



REZONING AND OFFICIAL MAP AMENDMENT APPLICATION

Applicant Information

Name: 2660 PFINGSTEN PROPERTY LLC
Address: 2211 N. Elston Suite 304
City: Chicago State: IL Zip Code: 60614
Email: mitch@gwproperties.com Phone: (773) 382-0590 Fax: (773) 796-3037

Project Information

Project Name: Willow Crossing Shopping Center
Project Address: 2660 Pfingsten Road Glenview, IL

Applicant Request: Applicant requests the rezoning from the R-1 Residential District to i) the B-1 Limited Business District for Lot 1 on the attached plat of subdivision; and ii) the R-4 Residential District for Lot 2 on the plat of subdivision

Property Owner Information (if different than Applicant)

Name: _____
Address: _____
City: _____ State: _____ Zip Code: _____
Email: _____ Phone: _____ Fax: _____

Project Manager Information

The person listed as the Project Manager will be the primary point of contact for staff to answer any necessary questions, provide additional information, and will receive copies of the meeting materials (agenda and staff memo).

Name: Mitch Goltz
Address: 2211 N. Elston Suite 304
City: Chicago State: IL Zip Code: 60614
Email: mitch@gwproperties.com Phone: (773) 382-0590 Fax: (773) 796-3037

Disclosure

As the undersigned, I hereby attest that I have full legal authorization to file this application. I certify that the information and exhibits submitted herewith are true and correct. I agree to be bound by conditions of approval which may result from the Village's consideration of my application while reserving my right to oppose or present evidence to object to any proposed condition during any hearing regarding this or a related application. I authorize the Village to make any plans associated with this petition available for public view including posting of plans to the Village's website. I hereby acknowledge my understanding that no building permits will be issued by the Village of Glenview until all related reviews have been completed and all approvals have been granted and an executed final subdivision of Mylar has been submitted for recording, if applicable.

Signature of Applicant: See Exhibit A

Signature of Property Owner: _____

Signature of Project Manager: 

"Exhibit A"
REZONING AND OFFICIAL MAP AMENDMENT APPLICATION
2660 Pfingsten Road Glenview, IL

2660 Pfingsten Property LLC

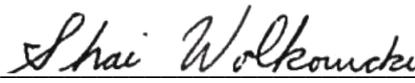
By: BCL-GW GLENVIEW JV LLC,
an Illinois limited liability company,
the sole Member and Managing Member of the Company

By: GW Glenview LLC, an Illinois limited
liability company, its Manager

By: GW Property Group LLC, Series 99, a
Delaware limited liability company, its
Manager

By: The Mitchell Goltz Living Trust
U/T/A dated June 11, 2014, a
Member

By: 
Mitchell Goltz, Trustee

By: 
Shai Wolkowicki, a Member

Date: 09/28/2020

Job R-91-555-04

County Cook

Section

Parcel 1FK0322

A.L.T.A. COMMITMENT FORM
Schedule A

WTC Number: I1-2020CO-12425.0

Effective Date: August 13, 2020

1. Policy or Policies to be issued: 2006 ALTA Owner's
Proposed Amount of Insurance: \$1,000.00
Proposed Insured: The People of the State of Illinois
Department of Transportation

2. The estate or interest in the land described or referred to in this commitment is a Fee Simple and title hereto is at the effective date hereof vested in:

2660 Pfingsten Property LLC, a Delaware limited liability company

3. The land referred to in this commitment is described as follows:

See Attached Page 2 of Schedule A

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

Authorized Signatory

By 
John D. Ammons

Date: 09/28/2020

Job R-91-555-04

County Cook

Section

Parcel 1FK0322

WTC Number: I1-2020CO-12425.0

A.L.T.A. COMMITMENT FORM
Schedule A Continued

LEGAL DESCRIPTION

THE EAST QUARTER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND CONVEYED BY WARRANTY DEED RECORDED DECEMBER 22, 1969 AS DOCUMENT 21042518, DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 100 FOOT WILL ROAD WITH THE WEST LINE OF 100 FOOT PFINGSTEN ROAD; THENCE SOUTH ON SAID WEST LINE 30 FEET; THENCE NORTHWESTERLY TO THE SOUTH LINE OF WILLOW ROAD, AFORESAID, 30 FEET WEST OF THE PLACE OF BEGINNING; THENCE EAST TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 04-20-201-006

