**Sec. 54-85. - Evaluation criteria.**

The goals and objectives of the Village comprehensive general plan and other applicable Village planning and policy documents shall be utilized in the review of proposed site plans. In addition, the following criteria shall also be used to determine whether a proposed site plan fulfills the requirements of this article:

(1)

*Building and structure locations.* 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.

(2)

*Building scale.* 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.

(3)

*Open space.* 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](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH98ZO) pertaining to zoning.

(4)

*Landscaping:.* 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.

(5)

*Graphics and signage.* 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.

(6)

*Circulation.* 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.

(7)

*Parking lots.* 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.

(8)

*Site illumination.* Site illumination shall be designed, located and installed in such a manner that will minimize adverse impact on adjacent properties.

(9)

*Preservation.* 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.

(10)

*Completeness.* The application for the site plan review must contain all the information required in[section 54-84](https://library.municode.com/il/glenview/codes/code_of_ordinances?nodeId=MUCO_CH54PL_ARTIVSIPLRE_S54-84SURE).

(Code 1959, § 25.17)