
36	STUDIO	533 SF	
37	STUDIO	533 SF	
38	STUDIO	490 SF	
39-52	1-BEDROOM	563 SF	
53	STUDIO	490 SF	
54-55	STUDIO	533 SF	
56	STUDIO	490 SF	
57-70	1-BEDROOM	563 SF	
71	STUDIO	490 SF	
72	STUDIO	533 SF	
73	STUDIO	565 SF	
74-75	STUDIO	588 SF	
76-77	STUDIO	565 SF	
78-79	STUDIO	588 SF	
80	STUDIO	565 SF	
81	STUDIO	533 SF	
82-97	STUDIO	490 SF	
98-99	STUDIO	533 SF	
100-115	STUDIO	490 SF	
116	STUDIO	533 SF	
117	STUDIO	565 SF	
118-119	STUDIO	588 SF	
120	STUDIO	565 SF	
121	STUDIO	565 SF	
122-123	STUDIO	588 SF	
124	STUDIO	565 SF	
125	STUDIO	533 SF	
126-141	STUDIO	490 SF	
142-143	STUDIO	533 SF	
144-159	STUDIO	490 SF	
160	STUDIO	533 SF	
161	STUDIO	565 SF	
162-163	STUDIO	588 SF	
164	STUDIO	565 SF	
165	STUDIO	565 SF	
166-167	STUDIO	588 SF	
168	STUDIO	565 SF	
169	STUDIO	533 SF	
170-185	STUDIO	490 SF	
186-187	STUDIO	533 SF	
188-203	STUDIO	490 SF	
204	STUDIO	533 SF	
205	STUDIO	565 SF	
206-207	STUDIO	588 SF	
208	STUDIO	565 SF	
209	STUDIO	565 SF	
210-211	STUDIO	588 SF	
212	STUDIO	565 SF	
213	STUDIO	533 SF	
214-229	STUDIO	490 SF	
230-231	STUDIO	533 SF	
232-247	STUDIO	490 SF	
248	STUDIO	533 SF	
249	1-BEDROOM	731 SF	
250	1-BEDROOM	1,020 SF	
251-252	STUDIO	565 SF	
253-254	STUDIO	588 SF	
255	STUDIO	565 SF	

UNIT MATRIX								
UNIT TYPE	LV1	LV2	LV3	LV4	LV5	LV6	LV7	TOTAL
STUDIO	0	12	14	34	34	34	32	160
STUDIO (IAC)	0	0	2	10	10	10	9	41
1-BD	0	18	23	0	0	0	2	43
1-BD (IAC)	0	6	5	0	0	0	0	11
<b>TOTAL</b>	<b>0</b>	<b>36</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>43</b>	<b>255</b>

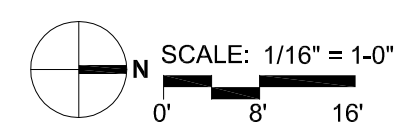
DEVELOPMENT SUMMARY		
<b>BUILDING DATA:</b>		
BUILDING HEIGHT: 75 FEET ACTUAL > 50 FEET MAX.		
TYPE I-B CONSTRUCTION		
EXISTING USE GROUP: HOTEL (R-1), BUSINESS/OFFICE (B), ASSEMBLY (A)		
PROPOSED USE GROUP: APARTMENTS (R-2), BUSINESS/OFFICE (B)		
<b>EXISTING BUILDING SQUARE FOOTAGE:</b>		
1ST FLOOR	37,539 S.F.	
2ND FLOOR	32,193 S.F.	
3RD FLOOR	28,998 S.F.	
4TH-7TH FLOOR	26,844 S.F.	
<b>TOTAL</b>	<b>206,106 S.F.</b>	
<b>PROPOSED RESIDENTIAL UNIT MIX:</b>		
2ND FLOOR	12 STUDIO UNITS	
2ND FLOOR	24 1-BEDROOM UNITS	
3RD FLOOR	16 STUDIO UNITS	
3RD FLOOR	28 1-BEDROOM UNITS	
4TH FLOOR	44 STUDIO UNITS	
5TH FLOOR	44 STUDIO UNITS	
6TH FLOOR	44 STUDIO UNITS	
7TH FLOOR	2 1-BEDROOM UNITS	
7TH FLOOR	41 STUDIO UNITS	
<b>TOTAL:</b>	<b>255 UNITS</b>	
6.66 ACRES / 255 UNITS = 38.28 UNITS PER ACRE		
STUDIO UNITS: 201		
1 BEDROOM UNITS: 54		
<b>ADAPTABLE UNITS:</b>		
20% OF UNITS TO BE ADAPTABLE		
STUDIO UNITS: 201 x 0.20 = 41 UNITS		
1 BEDROOM UNITS: 54 x 0.20 = 11 UNITS		
<b>TOTAL ADAPTABLE: 52 UNITS</b>		
<b>ADAPTABLE UNITS PER FLOOR</b>		
	1 BEDROOM	STUDIO
2ND FLOOR	6	-
3RD FLOOR	5	2
4TH FLOOR	-	10
5TH FLOOR	-	10
6TH FLOOR	-	10
7TH FLOOR	-	9
	<b>11</b>	<b>41</b>



1 GROUND FLOOR PLAN  
SCALE: 1/16" = 1'-0"

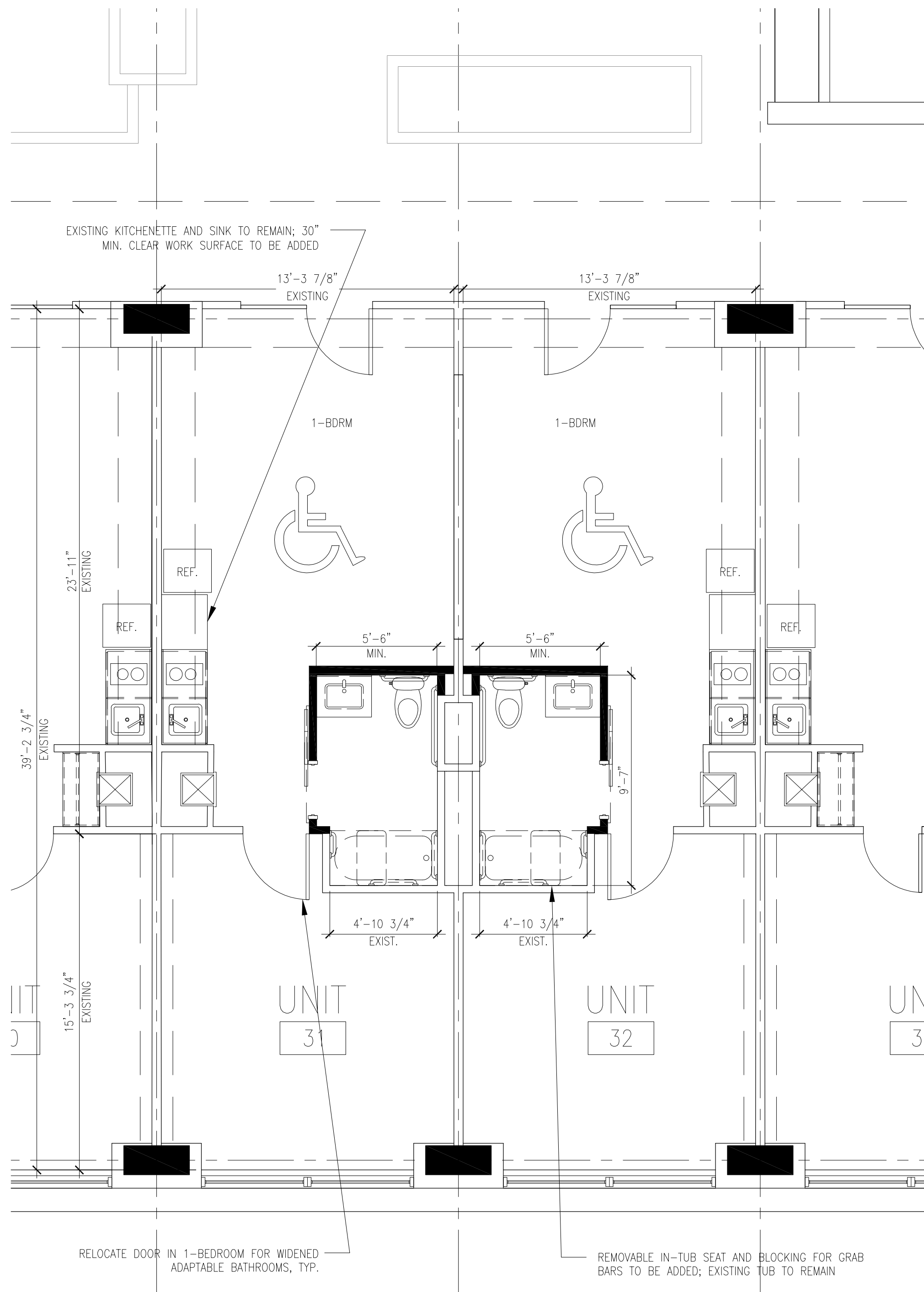


OKW ARCHITECTS  
600 W. JACKSON, SUITE 250  
CHICAGO, IL 60661



RENAISSANCE HOTEL CONVERSION  
1400 MILWAUKEE AVE., GLENVIEW, IL 60025

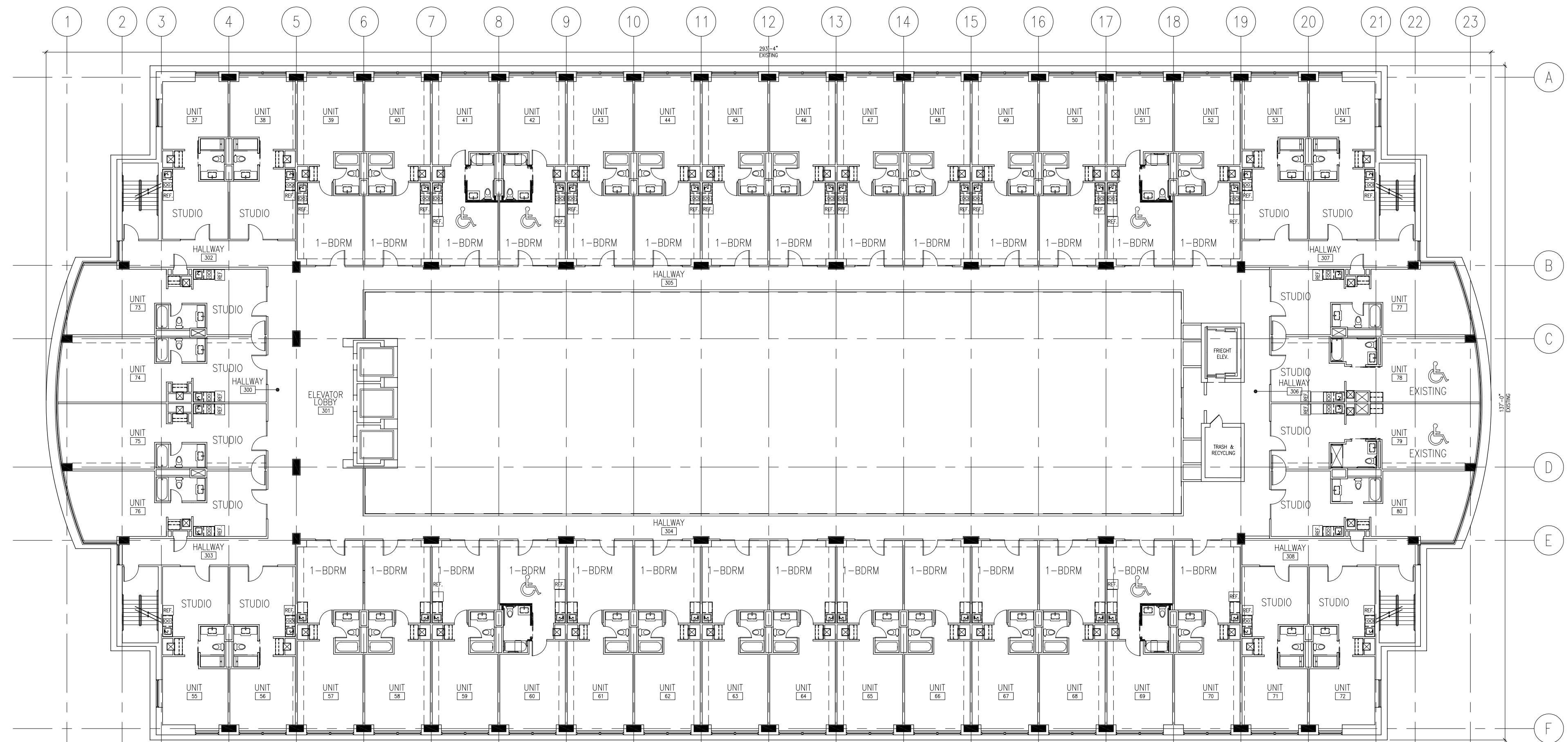
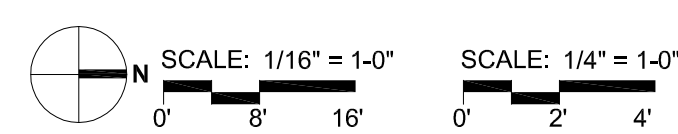
A-2