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company



December 23, 2020

BY EMAIL AND HAND DELIVERY

Mr. Jeff Rogers jrogers@glenview.il.us
Planning Division Manager
Village of Glenview
2500 West Lake Avenue
Glenview, IL 60026

RE: 2660 Pflingsten Road / Willows Crossing Shopping Center / Executive Summary
Applications for Rezoning & Official Map Amendment and Final Site Plan Review

Dear Mr. Rogers:

On behalf of 2660 Pflingsten Property LLC, the owner of the eight-acre parcel situated at the southwest corner of the intersection of Willow Road and Pflingsten Road, we are pleased to be delivering to you Applications for Rezoning & Official Map Amendment and for Final Site Plan Review of a revised Site Plan for the Willows Crossing Shopping Center. As further described below, our current Site Plan is revised to incorporate certain enhancements to the version of that Site Plan approved under Ordinance No. 6325, entitled “An Ordinance Granting Final Site Plan Review Approval,” which was adopted by a unanimous vote of the corporate authorities on January 7, 2020 (“Ordinance 6325 Site Plan”). We respectfully ask that the Village, in accordance with its customary practice, treat our Application for Final Site Plan Review as also being a request for preliminary subdivision approval.

We are submitting our applications, including the revised Site Plan, as a reflection of proposed enhancements to the Ordinance 6325 Site Plan, but without prejudice to our existing rights under Ordinance No. 6325. We remain confident that the Ordinance 6325 Site Plan and related site improvement characteristics associated with that plan will serve to ensure the attractive, efficient, highly functional and successful development of the subject property.

Our revised Site Plan and current development plans for the subject property contemplate the construction of a new retail/commercial shopping center in four, single-story buildings containing a total of approximately 60,420 square feet of retail/commercial use—being approximately 2,000 square feet less total building area or approximately 10% less small-shop retail building area than that provided by the Ordinance 6325 Site Plan—and accessory parking lot and landscaping improvements on the northern 6.0-acre portion of the property (Lot 1 of our proposed plat of subdivision, and stormwater management, landscaping and open space improvements on the southern 2.3-acre portion of the property (Lot 2 of our plat of subdivision). The Willows Crossing Shopping Center will be anchored by a new 35,000 square foot state-of-the-art grocery store and three multi-tenant buildings containing approximately 25,550 square feet of retail/commercial space, which will consist of a mix of restaurant, retail, medical and service uses. Parking for the proposed uses will be more than adequately addressed through the provision of 305 parking spaces representing a 21-space surplus parking supply or nearly 7.5% more spaces than required by Village Code, which is an 8-space greater surplus than that provided by the Ordinance 6325 Site Plan.

Clearly, the proposed devotion of Lot 1 to retail/commercial uses is appropriate, and the existing R-1 zoning of the subject property (which contemplates the construction of homes on lots that are at least one-acre in size) is inappropriate for Lot 1, given the proximity of this property to the existing nearby shopping centers and its location at the intersection of two busy roadways. According to the Illinois Department of Transportation (IDOT), Willow Road had a 2018 Annual Average Daily Traffic (AADT) volume of 36,600 vehicles west of Pflingsten Road and 35,700 vehicles east of Pflingsten Road, and Pflingsten Road had an AADT volume of 12,200 vehicles north of Willow Road and 11,600 vehicles south of Willow Road.

To ensure safe and efficient traffic circulation in and around the Willows Crossing Shopping Center, we have designed it to provide for shared parking throughout, a full-access point on Pflingsten Road, a dedicated right-turn lane into the shopping center on Pflingsten Road, a right-in/right-out access point on Willow Road and two shared monument signs, one at each entry point. Consistent with the Ordinance 6325 Site Plan, the full-access entry on Pflingsten Road will align with the entrance to Plaza Del Prado to afford complementary through traffic and avoid traffic conflicts on Pflingsten Road. However, we have refined that entry by slightly shifting it northerly to more closely align with the Plaza Del Prado entrance. The limited access entry on Willow Road has been sited to optimize safe and efficient circulation within the shopping center and designed to minimize traffic congestion and conflicts on Willow Road.

