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1311429048

THIS DOCUMENT PREPARED
BY AND AFTER RECORDING,
RETURN TO:

Eric G. Patt
Robbins, Salomon and Patt, Ltd.
2222 Chestnut Avenue
Suite 101
Glenview, Illinois 60026-16

PIN(s): 04-18-401-028-0000 &
04-19-201-042-0000

Doc#: 1311429048 Fee: \$170.00
RHSP Fee:\$10.00 Affidavit Fee:
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 04/24/2013 12:33 PM Pg: 1 of 67

This space reserved for Recorder's use only.

BOX 384

FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT (this "Amendment") is made and entered into as of this ____ day of February, 2013, by and between the **VILLAGE OF GLENVIEW**, an Illinois home rule municipal corporation located in Cook County, Illinois (the "Village") and **PR II WILLOW SANDERS ROAD JV, LLC**, a Delaware limited liability company ("Developer") (the Village and Developer are sometimes hereinafter collectively referred to as "Parties" and individually referred to as a "Party").

RECITALS

A. The Parties are parties to that certain Annexation and Development Agreement dated as of August 5, 2008 and recorded as Document No. 0833131111 (the "Original Agreement") regarding approximately forty (40) acres of real property located generally north of Willow Road, west of the Interstate 294 Tollway and east of Sanders Road, which property is legally described in Exhibit A attached hereto and is the former corporate headquarters for Culligan Water International (the "Property"). Pursuant to the Original Agreement and Village Ordinance 5126, the Unincorporated Parcel was annexed to the Village, and the entirety of the Property is currently located within the Village's corporate boundaries. The Original Agreement, as amended by this Amendment, is referred to herein as the "Agreement".

B. The Property is the subject to that certain Milwaukee Road and Sanders Road Corridor Agreement dated June 17, 1997 between the Village and the Village of Prospect Heights and which has been amended pursuant to that certain First Amendment dated September 16, 2006 and recorded as Document No. 0717060107 and that certain Second Amendment dated April 3, 2012 and recorded as Document No. 1217218060 (collectively, the "Milwaukee/Sanders Corridor Agreement") to establish certain municipal jurisdiction boundaries and to provide for land use planning and administration of the Property.

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C. The Property is the subject to that certain Willow Road Corridor Agreement dated March 12, 1990 between the Village and the Village of Northbrook ("Northbrook") and recorded as Document No. 90114194, which has been amended pursuant to that certain First Amendment dated June 4, 2007 and recorded as Document No. 0717322088, that certain Second Amendment dated June 12, 2007 and recorded as Document No. 0717322089 and that certain Third Amendment dated July 1, 2008 and recorded as Document No. 0833103064 and that certain Fourth Amendment dated April 3, 2012 and recorded as Document No. 1217218061 (collectively, the "Willow Road Corridor Agreement") to establish certain municipal jurisdiction boundaries and to provide for land use planning and administration of the Property.

D. The Villages of Northbrook and Prospect Heights have been duly advised of the Village's intent to consider this First Amendment to Annexation and Development Agreement

E. Pursuant to Village Ordinances 5128, 5156, 5252, 5350, 5544, and 5537, the Village has granted various rezoning, conditional use, final site plan, associated variations, preliminary subdivision, comprehensive plan amendment, official plan amendment, signage and related approvals for the various portions of the Property, as further detailed in said ordinances (collectively, the "Original Approvals Ordinances").

F. Developer desires to amend the Original Agreement and intends to cause a portion of the Property to be redeveloped and improved in several phases, and, as more particularly detailed herein, and as generally shown and identified on Exhibit B attached hereto, Developer intends to cause (i) an approximately 6.41 acre parcel of the Property to be developed with residential uses and accessory uses (the "Residential Parcel"); (ii) an approximately 2.222 acre parcel of the Property to be developed with office and related accessory uses (the "Future Office Parcel"); and (iii) an approximately 18.82 acre parcel of the Property to be developed with commercial/retail uses (and related accessory uses) or other uses allowed in the underlying zoning district for such parcel (the "Retail Parcel"), all as hereinafter set forth (collectively, the "Project"). In furtherance of the foregoing, as of the date hereof, and pursuant to the Original Approvals Ordinances, Developer (or its successors or transferees, as applicable) has previously undertaken, or caused to be previously undertaken, development and improvement of various portions of the Property, including certain infrastructure for the benefit of the Property as a whole and the substantial completion and occupancy of the "Office Parcel" (as such term is defined in the Original Agreement and as such parcel is identified in Exhibit B) (the so-called "Astellas" parcel) with office and related accessory uses. The Parties further acknowledge that nothing in this Amendment is intended to amend or supersede the Original Approvals Ordinances with respect to the use and development of the Office Parcel, and the inclusion of provisions and references to the Office Parcel herein are provided for convenience only. The Residential Parcel, the Future Office Parcel, the Office Parcel and the Retail Parcel are sometimes hereinafter collectively referred to as "Parcels" and individually referred to as a "Parcel".

G. The Village has determined that, under the Village's Zoning Ordinance as currently amended and in effect as of the date hereof (the "Zoning Ordinance"), the most appropriate zoning district classifications for the development and use of the Parcels pursuant to

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this Amendment are as follows (and as more particularly shown on Exhibit B): (i) Residential Parcel – R-18 Planned Development District; (ii) Office Parcel and Future Office Parcel – I-2 Light Industrial District; and (iii) Retail Parcel – B-2 General Business District. The Parties acknowledge that portions of the Property are already designated within the aforementioned districts pursuant to the Original Agreement and the Original Approvals Ordinances; accordingly, it is the intention of the parties to simply restate and ratify the zoning classifications for those portions of the Property and to amend the Zoning Ordinance for the remaining portions of the Property, all in accordance with Exhibit B attached hereto.

H. Developer desires to amend the Village's Comprehensive Plan and zoning map consistent with its certain requests for zoning amendments set forth above and with Exhibit B

I. The Parties acknowledge, ratify and affirm that the development of the Project on the Property will be compatible with and will further the planning objectives of the Willow Road Corridor Agreement, the Village's Comprehensive Plan and the Village as a whole, will be of substantial benefit to the Village, will extend the corporate limits and jurisdiction of the Village, will permit orderly growth, planning and development of the Village, will increase the tax base of the Village, and will promote and enhance the general welfare of the Village and its residents, and that the use and development of the Property as herein contemplated will create housing, job and economic growth opportunities within the Village.

J. Pursuant to the applicable provisions of the Village's Municipal Code, the Illinois Municipal Code and additionally in accordance with the Village's home rule powers, a proposed amendment to the Original Agreement similar in substance and in form to this Amendment was submitted to the President and Board of Trustees of the Village (hereinafter collectively referred to as the "Glenview Corporate Authorities") and a public hearing commenced on 11/27/2012 and thereafter continued to 12/11/2012, and 01/08/13 pursuant to notice, as provided by statute.

K. Pursuant to notice, as required by statute and ordinance, a public hearing was held by the Village's Plan Commission on the requested zoning, subdivision and development of the Property commencing on November 27, 2012 and continuing on December 11, 2012 and January 8, 2013, and the recommendations and findings of fact made by said body relative to such requests, a copy of which is attached hereto as Exhibit F (the "Plan Commission Recommendations"), have been forwarded to the Glenview Corporate Authorities.

L. All other and further notices, publications, procedures, public hearings and other matters attendant to the consideration and approval of this Amendment, the annexation of the Unincorporated Parcel, the zoning of the Property, and the development of the Property have been given, made, held and performed by the Village as required by Section 7-1-8 and Section 11-15.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/7-1-8 and 5/11-15.1-1 et seq., the Village's home rule powers and other applicable statutes, and all applicable ordinances, regulations and procedures of the Village.

M. The Glenview Corporate Authorities have duly considered all necessary petitions to enter into this Amendment, have considered the recommendations of the Village Plan

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ordinance duly adopted by a vote of two-thirds (2/3) of the Glenview Corporate Authorities then holding office, have authorized the Village President to execute and the Village Clerk to attest this Amendment on behalf of the Village.

N. The Parties desire to set forth their agreements and understandings with respect to the coordinated use and development of the Property.

O. The Parties desire to enter into this Amendment pursuant to (i) Section 11-15.1-1 et seq. of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1 et seq., (ii) the Village's home rule powers; (iii) the intergovernmental cooperation provisions of the Illinois Constitution (Article VII, Section 10) and enabling statutes enacted pursuant thereto, (iv) Division 13 of Article 11 of the Illinois Municipal Code (65 ILCS 5/11-13-1 et seq.) ; (v) the Village's police powers; and (vi) other authority as may hereinafter be set forth.

P. Each Party has materially altered its respective position in reliance upon the execution of this Amendment and the performance of its terms and provisions by the other Parties.

NOW, THEREFORE, in consideration of the foregoing recitals and the mutual covenants and agreements herein made, the Parties hereby agree as follows:

1. **Recitals; Defined Terms.** The Parties acknowledge that the statements and representations contained in the foregoing recitals are true and accurate and incorporate such recitals into this Amendment as if fully set forth in this Article 1. Any capitalized terms used herein but not defined shall have the meaning to ascribed to them in the Original Agreement.

2. **Zoning, Subdivision and Related Development Approvals for the Property.**

a. **Zoning and Development Approvals.** The Glenview Corporate Authorities shall enact an ordinance or ordinances for the zoning, use and development of the Property , which ordinance(s) shall substantially incorporate the matters set forth in this Section 2.a as well as the Plan Commission Recommendations (except as otherwise set forth in the Plans, as defined below, and as may be modified as set forth in this Amendment) (collectively, the "Supplemental Approvals Ordinance")

(1) **Residential Parcel**

(a) rezoning of the Residential Parcel to the R-18 Planned Development District;

(b) approval of a final site plan prepared by Manhard Consulting and dated December 21, 2012, a copy of which is attached hereto as Exhibit C-1 (the "Residential Site Plan");

(c) approval of the relief from the Zoning Ordinance and the Subdivision Ordinance identified on Exhibit D attached hereto.

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(d) provided the Village of Glenview Appearance Commission (the "Appearance Commission") considers and approves the following plans identified below (as such plans may be modified by Developer in consultation with the Appearance Commission):

(i) Conceptual landscape plan prepared by Teska and dated January 4, 2013, a copy of which is attached hereto as Exhibit C-2 (the "Preliminary Residential Landscape Plans");

(ii) Preliminary Building elevations by JHP Architecture/Urban Design and dated October 23, 2012 and January 7, 2013, copies of which are attached hereto as Exhibit C-3 (the "Preliminary Residential Building Elevations"); and

(ii) Photometric and illumination plans (i) prepared by Woolpert Design and dated January 2013, a copy of which is attached hereto as Exhibit C-4 and (ii) prepared by Copper Lighting and dated September 28, 2012, a copy of which is attached hereto as Exhibit C-4 (collectively, the "Preliminary Residential Photometric Plans");

(The Residential Site Plan, the Preliminary Residential Landscape Plans, the Preliminary Residential Building Elevations and the Preliminary Residential Photometric Plans are collectively referred to herein as the "Residential Plans")

(2) Future Office Parcel

(a) rezoning of the Future Parcel to the L2 Light Industrial District; and

(b) approval of the relief from the Zoning Ordinance and the Subdivision Ordinance identified on Exhibit D attached hereto.

(3) Retail Parcel

(a) rezoning/ratification of the Retail Parcel to the B-2 General Business District to permit the Retail Parcel to be developed and maintained with any use permitted in the B-2 General Business District;

(b) approval of a final site plan prepared by Manhard Consulting and dated December 21, 2012, a copy of which is attached hereto as Exhibit E-1 (the "Retail Site Plan");

(c) provided the Appearance Commission considers and approves the following items below (as such plans may be modified in consultation with the Appearance Commission):

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(i) landscape plan prepared by Teska and dated January 4, 2013, a copy of which is attached hereto as Exhibit E-2 (the “Preliminary Retail Landscape Plan”).

(ii) building elevations (i) for “Retail Shops C” and “Retail Shops D” (as identified on the Retail Site Plan) prepared by Rankin Associates and dated July 26, 2012, a copy of which is attached hereto as Exhibit E-3; (ii) for “Health Club B” (as identified on the Retail Site Plan) prepared by LA Fitness dated December 17, 2012, a copy of which is attached hereto as Exhibit E-3; (iii) for “Retail F” (as identified on the Retail Site Plan) prepared by The Architects Partnership dated July 19, 2012, a copy of which is attached hereto as Exhibit E-3; (iv) for “Grocery Anchor A” (as identified on the Retail Site Plan) prepared by Solomon Cordwell and Buenz dated January 7, 2013, a copy of which is attached hereto as Exhibit E-3; and (v) for the “Child Care Facility” (as identified on the Retail Site Plan) prepared by NORR dated August 14, 2012, a copy of which is attached hereto as Exhibit E-3 (the building elevations referred to in this Section are sometime individually referred to as a “Preliminary Building Elevation” and collectively as the “Preliminary Retail Building Elevations”);

(iii) a signage plan prepared by The Gardner School and dated January 4, 2013, a copy of which is attached hereto as Exhibit E-4 (as concerns the “Child Care Facility” identified on the Retail Site Plan (collectively, the “Preliminary Retail Signage Plans”));

(iv) approval of photometric and illumination plans (i) prepared by Woolpert Design and dated January 2013, a copy of which is attached hereto as Exhibit E-5 and (ii) prepared by Copper Lighting and dated September 28, 2012, a copy of which is attached hereto as Exhibit E-5 (collectively, the “Preliminary Retail Photometric Plans”);

(The Retail Site Plan, the Preliminary Retail Landscape Plan, the Preliminary Retail Building Elevations, the Preliminary Retail Signage Plans and Preliminary Retail Photometric Plans are collectively referred to herein as the “Retail Plans”)

(g) approval of the relief from the Zoning Ordinance and the Subdivision Ordinance identified on Exhibit D; and

(h) approval of conditional uses for (i) a pharmacy drive-thru establishment with a single accessory drive-thru lane in the location identified on the Retail Site Plan as the “Future Retail” (“Future Retail Lot”); and (ii) the operation of a coffee shop drive-thru establishment with a single accessory drive-thru lane in the location identified on Retail Site Plan as “Retail Shops C”.

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(4) Office Parcel

(a) acknowledgement of the Office Parcel as being zoned in the I-2 Light Industrial District to permit the Office Parcel to be developed and maintained with any use permitted in the I-2 Light Industrial District.

(b) acknowledgement of all approvals and relief previously granted for the benefit of the Office Parcel pursuant to the Original Approvals Ordinances and detailed in Exhibit D.

(5) Subject to Section 2.f below, an amendment of the Village's Comprehensive Plan to reflect the zoning and use of the Parcels herein provided; and

(6) Subject to Section 2.f below, an amendment of the Village's Official Map to reflect the rezoning of the Parcels herein provided.

b. It is understood that those plans and documents referenced herein at paragraphs 2.a(1)(d) and 2.a(3)(c) above are preliminary in nature and subject to change and any future changes to said preliminary plans shall be permitted to be made pursuant to paragraph 2.g hereto.

c. Final Development and Subdivision Approvals for the Residential Parcel. The Parties acknowledge that although the Residential Plans reflect certain approved variations and specific development and site planning parameters for uses, density and bulk related to the Residential Parcel, the Residential Plans have not received final development and subdivision approval. The Village shall grant final approvals for the Residential Parcel upon satisfaction of the following conditions (collectively, the "Final Residential Approval"):

(1) approval by the Village Engineer of final engineering plans for the Residential Parcel (the "Final Residential Engineering Plans") provided such plans (i) substantially comply in all material respects with the Residential Site Plan; and (ii) comply with all applicable Village laws and regulations, except to the extent such laws and regulations have been modified by this Amendment. In connection with the approval of such Final Residential Engineering Plans, the Village shall hold the necessary public hearings and meetings to grant said final approval and will reasonably cooperate with Developer with respect to Developer's request(s) for necessary regulatory approvals-permits. . Developer shall only be required to construct those utility improvements necessary for the construction of the Residential Parcel and shall not be required to oversize any water or storm sewer utility lines for the benefit of any property located outside of the Project.

(2) final approval from the Appearance Commission, subject to the Appearance Commission reviewing and acting upon matters relating to appearance as authorized by the Appearance Code, for a final residential landscape plan, final residential building elevations, final residential photometric plans. In connection with the approval of said plans, the Appearance Commission shall hold such necessary public

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meetings to grant such final approvals and no other approvals for those items in this Paragraph 2.c(2) from the Glenview Corporate Authorities shall be required.

(3) approval of a final plat of subdivision for the Residential Parcel (the "Final Residential Plat of Subdivision") provided the Final Residential Plat of Subdivision substantially complies in all material respects to the Final Residential Site Plan and the terms of this Amendment. The Village shall conduct the necessary public meetings and public hearing necessary to grant final approval of the Final Residential Plat of Subdivision (including the granting of relief from the Subdivision Ordinance to effectuate the terms of this subsection 2.c(3)). In connection with the foregoing, Developer shall have the right to seek combined preliminary and final plat of subdivision approval for only the Final Residential Plat of Subdivision.

d. Final Development and Subdivision Approvals for the Retail Parcel. The Parties acknowledge that although the Retail Plans reflect certain approved variations and specific development and site planning parameters for uses, density and bulk related to the Retail Parcel, the Retail Plans have not received final development and subdivision approval. The Village shall grant final approvals for the Retail Parcel (excluding the Future Retail Lot) upon satisfaction of the following conditions (collectively, the "Final Retail Approval"):

(1) approval from the Village Engineer of final engineering plans for the Retail Parcel (the "Final Retail Engineering Plans") provided the Final Retail Engineering Plans substantially comply in all material respects with the Retail Site Plan and comply with all applicable Village laws and regulations, except to the extent such laws and regulations have been modified by this Amendment. In connection with the approval of such Final Retail Engineering Plans, the Village shall hold the necessary public hearings and meetings to grant final approval of the Final Engineering Plans and will reasonably cooperate with Developer with respect to Developer's request(s) for necessary regulatory approvals-permits. Developer shall only be required to construct those utility improvements necessary for the construction of the Retail Parcel and no oversized water or storm sewer utility lines are required for the benefit of any property located outside of the Retail Parcel.

(2) final approval from the Appearance Commission, subject to the Appearance Commission reviewing and acting upon matters relating to appearance as authorized by the Appearance Code, for a final retail landscape plan, final retail building elevations, final retail signage plans and final retail photometric plans. In connection with the approval of said plans, the Village's Appearance Commission shall hold such necessary public meetings to grant such final approvals and no other approvals from the Glenview Corporate Authorities shall be required. Further, subject to the Appearance Commission reviewing and acting upon matters relating to appearance as authorized by the Appearance Code, the Village shall approve any additional signage requested for the Retail Parcel (including but not limited to the Future Retail Lot) so long as such signage conforms with the Village's Zoning Ordinance in effect as of the date hereof.