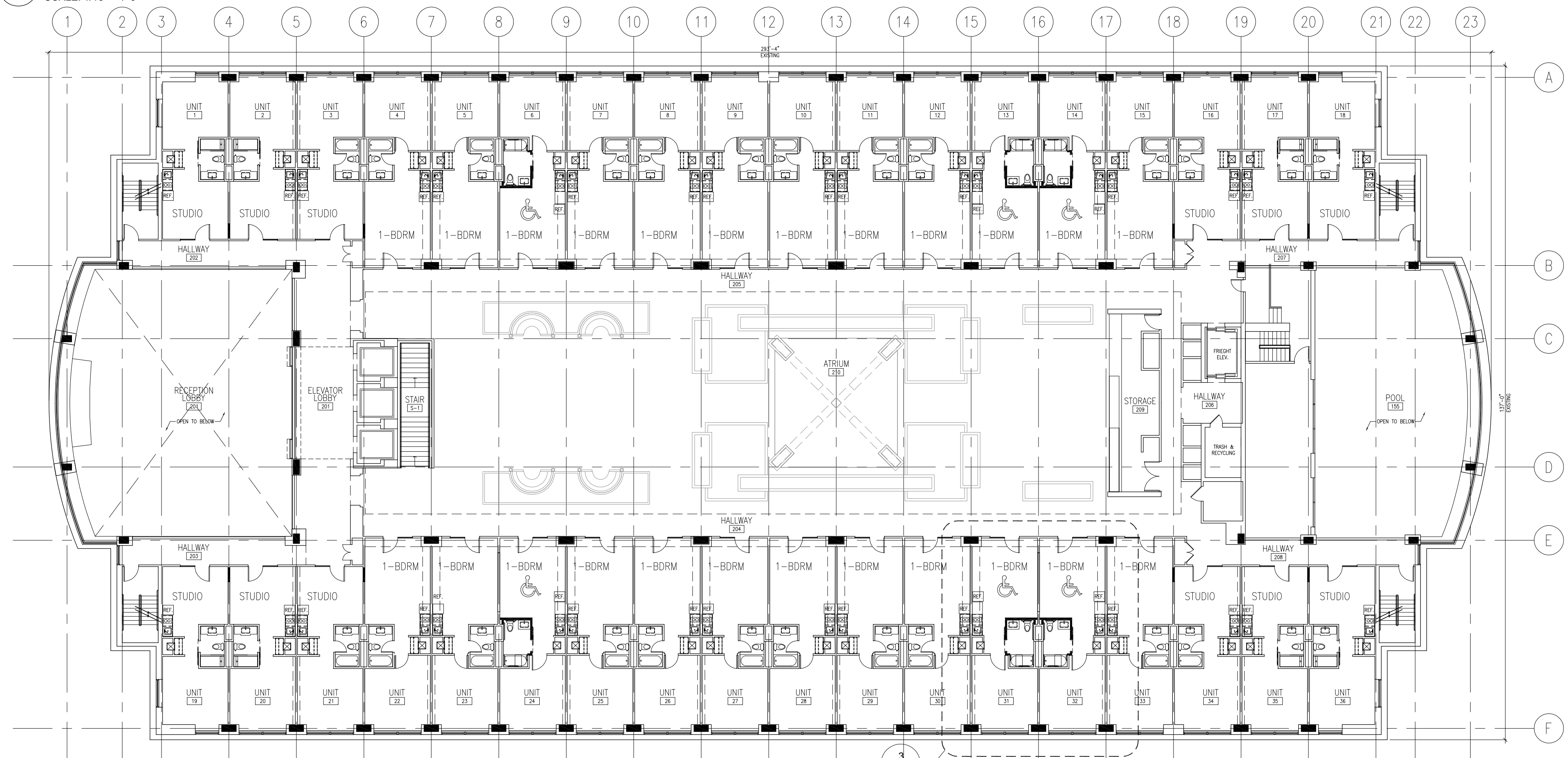
**3 ENLARGED ACCESSIBLE 1-BED UNIT PLAN**  
SCALE: 1/4" = 1'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661



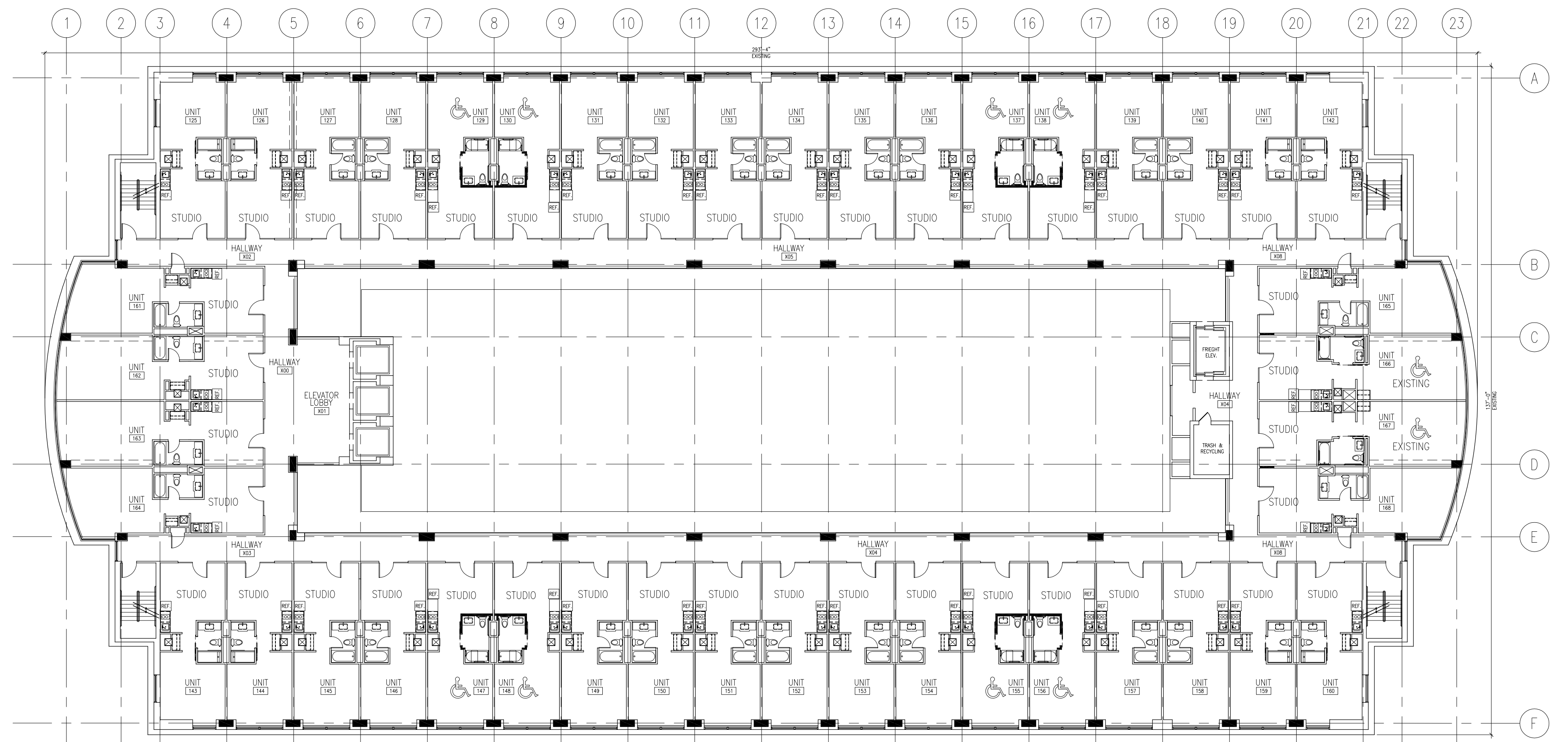
**2 THIRD FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



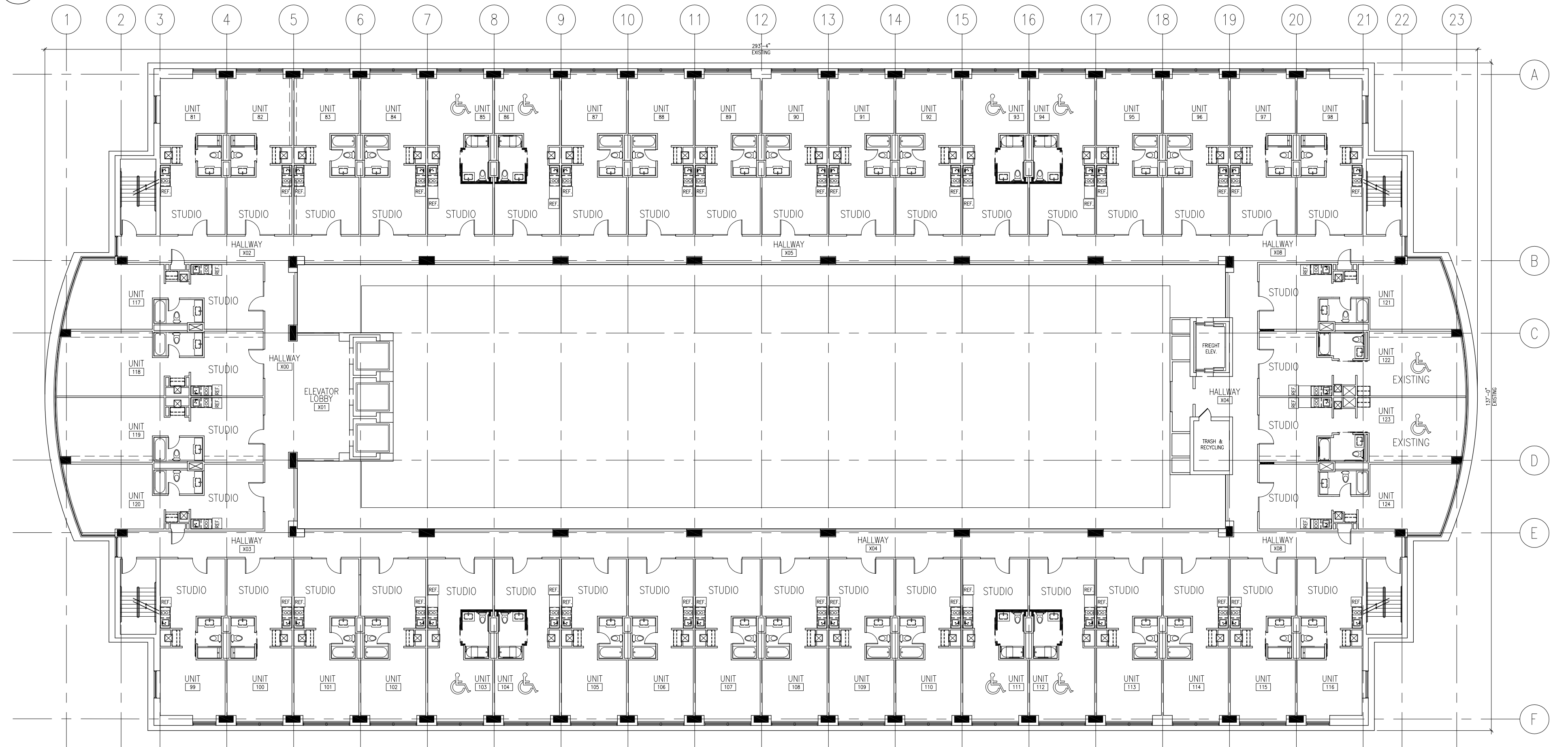
**1 SECOND FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**RENAISSANCE HOTEL CONVERSION**  
1400 MILWAUKEE AVE., GLENVIEW, IL 60025