In addition to the vehicular access points described above, our current Site Plan contemplates the installation of a right-in, truck-only access point from Willow Road along the western boundary of the subject property such that truck deliveries to the site may be segregated from inbound customer vehicular traffic and not conflict with outbound customer traffic at the Willow Road access point. That new access point is proposed as a design enhancement from the Ordinance 6325 Site Plan and remains subject to IDOT approval as a result. Importantly, however, our Traffic Study demonstrates that such new access is not necessary to ensure safe and efficient circulation to, on or from the subject property.

The project has been designed to improve both on-site and off-site stormwater management conditions and pedestrian access along both Pflingsten and Willow Roads. In addition, we have already dedicated right-of-way to IDOT and will be dedicating additional right-of-way to that agency for the construction of improvements to the Pflingsten Road/Willow Road intersection, which we believe will improve traffic flow conditions at the intersection for the motoring public.

Finally, our proposed development plans conform in all respects with applicable provisions of the Village Code, including all ordinances governing zoning, subdivision, and building design, with the exception of a proposed fence height variation, which we are seeking to provide enhanced screening for the benefit of our neighbors.

The businesses operating at the Willows Crossing Shopping Center will each maintain their own hours of operation. However, we expect the majority of them will be open between 8 AM and 10 PM with varying opening and closing hours based on peak hours of operation. Each tenant will install wall signage on the exterior of the building over their respective spaces and each tenant will have a panel on the multi-panel monument signs at the entry to the project. Design guidelines will be established to maintain continuity on materials, colors, types of signage and overall building aesthetics. All signage on the exterior of the buildings will conform to Village code requirements and limitations unless relief from those requirements and limitations is pursued by the tenants themselves and approved by the Village.

The multi-tenant buildings will be approximately 20-feet in height and the grocery store building will be approximately 30-feet in height--both heights being significantly below the 40-foot maximum building height permitted in the B-1 Limited Business District.

The grocery store will utilize loading in the rear/west side of the building via an enclosed loading berth that will be properly screened, roofed and insulated on all sides. Based on the recommendation of our acoustical engineering consultant Shiner Acoustics, LLC, we designed that enclosed dock area to have fastened wall panel treatments and a spray-on ceiling treatment to help deaden any sound travel emanating from within the loading area. These measures offer noise reduction coefficients that will drastically reduce noise reflectivity within the dock area and minimize noise levels outside the dock area. This design contrasts with the typical open and exposed loading areas that most shopping centers contain, including Plaza del Prado and Glenbrook Marketplace where no barriers exist to preclude or minimize loading activity sound travel. The location and configuration of the loading area was based on the orientation of the building facing Pfingsten Road and also to minimize truck movements to load and unload. All loading options were explored when designing the project and the proposed plan minimizes truck movements around the building and helps the site operate efficiently as a cohesive and unified development. The loading hours will not include any overnight deliveries and, if necessary, we will work with the Village staff to impose appropriate guidelines for loading activities.

The stormwater management facility we will be constructing on Lot 2 will be a sloped, oversized and landscaped dry detention pond with an emergent bottom to accommodate required volume control which is similar to many other stormwater management systems that have recently been constructed in the Village. The detention pond will occasionally hold water for short periods of time during and after heavy rains. The stormwater will then be released into the Village's storm sewer system at a controlled rate. The stormwater management facility has been designed in accordance with all applicable Village and MWRD codes and regulations, including the new and more stringent MWRD detention requirements which were adopted in 2019 and went into effect on January 1, 2020. This is evidenced and confirmed by the MWRD's issuance on July 1, 2020 of Permit No. 20-119 for our proposed development, a copy of which is enclosed.

With further regard to that stormwater management facility, our proposed Site Plan improves upon the Ordinance 6325 Site Plan by providing a designated 12-foot wide access point perpendicular to the southern boundary of proposed Lot 1 for the purpose of providing vehicular ingress and egress to and from Lot 2 to maintain that facility as necessary and for the purpose of providing unobstructed access thereto for snow storage. Accordingly, and unlike the Ordinance 6325 Site Plan, such storage will result in no temporary reduction of parking supply.