(3) approval of a final plat of subdivision for the Retail Parcel which shall include Future Retail Lot (the "Final Retail Plat of Subdivision") provided the Final

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Retail Plat of Subdivision substantially complies in all material respects to the Final Retail Site Plan, the Village Code and the terms of this Amendment. The Village shall conduct the necessary public meetings and public hearing necessary to grant final approval of the Final Retail Plat of Subdivision (including the granting of relief from the Subdivision Ordinance to effectuate the terms of this subsection 2.d(3)). In connection with the foregoing, Developer, at its sole election, shall be permitted to subdivide any portion of the Retail Parcel into separate smaller lots as long as the resulting subdivision for the Retail Parcel substantially conform with the overall bulk and density parameters as shown on the Final Retail Site Plan and provided it obtains the necessary Village approval. Other than the "Child Care Facility" (as identified on the Retail Site Plan"), Retail "F" (as identified on the Retail Site Plan) and the Future Retail Lot, if Developer elects to subdivide any other portion of the Retail Parcel into separate smaller lots then Developer shall record an easement (either as part of the Final Retail Plat of Subdivision or as a separate document and which shall be recorded no later than at the time the Final Retail Plat of Subdivision is recorded) against the (i) Retail Parcel (excluding "Retail F", as identified on the Retail Site Plan, and the Future Retail Lot) providing cross-access easement rights over the Retail Parcel (excluding the "Child Care Facility" as identified on the Retail Site Plan, Retail F and the Future Retail Lot) for the benefit of all users of the Retail Parcel (ii) the parking lot located at the northwest corner of Pointe Drive and Capital Drive providing cross parking easement rights for the sole benefit of all users of "Health Club B" (as identified on the Retail Site Plan); and (iii) that portion of the Retail Parcel located west of Capital Drive and south of Pointe Drive (the "West Retail Parcel") providing cross parking easement rights for the benefit of all users of the West Retail Parcel. In connection with the foregoing, Developer shall have the right to seek combined preliminary and final plat of subdivision approval for the Final Retail Plat of Subdivision and/or to seek approval of the Final Retail Plat of Subdivision in one or more stages from the Village.

e. Final Development Approvals for Future Retail Lot. The Parties acknowledge that although this Agreement approves a conditional use for the operation of pharmacy drive-thru on the Future Retail Lot, no specific development plans have been submitted by Developer nor approved by the Village for the development of the Future Retail Lot. Accordingly, in connection with the development of the Future Retail Lot, Developer shall be required to submit to the Village for its review and approval (collectively, the "Future Retail Lot Development Plans") a final site plan, a final landscape plan, a final signage plan (if desired), building elevations, photometric plans and final engineering plans ("Final Future Retail Lot Approval") as conditions of final approval for the uses within the future retail lot. Final Future Retail Lot Approval shall also require (i) site plan review by the Village's Plan Commission and approval by the Glenview Corporate Authorities with respect to the site plan for the Future Retail Lot which shall include the location of the drive-thru, among other things; (ii) review and approval of the Appearance Commission, subject to the Appearance Commission reviewing and acting upon matters relating to appearance as authorized by the Appearance Code, with respect to the landscape plan, building elevations, photometric plans and signage plans with respect to the Future Retail Lot; and (iii) approval by the Village Engineer of final engineering plans for the Future Retail Lot. The Village shall approve the Future Retail Lot Development Plans and adopt any and all necessary ordinances and/or resolutions to effectuate the same, provided the Future Retail Lot Development Plans substantially comply in all material respects with the terms of this

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Agreement and all applicable Village laws and regulations (except to the extent such laws and regulations have been modified by this Agreement). Developer shall be permitted to seek Final Future Retail Lot Approval at any time.

f. Final Development and Subdivision Approvals for the Future Office Parcel. The Parties acknowledge that although this Agreement approves the rezoning of the Future Office Parcel, no specific development plans have been submitted by Developer nor approved by the Village, and, accordingly, in connection with the Village's approval of the development of the Future Office Parcel, Developer shall be required to submit to the Village for its review and approval (collectively, the "Future Office Development Plans") a final site plan, a final landscape plan, a signage plan, building elevations, photometric plans and final engineering plans ("Final Future Office Approval"). Further, Developer, at its sole election, shall be permitted to subdivide portions of the Future Office Parcel into separate smaller lots as long as the aggregate of the resulting subdivisions for the Future Office Parcel substantially conform with the overall bulk and density parameters as shown on the Future Office Development Plans and all applicable laws and Village Ordinances (except to the extent such laws have been modified by this Agreement). Developer shall be permitted to seek Final Office Approval in one or more stages and shall only be required to construct those utility improvements necessary for the construction of the Future Office Parcel and shall not be required to oversize any water or storm sewer utility lines for the benefit of any property located outside of the Future Office Parcel.

g. Rezoning of the Parcels and Amending the Village's Official Zoning Map. It is acknowledged that the Supplemental Approvals Ordinance or ordinances officially rezone(s) the Property in the manner contemplated under this Agreement (or, in the case of the Office Parcel, ratifies and restates such zoning). Concurrently with the approval of a final plat of subdivision for each Parcel, the Parties shall confirm that the legal description for such Parcel substantially complies with the depiction of the property rezoned pursuant to the Supplemental Approvals Ordinance.

h. General Standards. The Plans establish the standards for the development of the various portions of the Property. As the Project is anticipated to be implemented and constructed in one or more stages or phases, Developer shall have the right to submit for Final Residential Approval, Final Retail Approval, Final Future Retail Lot Approval and Future Office Approval, as the case may be (individually a "Final Approval" and collectively, the "Final Approvals") in such phases or stages as Developer shall determine. Developer shall not be required to submit and implement a single set of plans, a single final plat of subdivision, or a single set of final engineering plans for the entirety of the Project at one time. Developer shall be permitted to make changes to the Residential Plans, the Retail Plans, the Future Office Development Plans and the Future Retail Lot Development Plans prior to or after obtaining Final Approval for the same (as the case may be) and such changes shall only require an amendment to the Supplemental Approvals Ordinance (in accordance with the process set forth in the Glenview Municipal Code for site plan changes) and such changes shall be approved by the Village so long as the changes do not substantially differ from the applicable plans previously approved. Notwithstanding the foregoing and notwithstanding the provisions of the Zoning Ordinance and the Subdivision Ordinance to the contrary, Developer shall not be required to submit for the Final Approvals for the Residential Parcel and the Retail Parcel until the time period that is two

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(2) years after the execution of this Agreement. In the event Developer has not submitted for Final Approvals within such two (2) year period then the entitlements set forth in the Supplemental Ordinances that are applicable to the portion of the Project that has not yet submitted for a Final Approval within said two (2) year period shall be void and held for naught unless an extension is granted by the Glenview Corporate Authorities (in which case an amendment to this Agreement shall not be required).

3. **Section 14 of the Original Agreement.** Section 14 of the Original Agreement is hereby deleted in its entirety and replaced with the following:

Sharing of Certain Taxes. Pursuant to the Willow Road Corridor Agreement and the Milwaukee/Sanders Corridor Agreement, the Village and Northbrook (pursuant to the Willow Road Corridor Agreement and the Village and the Village of Prospect Heights (pursuant to the Milwaukee/Sanders Corridor Agreement) have agreed to share sales taxes, real estate taxes, hotel/motel taxes and utility taxes generated by the Property. In connection with the foregoing, Developer (and any successor or owner of any portion of the Parcels) shall use commercially reasonable efforts to cooperate with the Village to help facilitate the sharing of the aforementioned taxes, including, using commercially reasonable efforts to cause any tenant or user of the Property that is required to pay sales tax and utility taxes: (i) to file a separate IDOR Form ST-1 and ST-2 (or any successor reporting form) with the Illinois Department of Revenue (“Department”) to separately identify the sales taxes that result from retail sales on the Property; (ii) to the extent available, supply or cause to be promptly supplied to the Village, copies of its State of Illinois Sales Tax returns filed with the Department promptly after filing thereof; and (iii) to provide the Village copies of certain utility tax bills at least three (3) times annually.”

4. **Miscellaneous.**

a. **Deletion of Certain Sections in the Original Agreement.** Subject to the terms of this paragraph 4.a, Sections 3a(1), 3a(2), 3a(3) and 3b through 3e in the Original Agreement are hereby deleted in their entirety. Notwithstanding the foregoing, the previous sentence is not intended to delete Section 3a(3)(d) of the Original Agreement nor Exhibit G-3 attached to the Original Agreement, which remain in full force and effect.

b. **Ratification/Construction.** Except to the extent provided otherwise in this Amendment, the Original Agreement remains in full force and effect without further amendment thereto. From and after the Effective Date of this First Amendment, all references in the Original Agreement and this Amendment to the “Agreement” shall mean the Original Agreement as amended by this Amendment.

c. **Conflicts and Inconsistencies.** In the event of a conflict, ambiguity or inconsistency between the terms and provisions of this Amendment and the terms and provisions of the Original Agreement, the terms and provisions of this Amendment shall govern and control. Further, to the extent of any conflict, ambiguity or inconsistency between (i) the terms of this Amendment and the Village’s Municipal Code, this Amendment shall govern and control in all instance; (ii) the zoning and subdivision relief identified on Exhibit D and the improvements identified in the Final Approvals, the Final Approvals shall be the governing and

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controlling document, and the Glenview Corporate Authorities shall be deemed to have granted such further zoning and subdivision relief as is necessary to construct the applicable portion of the Project in accordance with the Final Approvals.

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IN WITNESS WHEREOF, the Parties hereto have executed this Amendment on the date first above written and, by so executing, each of the Parties warrants that it possesses full right and authority to enter into this Agreement.

VILLAGE:

VILLAGE OF GLENVIEW, an Illinois municipal corporation

By: Kerry D. Cummings
Village President

ATTEST:

Bob Hill
Village Clerk

DEVELOPER:

FR 77 WILLOW SANDERS ROAD JV, LLC

By: **GlenStar Willow/Sanders Road, LLC,**
its Member

By: **GlenStar Partners, LLC,** its
Member

By: Rand Diamond
Rand Diamond, Member

Attest: Patty Rucini
Its: Executive

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on 8th day of APRIL, 2013 by Kerry Cummings, the Village President of the VILLAGE OF GLENVIEW, an Illinois home rule municipal corporation, and by TODD HILEMAN, the Village Clerk of said municipal corporation.

Lisa A Goodwin
Signature of Notary

SEAL
My Commission expires: 8-2-15



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on 3rd day of April, 2013 by Rand Diamond, Member of. GlenStar Partners, L.L.C. an Illinois limited liability company.

Matt Omundson
Signature of Notary

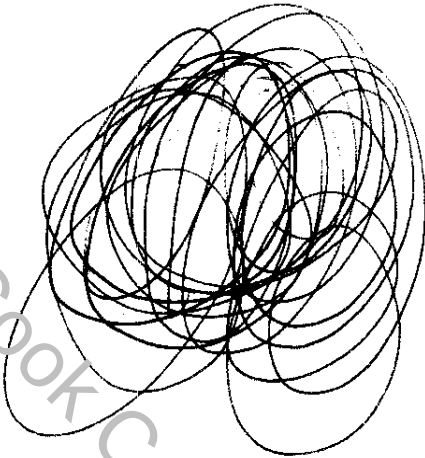
SEAL
My Commission expires: _____



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LIST OF EXHIBITS

Property of Cook County Clerk's Office



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Exhibit A

Legal Description of Property

Property Identification Number: 04-18-401-028-0000 & 04-19-201-042-0000

LOT 2 IN WILLOW-SANDERS DEVELOPMENT SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 18 AND THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED NOVEMBER 5, 2009 AS DOCUMENT NUMBER 0930939048, IN COOK COUNTY, ILLINOIS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2, ALSO BEING THE SOUTHWEST CORNER OF LOT 1 IN SAID WILLOW-SANDERS DEVELOPMENT SUBDIVISION, ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WILLOW ROAD AS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION PER WARRANTY DEED RECORDED AS DOCUMENT 20444817 AND AS SHOWN ON THE PLAT OF HIGHWAYS RECORDED AS DOCUMENT 0722115081; THENCE ALONG THE SOUTH, WEST, NORTH AND EAST LINES OF SAID LOT 2, THE FOLLOWING FOURTEEN (14) COURSES;

THENCE NORTH 62 DEGREES 05 MINUTES 28 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WILLOW ROAD, A DISTANCE OF 11.50 FEET; THENCE NORTH 61 DEGREES 08 MINUTES 30 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.05 FEET; THENCE NORTHWESTERLY A DISTANCE OF 446.34 FEET, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2566.12 FEET, A CHORD BEARING NORTH 65 DEGREES 59 MINUTES 49 SECONDS WEST, AND A CHORD DISTANCE OF 445.78 FEET; THENCE NORTH 67 DEGREES 15 MINUTES 16 SECONDS WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 260.65 FEET; THENCE WESTERLY A DISTANCE OF 392.89 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY, BEING A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2596.12 FEET, A CHORD BEARING NORTH 81 DEGREES 03 MINUTES 57 SECONDS WEST, AND A CHORD DISTANCE OF 392.52 FEET TO A BEND IN SAID RIGHT-OF-WAY; THENCE NORTH 45 DEGREES 06 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE EASTERLY LINE OF SANDERS ROAD AS CONVEYED TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION PER WARRANTY DEED RECORDED AS DOCUMENT 20444817 AND AS SHOWN ON THE PLAT OF HIGHWAYS RECORDED AS DOCUMENT 0722115081; THENCE NORTH 07 DEGREES 09 MINUTES 43 SECONDS WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.53 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN DONLEN SUBDIVISION RECORDED AS DOCUMENT NUMBER 0626139044; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, ALONG THE SOUTH LINE AND EASTERLY EXTENSION OF SAID SOUTH LINE, A DISTANCE OF 528.03 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 92368756; THENCE NORTH 00 DEGREES 00 MINUTES 34 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 236.00 FEET TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING ON A SOUTHERLY LINE OF LOT 1 IN SAID DONLEN SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, ALONG SAID SOUTH LINE AND IT'S EASTERLY EXTENSION, A DISTANCE OF 254.00 FEET TO A CORNER OF THE SBC ILLINOIS SANDERS ROAD ADDITION TO GLENVIEW SUBDIVISION RECORDED AS DOCUMENT 0417631117; THENCE NORTH 00 DEGREES 00 MINUTES 34 SECONDS EAST, ALONG AN EAST LINE OF SAID SBC ILLINOIS SANDERS ROAD ADDITION TO GLENVIEW SUBDIVISION, A DISTANCE OF 230.88 FEET TO A CORNER OF SAID SUBDIVISION; THENCE SOUTH 89 DEGREES 59 MINUTES 26 SECONDS EAST, ALONG A SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1030.61 FEET TO A POINT ON THE MONUMENTED WESTERLY RIGHT-OF-WAY LINE OF THE ILLINOIS TOLLWAY PER DOCUMENT NUMBER 081068543; THENCE SOUTHEASTERLY A DISTANCE OF 145.40 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2718.83 FEET, A CHORD BEARING SOUTH 23 DEGREES 46 MINUTES 19 SECONDS EAST, AND A CHORD DISTANCE OF 145.38 FEET TO AN IRON ROD LOCATED ADJACENT TO A CONCRETE RIGHT-OF-WAY MARKER; THENCE SOUTHERLY A DISTANCE OF 312.49 FEET, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2969.97 FEET, A CHORD BEARING SOUTH 19 DEGREES 17 MINUTES 11 SECONDS EAST, AND A CHORD DISTANCE OF 312.35 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID WILLOW-SANDERS DEVELOPMENT SUBDIVISION; THENCE ALONG THE COMMON LINE BETWEEN SAID LOT 1 AND SAID LOT 2, THE FOLLOWING THIRTEEN (13) COURSES;

THENCE SOUTH 73 DEGREES 00 MINUTES 46 SECONDS WEST, A DISTANCE OF 281.47 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHERLY A DISTANCE OF 21.55 FEET, ALONG SAID NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 176.00 FEET, A CHORD BEARING SOUTH 17 DEGREES 21 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 21.54 FEET; THENCE SOUTH 20 DEGREES 52 MINUTES 06 SECONDS EAST, A DISTANCE OF 93.67 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY A DISTANCE OF 90.89 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE,

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CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING SOUTH 18 DEGREES 15 MINUTES 52 SECONDS EAST, AND A CHORD DISTANCE OF 90.86 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY A DISTANCE OF 203.21 FEET, ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 192.00 FEET, A CHORD BEARING SOUTH 14 DEGREES 39 MINUTES 35 SECONDS WEST, AND A CHORD DISTANCE OF 193.86 FEET; THENCE SOUTH 44 DEGREES 58 MINUTES 48 SECONDS WEST A DISTANCE OF 58.51 FEET TO A POINT OF CURVATURE; THENCE WESTERLY A DISTANCE OF 329.85 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE NORTHERLY, HAVING A RADIUS OF 272.50 FEET, A CHORD BEARING SOUTH 79 DEGREES 39 MINUTES 25 SECONDS WEST, AND A CHORD DISTANCE OF 310.08 FEET; THENCE NORTH 65 DEGREES 39 MINUTES 57 SECONDS WEST, A DISTANCE OF 89.13 FEET TO A POINT OF CURVATURE; THENCE WESTERLY A DISTANCE OF 69.98 FEET, ALONG A CURVE TANGENT TO THE LAST DESCRIBED COURSE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 160.00 FEET, A CHORD BEARING NORTH 78 DEGREES 11 MINUTES 47 SECONDS WEST, AND A CHORD DISTANCE OF 69.43 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY A DISTANCE OF 15.29 FEET, ALONG A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 49.00 FEET, A CHORD BEARING SOUTH 80 DEGREES 19 MINUTES 58 SECONDS WEST, AND A CHORD DISTANCE OF 15.23 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY A DISTANCE OF 78.12 FEET, ALONG A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 88.00 FEET, A CHORD BEARING SOUTH 45 DEGREES 57 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 75.58 FEET; THENCE SOUTH 20 DEGREES 31 MINUTES 45 SECONDS WEST, A DISTANCE OF 34.64 FEET; THENCE SOUTH 03 DEGREES 36 MINUTES 58 SECONDS WEST, A DISTANCE OF 49.75 FEET TO THE POINT OF BEGINNING.

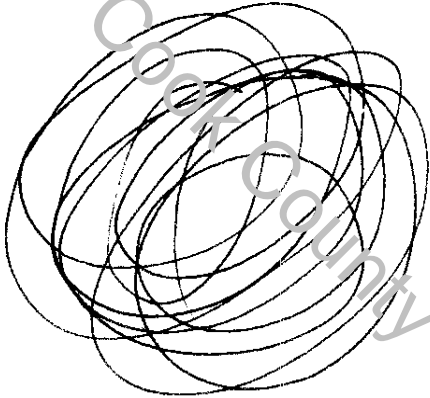
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Exhibit B

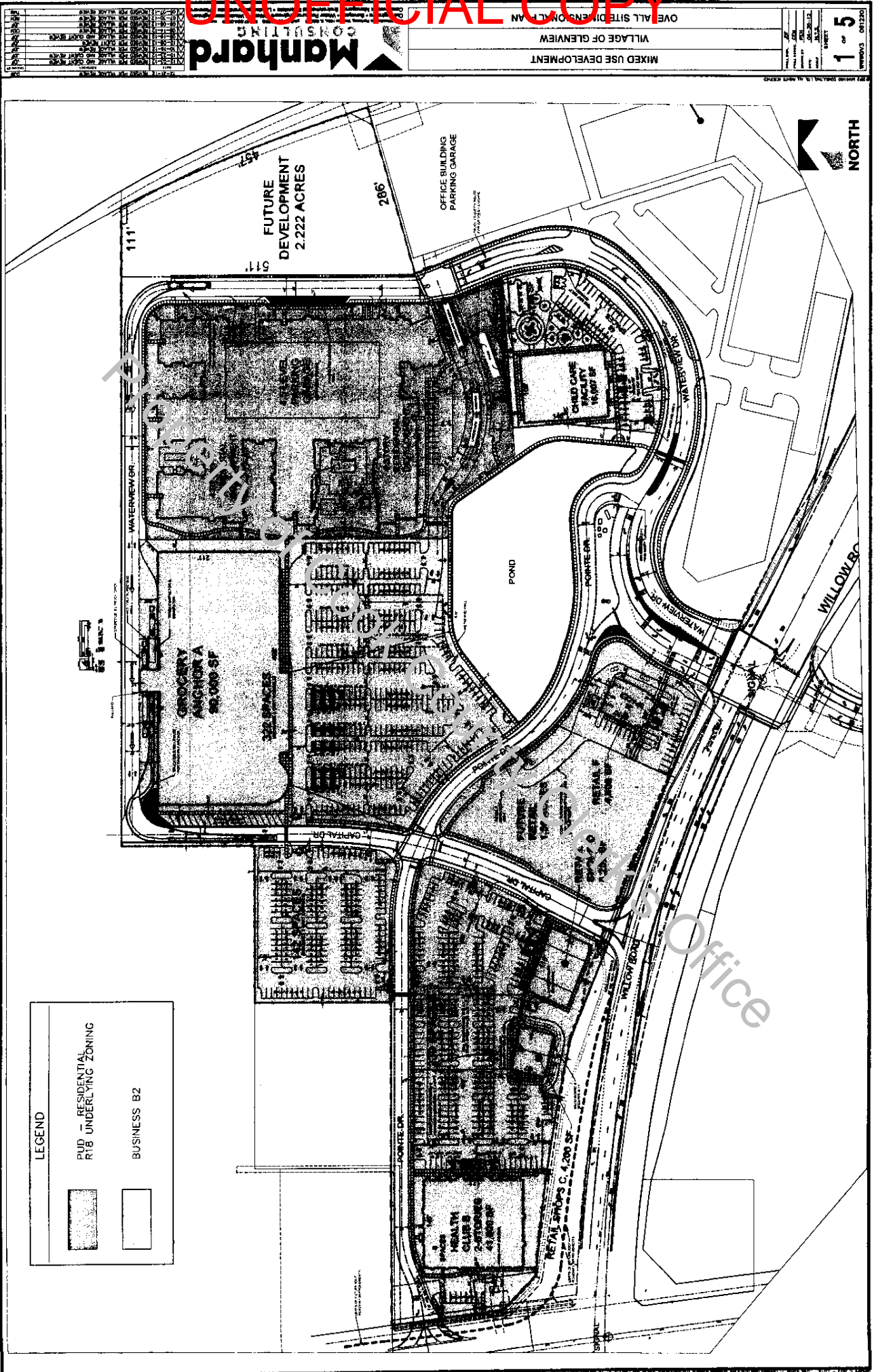
Depiction of Property

[Attached]

Property of Cook County Clerk's Office



UNOFFICIAL COPY



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	01-15-11	J.M.
2	REVISED PLAN	02-15-11	J.M.
3	REVISED PLAN	03-15-11	J.M.
4	REVISED PLAN	04-15-11	J.M.
5	REVISED PLAN	05-15-11	J.M.
6	REVISED PLAN	06-15-11	J.M.
7	REVISED PLAN	07-15-11	J.M.
8	REVISED PLAN	08-15-11	J.M.
9	REVISED PLAN	09-15-11	J.M.
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11	REVISED PLAN	11-15-11	J.M.
12	REVISED PLAN	12-15-11	J.M.
13	REVISED PLAN	01-15-12	J.M.
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17	REVISED PLAN	05-15-12	J.M.
18	REVISED PLAN	06-15-12	J.M.
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22	REVISED PLAN	10-15-12	J.M.
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100	REVISED PLAN	04-15-19	J.M.