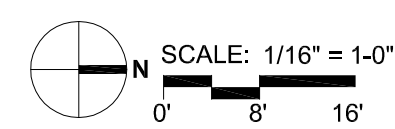
**2 FIFTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**1 FOURTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



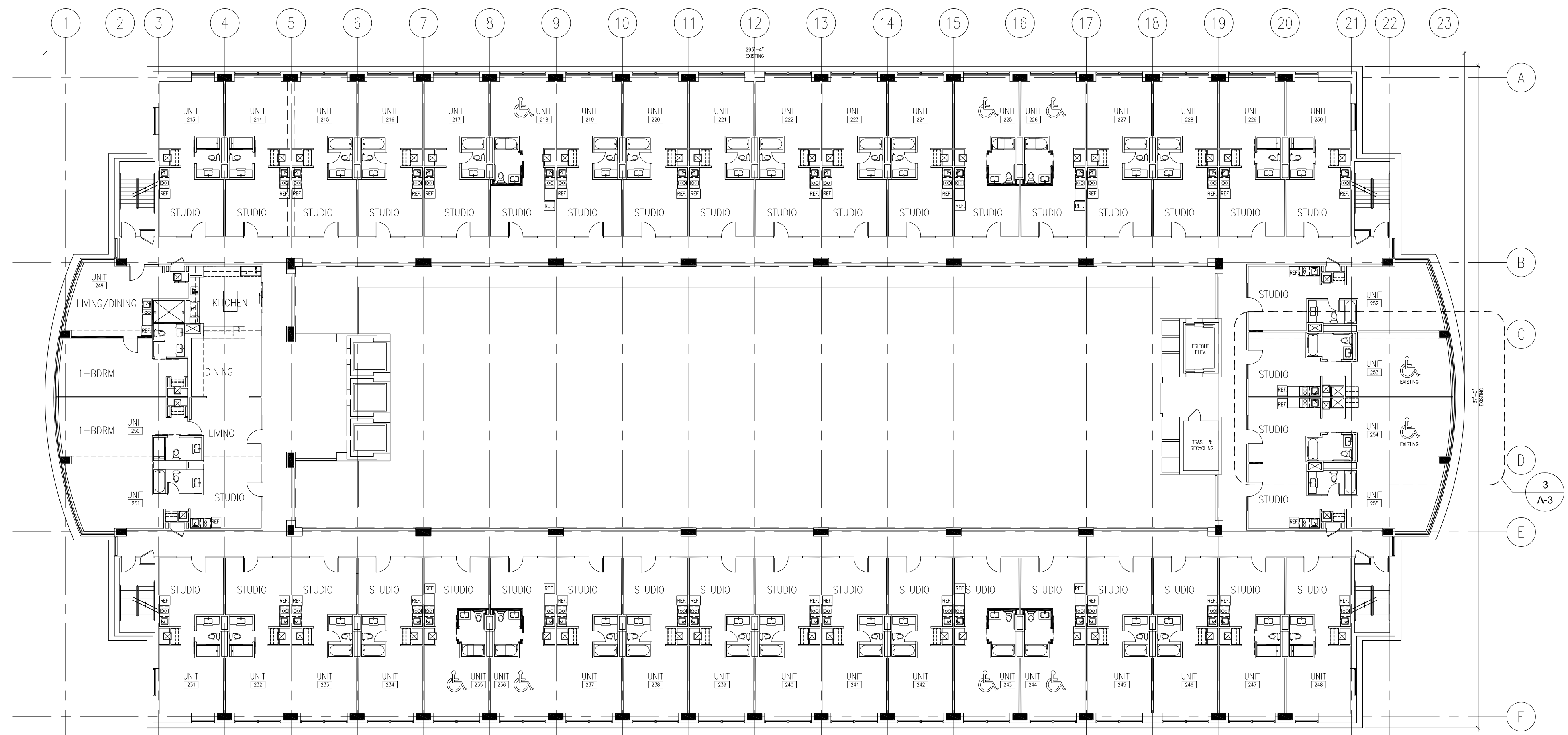
OKW ARCHITECTS  
600 W. Jackson, Suite 250  
Chicago, IL 60661



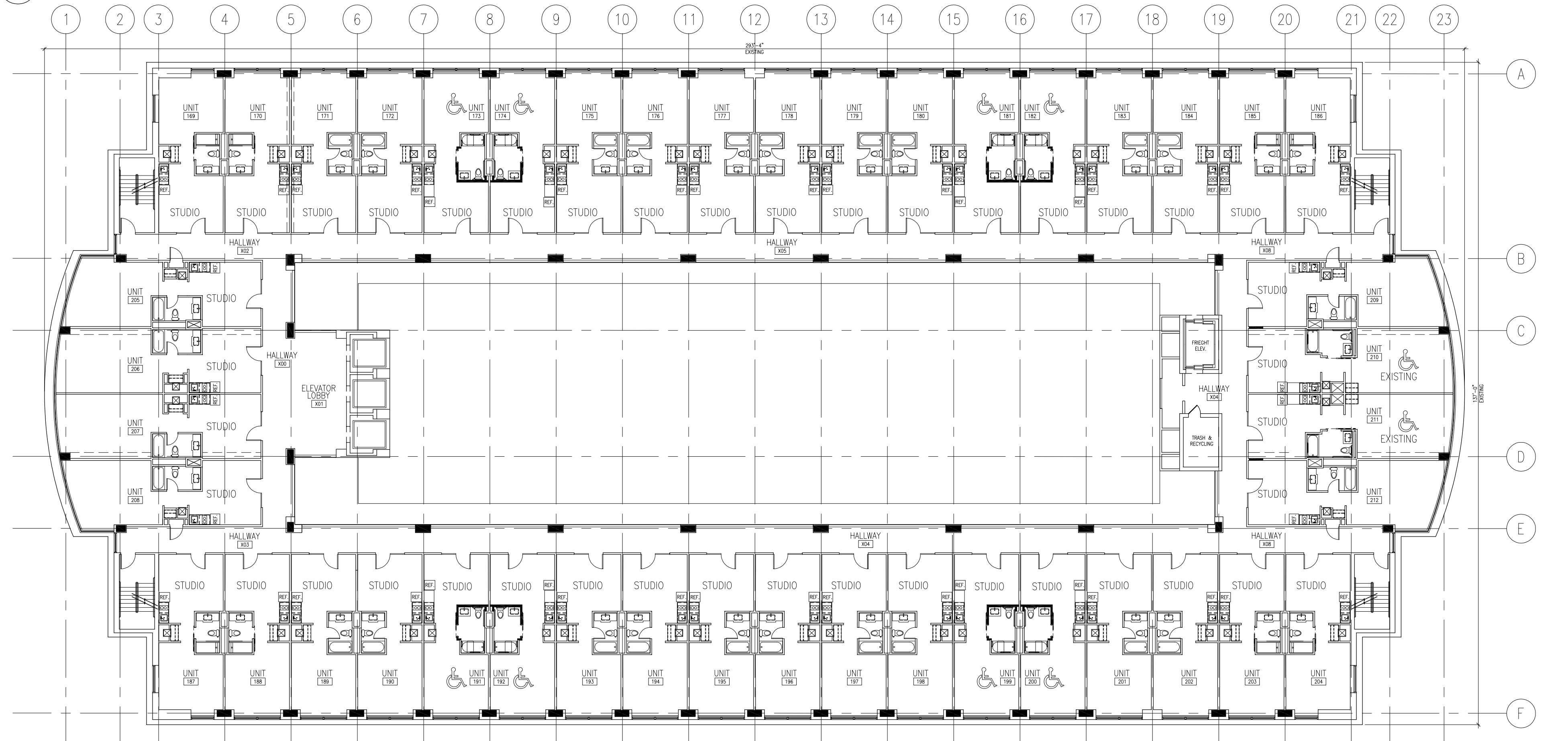
RENAISSANCE HOTEL CONVERSION  
1400 MILWAUKEE AVE., GLENVIEW, IL 60025

A-4

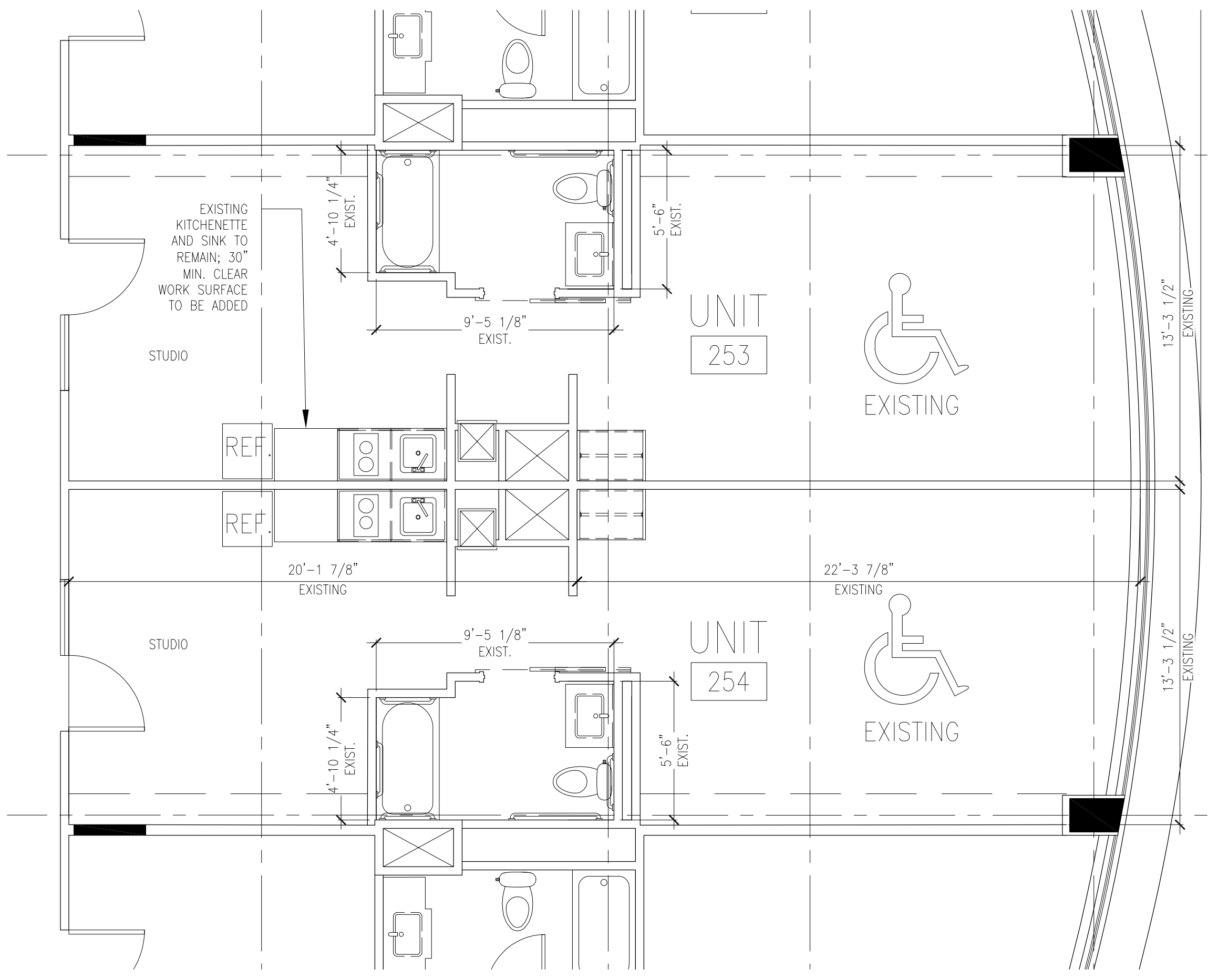
January 13, 2023 Project #: 22056



**2 SEVENTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



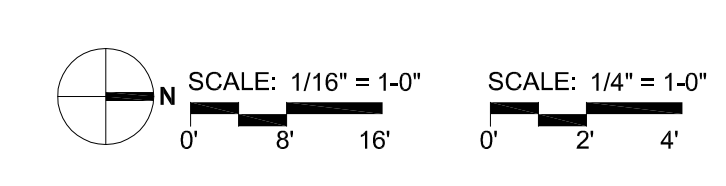
**1 SIXTH FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