It is also important to note that, since the adoption of Ordinance 6325, we have received the following permits and approvals for our development, copies of which are also enclosed:

1. Illinois Department of Natural Resources confirmation of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act.
2. NPDES Permit issued by the Illinois Environmental Protection Agency, Division of Water Pollution Control.
3. Illinois Environmental Protection Agency Permit to Construct, Own and Operate Sanitary Sewer System improvements.
4. Illinois Environmental Protection Agency Permit to Construct, Own and Operate Potable Water System improvements.

Our development plan provides for the preservation of nearly all of the quality and healthy trees on the western and southern boundaries of the Subject Property and the planting of abundant additional landscaping. In addition, since the adoption of Ordinance 6325, our current Landscape Plan contemplates the installation of an additional 73 trees on the subject property from that proposed at the time of adoption of Ordinance 6325. A total of 266 trees are proposed within the development, which is 185 more trees than originally proposed and 90 more trees than the approximately 178 trees that have been removed from the site to accommodate this proposal. Our plan also contemplates the construction of a solid wood, ten-foot high privacy fence along the entire length of these boundaries where the property abuts our residential neighbors to provide both headlight and enhanced general visibility screening for them. That fence height is reflective of a two-foot increase in the eight-foot high fence shown on the Ordinance 6325 Site Plan.

An additional enhancement of our current Site Plan from the Ordinance 6325 Site Plan is the provision of an increased setback of ten feet from Willow Road for Buildings B and C, respectively, which creates more green space on the Subject Property along Willow Road and increased opportunity for landscape buffer plantings at that location as a result. We achieved this plan improvement by reducing the north-south depth of those buildings by five feet and ten feet, respectively, which in turn results in a smaller footprint for those buildings and a corresponding reduction in building lot coverage for the Subject Property.

Of significant relevance to the established residential use to the south and west of the subject property, our development plan contemplates a building setback of nearly 220 feet from the southern boundary of the property, and a building setback of approximately 70 feet from the western boundary of the property, which is approximately 50-feet greater than that proposed by the Ordinance 6325 Site Plan. Additionally, our plan recesses the proposed privacy fence toward the interior of the property by nearly 29 feet from the southern property line and by nearly 17 feet from the western property line so the existing trees near those property boundaries will be located outside the fenced area and will remain fully visible to the adjacent residential uses. In so doing, our plan provides a landscaped bufferyard and building setbacks that are well in excess of the setback requirements of the Zoning Ordinance.

Finally, our site lighting will conform to Village Code requirements for a commercial development adjacent to residential uses, as demonstrated by our proposed photometrics plan.

The existing zoning to the east and northeast of the subject property is B-2 General Business in the Village of Glenview; to the north it is C-2 Commercial in the Village of Northbrook; and to the west and south it is R-4 Residential in the Village of Glenview.

Our Application for Rezoning & Official Map Amendment requests the rezoning of Lot 1 from its existing R-1 Residential District zoning classification to the B-1 Limited Business District zoning classification, and the rezoning of Lot 2 from its existing R-1 Residential District zoning classification to the R-4 Residential District zoning classification, all as originally contemplated by Ordinance 2856. The Village's Comprehensive Plan, which identifies the Subject Property as Subarea 11, acknowledges the appropriateness of this zoning and our proposed land uses (*see* depiction below) provided the development undertaken in accordance with such zoning does not adversely impact surrounding roadway and stormwater management infrastructure.



The Traffic Study and plans we are submitting with our applications and the permits we have already received for our project from applicable governmental bodies confirm that the construction of the Willows Crossing Shopping Center will produce no such adverse impact.

Our construction of the Willows Crossing Shopping Center will further the public health, safety and welfare by creating new retail and commercial opportunities for the citizens of Glenview, the need for which is confirmed by the fact that nine of the proposed 11 retail/commercial spaces, constituting approximately 56,000 of the 62,000 square feet of leasable space we are proposing to construct, have already been leased to users, most of whom will be new to the Glenview commercial market.