Manhard
CONSULTING

MIXED USE DEVELOPMENT
VILLAGE OF GLENVIEW
OVER ALL SITE DIMENSIONS ONLY
SHEET NO. 1 OF 5
DATE: 04-26-11
SCALE: AS SHOWN
PROJECT: VILLAGE OF GLENVIEW
DRAWN BY: J.M.
CHECKED BY: J.M.
DATE: 04-26-11



LEGEND

	PUD - RESIDENTIAL RT8 UNDERLYING ZONING
	BUSINESS B2

Property of [unreadable] Office

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Exhibit C-1

Residential Site Plan

Property of Cook County Clerk's Office



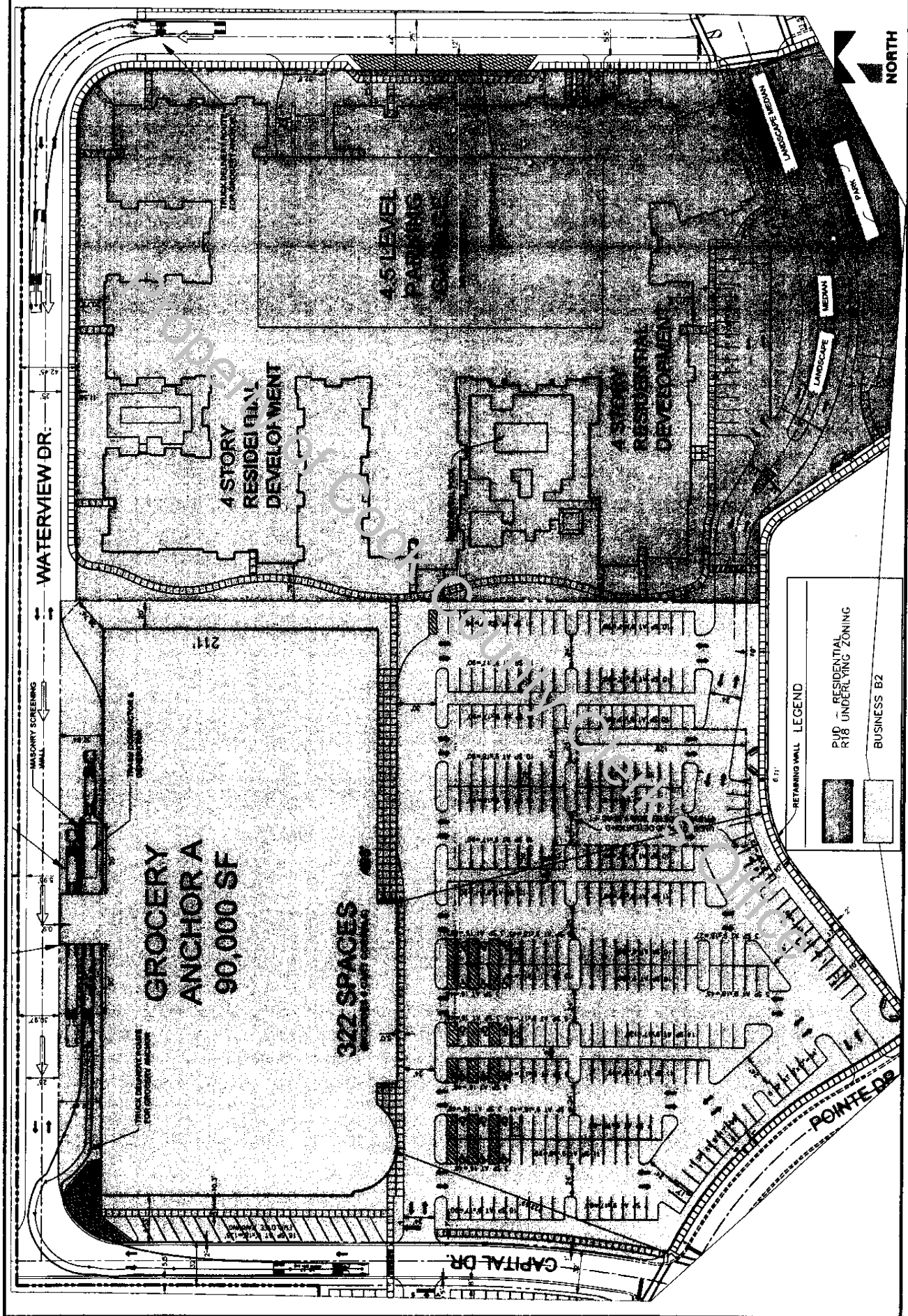
UNOFFICIAL COPY

Manhard CONSULTING

MIXED USE DEVELOPMENT
VILLAGE OF GLENVIEW

5 of 5
SHEET

NO. 1	GENERAL NOTES
NO. 2	LEGEND
NO. 3	EXISTING UTILITIES
NO. 4	PROPOSED UTILITIES
NO. 5	PROPOSED PAVEMENT
NO. 6	PROPOSED CURBS
NO. 7	PROPOSED DRIVEWAYS
NO. 8	PROPOSED SIDEWALKS
NO. 9	PROPOSED BIKEWAYS
NO. 10	PROPOSED FENCES
NO. 11	PROPOSED LIGHT FIXTURES
NO. 12	PROPOSED SIGNAGE
NO. 13	PROPOSED TREES
NO. 14	PROPOSED LANDSCAPE
NO. 15	PROPOSED MECHANICAL
NO. 16	PROPOSED ELECTRICAL
NO. 17	PROPOSED PLUMBING
NO. 18	PROPOSED HVAC
NO. 19	PROPOSED ROOFING
NO. 20	PROPOSED INTERIORS
NO. 21	PROPOSED EXTERIORS
NO. 22	PROPOSED FINISHES
NO. 23	PROPOSED MATERIALS
NO. 24	PROPOSED CONSTRUCTION
NO. 25	PROPOSED SCHEDULE
NO. 26	PROPOSED SPECIFICATIONS
NO. 27	PROPOSED CONTRACT
NO. 28	PROPOSED AGREEMENT
NO. 29	PROPOSED DISCLOSURE
NO. 30	PROPOSED STATEMENT
NO. 31	PROPOSED CERTIFICATE
NO. 32	PROPOSED RESOLUTION
NO. 33	PROPOSED ORDER
NO. 34	PROPOSED DECREE
NO. 35	PROPOSED JUDGMENT
NO. 36	PROPOSED VERDICT
NO. 37	PROPOSED FINDINGS
NO. 38	PROPOSED RECOMMENDATIONS
NO. 39	PROPOSED CONCLUSIONS
NO. 40	PROPOSED SUMMARY
NO. 41	PROPOSED INDEX
NO. 42	PROPOSED GLOSSARY
NO. 43	PROPOSED APPENDICES
NO. 44	PROPOSED REFERENCES
NO. 45	PROPOSED BIBLIOGRAPHY
NO. 46	PROPOSED WORKS CITED
NO. 47	PROPOSED FOOTNOTES
NO. 48	PROPOSED ENDNOTES
NO. 49	PROPOSED INDEXES
NO. 50	PROPOSED TABLES
NO. 51	PROPOSED FIGURES
NO. 52	PROPOSED CHARTS
NO. 53	PROPOSED GRAPHS
NO. 54	PROPOSED PLOTS
NO. 55	PROPOSED MAPS
NO. 56	PROPOSED DIAGRAMS
NO. 57	PROPOSED SCHEMATIC
NO. 58	PROPOSED FLOWCHART
NO. 59	PROPOSED ORGANIZATION
NO. 60	PROPOSED HIERARCHY
NO. 61	PROPOSED STRUCTURE
NO. 62	PROPOSED FRAMEWORK
NO. 63	PROPOSED FOUNDATION
NO. 64	PROPOSED SUPPORT
NO. 65	PROPOSED BASE
NO. 66	PROPOSED LEVEL
NO. 67	PROPOSED STANDARD
NO. 68	PROPOSED MODEL
NO. 69	PROPOSED EXAMPLE
NO. 70	PROPOSED ILLUSTRATION
NO. 71	PROPOSED REPRESENTATION
NO. 72	PROPOSED SIMULATION
NO. 73	PROPOSED ANALYSIS
NO. 74	PROPOSED EVALUATION
NO. 75	PROPOSED ASSESSMENT
NO. 76	PROPOSED REVIEW
NO. 77	PROPOSED CHECK
NO. 78	PROPOSED VERIFICATION
NO. 79	PROPOSED VALIDATION
NO. 80	PROPOSED CONFIRMATION
NO. 81	PROPOSED CORROBORATION
NO. 82	PROPOSED SUBSTANTIATION
NO. 83	PROPOSED SUPPORTING
NO. 84	PROPOSED EVIDENCE
NO. 85	PROPOSED PROOF
NO. 86	PROPOSED DEMONSTRATION
NO. 87	PROPOSED EXHIBITION
NO. 88	PROPOSED DISPLAY
NO. 89	PROPOSED PRESENTATION
NO. 90	PROPOSED SHOWING
NO. 91	PROPOSED DEMONSTRATION
NO. 92	PROPOSED EXHIBITION
NO. 93	PROPOSED DISPLAY
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NO. 99	PROPOSED PRESENTATION
NO. 100	PROPOSED SHOWING

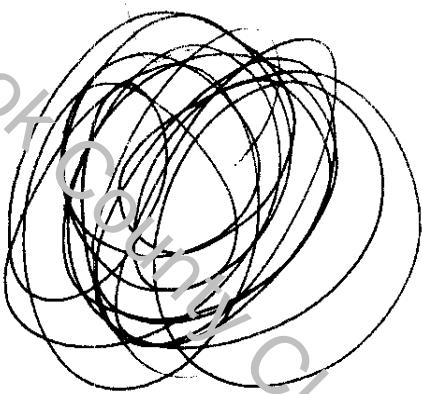


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EXHIBIT C-2

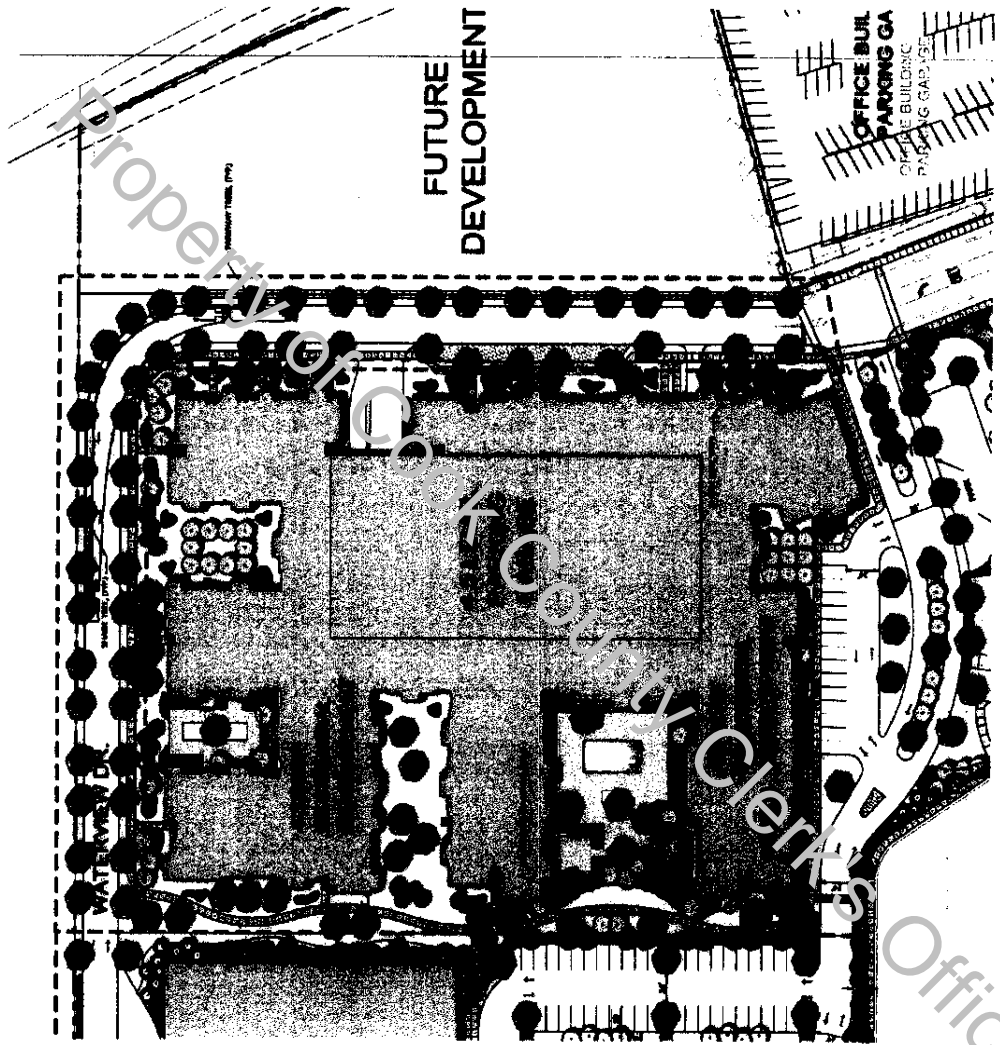
Preliminary Residential Landscape Plans

Property of Cook County Clerk's Office



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LANDSCAPE ENLARGEMENT PLAN		GLENSTAR		<table border="1"> <tr><td>DATE</td><td> </td></tr> <tr><td>REV.</td><td> </td></tr> <tr><td>COMMENTS</td><td> </td></tr> </table>	DATE		REV.		COMMENTS		L4
DATE											
REV.											
COMMENTS											
CONCEPTUAL LANDSCAPE PLANS MIXED USE DEVELOPMENT Glenview, Illinois											



PROCESS DRAWINGS - NOT FOR CONSTRUCTION

① Landscape Plan - Waterview Drive Project Enlargement
 SCALE: 1" = 40'

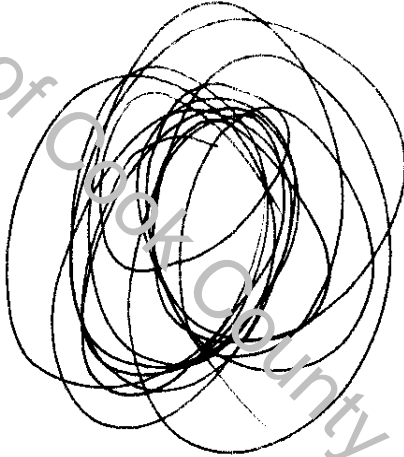
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EXHIBIT C-3

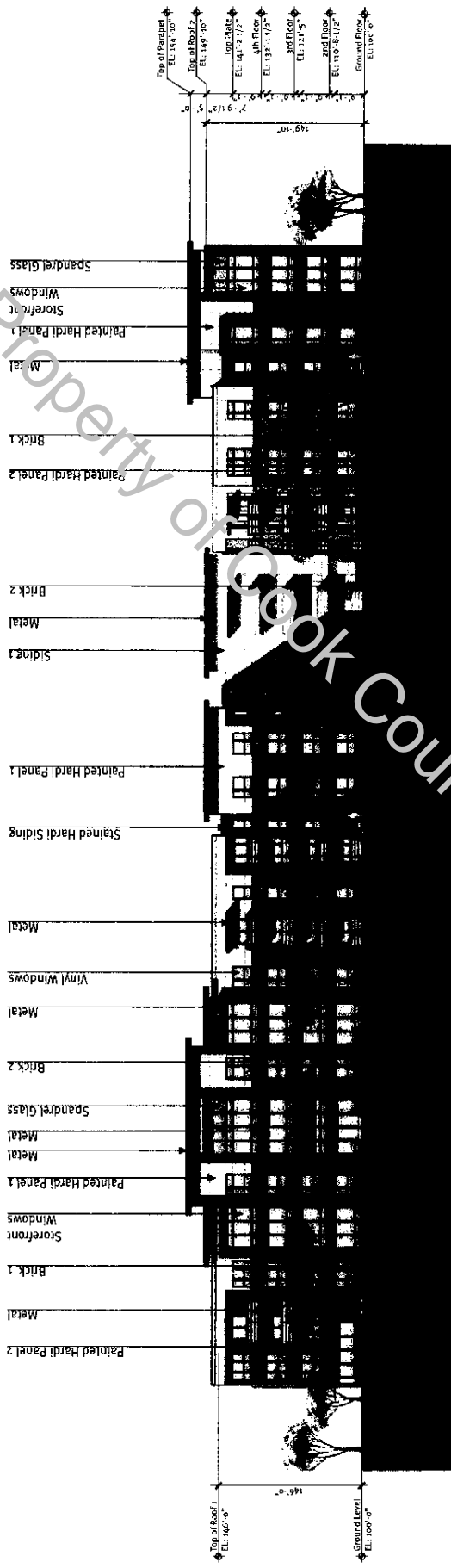
Preliminary Residential Building Elevations

Property of Clark County Clerk's Office



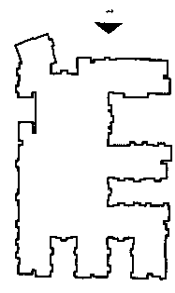
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Property of Cook County Clerk's Office



01 South Elevation
Scale: 1/32" = 1'-0"

- Brick 1: Pewter Gray Acme
- Brick 2: Valley Rose Acme
- Siding 1: Ivoire SW 6127
- Siding 2: Marooned SW 6020
- Siding 3: Intellectual Gray SW 7045
- Painted Hardi Panel 1: Pacer White SW 6098
- Painted Hardi Panel 2: Marooned SW 6020
- Stained Hardi Siding: Stained Hardi Siding
- Metal: Firestone Uni-clad Mansard Brown
- Vinyl Windows: Almond Vinyl
- Storefront: Bronze Storefront
- Trim: Pacer White SW 6098



JHP

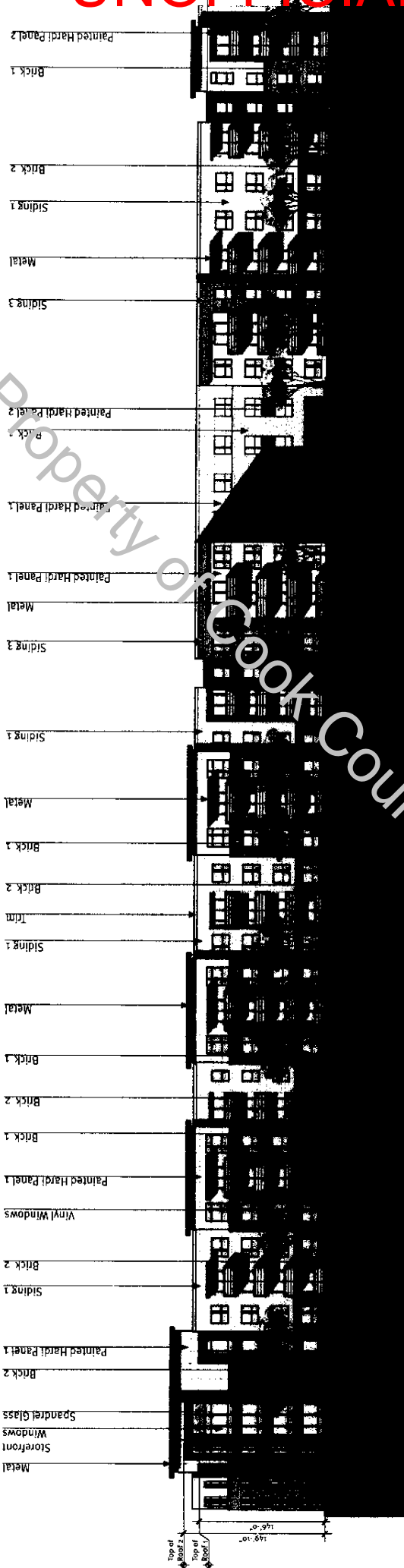
Glenview - 1-294 @ Willow
Village of Glenview, Illinois

LENNAR







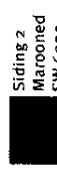





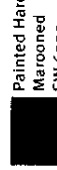





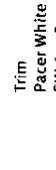





Schematic Elevation
Scale 1/32" = 1'-0"

10-23-2012 | 2011063.00 sl.nd
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01 East Elevation
Scale: 1/32" = 1'-0"

 Brick 1 Pewter Gray Acme	 Brick 2 Valley Rose Acme	 Siding 1 Ivoire SW 6127	 Siding 2 Marooned SW 6020	 Siding 3 Intellectual Gray SW 7045	 Siding 4 Firestone Uni-clad Mansard Brown
 Painted Hardi Panel 1 Marooned SW 6020	 Painted Hardi Panel 2 Marooned SW 6020	 Painted Hardi Panel 3 Pacer White SW 6098	 Painted Hardi Panel 4 Pacer White SW 6098	 Painted Hardi Panel 5 Stained Hardi Siding	 Painted Hardi Panel 6 Metal
 Metal Pacer White SW 6098	 Metal Pacer White SW 6098	 Metal Pacer White SW 6098	 Metal Pacer White SW 6098	 Metal Pacer White SW 6098	 Metal Pacer White SW 6098
 Trim Pacer White SW 6098	 Trim Pacer White SW 6098	 Trim Pacer White SW 6098	 Trim Pacer White SW 6098	 Trim Pacer White SW 6098	 Trim Pacer White SW 6098