**3 ENLARGED ADAPTABLE ACCESSIBLE STUDIO UNIT PLAN**  
SCALE: 1/4" = 1'-0"



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

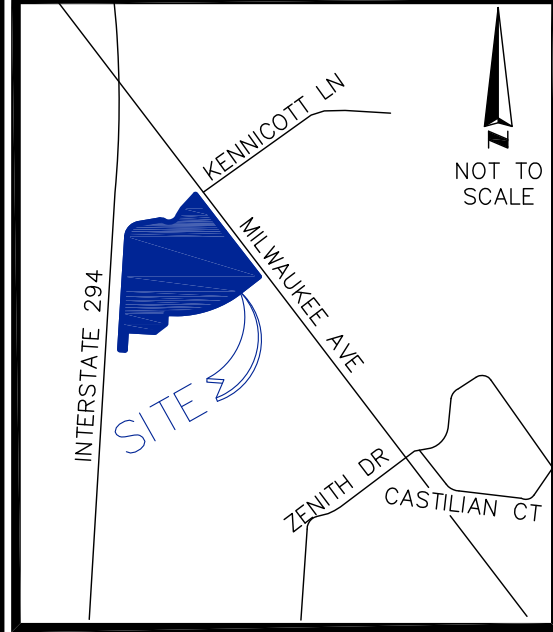


**RENAISSANCE HOTEL CONVERSION**  
1400 MILWAUKEE AVE., GLENVIEW, IL 60025

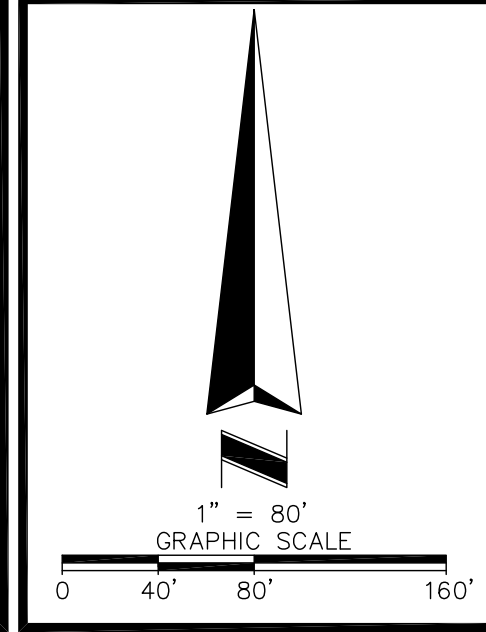
**A-5**

January 13, 2023 Project #: 22056

6Diie VICINITY MAP



6Dic NORTH ARROW & SCALE



5Ciii OBSERVED POTENTIAL ENCROACHMENTS

- SideWalk and bus stop shelter within subject parcel without the benefit of an easement, as shown.
Landscaping around bus shelter, ownership unknown, inside the subject parcel, as shown.
Cross-access without the benefit of an easement, as shown.

3 FLOOD INFORMATION

By graphic plotting only, this property lies within zone "X", as shown on the flood insurance rate map, community panel no. 170096 0228 J (MAP no. 17031C0228J), which bears an effective date of 8/19/2008, and is not in a special flood hazard area. No field surveying was performed to determine this zone. Zone "X" denotes areas determined to be outside the 0.2% annual chance floodplain.

6 ZONING INFORMATION

Table with columns: ITEM, REQUIRED, OBSERVED. Rows include Permitted Use (Hotel), Minimum Lot Area (290,320 sq ft), Minimum Frontage (521.95'), etc.

NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR FOR REVIEW PER THE DATE OF THIS SURVEY. AWAITING ZONING REPORT

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

- 11 EASEMENT IN, UPON, UNDER, OVER, AND ALONG THE SOUTHWESTERLY LINE OF MILWAUKEE AVENUE...
12 TERMS, PROVISIONS, COVENANTS AND CONDITIONS IN CONSERVATION COVENANT DATED FEBRUARY 12, 1987...
13 DECLARATION OF PROTECTIVE COVENANTS DATED FEBRUARY 12, 1987...
15 EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT MADE BY AND BETWEEN GLENVIEW INVESTORS-HOTEL LLC...
16 ASSIGNMENT OF EASEMENT AND ASSIGNMENT OF LEASE AGREEMENT MADE BY AND BETWEEN LANDMARK INFRASTRUCTURE OPERATING COMPANY LLC...
17 UNRECORDED LEASE MADE BY AND BETWEEN GLENVIEW INVESTORS - HOTEL LLC AND T-MOBILE CENTRAL LLC...

6Bi TITLE DESCRIPTION

CURVATURE, THENCE SOUTH 38 DEGREES 41 MINUTES 33 SECONDS WEST 86.72 FEET, ALONG THE CHORD OF A CURVED LINE CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 93.52 FEET, TO A POINT OF TANGENCY...

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

CURVE DATA table with columns: NUMBER, RADIUS, DELTA, LENGTH, CHORD, CHORD BEARING. Rows include C1(C), C1(R), C2(C), C2(R), C3(C), C3(R), C4(C), C4(R), C5(C), C5.

LINE TABLE

Table with columns: LINE #, DIRECTION, LENGTH. Rows include L1(C), L1(R), L1(P), L2(R), L3(C), L3(R), L4(R), L5(R), L6(R), L7(R), L8(R), L9(R), L10(R), L11(R), L12(R), L13(R), L14(C), L14(R), L15(C), L15(R), L16(C), L16(R), L17(C), L17(R), L18(C), L19(R), L19(P).

BOUNDARY DETAIL SCALE: 1" = 80'

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE with 18 columns detailing property address, flood information, land area, access to property, etc.

5Ei "SCHEDULE B - SECTION 2" ITEMS (CONTINUED)

- 18 NON-DISTURBANCE AND ATTORNMENT AGREEMENT MADE BY AND BETWEEN GLENVIEW INVESTORS-HOTEL LLC AND LANDMARK INFRASTRUCTURE HOLDING COMPANY LLC...
19 STORMWATER EASEMENT AGREEMENT MADE BY AND BETWEEN THE VILLAGE OF GLENVIEW AND GLENVIEW INVESTORS-HOTEL LLC...

TABLE OF REFERENCES

Table listing document numbers and dates: DOCUMENT 86017692, DOCUMENT 2114647029, DOCUMENT 1922806150.

SEE SHEET 2 OF 2 FOR SURVEY DRAWING

6Did LEGEND AND ABBREVIATIONS

SEE SHEET 2 OF 2

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

Table with columns: DATE, REVISIONS, TECH, FIELD, JG, DRAWING SCALE, AS NOTED. Rows include drawing details and scale.

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: 21815975-IL, HAVING AN EFFECTIVE DATE OF DECEMBER 20, 2021.

SHEET 1 OF 2

6Bi TITLE DESCRIPTION

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: COUNTY OF COOK, STATE OF ILLINOIS LOT 1 IN PARK CENTRAL SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS STATE TOLL HIGHWAY AND SOUTHWESTERLY OF MILWAUKEE AVENUE...

ALSO KNOWN AS: THAT PART OF LOT 1 IN PARK CENTRAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN...

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO ABT ELECTRONICS INC. BY DEED RECORDED APRIL 25, 2017 AS DOCUMENT 1711522082 AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN PARK CENTRAL SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1986 AS DOCUMENT 86017692, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 03 DEGREES 09 MINUTES 53 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 40.00 FEET...

ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE VILLAGE OF GLENVIEW BY DEED RECORDED FEBRUARY 16, 2021 AS DOCUMENT 2104707224AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN PARK CENTRAL SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS STATE TOLL HIGHWAY AND SOUTHWESTERLY OF MILWAUKEE AVENUE, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 1, 1986 AS DOCUMENT 86017692, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 52 DEGREES 48 MINUTES 08 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 100.78 FEET...

6Diig SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA

Table with columns: LAND AREA, BEARING BASIS. Values: 290,320± SQUARE FEET, 6.665± ACRES.

BEARINGS SHOWN HEREON ARE BASED ON EASTERLY RIGHT OF WAY LINE OF NORTH TRI-STATE TOLL WAY (I-294), WHICH BEARS N03°09'53"E, PER DOCUMENT 2114647029.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 299 HANDICAP = 6 TOTAL = 305

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO MILWAUKEE AVENUE, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/22/2022. DATE OF PLAT OR MAP: 04/25/2022.

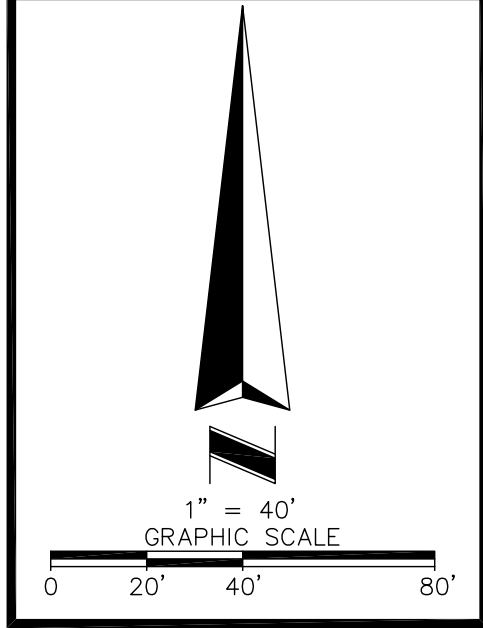
PROFESSIONAL LAND SURVEYOR NO. STATE OF ILLINOIS PROJECT NO. 2215705-39311

SURVEY PREPARED BY: AMERICAN SURVEYING & MAPPING, INC. 3191 MAQUIRE BLVD., SUITE 200 ORLANDO, FL 32803 CERTIFICATE OF AUTHORIZATION # 184.006647 PHONE: (407) 426-9799 FAX: (407) 426-9741 INFO@ASMCORPORATE.COM THIS DOCUMENT SHOULD BE CONSIDERED INVALID WITHOUT A LICENSED SURVEYOR'S SIGNATURE AND SEAL.