Our \$40,000,000 investment in the Glenview community will also generate, on an annual and recurring basis, significant new sales and property taxes for the Village and significant new property taxes for other local taxing jurisdictions--most notably, Northfield Township High School District 225, Northbrook/Glenview Elementary School District 30, and the Glenview Park District.

Specifically, we estimate that our project will generate annual sales of over \$40,000,000, or \$1 billion over the next 20 years, assuming a 2% increase in sales year-over-year which at current sales tax rates will translate to annual sales tax revenues to the Village of approximately \$700,000, or approximately \$14,000,000 over the next 20 years.

We also estimate that, upon completion and full assessment, the project will produce annual property tax revenues of approximately \$400,000, or \$8,000,000 over the next 20 years, to the Village and other local taxing jurisdictions. Based on current tax rates, this will translate to approximately \$24,000 per year to the Village, or approximately \$480,000 over the next 20 years; approximately \$265,000 per year for Glenview school districts, or \$5,300,000 over the next 20 years; approximately \$30,000 per year for the Glenview Park District, or approximately \$600,000 over the next 20 years; and approximately \$16,000 per year for the Glenview Library Fund, or approximately \$320,000 over the next 20 years. In 2020, the subject property generated total tax revenues of only \$39,000.

In summary, between property and sales tax revenues, we project that the Willows Crossing Shopping Center will generate approximately \$724,000 per year to the Village of Glenview, or almost \$15,000,000 over a 20-year period. And those figures do not include the one-time permit and inspection fees amounting to approximately \$350,000, inclusive of approximately \$250,000 in already paid tree removal permit fees, or the ongoing user fees and charges that will be paid to the Village as a result of the construction and operation of the project and the businesses located at the shopping center.

We are confident that our request for rezoning and our plan to construct and operate the Willows Crossing Shopping Center pursuant to our proposed Final Site Plan will not adversely impact the public health, safety



2211 North Elston, Suite 304
Chicago, Illinois 60614
Main: 773.382.0445
Fax: 773.796.3037

or welfare, and we look forward to working with the Village of Glenview on all aspects of this exciting new development.

If you have any questions, please feel free to contact me at 773-382-0590 or by email at mitch@gwproperties.com.

Thank you,

GW Properties

A handwritten signature in black ink that reads 'Mitch Goltz'. The signature is written in a cursive, flowing style.

Mitch Goltz
Principal

Responses to Standards of Review for Rezoning & Official Map Amendment
(2660 Pfingsten Road/Willows Crossing Shopping Center)

As owner of the approximately eight-acre parcel of property commonly known as 2660 Pfingsten Road (“Subject Property”), 2660 Pfingsten Road Property LLC (“Petitioner”) provides the following responses to the standards of review for a rezoning and official map amendment in accordance with Section 98-49 of the *Municipal Code, Village of Glenview, Illinois* to reclassify from the R-1 Residential District: (i) the northern approximately 6.2-acre portion of the Subject Property, which is identified as Lot 1 on the proposed Plat of GW Properties Subdivision submitted herewith, to the B-1 Limited Business District; and (ii) the southern approximately 2.15-acre portion of the Subject Property, which is identified as Lot 2 on that Plat of Subdivision, to the R-4 Residential District (collectively, “Rezoning Request”). Petitioner submits this Rezoning Request in furtherance of the construction on the Subject Property of a retail/commercial shopping center, to be known as Willows Crossing, consisting of four, one-story buildings containing a total of approximately 60,420 square feet of tenant space, 305 off-street parking stalls, and associated loading areas and landscaping improvements on Lot 1, and a dry detention pond and landscaping and open space improvements on Lot 2¹.

1. The existing uses and zoning of nearby property.

The existing use and zoning to the north of the Subject Property is vacant land in the Village of Northbrook C-2 Neighborhood Commercial District, which the Northbrook Zoning Code specifies as “intended to serve the day-to-day shopping and consumer service needs of low-density residential neighborhoods of the Village and is characterized by individual businesses and community shopping centers.” The existing uses and zoning to the northeast and east of the Subject Property are the Glenbrook Marketplace shopping center and the Plaza del Prado shopping center, respectively, which are both located in the Village of Glenview B-2 General Business District. The existing use and zoning to the south and west of the Subject Property is detached single-family residential development located in the Village of Glenview R-4 Residential District.