Key Plan Scale: Not to Scale

JHP

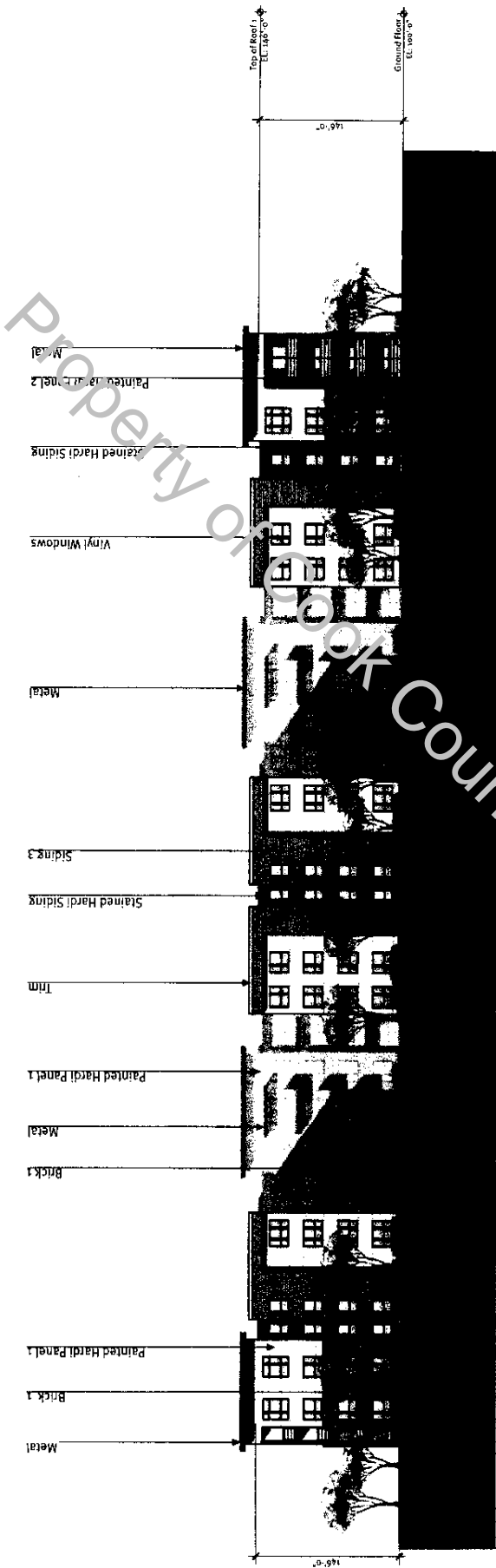
Glenview - 1-294 @ Willow
Village of Glenview, Illinois

LENNAR

Schematic Elevation
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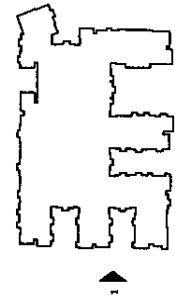
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01 North Elevation
Scale: 1/32" = 1'-0"

- Brick 1
Pewter Gray
Acme
- Brick 2
Valley Rose
Acme
- Siding 1
Ivoire
SW 6127
- Siding 2
Marooned
SW 6020
- Siding 3
Intellectual Gray
SW 7045
- Painted Hardi Panel 1
Pacer White
SW 6098
- Painted Hardi Panel 2
Marooned
SW 6020
- Stained Hardi Siding
Metal
Firestone Uni-clad
Mansard Brown
- Stained Hardi Siding
Metal
Firestone Uni-clad
Mansard Brown
- Trim
Pacer White
SW 6098
- Storefront Windows
Bronze Storefront
- Windows
Almond Vinyl



Key Plan Scale: Not to Scale



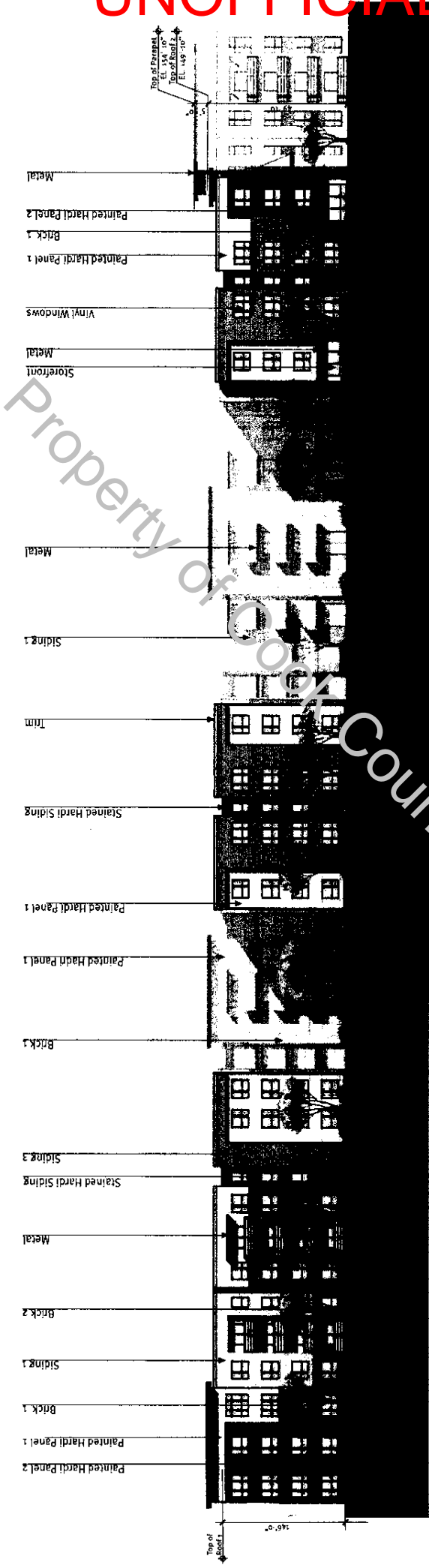
Glenview - 1-294 @ Willow
Village of Glenview, Illinois



Schematic Elevation
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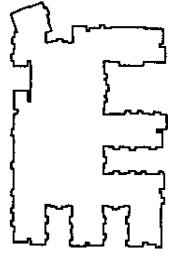
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01 West Elevation
Scale: 1/32" = 1'-0"

- Brick 1
Pewter Gray
Acme
- Brick 2
Valley Rose
Acme
- Siding 1
Ivorie
SW 6127
- Siding 2
Marooned
SW 6020
- Siding 3
Intellectual Gray
SW 7045
- Painted Hardi Panel 1
Pacer White
SW 6098
- Painted Hardi Panel 2
Marooned
SW 6020
- Stained Hardi Siding
Metal
Firestone Uni-clad
Mansard Brown
- Trim
Pacer White
SW 6098
- Storefront Windows
Bronze Storefront
- Windows
Almond Vinyl



Key Plan Scale: Not to Scale



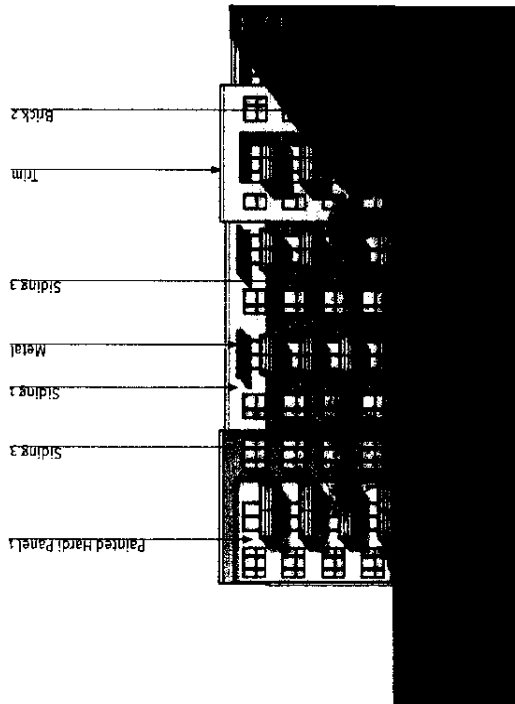
Glenview - 1-294 @ Willow
Village of Glenview, Illinois



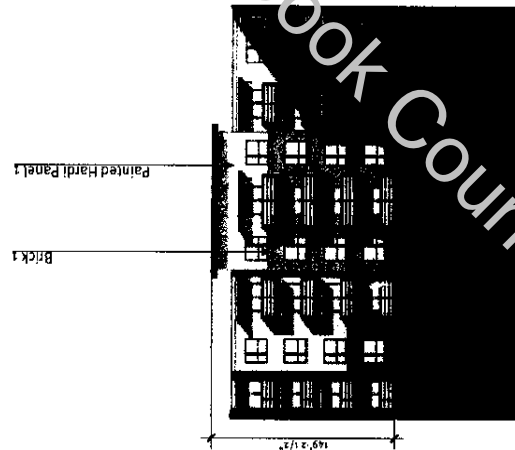
Schematic Elevation
Scale 1/32" = 1'-0"

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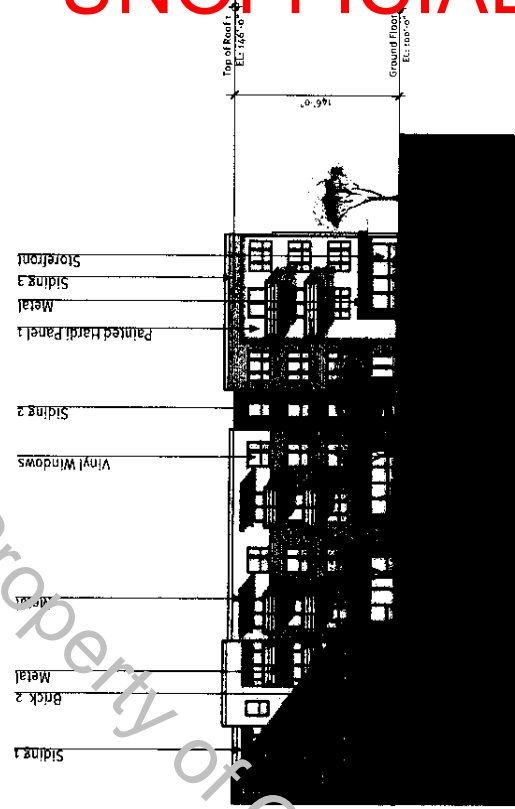
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01 Courtyard A Elevation
Scale: 1/32" = 1'-0"

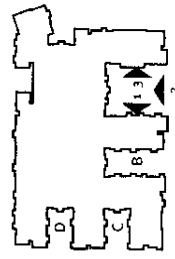


02 Courtyard B Elevation
Scale: 1/32" = 1'-0"



03 Courtyard A Elevation
Scale: 1/32" = 1'-0"

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Pewter Gray
Acme
- Brick 2
Valley Rose
Acme
- Siding 1
Ivoire
SW 6127
- Siding 2
Marooned
SW 6020
- Siding 3
Intellectual Gray
SW 7045
- Painted Hardi Panel 1
Pacer White
SW 6098
- Painted Hardi Panel 2
Marooned
SW 6020
- Stained Hardi Siding
- Metal
- Firestone Uni-clad
Mansard Brown
- Trim
Pacer White
SW 6098
- Storefront Windows
Bronze Storefront
- Windows
Almond Vinyl



Key Plan Scale: Not to Scale



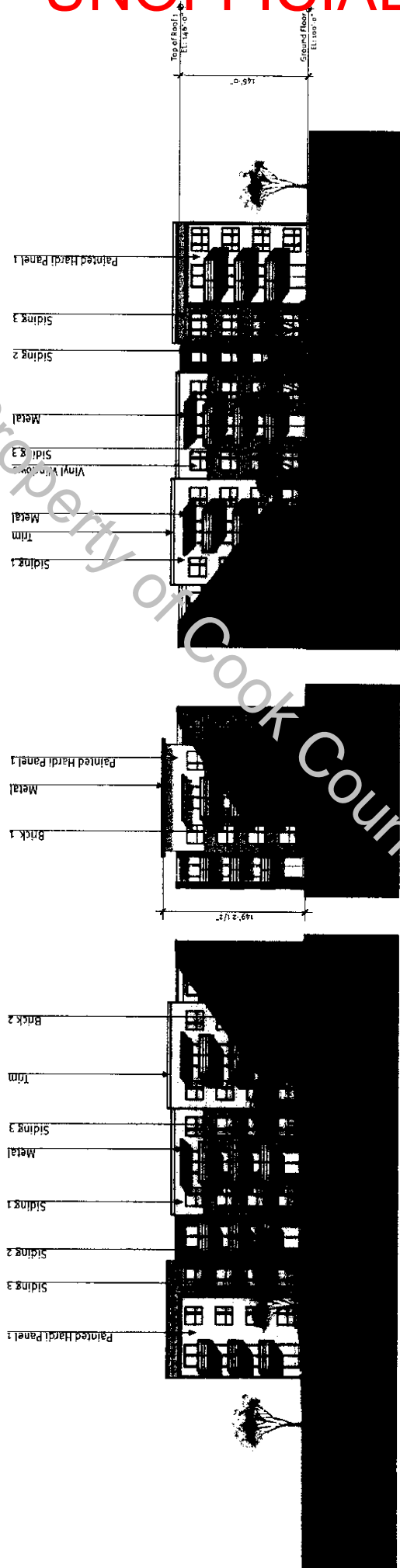
Glenview - 1-294 @ Willow
Village of Glenview, Illinois



Schematic Elevation
Scale 1/32" = 1' - 0"

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01 Courtyard B Elevation
Scale: 1/32" = 1'-0"

02 Courtyard B Elevation
Scale: 1/32" = 1'-0"

03 Courtyard B Elevation
Scale: 1/32" = 1'-0"

- | | | |
|--|--|---|
| Brick 1
Pewter Gray
Acme | Brick 2
Valley Rose
Acme | Siding 1
Ivoire
SW 6127 |
| Siding 2
Marooned
SW 6020 | Siding 3
Intellectual Gray
SW 7045 | Painted Hardi Panel 1
Pacer White
SW 6098 |
| Painted Hardi Panel 2
Marooned
SW 6020 | Stained Hardi Siding | Metal
Firestone Uni-clad
Mansard Brown |
| Trim
Pacer White
SW 6098 | Storefront Windows
Bronze Storefront | Windows
Almond Vinyl |



Key Plan Scale: Not to Scale



Glenview - I-294 @ Willow
Village of Glenview, Illinois

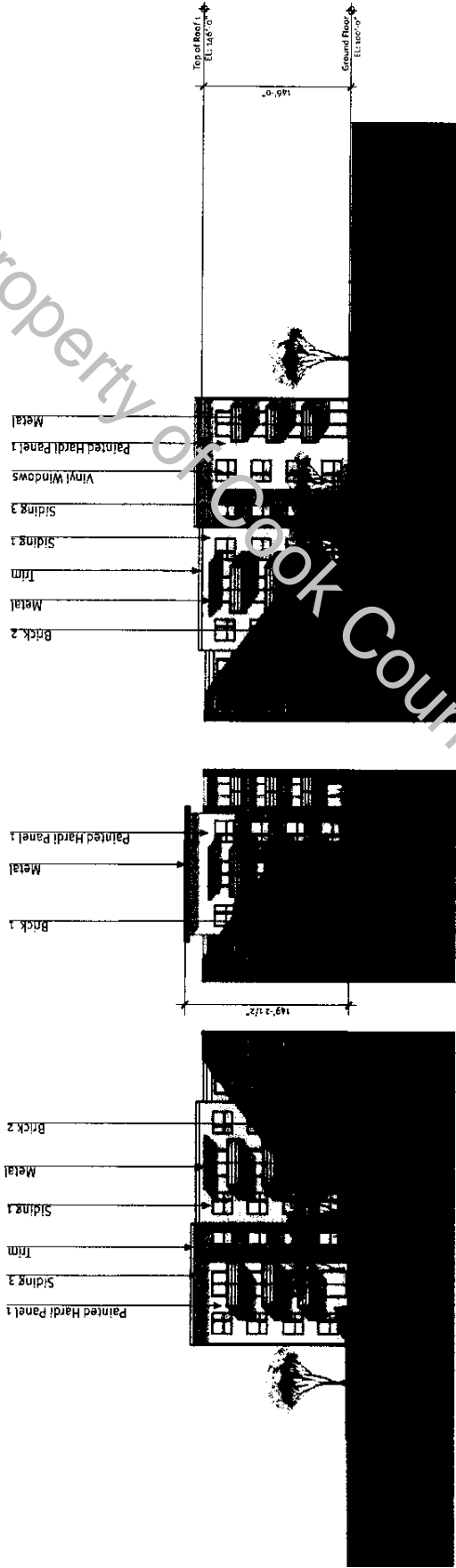


Schematic Elevation
Scale 1/32" = 1' - 0"

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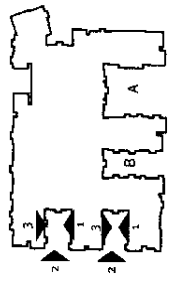


01 Courtyard C & D Elevation
Scale: 1/32" = 1'-0"

02 Courtyard C & D Elevation
Scale: 1/32" = 1'-0"

03 Courtyard C & D Elevation
Scale: 1/32" = 1'-0"

- | | | |
|--|--|---|
| Brick 1
Pewter Gray
Acme | Brick 2
Valley Rose
Acme | Siding 1
Ivoire
SW 6127 |
| Siding 2
Marooned
SW 6020 | Siding 3
Intellectual Gray
SW 7045 | Painted Hardi Panel 1
Pacer White
SW 6098 |
| Painted Hardi Panel 2
Marooned
SW 6020 | Stained Hardi Siding | Metal
Firestone Uni-clad
Mansard Brown |
| Trim
Pacer White
SW 6098 | Storefront Windows
Bronze Storefront | Windows
Almond Vinyl |



Key Plan Scale: Not to Scale



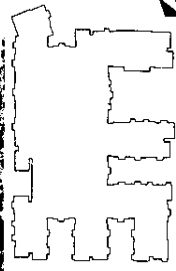
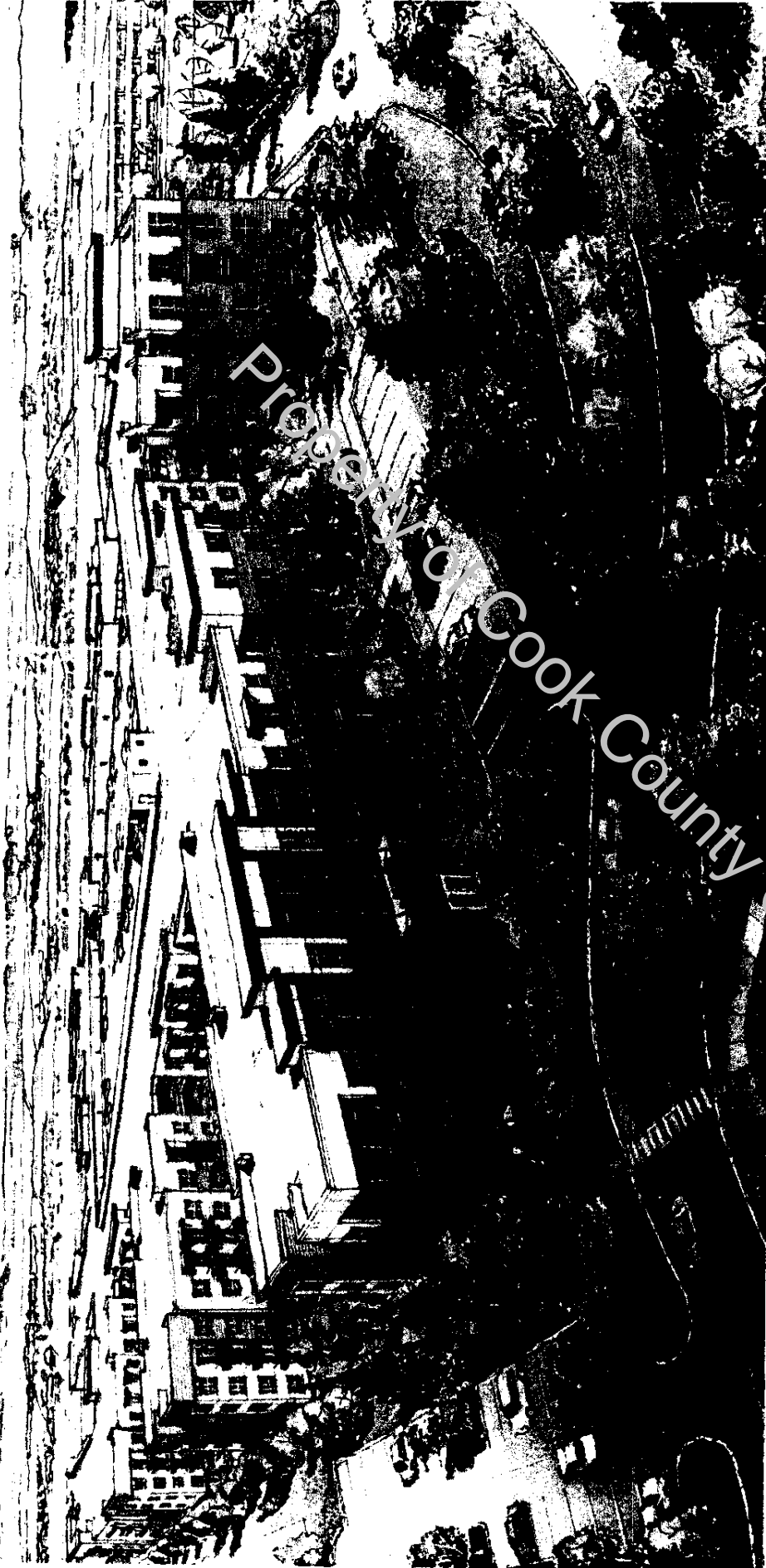
Glenview - I-294 @ Willow
Village of Glenview, Illinois