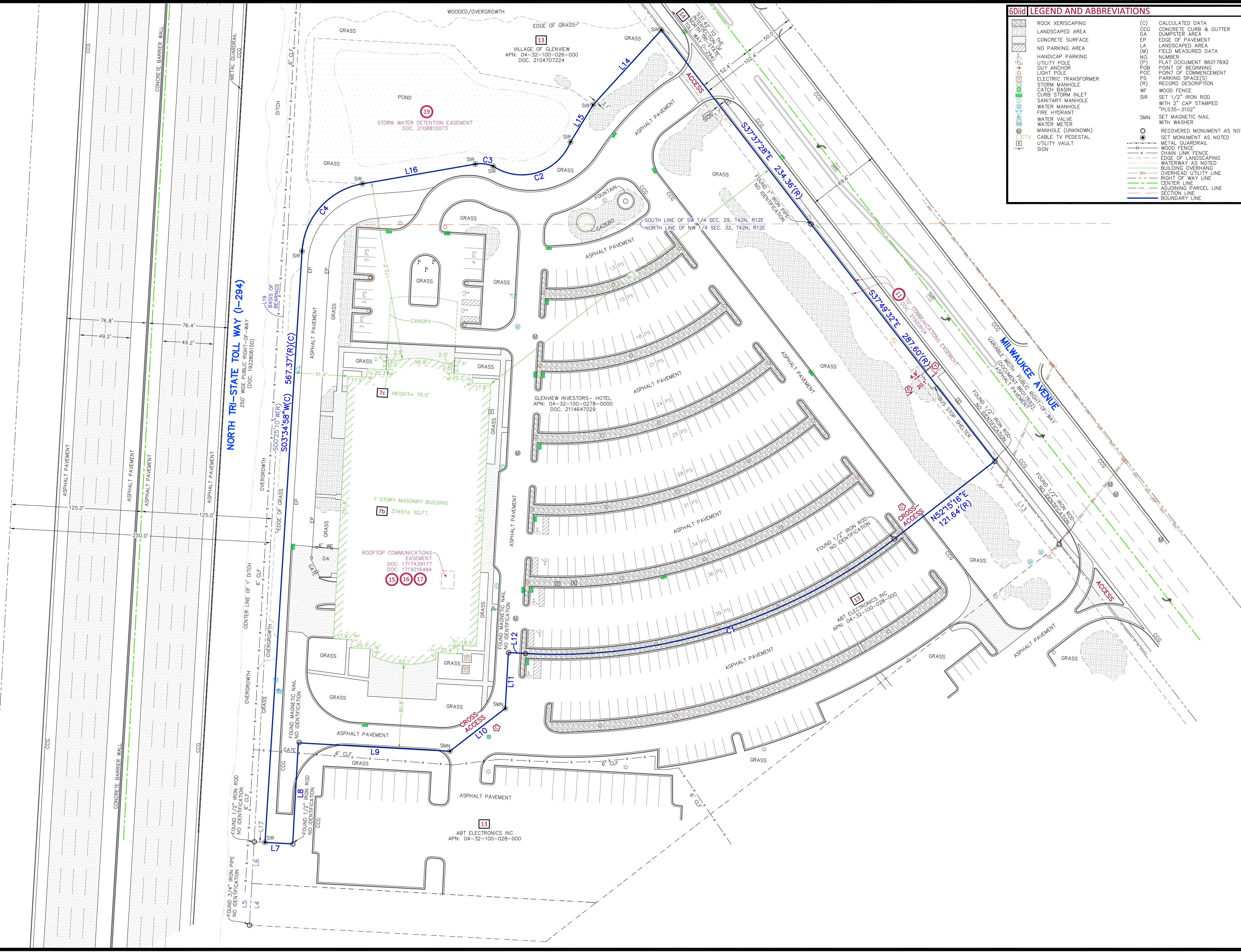
ALTA/NSPS LAND TITLE SURVEY DELTA HOTELS - MARIOTT 1400 MILWAUKEE AVENUE GLENVIEW, ILLINOIS

6Diik 2 COOK COUNTY

ASMA AMERICAN SURVEYING & MAPPING, INC. NDDS NATIONAL DUE DILIGENCE SERVICES & VERIFICATION OF PUBLIC RECORDS SURVEYING & MAPPING, INC. 3191 Maquire Blvd., Suite 200, Orlando, FL 32803 Phone: (407) 426-9799 info@asmcorp.com



	ROCK XERISCAPING	(C)	CALCULATED DATA
	LANDSCAPED AREA	CCG	CONCRETE CURB & GUTTER
	CONCRETE SURFACE	DA	DUMPSTER AREA
	NO PARKING AREA	EP	EDGE OF PAVEMENT
	HANDICAP PARKING	LA	LANDSCAPED AREA
	UTILITY POLE	(M)	FIELD MEASURED DATA
	GUY ANCHOR	NO.	NUMBER
	LIGHT POLE	(P)	PLAT DOCUMENT #6017692
	ELECTRIC TRANSFORMER	POB	POINT OF BEGINNING
	CURB STORM INLET	POC	POINT OF COMMENCEMENT
	SANITARY MANHOLE	PS	PARKING SPACE(S)
	WATER MANHOLE	(R)	RECORD DESCRIPTION
	FIRE HYDRANT	WF	WOOD FENCE
	WATER VALVE	SIR	SET 1/2" IRON ROD WITH 2" CAP STAMPED "PLS35-3102"
	SANITARY MANHOLE	SMN	SET MAGNETIC NAIL WITH WASHER
	MANHOLE (UNKNOWN)		RECOVERED MONUMENT AS NOTED
	CABLE TV PEDESTAL		SET MONUMENT AS NOTED
	UTILITY VAULT		METAL GUARDRAIL
	SIGN		WOOD FENCE
	CHAIN LINK FENCE		EDGE OF LANDSCAPING
	WATERWAY AS NOTED		WATERWAY AS NOTED
	BUILDING OVERHANG		RIGHT OF WAY LINE
	OVERHEAD UTILITY LINE		CENTER LINE
	RIGHT OF WAY LINE		ADJOINING PARCEL LINE
	CENTER LINE		BOUNDARY LINE
	SECTION LINE		
	BOUNDARY LINE		



6Diiik ALTA/NSPS LAND TITLE SURVEY  
 2 DELTA HOTELS - MARIOTT  
 1400 MILWAUKEE AVENUE  
 COOK COUNTY GLENVIEW, ILLINOIS

**ASM** AMERICAN SURVEYING & MAPPING, INC.  
 NDDS NATIONAL DUE DILIGENCE SERVICES  
 3919 Naperville, Suite 200, Oakbrook, IL 60521 Phone: 401-452-1979 Fax: 401-452-1978  
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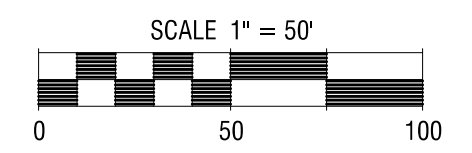
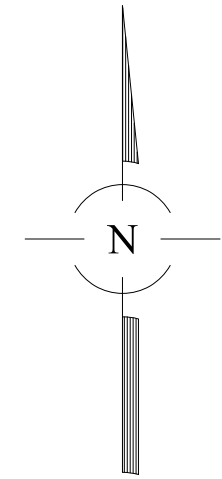
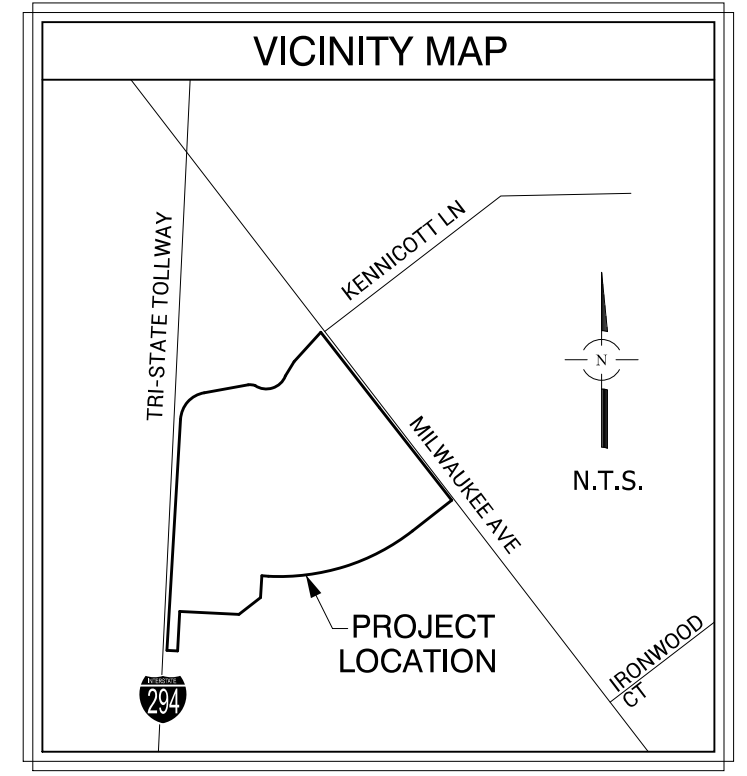


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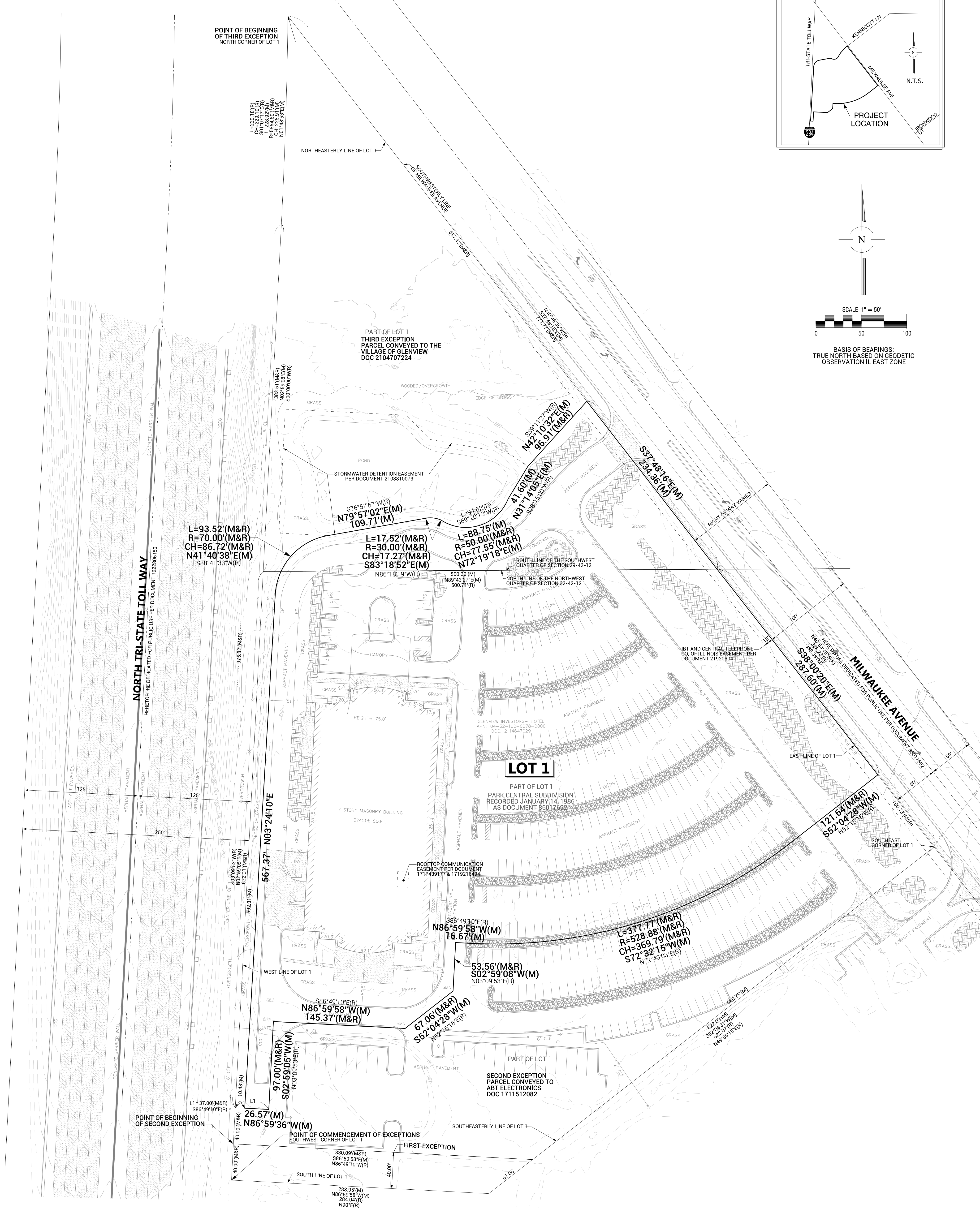
# PRELIMINARY PLAT GOODHOMES CO SUBDIVISION