Petitioner’s request for a zoning map amendment in accordance with the Rezoning Request for Lot 1 is wholly consistent with the existing uses and zoning to the north, northeast and east of the Subject Property. Similarly, Petitioner’s request for a zoning map amendment in accordance with the Rezoning Request for Lot 2 is harmonious and compatible with the residential use and zoning to the south and west of the Subject Property.

The appropriateness of the Rezoning Request is substantiated by the Village’s foresight and sound planning efforts in adopting Village Ordinance No. 2856 more the 32 years ago, which rezoned the Subject Property to the same districts and in the same proportions as are now being sought by Petitioner pursuant to the Rezoning Request. In so doing, the Village Board expressly stated, by its adoption of Ordinance No. 2856, that rezoning the Subject Property in such manner “will promote the public health, safety, and general welfare of the residents of the Village of Glenview.” Since the Village adopted Ordinance No. 2856, there has been no change to the uses and zoning of the properties surrounding the Subject

¹ Petitioner, by submitting its Rezoning Request, does not waive, and it specifically reserves, its right to maintain that the Village effectively zoned the Subject Property, and that the Subject Property remains zoned, in the B-1 and R-4 zoning district classifications. Petitioner also expressly reserves all rights it has to continue with the construction of the Willows Crossing Shopping Center pursuant to previously issued Village building permits. *See People ex rel. Skokie Town House Builders, Inc. v. Village of Morton Grove, 16. Ill.2d 183, 157 N.E.2d 33 (1959).*

Property that compromises, undermines or calls into question that presumptively valid legislative determination of the Village Board.

2. *The extent to which the value of the subject property is diminished by the particular zoning restriction.*

Petitioner substantially changed its position and paid \$5,750,000 for the Subject Property based on its zoning in the B-1 and R-4 zoning districts, which is what the Village represented it to be (*See* attached letter from the Village dated December 16, 2019). The value of the Subject Property is substantially diminished if left zoned in the R-1 Residential District zoning classification, as such classification contemplates the construction of homes on the Subject Property on lots that are not less than one acre in size. Evidentiary support for this conclusion will be presented at the public hearing on Petitioner’s Rezoning Request.

3. *The extent to which the destruction of owner’s property values promote the health, safety, morals or general welfare of the public.*

Retaining the “existing” zoning of the Subject Property in the R-1 Residential District does nothing to promote the health, safety, morals or general welfare *of the public*. By comparison, the rezoning of the Subject Property pursuant to the Rezoning Request will substantially promote the public health, safety and welfare in the ways described in the Executive Summary Petitioner has filed with its Applications for Rezoning and Official Map Amendment and Final Site Plan Review. Again, the Village already acknowledged, when it adopted Ordinance No. 2856 decades ago, that rezoning the Subject Property in the manner being sought by Petitioner “*will promote the public health, safety, and general welfare of the residents of the Village of Glenview.*”

4. *Relative gain to the public compared to the hardship imposed upon the property owner.*

The public gains little by leaving the Subject Property zoned in its “existing” R-1 Residential District classification. Conversely, Petitioner will suffer great hardship if, after having paid \$5,750,00 for the Subject Property, incurring substantial expenses, entering into numerous commercial leases and commencing the development of the Subject Property in reliance of the Village’s representation that it was zoned in the B-1 and R-4 Districts, the Subject Property remains zoned in the R-1 Residential District.

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

For the reasons cited in the Executive Summary, the Subject Property is not suitable for large-lot single family development. This fact is recognized by the Village’s 2017 Comprehensive Plan, and specifically the Plan’s Subarea 11 goal and its RD-11.1, 11.3, 11.4.1 and 11.4.2 directives, which confirm the appropriateness and suitability of the Subject Property for development in the manner contemplated by the Rezoning Request and Petitioner’s Application for Final Site Plan Review.

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

The Subject Property was improved for decades with only one single-family residence and some accessory structures which were relics of the area's former rural character. In the meantime, significant new residential, commercial and institutional development has been undertaken on many properties in the vicinity. Rezoning and use of the Subject Property in the manner proposed by the Rezoning Request will maintain consistency with the intent of Ordinance No. 2856, the provisions of the 2017 Comprehensive Plan, the provisions of Ordinance No. 6325, and the trend of development in the area surrounding the Subject Property.