Schematic Elevation
Scale 1/32" = 1' - 0"

10-23-2012 2011063.00 sl.rtd
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01 South Perspective
 Scale: NTS

JHP

Glenview - I-294 @ Willow
 Village of Glenview, Illinois

LENNAR

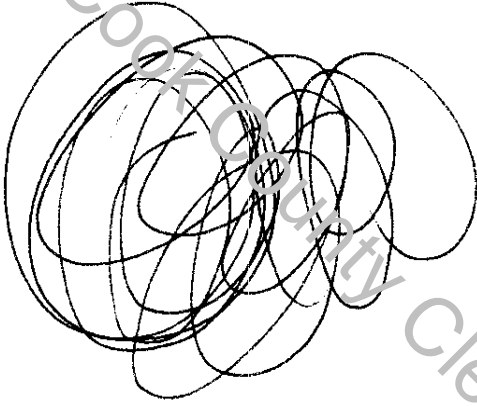
Rendering
 Scale: NTS

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EXHIBIT C-4

Preliminary Residential Photometric Plans

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LUMINAIRE SCHEDULE						
Symbol	Label	Qty	Casting Number	Description	Lamp	File
■	A	25	P150M-H00NFX	PECHNVA	150W CLEAR MH	P175M-H00NFX 12500 .lms
.	B	10	P150M-H00NFX	PECHNVA	150W CLEAR MH	P175M-H00NFX 12500 .lms

Plan View
Scale: 1" = 10'

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Garage	+	2.5 fc	5.0 fc	0.5 fc	10.0:1	5.0:1
Roadway	+	1.9 fc	3.6 fc	0.6 fc	6.0:1	3.2:1
Roadway with Median	+	2.8 fc	4.7 fc	0.9 fc	5.2:1	3.1:1
Surface Parking	...	2.7 fc	3.6 fc	1.2 fc	3.0:1	2.3:1

Glenstar



Designer
R.L.
Date
Sep 20 2012
Scale
Drawing No.
1 of 1

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Exhibit D

Zoning and Subdivision Relief

1. The following **Variations** are granted as follows:
 - A. Allow 18 ft. deep parking stalls instead of the required 19 ft. depth in all areas. (Overall Development Site)
 - B. Allow 6 ft. by 4 ft. directional signs in the areas designated on the site plan. (Overall Development Site)
 - C. Allow parking lot light poles to be 18'-9" instead of the required 14ft in all residential areas and all areas within 100 ft of a residential lot. (Apartment Parcel)
 - D. Allow parking lot light poles to be 18'-9" instead of the required 18ft in all retail and industrial areas. (Retail and Industrial Parcels)
 - E. Allow a uniformity ratio greater than 4:1 for the lighting of the retail parking lot. (Retail Parcels)
 - F. Allow up to 9 fc level adjacent to the right-of-way at all retail lot lines instead of a 5 fc level as required. (Retail Parcels)
 - G. Allow up to 3.6 fc level adjacent to the grocery store and apartment lot line instead of 0.1 fc level as required. (Grocery Store Parcel and Apartment Parcel)
 - H. Allow the grocery store building to be located at a 0.9 ft. setback (Westview Drive – side yard) instead of 25 ft. from the property line. (Grocery Store Parcel)
 - I. Allow 6 ft. landscaped setbacks in the grocery store parcel adjacent to Pointe Drive and along the boundary line adjacent to the apartments. (Grocery Store Parcel)
 - J. Allow a 3 ft. landscaped setback in the 142-stall parking lot adjacent to Capital Drive. (Grocery Store Parcel)
 - K. Allow landscape islands at intervals instead of a single landscaped row after every other pair of parking rows in the 142-stall parking lot. (Grocery Store Parcel)
 - L. Allow an 8 ft. setback for the health club building on the side yard setback along Pointe Drive instead of a minimum setback of 25 ft. from the property line. (Health Club Parcel)
 - M. Allow a 46.41 ft. health club building instead of a maximum height of 40 ft. (Health Club Parcel)
 - N. Allow a rear yard setback of 12.67 ft. on the Retail D building along Capital Drive instead of a minimum of 15 ft. from the property line. (Retail D Parcel)
 - O. Allow a 5 ft. landscaped setback for the Retail C and Retail D buildings along Willow Road and Capital Drive instead of a minimum of 7 ft. as required. (Retail C and D Parcel)
 - P. Allow landscape islands at intervals instead a landscaped row after every other pair of parking rows to the north of Retail C as required. (Retail C and D and Health Club Parcel)
 - Q. Allow a 5 ft. setback at the Child Care Facility along the rear yard setback at the northwest corner of the site instead of a 20 ft. setback as required. (Child Care Facility Parcel)
 - R. Allow a 0.82 ft landscaped setback at the Child Care Facility along the western property line adjacent to the pond instead of a minimum of 5 ft. as required. (Child Care Facility Parcel)

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2. A RT-8 Residential **Planned Development** with associated **Variations** from the Zoning Ordinance in accordance with the Overall Site Dimensional Plans (Sheet 1 of 5 and Sheet 5 of 5 prepared by Manhard Consulting and dated 12/21/2012 is approved and shall include the following:

- A. A perimeter yard of 19 ft. instead of a minimum of 50 ft. as required.
- B. A building height of 54.83 instead of a maximum of 50 ft. as required.
- C. A density of 53 units per acre instead of a maximum of 18 units per acre.
- D. A parking ratio of 1.7 spaces per unit instead of minimum of 2.0 spaces per unit as required.
- E. A dog run shall be located within the required perimeter yard.

3. **Preliminary Subdivision** with associated waivers from the Subdivision Code and Glenview Engineering Standards Manual including the following:

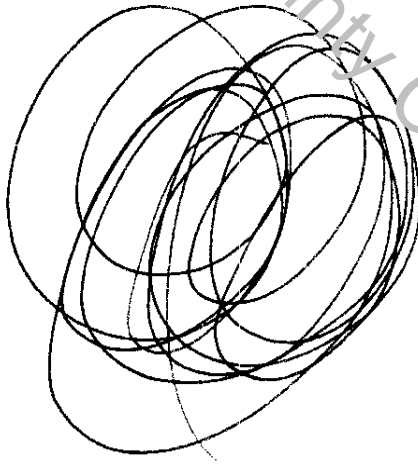
- A. A waiver from Section 66-167 to waive required right-of-way dedication along Capital Drive, Waterview Drive, and Pointe Drive.
- B. A waiver from Section 66-167 to allow all the roadways referenced on the plans as private streets.
- C. A waiver from Section 66-172 to allow lots which do not front upon a public street.
- D. An easement shall be provided for access to the proposed loading and unloading area east of the apartment building.
- E. The current annexation agreement provides that in the event there are any roadway improvements connecting the GlenStar parcels to adjacent parcels to the north for purposes of pedestrian and vehicular cross access, the parties shall enter into a reciprocal cross access agreement providing for such access and a mechanism to allocate the cost and on-going maintenance of such improvements, and customary insurance and indemnification. The proposed amendment shall include language that reaffirms the owner's commitment to pursue the implementation of this cross access with the parcels to the north.
- F. All roadway improvements comprising the proposed streets will be required to be a privately owned and maintained as part of the final subdivision approval.
- G. All other public cross-access, ingress, & egress easements and utility easements as required in accordance with the final site plan and final engineering plans.

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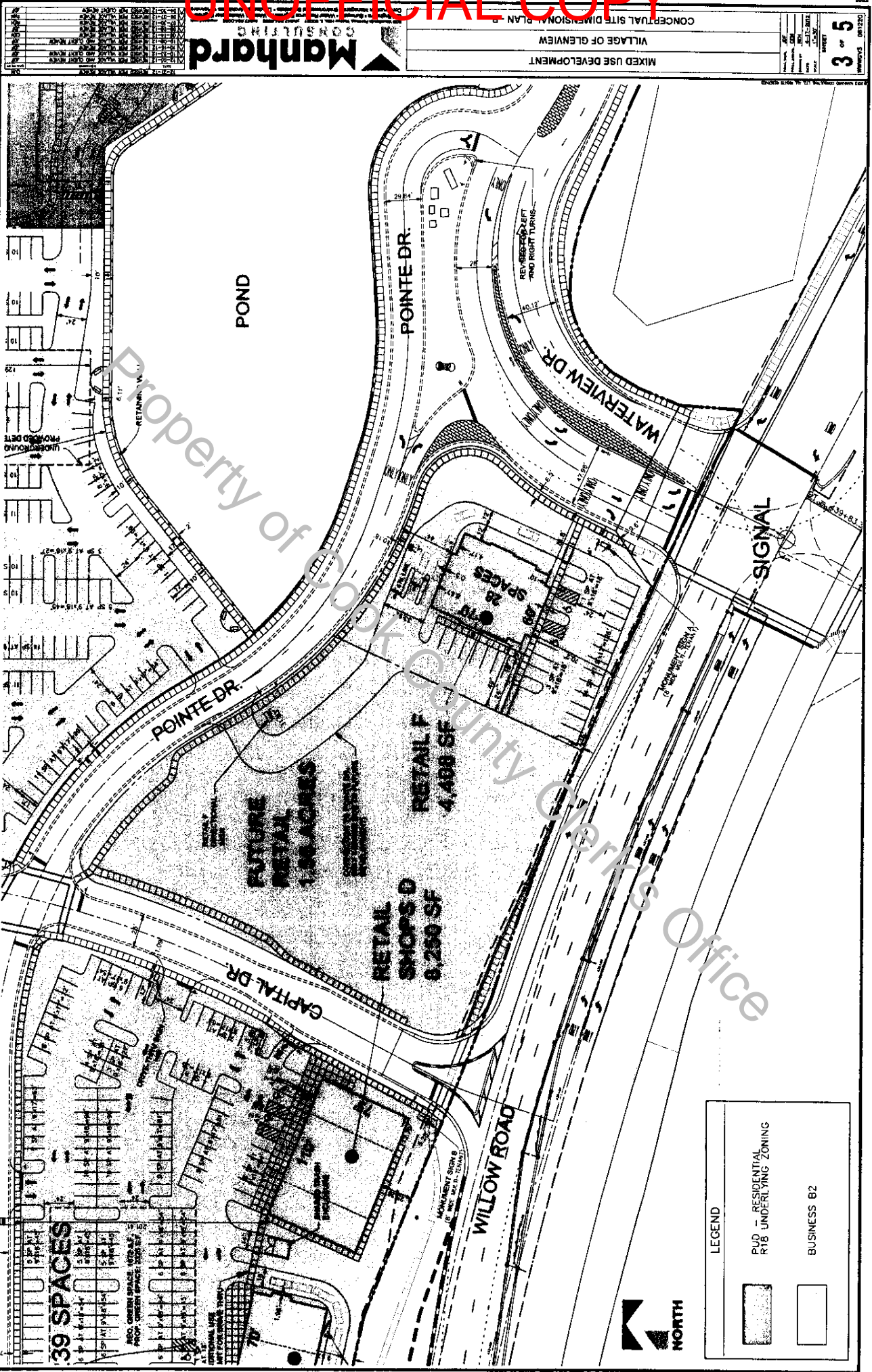
Exhibit E-1

Retail Site Plan

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NO.	DESCRIPTION	DATE
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3	REVISIONS	11/11/11
4	REVISIONS	11/11/11
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Manhard
CONSULTING

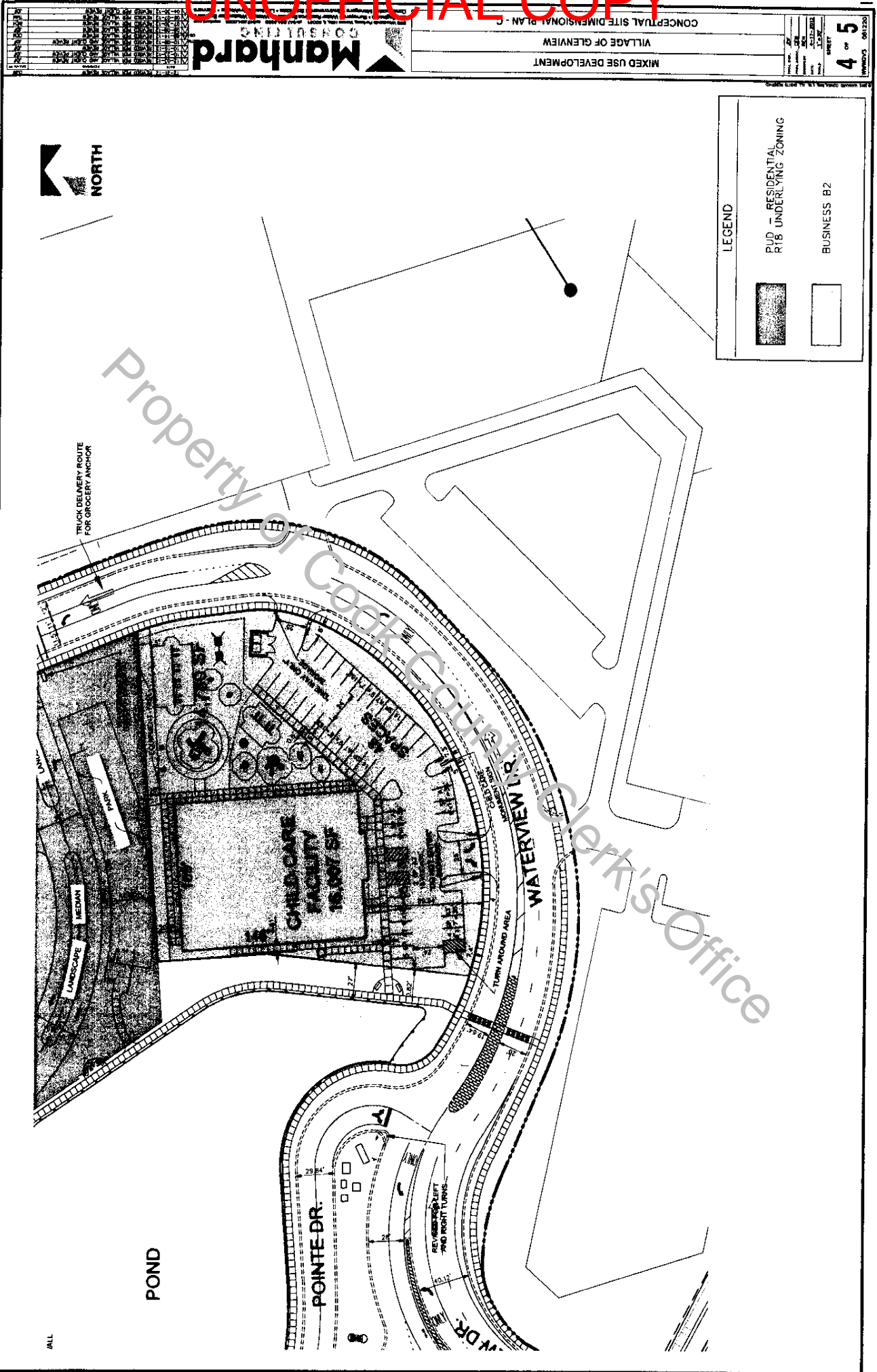
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VILLAGE OF GLENVIEW
CONCEPTUAL SITE DIMENSIONAL PLAN
SHEET 3 OF 5
DATE: 11/11/11
SCALE: AS SHOWN
PROJECT NO: 1311429048

LEGEND

	PUD - RESIDENTIAL R1B UNDERLYING ZONING
	BUSINESS B2



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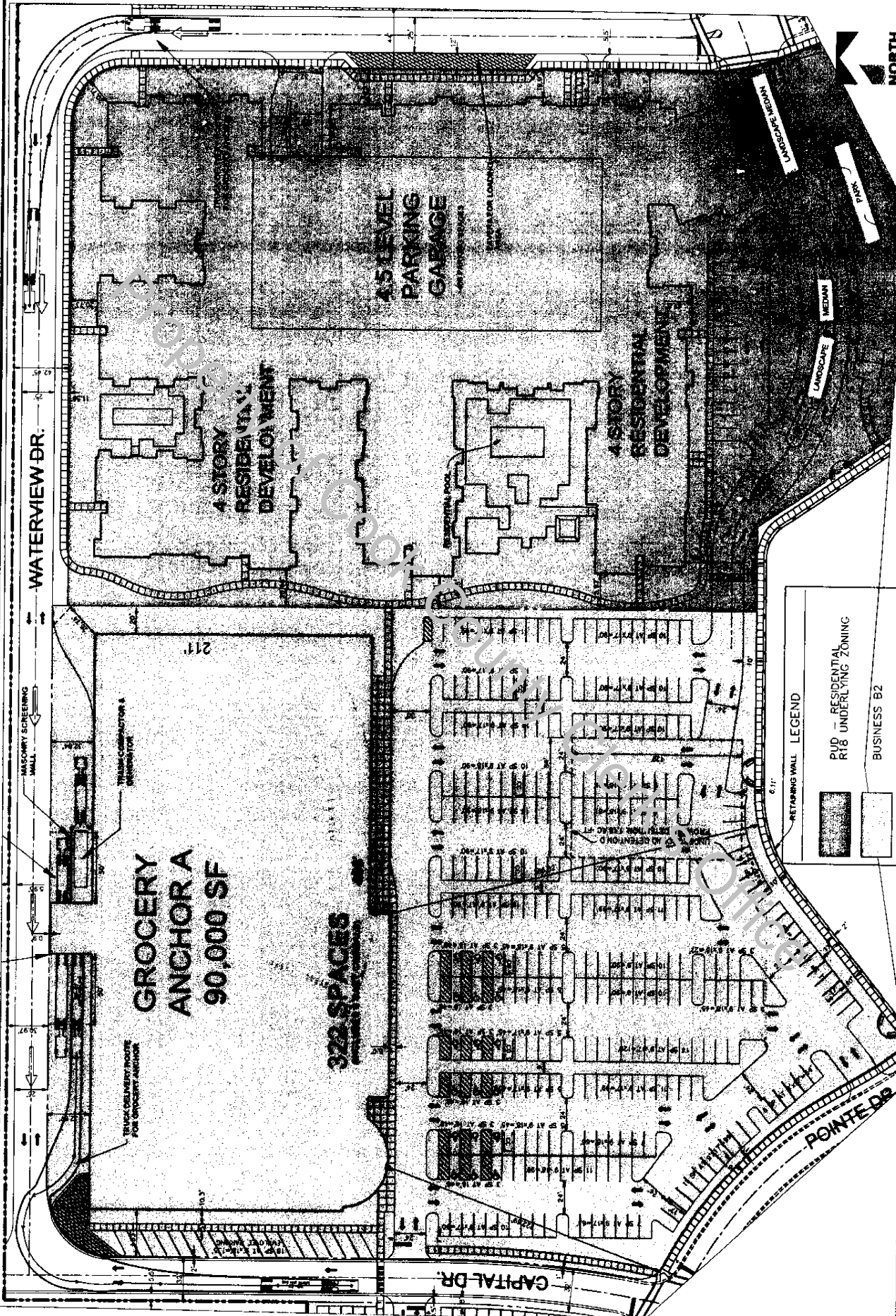


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Manhard CONSULTING

MIXED USE DEVELOPMENT
VILLAGE OF GLENVIEW
CONCEPTUAL SITE DIMENSIONAL PLAN - D

5 of 5
SHEET
DATE: 11-12-2019
PROJECT: VILLAGE OF GLENVIEW
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CHECKED BY: [unclear]
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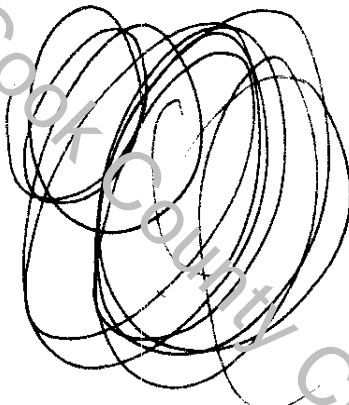
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EXHIBIT E-2