BEING A RESUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 29, AND THE NORTHWEST 1/4 OF SECTION 32,  
TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.:  
04-32-100-026 (PART OF)  
04-32-100-027



BASIS OF BEARINGS:  
TRUE NORTH BASED ON GEODETIC  
OBSERVATION IL EAST ZONE



PREPARED FOR:  
GOODHOMES CO  
600 MADISON AVENUE  
24TH FLOOR  
NEW YORK, NY 10022

**FOR REVIEW  
PURPOSES ONLY**

REVISIONS:

NO.	DATE	DESCRIPTION



**CONSULTING ENGINEERS  
SITE DEVELOPMENT ENGINEERS  
LAND SURVEYORS**

9575 W. Higgins Road, Suite 700,  
Rosemont, Illinois 60018  
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE: 01/12/2023

JOB NO: 12316

FILENAME:  
12316PREPLAT-01

SHEET  
1 OF 2





TO: AKHILESH HARI, GOOD HOMES  
FR: SCOTT GOLDSTEIN, FAICP LEED AP  
RE: 1400 MILWAUKEE AVE, GLENVIEW FISCAL ANALYSIS  
DA: DECEMBER 1, 2022

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Teska Associates, Inc. completed a fiscal analysis and population projection for 1400 Milwaukee Avenue in the Village of Glenview. The project includes the conversion of an existing hotel into apartments, including 203 studios and 52 one-bedroom units. The analysis includes revenue projections, expenditure projections, net benefit calculations and student and general population projections.

**Findings:**

The conversion of 1400 Milwaukee Avenue into 255 apartments will have a positive fiscal impact, particularly on the Village of Glenview, SD 34 and HSD 225. These include:

- An increase in Equalized Assessed Value (EAV) from \$5,865,492 to \$6,536,085
- An increase in annual property taxes for all taxing districts from \$428,885 to \$477,919
- Positive fiscal impact to the Village of Glenview with a total of \$940,031 in Net Benefits over 20 years with a Net Present Value (NPV) of \$464,184
- Projected student generation is less than one student for SD 34 and less than one student for HSD 225 due to the unit mix of 201 studio and 54 one-bedroom units which are unit types that generate very few students. For the sake of analysis, we “rounded up” the calculation to one student for each school district.
- Positive fiscal impact to SD 34 of \$5,007,045 over 20 years with a NPV of \$2,488,252
- Positive fiscal impact to HSD 225 of \$3,167,674 over 20 years with a NPV of \$1,517,949

**Project Characteristics:**

Address: 1400 Milwaukee Avenue, Glenview  
PIN: 04-32-100-026-0000  
Site Area: 290,319 SF  
PIN Land Area: 411,045 SF  
Building Area: 206,106 SF  
Number of Units: 201 Studio, 54 One-Bedroom  
Current EAV 2021: \$5,865,492

## 1. Projected Value (Equalized Assessed Value - EAV)

The first step in projecting revenue is estimating the taxable value of the proposed project.

Teska Associates projected future property value based on comparing the proposed project with comparable apartment buildings in Glenview and Northbrook. This methodology is used to project the value of the proposed project, called Equalized Assessed Value (EAV), which is used by the Cook County Treasurer to calculate property tax bills.

**Table 1: Equalized Assessed Value (EAV) per Square Foot for Comparable Properties**

PIN	ADDRESS	LAND AV / SF	BUILDING AV / SF	TOTAL AV/SF	TOTAL EAV/SF
04-35-205-032-0000	1202 Waukegan Rd., Glenview	\$2.10	\$5.77	\$7.87	\$23.62
04-12-113-002-0000	1000 Skokie Blvd, Northbrook	\$1.15	\$5.56	\$6.71	\$20.15
04-35-304-059-0000	1801 Glenview Rd, Glenview	\$2.10	\$9.69	\$11.79	\$35.39
<b>COMPARABLE AVERAGE</b>		<b>\$1.78</b>	<b>\$7.00</b>	<b>\$8.79</b>	<b>\$23.62</b>

Utilizing the average square foot calculations for EAV per square foot, the projected value of the proposed project was calculated. Based on this methodology, EAV is projected to increase from \$5,865,492 to \$6,536,085.

**Table 2: Projected Equalized Assessed Value (EAV) for Proposed Project**

PIN	ADDRESS	LAND AV / SF	BUILDING AV / SF	TOTAL AV/SF	TOTAL EAV/SF	TOTAL EAV
04-32-100-026-0000	1400 Milwaukee Avenue	\$1.78	\$7.00	\$8.79	\$23.62	\$6,536,085

Source: Cook County Assessor, Teska Analysis of Comparable Projects  
Assumption: 2021 Cook County Equalizer of 3.0027

## 2. Current and Projected Property Tax Revenue

The current project generates \$428,885 in property taxes annually, including \$27,040 to the Village of Glenview, \$122,237 to HSD 225 and \$175,144 to SD 34.

**Table 3: Current Project Revenue**

<b>CURRENT PROJECT</b>		
<b>CURRENT EAV</b>		\$5,865,492
	Tax Rate	
<b>VILLAGE OF GLENVIEW</b>	0.461	\$27,040
<b>GLENBROOK HSD 225</b>	2.084	\$122,237
<b>GLENVIEW SD 34</b>	2.986	\$175,144
<b>OAK MEADOW SANITARY DISTRICT</b>	0.052	\$3,050
<b>MWRD</b>	0.378	\$22,172
<b>GLENVIEW PARK DISTRICT</b>	0.591	\$34,665
<b>OAKTON COLLEGE DISTRICT</b>	0.227	\$13,315
<b>TOWN OF NORTHFIELD</b>	0.022	\$1,290
<b>COOK COUNTY FPD</b>	0.058	\$3,402
<b>COUNTY OF COOK</b>	0.453	\$26,571
<b>TOTAL PROPERTY TAXES</b>	<b>7.312</b>	<b>\$428,885</b>

Sources: Cook County Treasurer 2021 Tax Bill, Cook County Property Tax Rates, Cook County Assessor

The following table summarizes projected annual property tax revenue once the project is completed. Annual property tax revenue is projected to increase to \$477,919, including increased values to all taxing districts including the Village of Glenview, HSD 225 and SD 34.

**Table 4: Proposed Project Revenue**

<b>PROPOSED PROJECT</b>		
<b>PROPOSED PROJECT EAV</b>		\$6,536,085
	Tax Rate	
<b>VILLAGE OF GLENVIEW</b>	0.461	\$30,131
<b>GLENBROOK HSD 225</b>	2.084	\$136,212
<b>GLENVIEW SD 34</b>	2.986	\$195,168
<b>OAK MEADOW SANITARY DISTRICT</b>	0.052	\$3,399
<b>MWRD</b>	0.378	\$24,706
<b>GLENVIEW PARK DISTRICT</b>	0.591	\$38,628
<b>OAKTON COLLEGE DISTRICT</b>	0.227	\$14,837
<b>TOWN OF NORTHFIELD</b>	0.022	\$1,438
<b>COOK COUNTY FPD</b>	0.058	\$3,791
<b>COUNTY OF COOK</b>	0.453	\$29,608
<b>TOTAL PROPERTY TAXES</b>	<b>7.312</b>	<b>\$477,919</b>

Sources: Cook County Treasurer 2021 Tax Bill, Cook County Property Tax Rates, Cook County Assessor

### 3. Population and Student Generation Projections

In order to determine net benefits to the Village of Glenview and school districts, population and student generation projections were calculated based on Illinois School Consulting Service / Ehlers 1996 methodology, the most accepted practice in Illinois and utilized in the Village of Glenview's subdivision ordinance. Based on these multipliers, less than one student is projected in SD 34 and less than one student in HSD 225. This is because 201 of the 255 units will be studio apartments and will not have student-aged children. The 54 one-bedroom apartments are also expected to generate very few students - a total of one student for each school district. For the sake of analysis, we "rounded up" the values to one student for each district.

The total projected annual expenditures are \$9,443 for SD 34 and \$14,181 for HSD 225 based on total Instructional Expenditures per student as published by Illinois State Board of Education for each district.

**Table 5: Student Generation and Projected Expenditures**

<b>GLENVIEW SD 34</b>				
	Number	Ratio	Total Students	Total Students Rounded
<b>STUDIOS</b>	201	0	0	0
<b>1 BR'S</b>	54	0.003	0.162	1
<b>TOTAL</b>				1
<b>INSTRUCTIONAL EXPENDITURE PER PUPIL</b>				\$9,443
<b>TOTAL COST</b>				\$9,443
<b>DATA SOURCES:</b>				
STUDENT GENERATION: ISCS/EHLERS 1996				
INSTRUCTIONAL EXPENDITURES PER STUDENT: ISBE SD 34 SCHOOL REPORT CARD				
<b>HSD 225</b>				
	Number	Ratio	Total Students	Total Students Rounded
<b>STUDIOS</b>	201	0	0	0
<b>1 BR'S</b>	54	0.001	0.054	1
<b>INSTRUCTIONAL EXPENDITURE PER PUPIL</b>				\$14,181
<b>TOTAL COST</b>				\$14,181
<b>DATA SOURCES:</b>				
STUDENT GENERATION: ISCS/EHLERS 1996				
INSTRUCTIONAL EXPENDITURES PER STUDENT: ISBE SD 34 SCHOOL REPORT CARD				

Village of Glenview expenditures will be attributed to the total population generated by the development based on Illinois School Consulting Service/Ehlers 1996 multipliers. The total projected population is 354 persons.

**Table 6: Total Population Generation**

<b>TOTAL POPULATION</b>	Number of Units	Population Generation Ratio	Total Population
<b>STUDIOS</b>	201	1.294	260
<b>1 BR'S</b>	54	1.758	94
<b>TOTAL PROJECTED POPULATION</b>			<b>354</b>

#### 4. Village of Glenview Expenditures and Net Benefits

Utilizing the Village of Glenview Fiscal Impact Studies – Policy Recommendations, we determined the cost per resident population as shown in Table 7 below. Based on this methodology, the Village’s expenditures attributed to resident population is \$57.13 per person. As the project is projected to house 354 people, the total annual cost to the Village is \$20,366 annually.

**Table 7: Village of Glenview Projected Expenditures**

<b>VILLAGE EXPENDITURES</b>	
<b>PROPERTY TAXES (2023 BUDGET BINDER)</b>	\$3,670,861
<b>RESIDENTIAL SHARE (CMAP COMMUNITY PROFILE)</b>	75%
<b>RESIDENTIAL SHARE OF PROPERTY TAXES</b>	\$2,753,146
<b>GLENVIEW POPULATION (2021 CENSUS ESTIMATE)</b>	47,856
<b>PER CAPITA RES. PROPERTY TAXES</b>	\$57.53
<b>PROPOSED PROJECT POPULATION (ISCS ESTIMATE)</b>	354
<b>TOTAL VILLAGE EXPENDITURES FOR PROJECT</b>	<b>\$20,366</b>

Table 8 details the annual net benefits to the Village of Glenview. Property tax revenue is projected to be approximately \$30,131 in the first year of assessment, while incremental Village costs are projected to begin at \$20,366 in year two after residents move in. Net annual benefits will therefore be approximately \$10,670 annually starting in year 2.