7. *The need and demand for the use.*

Need and demand for the proposed retail/commercial use of the Subject Property is clearly demonstrated by the fact that Petitioner now has lease commitments for nine out of the 11 tenant spaces it seeks to construct on the Subject Property, representing approximately 56,000 square feet out of the total approximately 60,420 square feet of leasable space proposed for construction on the Subject Property. Most, if not all, of the new tenants will be businesses that are not currently serving the Glenview community.

8. *The extent to which the use conforms to the Comprehensive Plan.*

As previously stated, the Rezoning Request is in conformance with the 2017 Comprehensive Plan Subarea 11 goal and that plan's RD-11.1, 11.3, 11.4.1 and 11.4.2 directives, which are specific to the Subject Property. They expressly provide for development of the Subject Property in a manner consistent with the Rezoning Request.

Petitioner hereby incorporates these Responses to Standards into its Application for Rezoning & Official Map Amendment and its supporting application materials, including, without limitation, its December 23, 2020 Executive Summary letter to Village Planning Division Manager Jeff Rogers. In addition, Petitioner incorporates into these Responses to Standards, by this reference thereto, all plans, studies, reports, project summaries and correspondence submitted by it to the Village in conjunction with its Application for Rezoning & Official Map Amendment and its Application for Final Site Plan Approval.



The Village of
Glenview

December 16, 2019

Mitch Goltz
GW Property Group, LLC
2211 N. Elston Avenue
Suite 304
Chicago, IL 606014

**RE: CONFIRMATION OF CURRENT PROPERTY ZONING AT 2660 PFINGSTEN ROAD,
NORTHBROOK, IL 60062 | PIN#: 04-20-201-006-0000**

Dear Mr. Goltz:

Pursuant to Village of Glenview Ordinance No. 2856, the north 6.2 acres of the subject property is currently zoned B-1 Limited Business District and the south 2.35 acres of the subject property is currently zoned R-4 Residential District.

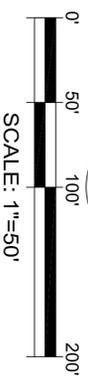
More information regarding zoning districts is available in the Municipal Code at the following URL:
https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO_ARTIIIZODI

Please contact me with any questions.

Sincerely,

A handwritten signature in black ink that reads "Jeff Rogers".