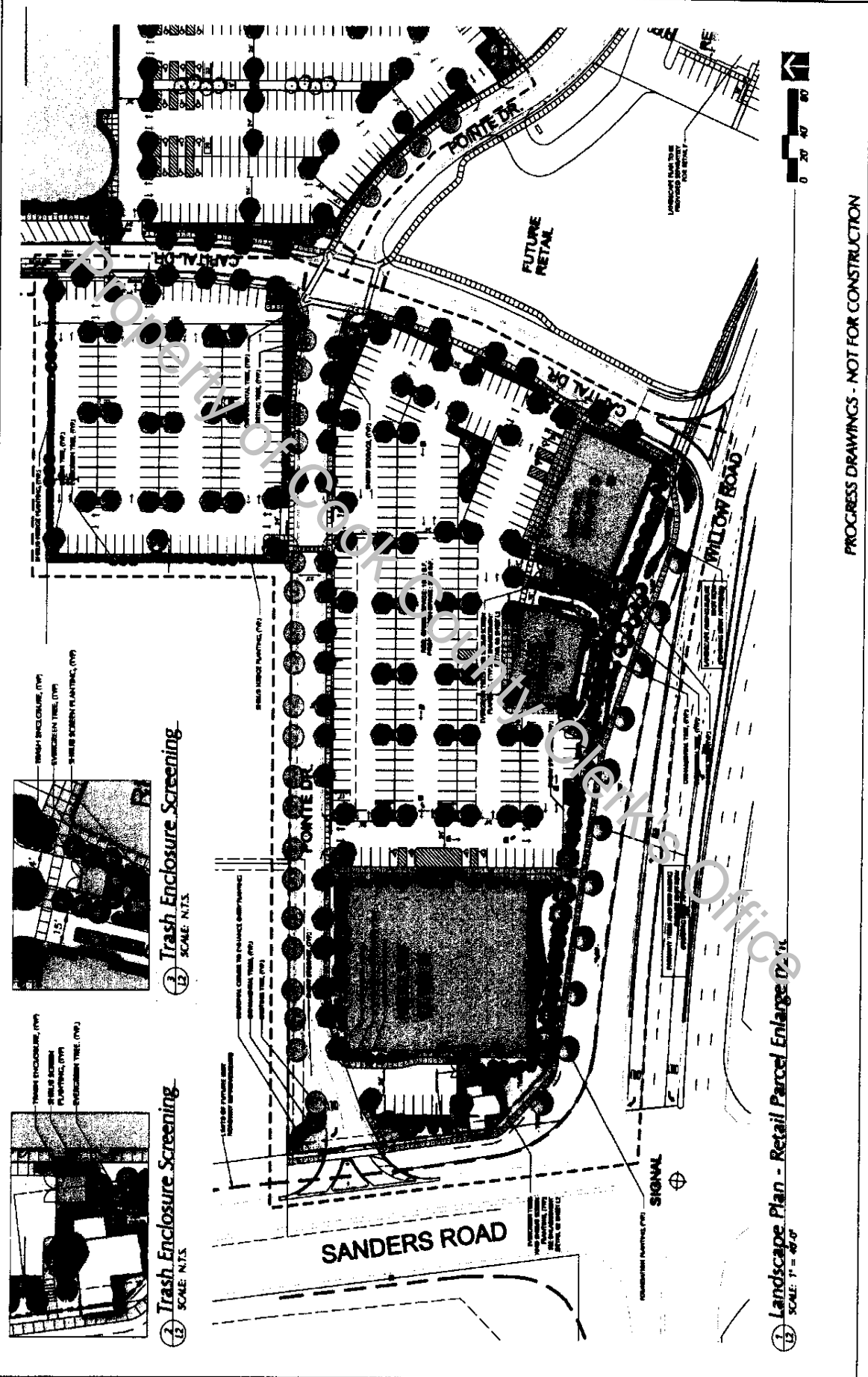
Preliminary Retail Landscape Plan

Property of Cook County Clerk's Office



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DATE	COMMENTS	REV	LANDSCAPE ENLARGEMENT PLAN	GLENSTAR		<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>01/08/13</td> <td>ISSUED FOR PERMITS</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	01/08/13	ISSUED FOR PERMITS	<p>L2</p>
							NO.	DATE	DESCRIPTION				
1	01/08/13	ISSUED FOR PERMITS											
<p>LANDSCAPE ENLARGEMENT PLAN MIXED USE DEVELOPMENT Glenview, Illinois</p>													



1. Trash Enclosure Screening
SCALE: N.T.S.

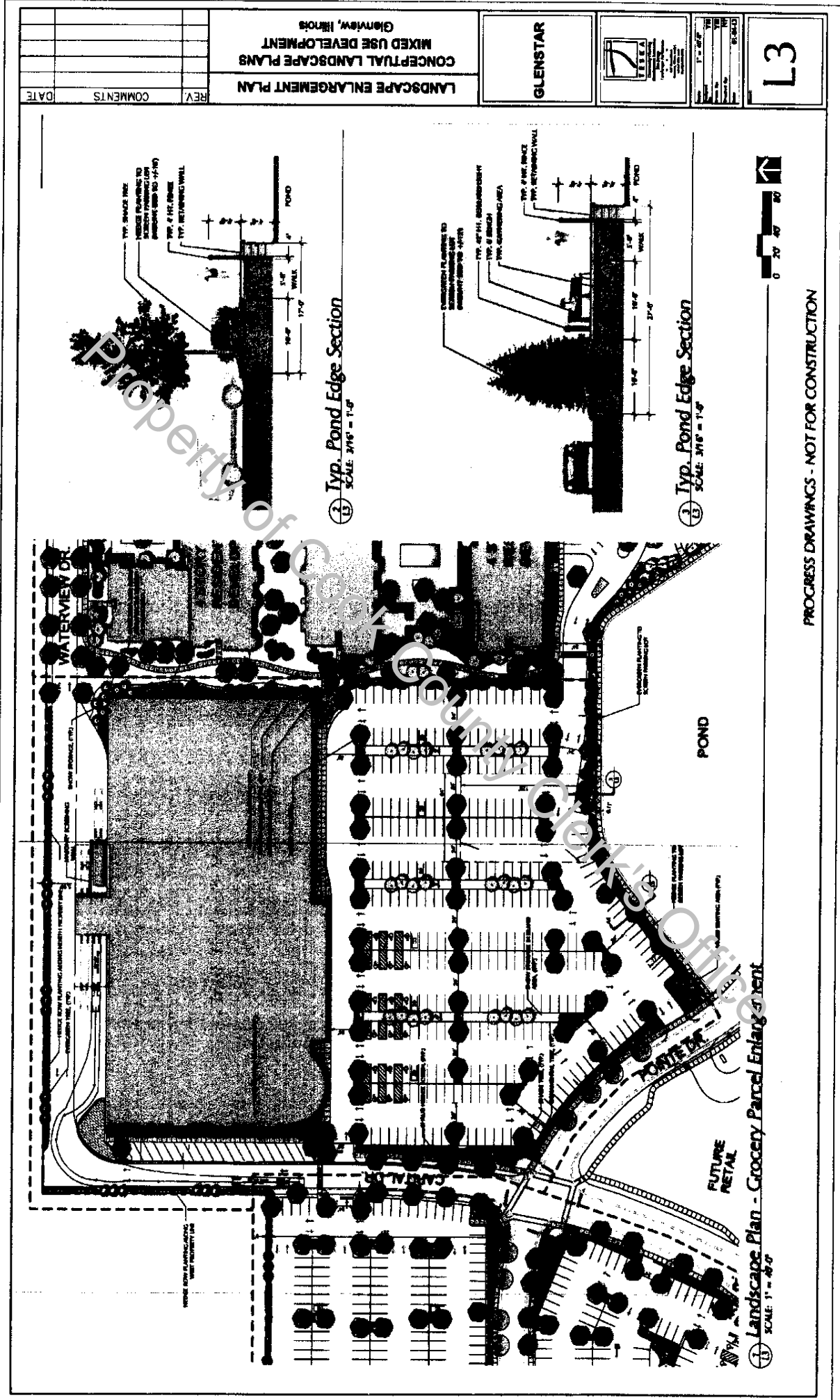


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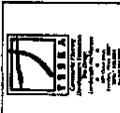
3. Landscape Plan - Retail Parcel Enlarge
SCALE: 1" = 40'-0"

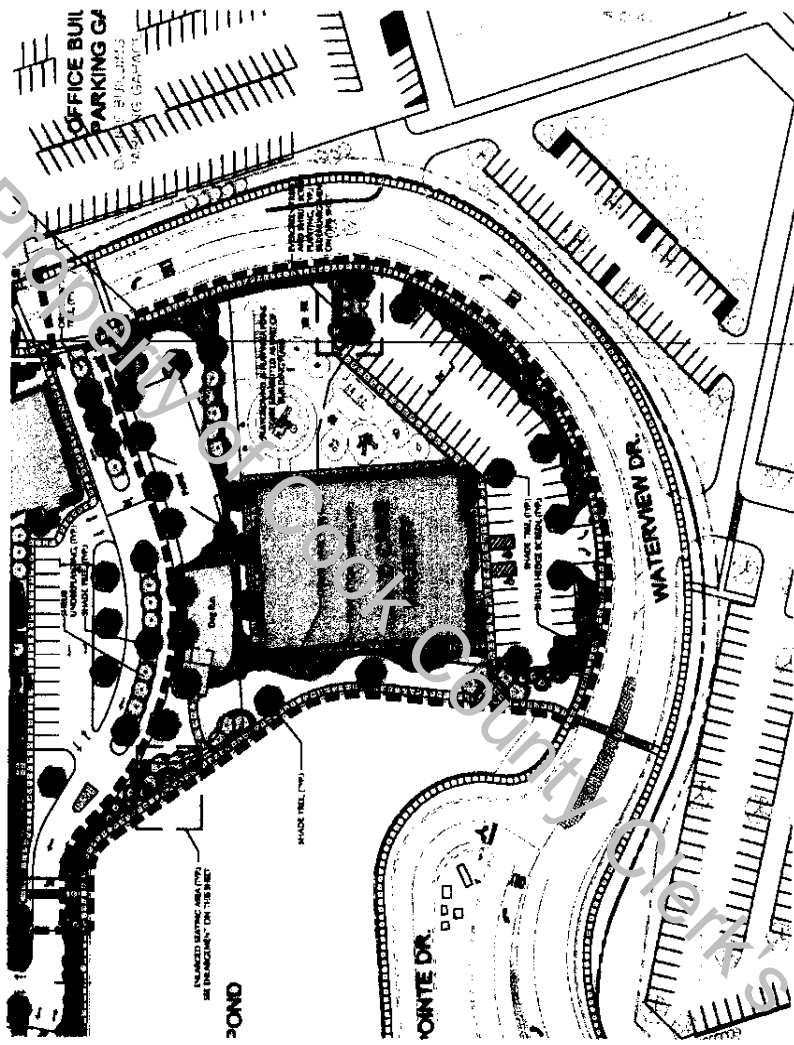
PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

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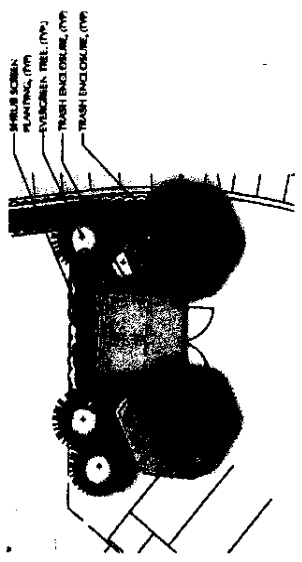


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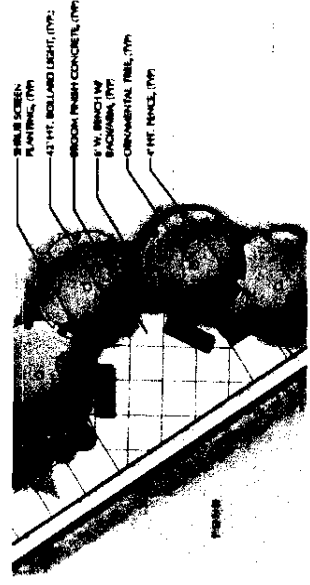
LANDSCAPE ENLARGEMENT PLAN		GLENSTAR		<table border="1"> <tr> <td>DATE</td> <td>COMMENTS</td> <td>REV.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	COMMENTS	REV.				<table border="1"> <tr> <td>1" = 40'-0"</td> <td>DATE</td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	1" = 40'-0"	DATE			<table border="1"> <tr> <td>L5</td> </tr> </table>	L5
DATE	COMMENTS				REV.												
1" = 40'-0"	DATE																
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CONCEPTUAL LANDSCAPE PLANS MIXED USE DEVELOPMENT Glenview, Illinois																	



PROGRESS DRAWINGS - NOT FOR CONSTRUCTION



15 Trash Enclosure Screening
SCALE: N.T.S.



16 Typ. Gathering Area Enlargement
SCALE: N.T.S.

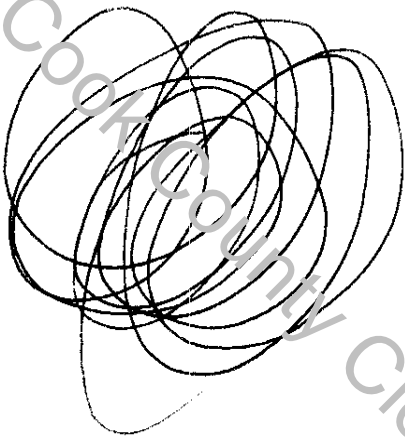
17 Landscape Plan - Child Care Facility, Pool Enlargement
SCALE: 1" = 40'-0"

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EXHIBIT E-3

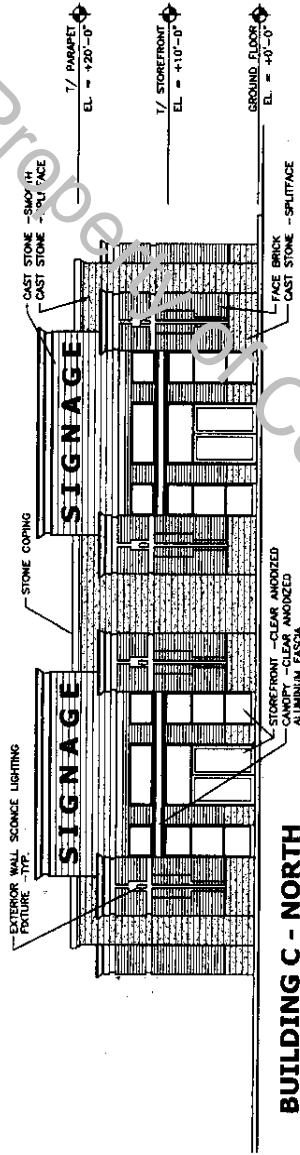
Preliminary Retail Building Elevations

Property of Cook County Clerk's Office

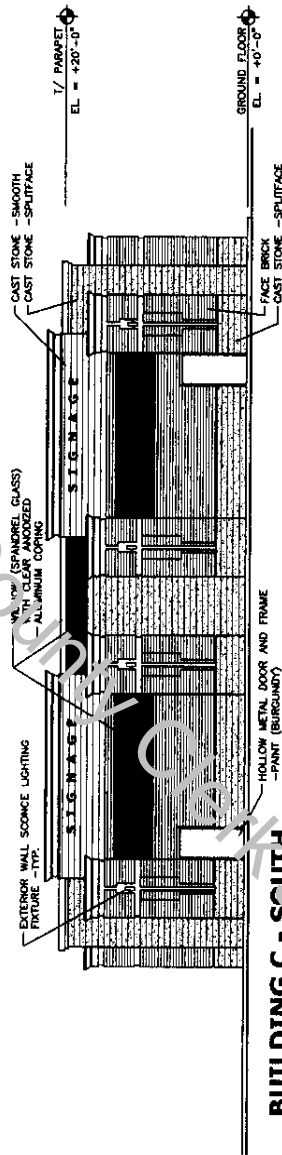


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BUILDING C - NORTH



BUILDING C - SOUTH

STEPHEN RANKIN ASSOCIATES ARCHITECTS
 205 W. WACKER DR. #720
 CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
 Fax: 312.899.0965
 Web: www.srankin.com
 Email: Architects@srankin.com

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WILLOW ROAD SANDERS
 COMMERCIAL RETAIL
 BUILDING C
 BUILDING ELEVATION

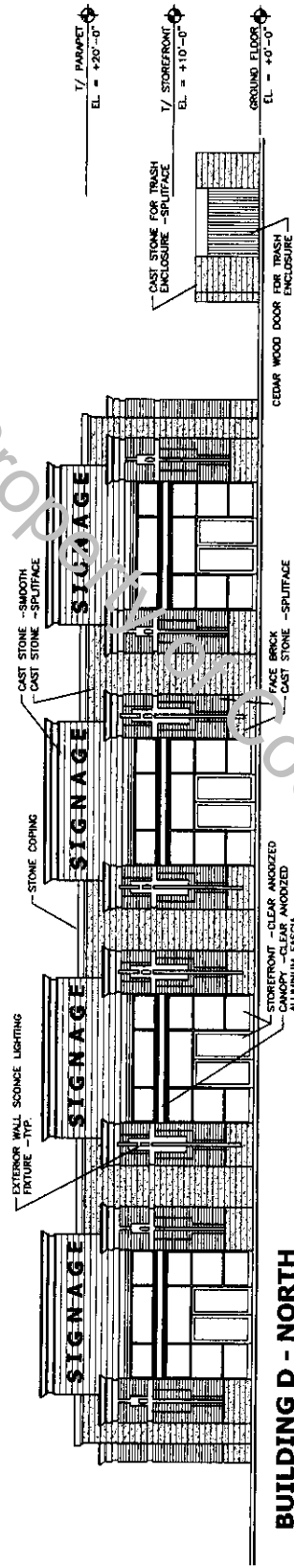
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 JOB # 1205

ASK001

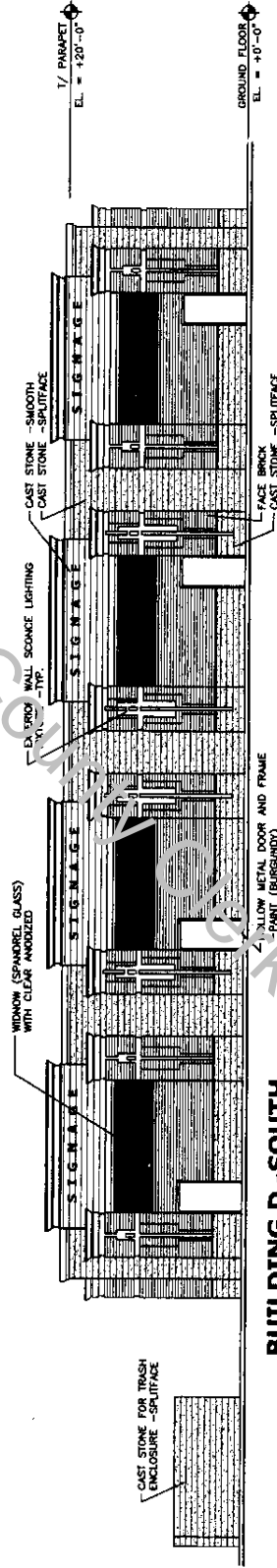
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BUILDING D - NORTH



BUILDING D - SOUTH

STEPHEN RANKIN ASSOCIATES ARCHITECTS
 205 W. WACKER DR. #720
 CHICAGO, ILLINOIS 60606

Tel: 312.899.0002
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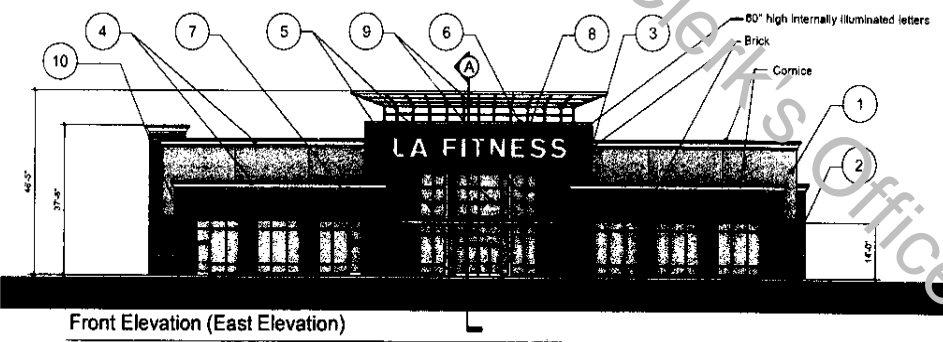
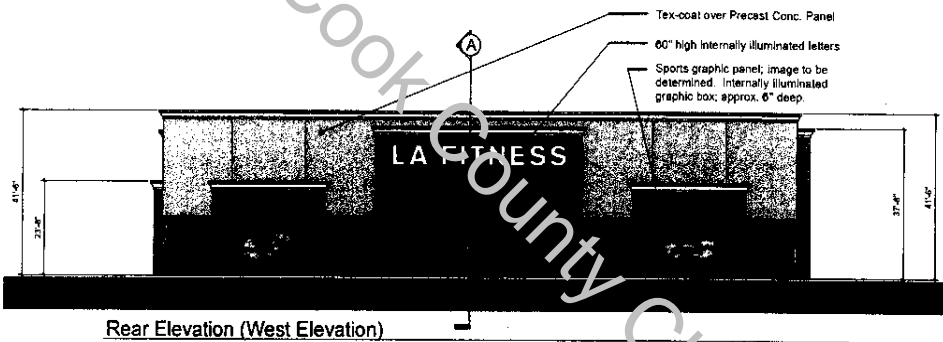
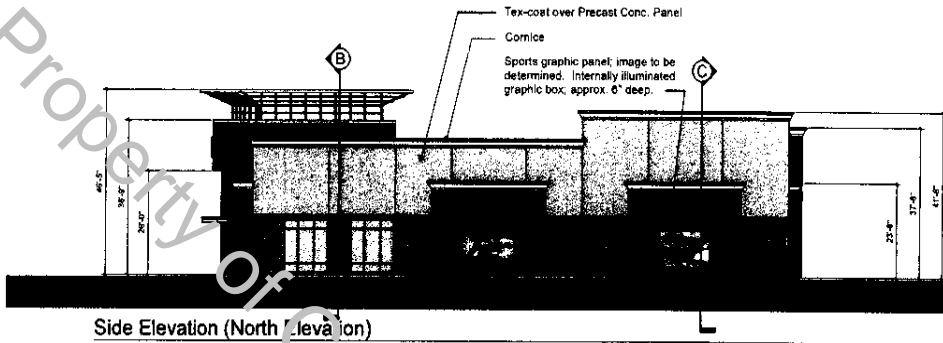
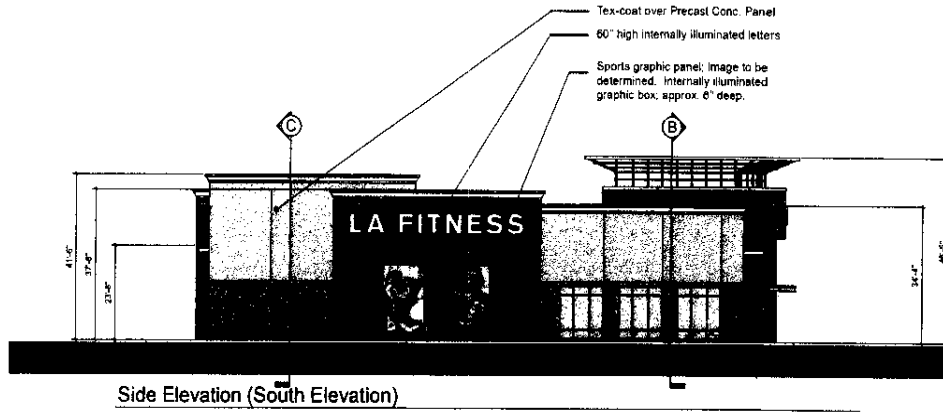
WILLOW ROAD SANDERS
 COMMERCIAL RETAIL
 BUILDING D
 BUILDING ELEVATIONS

DATE 07.26.12
 SCALE 1"=20'-0"
 JOB # 1205

ASK002

REF.