Hotel taxes will no longer be collected by the Village. The hotel previously served Allstate, which is being converted to an industrial use, among other users. Changes in hotel practices and demand no longer enable a higher-end hotel as a viable use of the site. Even without the hotel revenue, however, the project brings positive net benefits to the Village.



Residents will also produce utility taxes. Table 8 details projected taxes on ComEd, Telecom and Nicor. The methodology was to apply 75% of the total taxes to residential uses, and then multiply by the per capita revenue for residents. The total projected utility taxes are \$25,557 annually using this methodology.

Table 8: Projected Utility Taxes

		<i>Percent Residential</i>	<i>Per Capita</i>
		75%	47,856
<i>ComEd</i>	2,093,370	1,570,028	\$32.81
<i>Telecom</i>	1,153,486	865,115	\$18.08
<i>Nicor</i>	1,359,737	1,019,803	\$21.31
<i>Total</i>			\$72.19
<i>Projected Utility Taxes</i>			\$25,557

The following table, Table 9, projects Net Benefits. The development is projected to have a positive net impact of \$940,031 over the next 20 years to the Village of Glenview, with a Net Present Value (NPV) of \$464,184 at a 7% Discount Rate.

**Table 9: Village of Glenview Property Tax Net Benefits**

<i>Year</i>	<i>Village of Glenview Property Tax Revenue for Proposed Project</i>	<i>Utility Revenue</i>	<i>Total Revenue</i>	<i>Incremental Village Costs</i>	<i>Benefit/(Cost)</i>
<i>Year 1</i>	\$30,131	\$0	\$30,131	\$0	\$30,131
<i>Year 2</i>	\$31,035	\$25,557	\$56,592	\$20,366	\$36,227
<i>Year 3</i>	\$31,966	\$26,324	\$58,290	\$20,977	\$37,313
<i>Year 4</i>	\$32,925	\$27,113	\$60,039	\$21,606	\$38,433
<i>Year 5</i>	\$33,913	\$27,927	\$61,840	\$22,254	\$39,586
<i>Year 6</i>	\$34,930	\$28,765	\$63,695	\$22,922	\$40,773
<i>Year 7</i>	\$35,978	\$29,627	\$65,606	\$23,609	\$41,997
<i>Year 8</i>	\$37,058	\$30,516	\$67,574	\$24,318	\$43,256
<i>Year 9</i>	\$38,169	\$31,432	\$69,601	\$25,047	\$44,554
<i>Year 10</i>	\$39,315	\$32,375	\$71,689	\$25,798	\$45,891
<i>Year 11</i>	\$40,494	\$33,346	\$73,840	\$26,572	\$47,268
<i>Year 12</i>	\$41,709	\$34,346	\$76,055	\$27,370	\$48,686
<i>Year 13</i>	\$42,960	\$35,377	\$78,337	\$28,191	\$50,146
<i>Year 14</i>	\$44,249	\$36,438	\$80,687	\$29,036	\$51,651
<i>Year 15</i>	\$45,576	\$37,531	\$83,108	\$29,907	\$53,200
<i>Year 16</i>	\$46,944	\$38,657	\$85,601	\$30,805	\$54,796
<i>Year 17</i>	\$48,352	\$39,817	\$88,169	\$31,729	\$56,440
<i>Year 18</i>	\$49,803	\$41,011	\$90,814	\$32,681	\$58,133
<i>Year 19</i>	\$51,297	\$42,242	\$93,538	\$33,661	\$59,877
<i>Year 20</i>	\$52,836	\$43,509	\$96,344	\$34,671	\$61,673
<b>Total</b>	<b>\$809,641</b>	<b>\$641,909</b>	<b>\$1,451,550</b>	<b>\$511,519</b>	<b>\$940,031</b>
<b>NPV</b>	7%				<b>\$464,184</b>

## 5. School District Net Benefits

SD 34 is projected to collect \$195,168 annually starting in year 1. As discussed above, SD 34 is anticipated to have one additional student, at an annual instructional cost of \$9,443 starting in year 2, with an annual net benefit of \$191,580. Total 20-year net benefits are projected to be \$5,007,045, or a Net Present Value (NPV) of \$2,488,252 at a discount rate of 7%.

**Table 10: Glenview SD 34 Net Benefits**

<b>GLENVIEW SD 34</b>			
<b>YEAR</b>	<b>School District 34 Property Taxes</b>	<b>School District 34 Incremental Student Costs</b>	<b>Benefit/(Cost)</b>
YEAR 1	\$195,168	\$0	\$195,168
YEAR 2	\$201,023	\$9,443	\$191,580
YEAR 3	\$207,053	\$9,726	\$197,327
YEAR 4	\$213,265	\$10,018	\$203,247
YEAR 5	\$219,663	\$10,319	\$209,344
YEAR 6	\$226,253	\$10,628	\$215,624
YEAR 7	\$233,040	\$10,947	\$222,093
YEAR 8	\$240,031	\$11,275	\$228,756
YEAR 9	\$247,232	\$11,614	\$235,619
YEAR 10	\$254,649	\$11,962	\$242,687
YEAR 11	\$262,289	\$12,321	\$249,968
YEAR 12	\$270,157	\$12,691	\$257,467
YEAR 13	\$278,262	\$13,071	\$265,191
YEAR 14	\$286,610	\$13,463	\$273,147
YEAR 15	\$295,208	\$13,867	\$281,341
YEAR 16	\$304,065	\$14,283	\$289,781
YEAR 17	\$313,187	\$14,712	\$298,475
YEAR 18	\$322,582	\$15,153	\$307,429
YEAR 19	\$332,260	\$15,608	\$316,652
YEAR 20	\$342,227	\$16,076	\$326,151
<b>TOTAL</b>	<b>\$5,244,224</b>	<b>\$237,179</b>	<b>\$5,007,045</b>
<b>NPV- 20 YR</b>	<b>7%</b>		<b>\$2,488,252</b>

HSD 225 is projected to collect \$136,212 annually starting in year 1. As discussed above, HSD 225 is anticipated to have one additional student, at an annual instructional cost of \$14,181 starting in year 2, with an annual net benefit of \$126,117. Total 20-year net benefits are projected to be \$3,167,674, or a Net Present Value (NPV) of \$1,517,949 at a discount rate of 7%.

**Table 11: Glenview HSD 225 Cost Benefit Analysis**

<b>GLENVIEW HSD 225 COST BENEFIT ANALYSIS</b>			
<b>YEAR</b>	<b>School District 225 Property Taxes</b>	<b>School District 225 Incremental Student Costs</b>	<b>Benefit/(Cost)</b>
YEAR 1	\$136,212	\$0	\$0
YEAR 2	\$140,298	\$14,181	\$126,117
YEAR 3	\$144,507	\$14,606	\$129,901
YEAR 4	\$148,843	\$15,045	\$133,798
YEAR 5	\$153,308	\$15,496	\$137,812
YEAR 6	\$157,907	\$15,961	\$141,946
YEAR 7	\$162,644	\$16,440	\$146,205
YEAR 8	\$167,524	\$16,933	\$150,591
YEAR 9	\$172,549	\$17,441	\$155,108
YEAR 10	\$177,726	\$17,964	\$159,762
YEAR 11	\$183,058	\$18,503	\$164,555
YEAR 12	\$188,549	\$19,058	\$169,491
YEAR 13	\$194,206	\$19,630	\$174,576
YEAR 14	\$200,032	\$20,219	\$179,813
YEAR 15	\$206,033	\$20,825	\$185,208
YEAR 16	\$212,214	\$21,450	\$190,764
YEAR 17	\$218,580	\$22,094	\$196,487
YEAR 18	\$225,138	\$22,756	\$202,381
YEAR 19	\$231,892	\$23,439	\$208,453
YEAR 20	\$238,849	\$24,142	\$214,706
<b>TOTAL</b>	<b>\$3,660,068</b>	<b>\$356,182</b>	<b>\$3,167,674</b>
<b>NPV- 20 YR</b>	<b>7%</b>		<b>\$1,517,949</b>

## 6. Conclusions

The conversion of 1400 Milwaukee Avenue into 255 apartments will have a positive fiscal impact, particularly on the Village of Glenview, SD 34 and HSD 225. These include:

- An increase in Equalized Assessed Value (EAV) from \$5,865,492 to \$6,536,085
- An increase in annual property taxes for all taxing districts from \$428,885 to \$477,919
- Positive fiscal impact to the Village of Glenview with a total of \$940,031 in Net Benefits over 20 years with a Net Present Value (NPV) of \$464,184
- Positive fiscal impact to SD 34 of \$5,007,045 over 20 years with a NPV of \$2,488,252
- Positive fiscal impact to HSD 225 of \$3,167,674 over 20 years with a NPV of \$1,517,949

MEMORANDUM TO: Akhil Hari  
GoodHomes Co., LLC

FROM: Luay R. Aboona, PE, PTOE  
Principal

DATE: November 30, 2022

SUBJECT: Traffic and Parking Evaluation  
Proposed Apartment Development  
Glenview, Illinois

This memorandum summarizes the results and findings of a site traffic and parking evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed conversion of the Renaissance Hotel in Glenview, Illinois. The site is located at 1400 Milwaukee Avenue and is occupied by a 255-room hotel. The plans call for converting the hotel into an apartment development with 255 units, of which 201 will be studios and 54 will be one-bedroom apartments. A total of 305 parking spaces will be provided on site with 75 land banked parking spaces. Access is provided by a full-movement access drive and a shared right-in/right-out access drive off Milwaukee Avenue.

The purpose of this evaluation is to determine the impact of the traffic generated by the proposed apartment development on the area roadway system and the adequacy of the access and the proposed parking supply.

### Existing Traffic Conditions

As indicated earlier, the site is located at 1400 Milwaukee Avenue and is adjacent to Abt Electronics. Other land uses in the area include Guarantee Trust Life Insurance, Advocate Care Medical Group, and Life Storage. The following provides a detailed description of Milwaukee Avenue, which is the primary roadway that serves the site.

*Milwaukee Avenue* is a northwest-southeast diagonal major arterial with a four-lane cross-section that in the vicinity of the site provides two through lanes in each direction separated by a striped median. At its unsignalized intersection with the site's access drive/Kennicott Lane, Milwaukee Avenue provides an exclusive left-turn lane, a through lane, and a shared through/right-turn lane on both approaches. Milwaukee Avenue is signalized at its intersections with Lake Avenue to the north and Zenith Drive to the south. Milwaukee Avenue is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA), carries an annual Average Daily Traffic (AADT) volume of 32,100 vehicles (IDOT 2019), and has a posted speed limit of 45 miles per hour.



Aerial View of Site

Figure 1

## Traffic Characteristics of the Proposed Apartment Development

As indicated earlier, the existing hotel on site will be converted into an apartment development with 255 units, of which 201 units will be studios and 54 will be one-bedroom units. A total of 305 parking spaces plus 75 land banked spaces will be provided on site with access to be provided off Milwaukee Avenue via the existing full-movement access drive aligned with Kennicott Lane and via the right-in/right-out access drive that is shared with Abt Electronics. A copy of the site plan is provided in the Appendix.

### Development Traffic Generation

The number of peak hour trips estimated to be generated by the proposed apartment development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11<sup>th</sup> Edition, published by the Institute of Transportation Engineers (ITE). The “Multifamily Housing (Mid Rise)” (Land-Use Code 221) rate was used for the proposed apartment development. **Table 1** shows the estimated vehicle trip generation for the weekday morning and weekday evening peak hours as well as daily traffic.

Table 1  
ESTIMATED PEAK HOUR VEHICLE TRIP GENERATION

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic
		In	Out	Total	In	Out	Total	
221	Multifamily Housing (Mid-Rise) (255 Units)	23	78	101	61	39	100	1,170

### Trip Generation Comparison

The amount of traffic that will be generated by the proposed development was compared with the traffic generated by the existing 255-room hotel that occupies the site. **Table 2** was prepared comparing the estimated trips for the apartment building with the hotel.