Jeff Rogers, AICP
Planning Division Manager



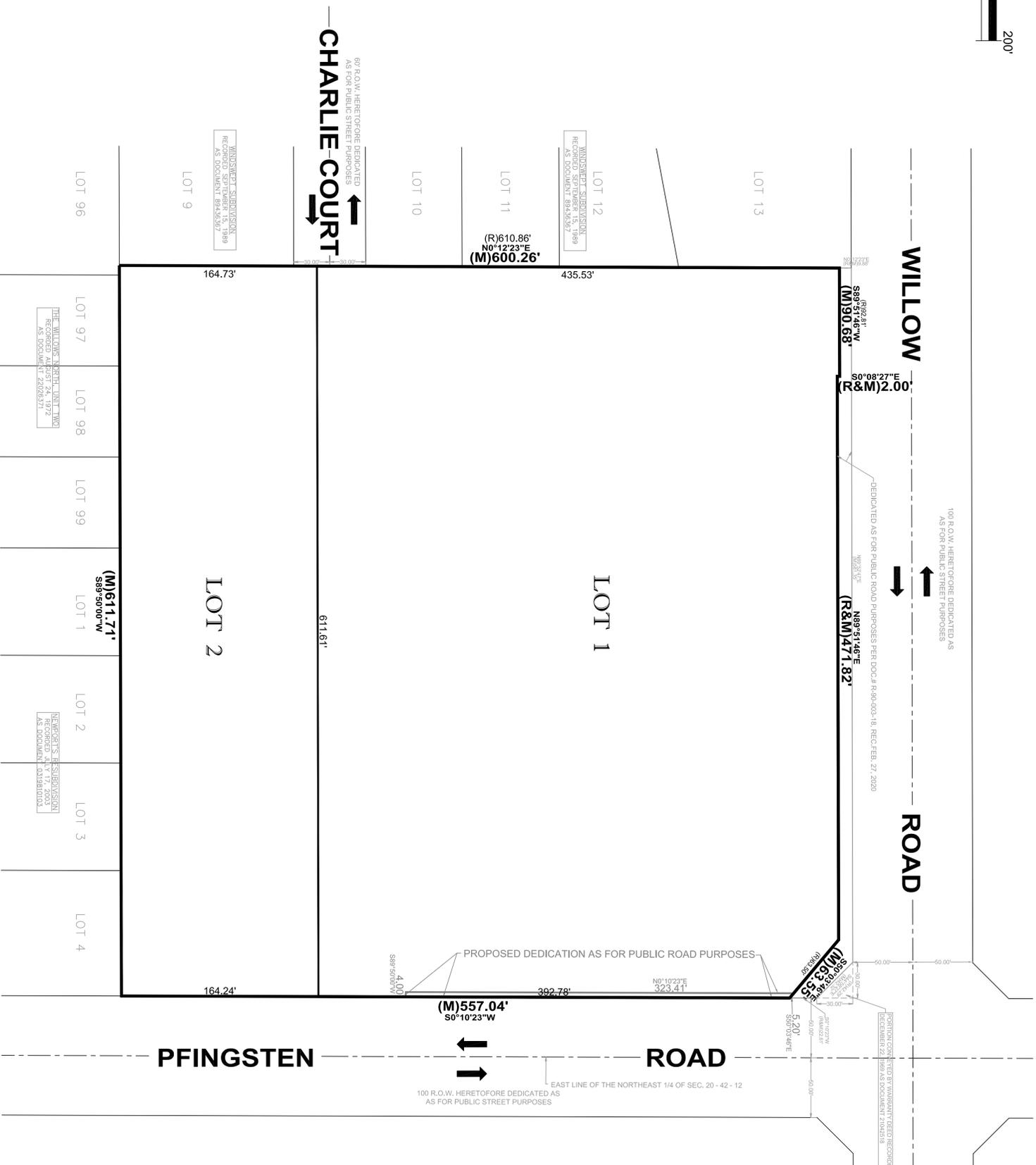
GW PROPERTIES SUBDIVISION

OF THE EAST QUARTER OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 2660 PFINGSTEN ROAD, GLENVIEW, ILLINOIS 60062

COOK COUNTY PERMANENT IDENTIFICATION NUMBER
04 - 20 - 201 - 006 - 0000

AREA SUMMARY:	
RETAIL USE AREA	LOT 1 AREA = 264,326 SQ. FT. OR 6,068 ACRES MORE OR LESS
RESIDENTIAL USE AREA	LOT 2 AREA = 100,609 SQ. FT. OR 2,310 ACRES MORE OR LESS
TOTAL SUBDIVISION AREA	= 364,935 SQ. FT. OR 8,377 ACRES MORE OR LESS



PROJECT No.:	2019-26597-2	PLAT PREPARED FOR:	GW PROPERTIES 2211 N. ELSTON AVENUE, SUITE 304 CHICAGO, IL 60614
ISSUE DATE:	11/10/2020	PLAT PREPARED BY:	UNITED SURVEY SERVICE, LLC CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, IL 60305 TEL.: (847) 299 - 1010 FAX: (847) 299 - 5887 E-MAIL: USURVEY@USANDCS.COM
SCALE:	1"=50'		
SHEET NUMBER	1 OF 2		

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

NOTE:
BASIS OF BEARINGS
THE (COORDINATES AND) BEARINGS SHOWN HEREON ARE
BASED UPON THE ILLINOIS STATE PLANE COORDINATES

LEGEND	
	BOUNDARY LINE OF SUBDIVISION
	RIGHT-OF-WAY LINE
	PROPOSED LOT LINE
	EXISTING LOT LINE
	LOT - PROPOSED LOT NUMBER
	LOT - EXISTING LOT NUMBER
	TRAFFIC FLOW DIRECTIONALS
	(R) RECORD DATA
	(M) MEASURED DATA
	R.O.W. = RIGHT OF WAY