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Color Legend

- | | | | | | | | | | |
|---|---|---|--|---|---|---|---|----|---|
| 1 | Precast Panels - Match ICI Paints - #A1755 - Sandering | 2 | Precast Panels - Match ICI Paints - #A1729 - Ancient Pottery | 3 | Brick - Accent coursing at rotunda - Watsontown Brick - Color: Times Square & Scarsdale | 4 | Cornice - Match ICI Paints - #1863 - Swan White | 5 | Storefront & Entry Doors - Clear anodized finished aluminum at storefront, panels and entry doors w/ dual glazed green tint glass |
| 6 | Pre-Finished Metal Coping - ICI Paints - #1700 - Creme Brulee | 7 | Brick - Field brick at arcades, accent at rotunda - Watsontown Brick - Color: Times Square | 8 | Brick - Field brick at rotunda - Watsontown Brick - Color: Scarsdale | 9 | Metal Entry Crown & Metal Canopy - Match ICI Paints - #2010 - Snowfield | 10 | Light Fixture - Dark oil-rubbed bronze - Kim Lighting fixture WFS74 |

INFORMATION PROVIDED FOR DESIGN INTENT ONLY. DESIGN PROFESSIONAL OF RECORD IS RESPONSIBLE FOR VERIFICATION OF APPLICABLE CODE REQUIREMENTS.

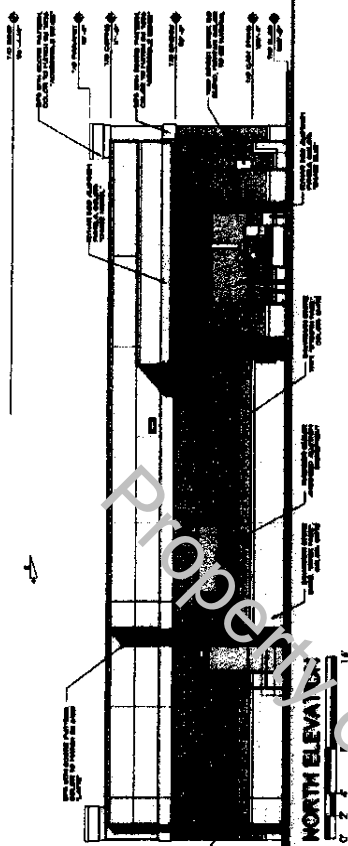
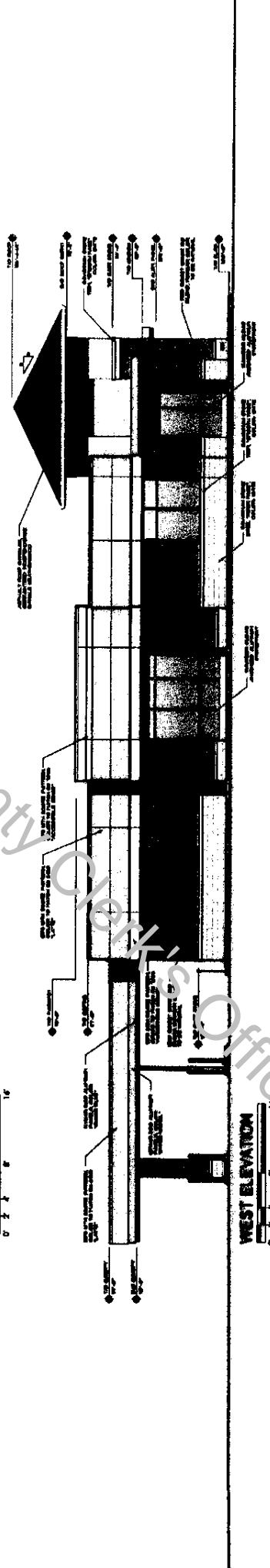
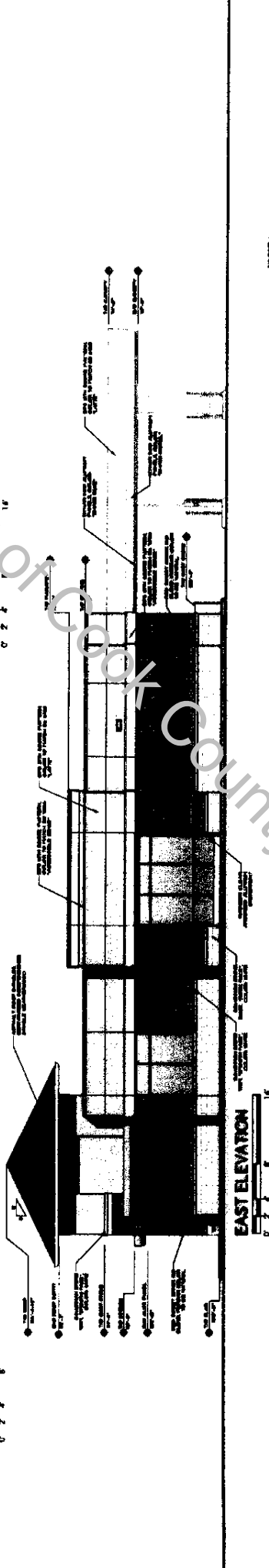
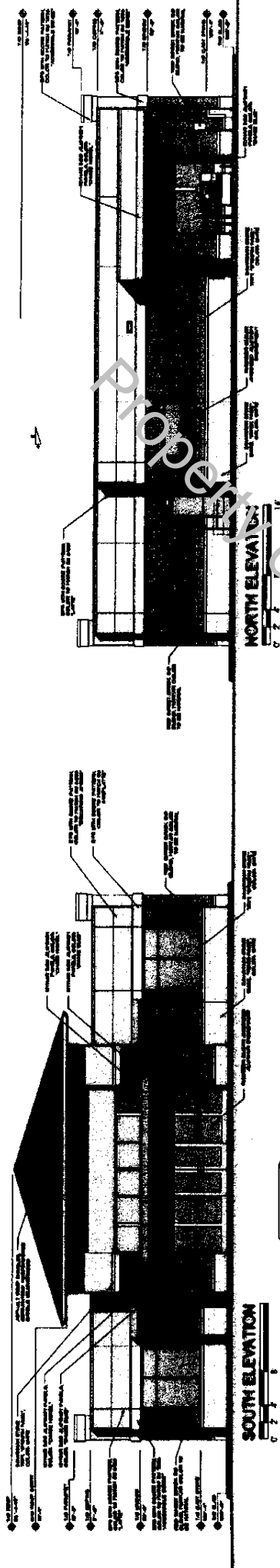


Ground Floor - 24,940 S.F.
 Second Floor - 16,060 S.F.
 TOTAL - 41,000 S.F.

Concept Elevations - Glenview IL

12.17.12

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WILLOW AND INTERSTATE 294
 WILLOW ROAD AND INTERSTATE 294
 GLENVIEW, IL 60026

EXTERIOR ELEVATIONS
 JULY 19, 2012

Architect/Designer
 The Architects Partnership, Ltd
 122 South Michigan Avenue
 Chicago, IL 60603
 P: 312.563.9800
 F: 312.563.9890



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WWW.NORRARCHITECTS.COM

THE GARNER SCHOOL
1100 N. LAKE ST.
CHICAGO, ILL. 60611

PERSON

A050

KEYED NOTES:

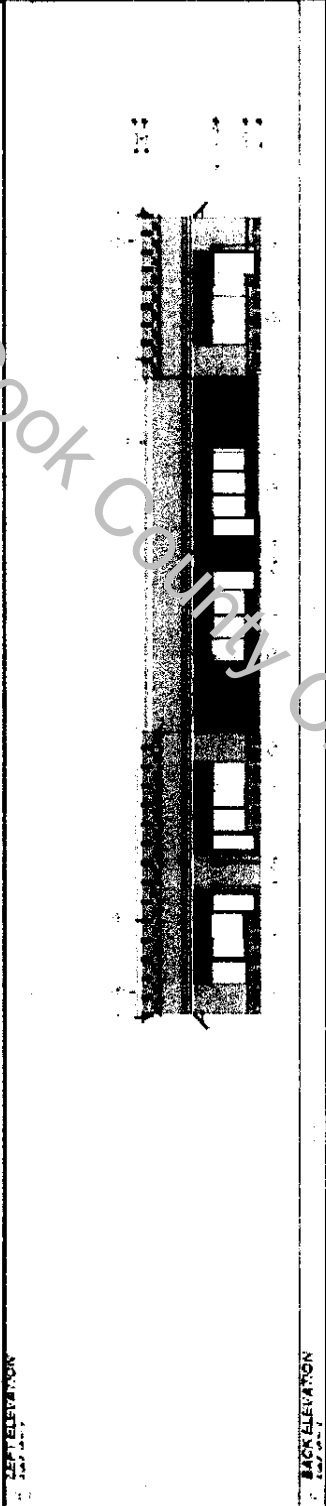
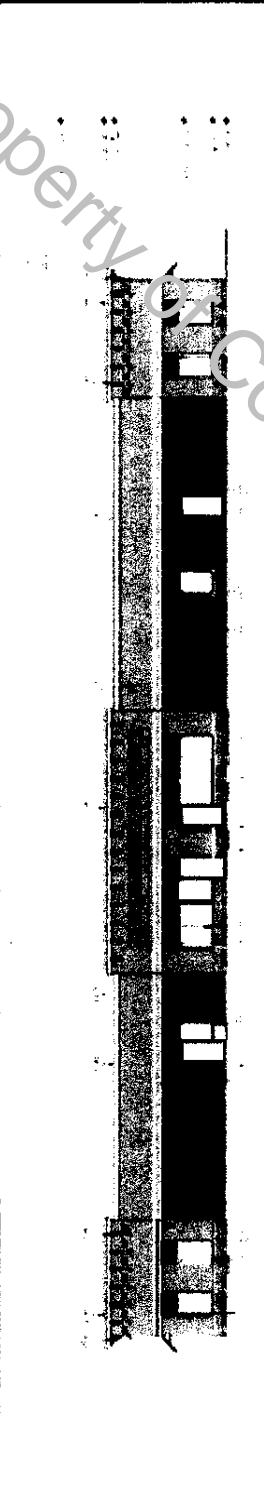
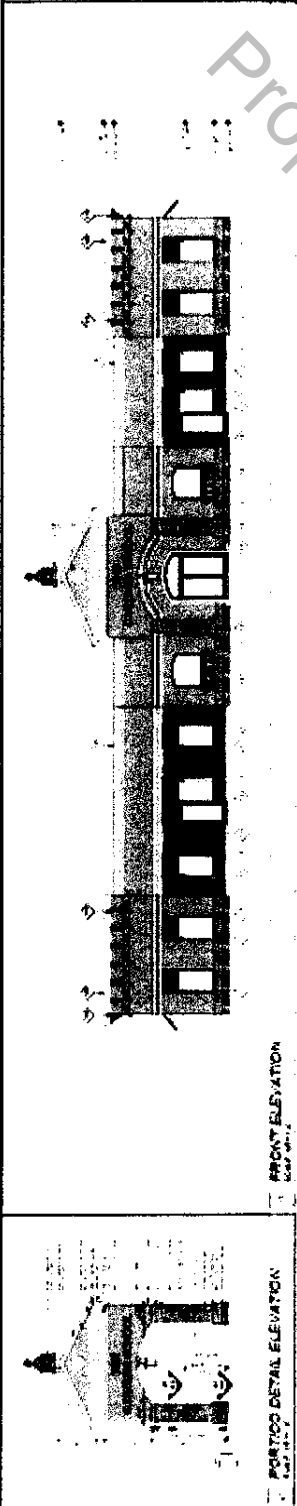
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2. SEE PLAN FOR DOOR SCHEDULES.
3. SEE PLAN FOR FINISH SCHEDULES.
4. SEE PLAN FOR MATERIAL SCHEDULES.
5. SEE PLAN FOR LIGHTING SCHEDULES.
6. SEE PLAN FOR MECHANICAL SCHEDULES.
7. SEE PLAN FOR ELECTRICAL SCHEDULES.
8. SEE PLAN FOR FURNITURE SCHEDULES.
9. SEE PLAN FOR EQUIPMENT SCHEDULES.
10. SEE PLAN FOR SPECIALTY SCHEDULES.

SYMBOLS LEGEND:

1. SEE PLAN FOR WINDOW SCHEDULES.
2. SEE PLAN FOR DOOR SCHEDULES.
3. SEE PLAN FOR FINISH SCHEDULES.
4. SEE PLAN FOR MATERIAL SCHEDULES.
5. SEE PLAN FOR LIGHTING SCHEDULES.
6. SEE PLAN FOR MECHANICAL SCHEDULES.
7. SEE PLAN FOR ELECTRICAL SCHEDULES.
8. SEE PLAN FOR FURNITURE SCHEDULES.
9. SEE PLAN FOR EQUIPMENT SCHEDULES.
10. SEE PLAN FOR SPECIALTY SCHEDULES.

FINISH LEGEND:

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2. SEE PLAN FOR MATERIAL SCHEDULES.
3. SEE PLAN FOR LIGHTING SCHEDULES.
4. SEE PLAN FOR MECHANICAL SCHEDULES.
5. SEE PLAN FOR ELECTRICAL SCHEDULES.
6. SEE PLAN FOR FURNITURE SCHEDULES.
7. SEE PLAN FOR EQUIPMENT SCHEDULES.
8. SEE PLAN FOR SPECIALTY SCHEDULES.



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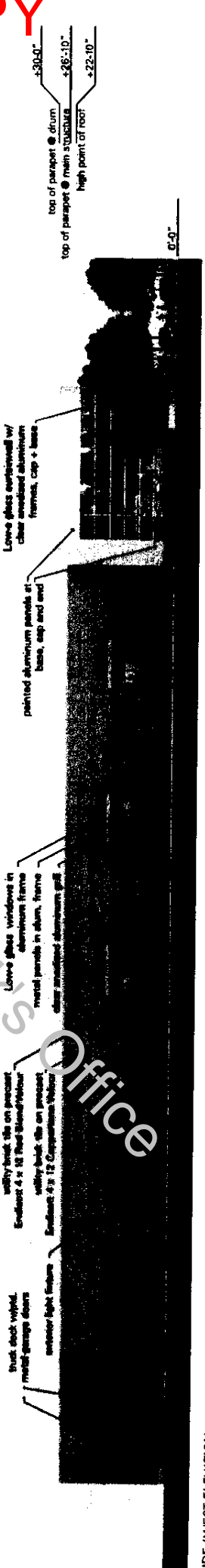
FRONT / SOUTH ELEVATION



SIDE / EAST ELEVATION



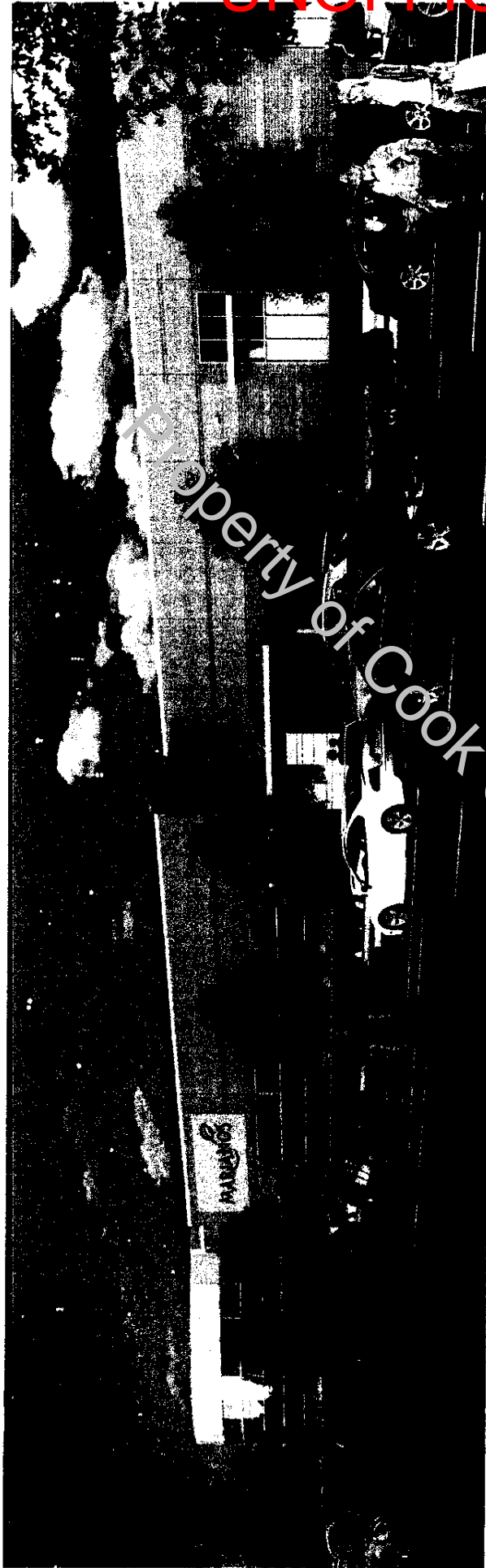
REAR / NORTH ELEVATION



SIDE / WEST ELEVATION

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VIEW TO THE NORTHWEST



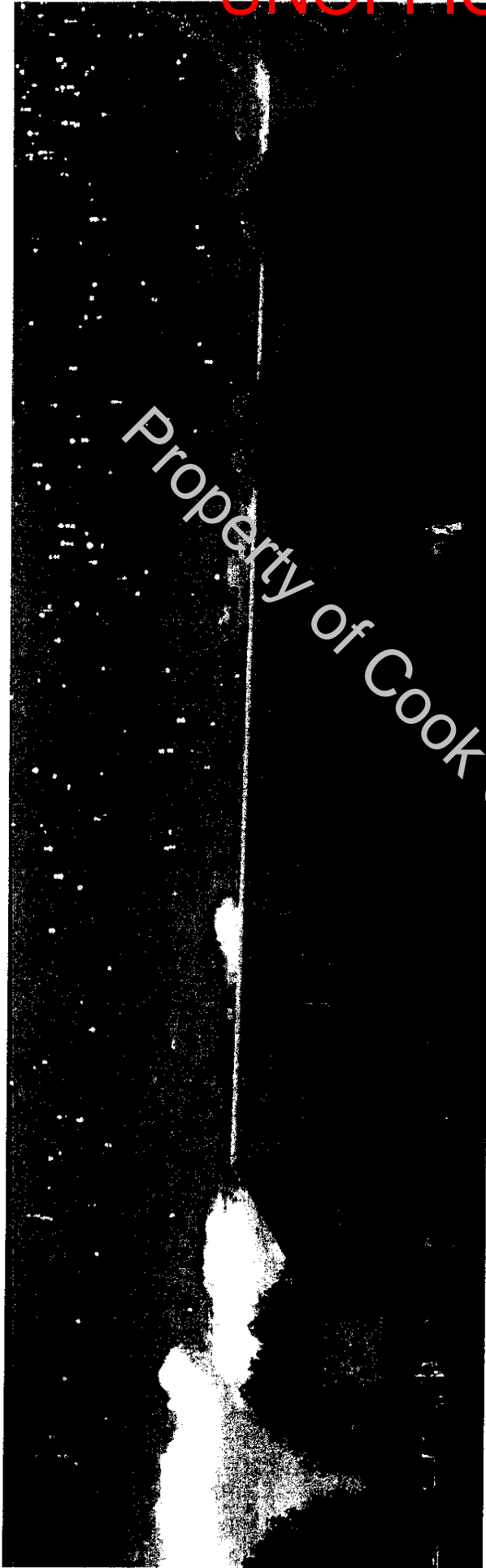
VIEW TO THE NORTHEAST

ROUNDY'S
 PERSPECTIVE VIEWS
 MARLANO'S • GLENVIEW / WILLOW • 234
 Roundy's Supermarkets Inc.