Table 2  
TRIP GENERATION COMPARISON

ITE Land Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
221	Multifamily Housing (Mid-Rise) (255 Units)	23	78	101	61	39	100	585	585	1,170
310	Hotel (255 Rooms)	65	53	120	82	79	161	1,171	1,171	2,342
	<b>Difference</b>	<b>-44</b>	<b>+25</b>	<b>-21</b>	<b>-21</b>	<b>-40</b>	<b>-61</b>	<b>-586</b>	<b>-586</b>	<b>-1,172</b>

As can be seen, the proposed apartment development will generate less traffic during the peak hours and significantly less traffic on a daily basis when compared to the hotel use on site. As such, the proposed apartment development will have a reduced traffic impact on area roadways.

### Evaluation

When the estimated peak hour traffic volumes anticipated to be generated by the proposed apartment development are compared to the existing traffic volumes, the development-generated traffic will not have a detrimental traffic on the area roadways based on the following:

- The proposed apartment development will generate approximately 100 trips during the weekday peak hours and 1,170 trips daily.
- The site-generated trips will increase the two-way traffic volume along Milwaukee Avenue by less than two percent daily.
- The site-generated trips will result in a decrease in the amount of weekday peak hour and daily trips when compared to the hotel use on site.

### Access Evaluation

As previously indicated, access to the site will be provided via the existing access drive on Milwaukee Avenue that will continue to allow full movements with inbound left-turn movements accommodated by the existing left-turn lane. The design of the access drive with one inbound lane and one outbound lane under stop sign control will ensure that efficient and adequate access is provided. Furthermore, additional access is provided off Milwaukee Avenue via the right-in/right-out access drive that is shared with Abt Electronics.

## Parking Evaluation

As previously indicated, the proposed apartment development will provide 255 apartment units (201 studios and 54 one-bedroom units) and a total of 305 parking spaces, of which four spaces will be dedicated for the use of the employees of the management office. The parking supply of 301 spaces dedicated for the residents translates into a ratio of 1.18 spaces per unit/bedroom. It should be noted that should additional parking be needed, 75 land banked parking spaces will be available to supplement the initial supply. With this additional parking, the parking ratio for the residents will 1.47 spaces per unit.

Based on the above and the requirements of the Village of Glenview, multifamily housing should provide parking at a ratio of 2.0 parking spaces per unit, which translates into 510 parking spaces. As such, the required parking will exceed the proposed supply by 209 spaces or by 134 spaces when accounting for the land banked spaces.

In order to confirm the adequacy of the parking supply, the proposed parking ratio was compared with those published by ITE in its 5<sup>th</sup> Edition of the *Parking Generation Manual* which, per bedroom, are as follows:

- Average parking ratio of 0.87
- 85<sup>th</sup> percentile parking ratio of 0.77

Furthermore, KLOA, Inc. recently conducted parking occupancy surveys at an apartment development in Arlington Heights (Payton Place) which provides one-, two-, and three-bedroom apartment units. The results of the parking occupancy surveys indicated the following:

- The average parking ratio per occupied unit was 1.17 parking spaces per unit.
- The average parking ratio per occupied bedroom was 0.84 spaces per bedroom.

As can be seen from the above, the proposed parking supply at a ratio of 1.18 spaces per unit/bedroom meets or exceeds the parking ratios published by ITE and those surveyed by KLOA, Inc.

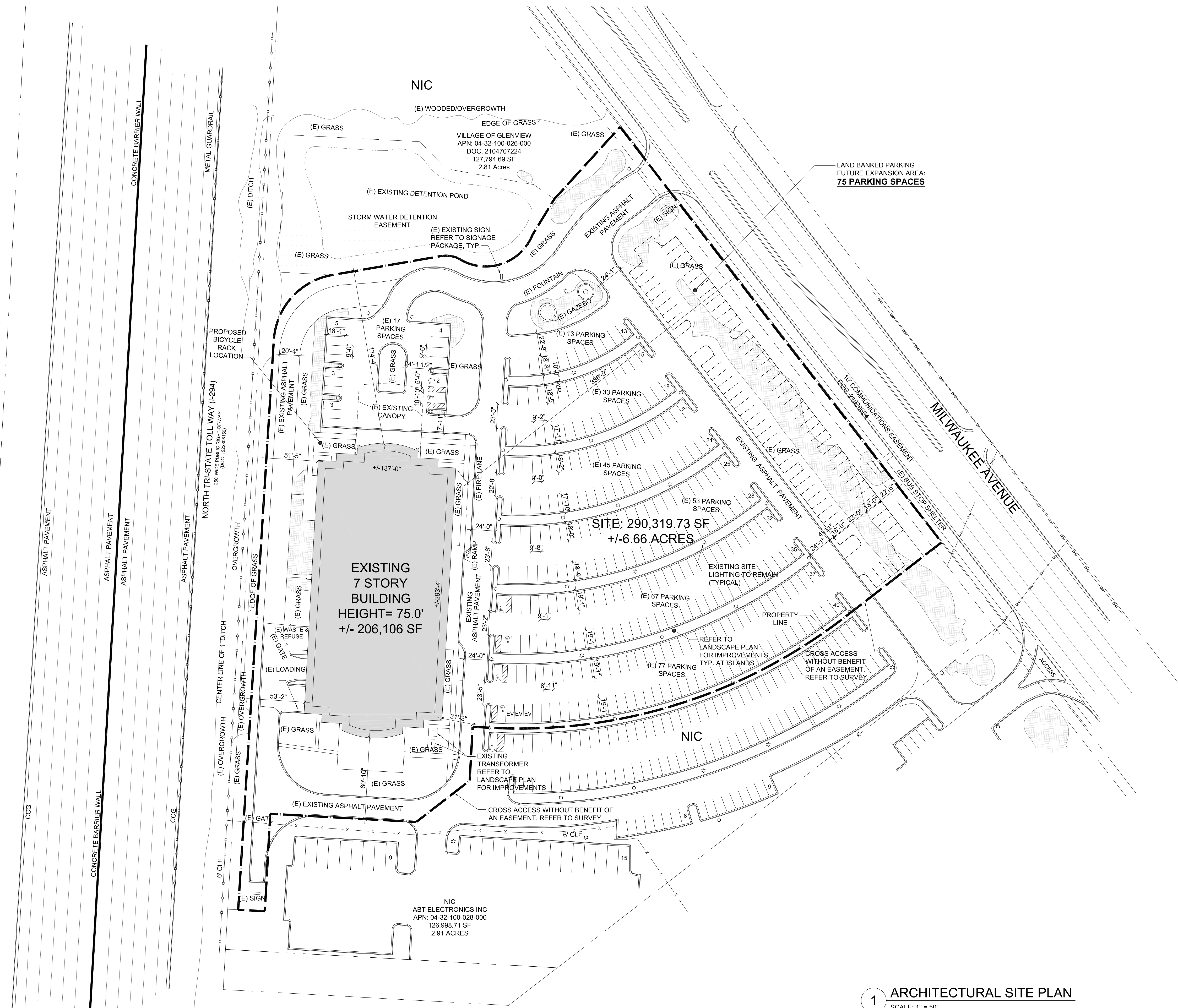
## Conclusion

Based on the proposed plan and the preceding evaluation, the following conclusions and recommendations are made:

- The traffic that will be generated by the proposed apartment development will not be significant and can be accommodated by the existing roadway system.
- The proposed development will result in a net reduction in the trips generated when compared to the existing hotel use on site, resulting in a reduced impact on area roadways.
- The traffic that will be generated by the proposed development will increase daily traffic on Milwaukee Avenue by less than two percent.
- The existing access drives will be adequate in accommodating traffic entering and exiting the site.
- The proposed parking supply of 305 parking spaces will be adequate based on parking ratios published by ITE and on parking surveys conducted by KLOA, Inc.

# Appendix

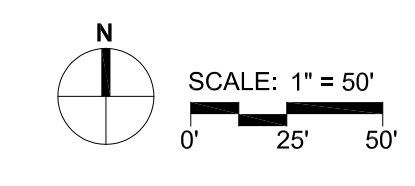
DEVELOPMENT SUMMARY	
(E): EXISTING	
<b>SITE AREA:</b> PD: PLANNED DEVELOPMENT SITE: 290,319 SF, 6.66 ACRES	
<b>SETBACKS: MIN. 50' REQ'D</b>	
NORTH:	174'-4"
EAST:	336'-2"
SOUTH:	80'-10"
WEST:	51'-5"
SOUTH EAST:	31'-2" TO LAND DONATION PROPERTY LINE
<b>BUILDING DATA:</b> BUILDING HEIGHT: 75 FEET ACTUAL > 50 FEET MAX. TYPE IB CONSTRUCTION EXISTING USE GROUP: HOTEL (R-1), BUSINESS/OFFICE (B), ASSEMBLY (A) PROPOSED USE GROUP: APARTMENTS (R-2), BUSINESS/OFFICE (B)	
<b>EXISTING BUILDING SQUARE FOOTAGE:</b>	
1ST FLOOR	37,539 S.F.
2ND FLOOR	32,193 S.F.
3RD FLOOR	28,998 S.F.
4TH-7TH FLOOR (EACH)	51'-5"
TOTAL	206,106 S.F.
<b>PROPOSED RESIDENTIAL UNIT MIX:</b>	
2ND FLOOR	12 STUDIO UNITS
2ND FLOOR	24 1-BEDROOM UNITS
3RD FLOOR	16 STUDIO UNITS
3RD FLOOR	28 1-BEDROOM UNITS
4TH FLOOR	44 STUDIO UNITS
5TH FLOOR	44 STUDIO UNITS
6TH FLOOR	44 STUDIO UNITS
7TH FLOOR	2 1-BEDROOM UNITS
7TH FLOOR	41 STUDIO UNITS
<b>TOTAL:</b>	<b>255 UNITS</b>
6.66 ACRES / 255 UNITS = 38.28 UNITS PER ACRE	
STUDIO UNITS: 201	
1 BEDROOM UNITS: 54	
<b>ADAPTABLE UNITS:</b> 20% OF UNITS TO BE ADAPTABLE STUDIO UNITS: 201 x 0.20 = 41 UNITS 1 BEDROOM UNITS: 54 x 0.20 = 11 UNITS	
TOTAL ADAPTABLE: 52 UNITS	
<b>PARKING SUMMARY - ENTIRE DEVELOPMENT:</b>	
(E) STANDARD PARKING SPACES:	296 SPACES
(E) HANDICAP PARKING:	6 SPACES
(E) ELECTRIC VEHICLE (EV) PARKING:	3 SPACES
TOTAL PARKING:	305 SPACES
REQUIRED PARKING:	514 SPACES
2 SPACES PER UNIT REQ'D	
1 SPACE PER 300 SF OF PROPOSED MANAGEMENT OFFICE = 1,020SF	
1,020SF / 300 = 4 EMPLOYEE PARKING SPACES	
305 SPACES - 4 SPACES = 301 RESIDENT PARKING SPACES	
UNIT TO PARKING RATIO = 301 SPACES / 255 UNITS = 1.18 PER UNIT	
<b>LAND BANK PARKING:</b> TOTAL PARKING WITH LAND BANK = 380 SPACES - 4 SPACES = 376 RESIDENT PARKING SPACES	
UNIT TO PARKING RATIO = 376 SPACES / 255 UNITS = 1.47 PER UNIT	
<b>OFF-STREET LOADING BERTH:</b> 20,000 SF-200,000 SF (1) LOADING BERTH REQ'D, EACH ADDITIONAL 200,000 SF OR FRACTION THEREOF ONE ADDITIONAL LOADING BERTH	
206,106 SF BUILDING AREA > 200,000 SF = 2 BERTHS REQ'D	
<b>(1) EXISTING LOADING BERTH PROVIDED</b>	



1 ARCHITECTURAL SITE PLAN  
SCALE: 1" = 50'



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1400 MILWAUKEE AVE., GLENVIEW, IL 60025

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