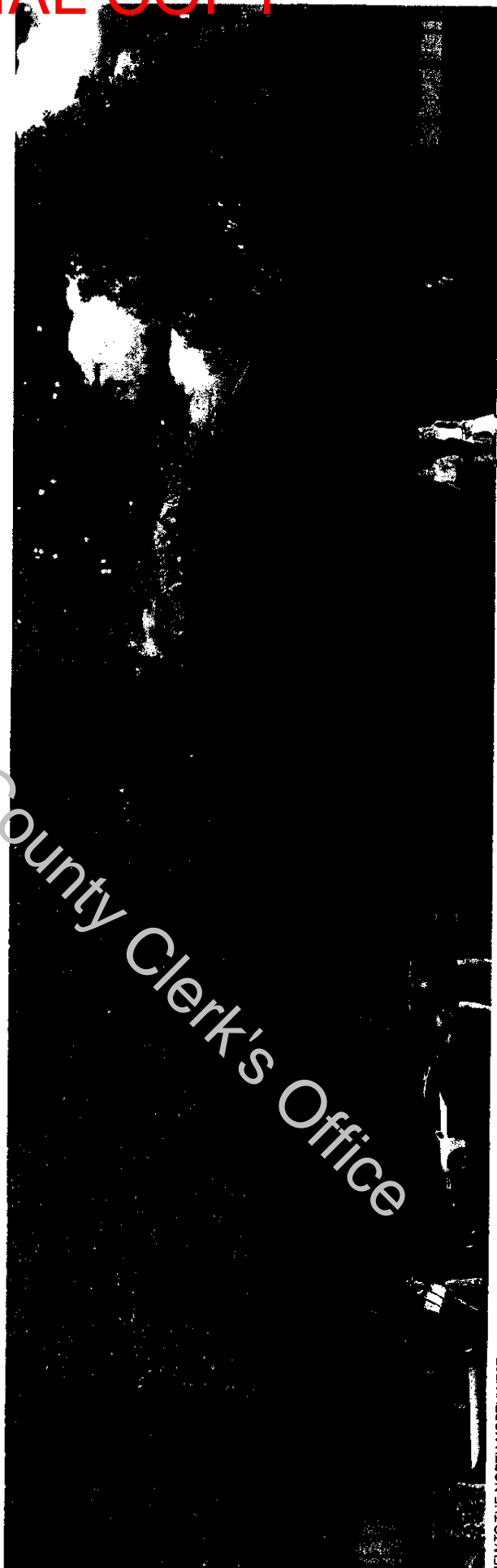
06/25/2012
 01/07/2013 revised
 20' 200x,000



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VIEW TO THE WEST-NORTHWEST



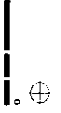
VIEW TO THE NORTH-NORTHWEST

Property of Cook County Clerk's Office

ROUNDY'S[®]

PERSPECTIVE VIEWS OF THE EAST FACADE
MANNING'S • GLENVIEW / WILLOW • 254
Roundy's Supermarkets Inc.

08/25/2012
01/07/2013 revised
2012015.000

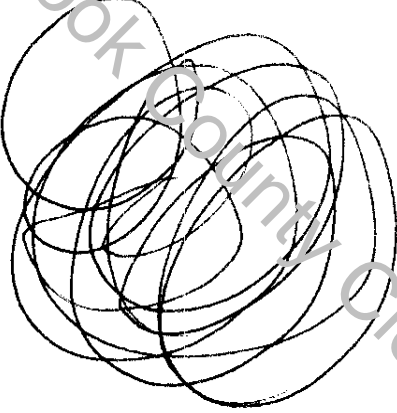


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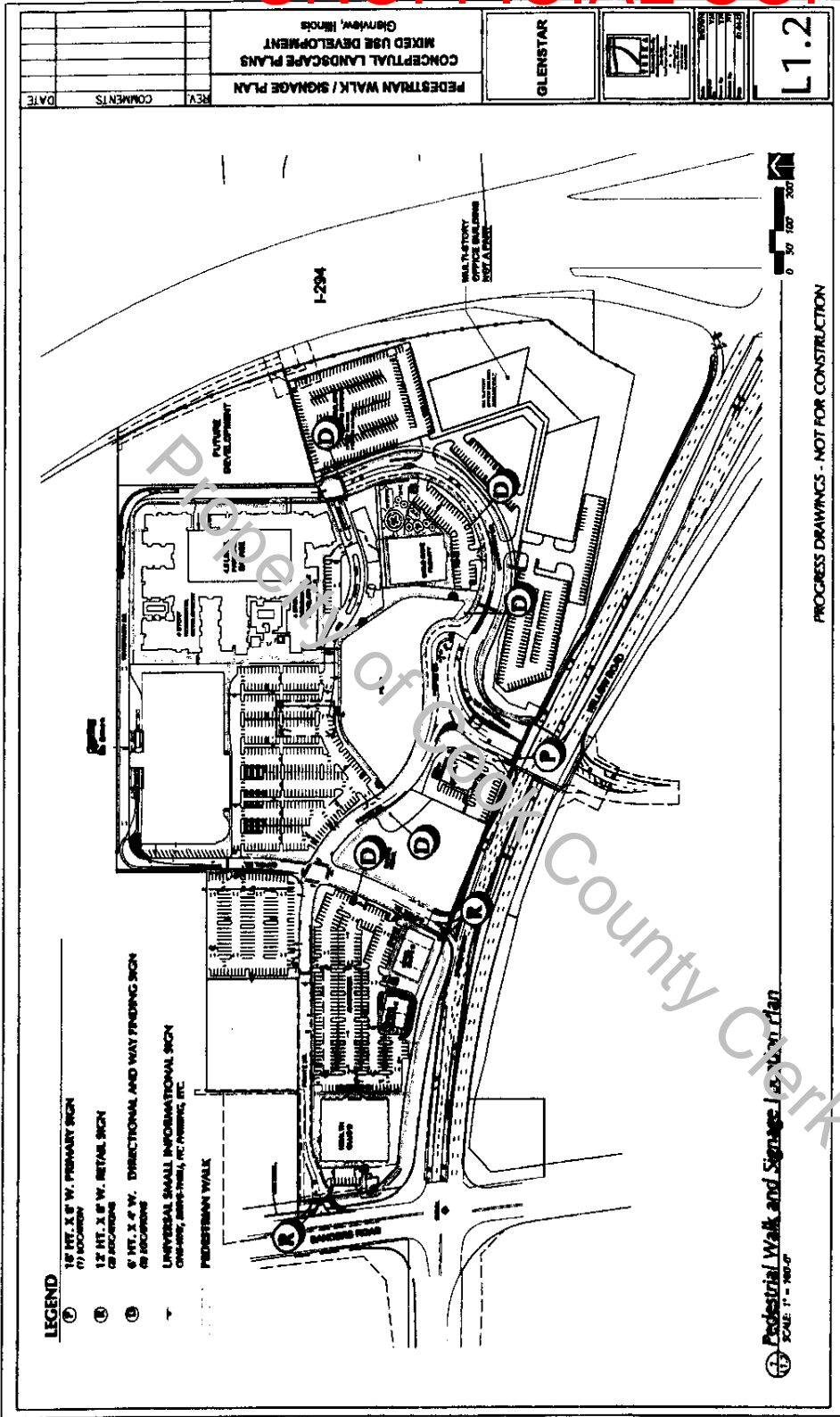
EXHIBIT E-4

Preliminary Retail Signage Plans

Property of Cook County Clerk's Office



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DATE	REV	COMMENTS

PEDESTRIAN WALK / SIGNAGE PLAN
 CONCEPTUAL LANDSCAPE PLANS
 CHERRYBROOK, ILLINOIS

GLENSTAR

PROJECT INFORMATION

PROJECT NO.	
DATE	

L1.2



PROGRESS DRAWINGS - NOT FOR CONSTRUCTION

Ⓢ Pedestrian Walk and Signage | J. S. Morrison
 SCALE: 1" = 80'-0"

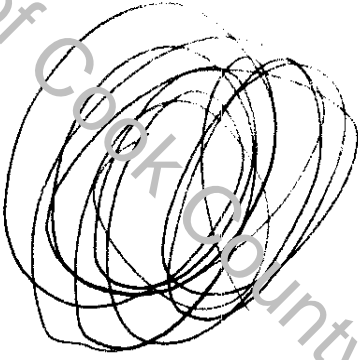
- LEGEND**
- ① 18 FT. X 8' W. PRIMARY SIDEWALK
 - ② 12 FT. X 8' W. RETAIL SIDEWALK
 - ③ 6 FT. X 8' W. DIRECTIONAL AND WAY FINDING SIDEWALK
 - ④ UNIVERSAL SMALL INFORMATIONAL SIDEWALK
- PEDESTRIAN WALK

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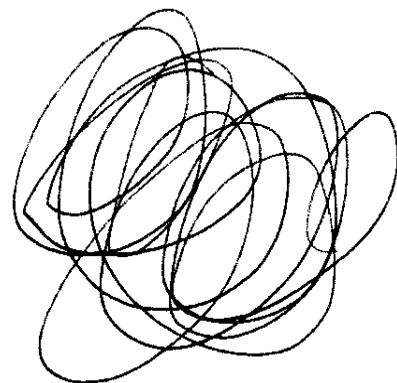
EXHIBIT E-5

Preliminary Retail Photometric Plans

Property of Cook County Clerk's Office

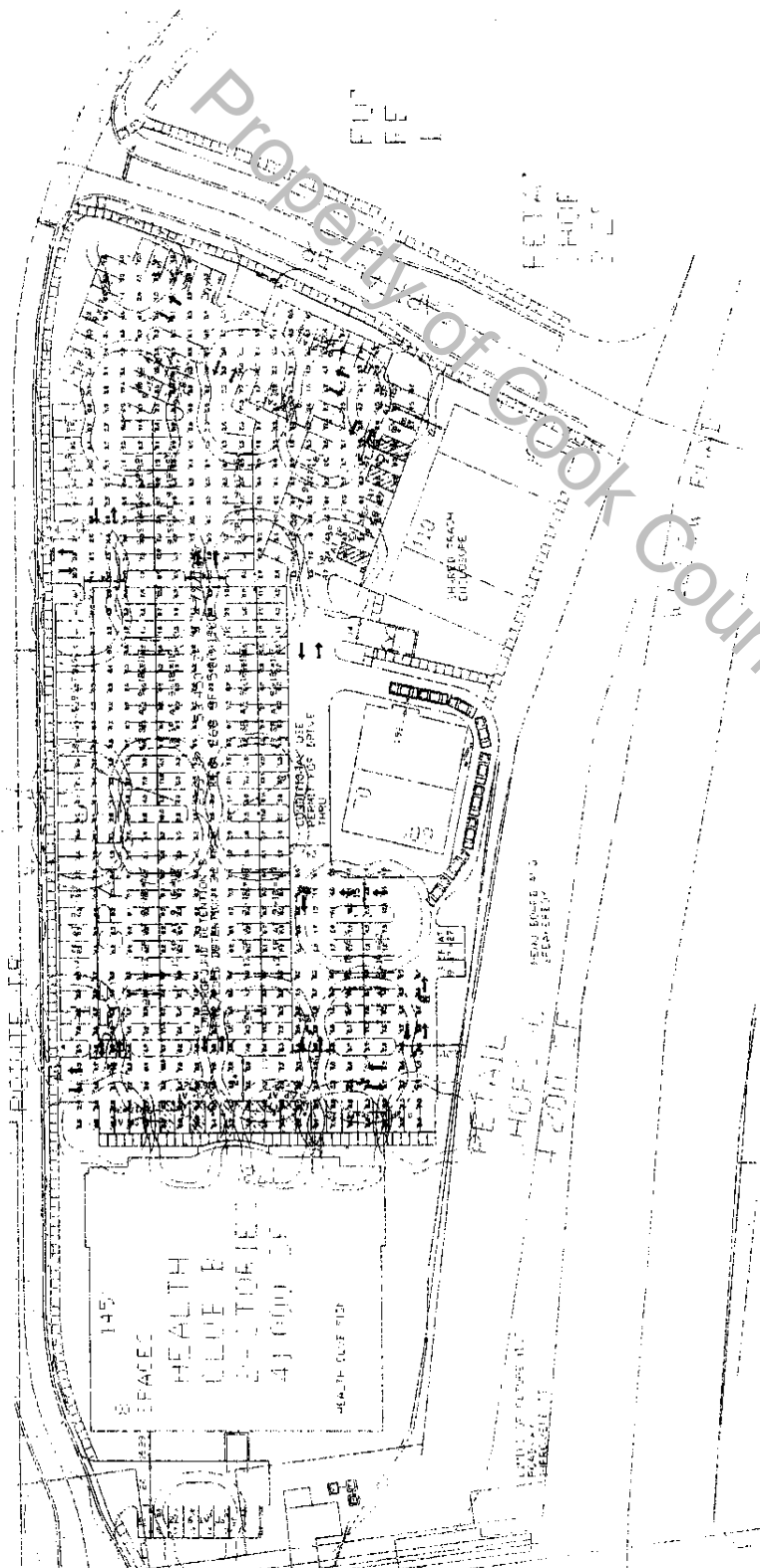
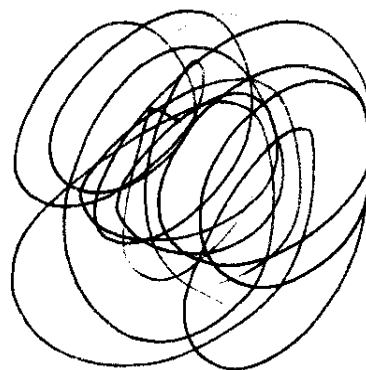


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Exhibit F

Plan Commission Recommendations

EXCERPT FROM MINUTES OF JANUARY 8, 2013 PLAN COMMISSION MEETING

P2012-009 3800 Willow Road – Glenstar Development (Public Hearing)

Mr. Jeff Brady referred to the Commissioners packets and mentioned that a few pieces of information have been received prior to tonight's meeting (those documents were distributed to the Commission). More information has been distributed to the Commission on the Willow/Sanders road intersection and the proposed IDOT improvement timeframes. Mr. Brady reviewed the following upcoming regulatory reviews:

1. Plan Commission
 - A. November 27 – Presentation of development proposal and initial Plan Commission comments
 - B. December 11 – Fiscal & traffic reviews; specific site plan comments
 - C. January 8, 2013 – Further consideration by Plan Commission
 - D. January 22, 2013 – tbd
2. Board of Trustees – Consideration of:
 - A. Plan Commission recommendation - tbd
 - B. Annexation Agreement Amendment – tbd
3. Appearance Commission – detailed review of architecture, signage, lighting & landscaping
 - A. Preliminary Appearance Approval – tbd
 - B. Final Appearance Approval – following submittal of building permits

The applicant has submitted revised Landscaping Plans and a revised Site Plan. Mr. Brady reviewed the Revised Landscape Plans in relation to the garbage area and the landscaping associated with the enclosure. The landscaped islands have been broken up in the retail areas parking lots. The pocket park areas were illustrated (with dimensions) including the seating areas. Landscaping coordination (in relation to continuity) between the apartment development and the grocery store sites was shown. The revised dog run area, open space for the park and the continuation of the path (with another pocket area) were shown. The sidewalk/signage plan was updated (now shows a new crosswalk) and shows the connection from the Astellis property to the pond area.

Revised grocery renderings including the landscaping plan were shown. On the grocery store, the applicant has added additional windows below the screen panel. The applicant refined the architecture behind the rotunda section – the new renderings were shown. Revised elevations of the grocery store (new vs. old) were shown.

Lastly, Mr. Brady added that anything not addressed or outstanding is reflected in tonight's sample motion. There are also numerous Appearance Commission items for submittal of exhibits that show more details and the Appearance Commission will review those items. The Plan Commission is more 'big picture' and the Appearance Commission focuses more of the finite details and issues.

In page 9 of the Staff Report, in relation to the parking lots, the comment was made for the need for 7 ft. wide vs. 5 ft. wide. Mr. Brady explained that the requirements are 9 ft. wide x 19 ft. deep parking stalls and the applicant is requesting 9 ft. wide x 17 ft. deep parking stalls. For a 9x17-parking stall, the landscape setback requirements move 5 ft. The day care center is the only area where a variation is being requested (sidewalk 5/7 ft.). A minimum 5 ft. sidewalk exists (in relation to car overhang).

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Why can't the sign be 15 ft. (vs. 18 ft.)? Mr. Brady clarified that the applicant has made a change and now the sign will be 15 ft.

The recent information from IDOT was discussed; the timeframe appears to be @ 1 year later than what the Plan Commission was originally told. The Commission thought that the improvements could begin as early as 2014. Given IDOT's reputation in relation to delays, discussion ensued about the impact to this development. Considering a worse-case-scenario, if IDOT improvements begin 2-3 years late, do we have 2-3 years of serious problems? Mr. Larry Debb shared the latest IDOT information - IDOT has postponed the roadway developments one year to 2014. The Glenstar construction is to begin in the Spring, 2013 and it would last for @ 1 year.

The traffic study was discussed in relation to the square footage of the future office development (60,000 vs. 90,000). It was noted that the petitioner could not commit to what a future unknown tenant would need. Also in the traffic study, the medical building square footage was discussed (200,000 vs. 600,000 vs. 800,000). The approval goes to up to 200,000 square feet, but if larger, a revised traffic study would be required. Mr. Luay Aboona stated that the study shows that the Willow/Sanders intersection works for this new development. Cross access through AT&T was discussed. It was agreed that cross access would improve the traffic situation, however Mr. Aboona stated that while a benefit, the development traffic flow still works without AT&T cross access. Lastly, overall traffic flow was discussed in relation to future site projections and while it is impossible to know what the future holds, the site works and the developer does not foresee any issues.

Grocery Store

The most recent renderings were reviewed. In relation to brick color, was any attempt made to utilize reveals or articulation in the precast? Mr. Drew Rameri architect, replied that the original rendering shown to the Commission was inaccurate. The revision shown tonight correctly reflected the articulation.

The horizontal band will project 1-2.5 inches out so it will create a shadow line. Commissioner Brinckerhoff added that he has seen the projection as high as 4-5-6 inches out which adds nice detail. What about the precast area? Utilizing the revised elevations-grocery visual rendering, Mr. Rameri explained that on the eastern end of the south elevation were 3 demonstration elements (previously). On the latest rendering, he has put 4 along the wall and brought closer together & articulated with more glass above and below the canopy to add depth. Lastly, Commissioner Brinckerhoff stated that he is concerned about the level of articulation (lack thereof). The importance of foundation planting in front of the store was mentioned.

The seating area along the southern edge/adjacent to the parking area is greatly improved. The renderings of the area between residential & east wall of the grocery store are improved. Commissioner Brinckerhoff is still concerned about the precast.

The Commission discussed turning radius and the fact that trucks would circulate in both directions. There will be two large loading docks; trucks would approach from the east - back in/out - and exit to the west. Mr. Dan Farrell added that smaller garbage trucks picking up refuse would come via the opposite direction (come in on the west and exit to the east) via Capital Drive twice a week. There will be very limited traffic heading east.

Cobblestone has not worn well in the Village and stamped concrete has done very well. As part of Water View Drive, Glenstar has already utilized stamped concrete and plan on continuing to use. A parking space on the western side of the building was discussed; Mr. Debb commented that the

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space would be landscaped (vs. a parking space) because it is too small to be a parking spot. Parking on the western side of the building was discussed; it was noted that this area would be dedicated employee parking.

Health Club

No modifications were made to any of the drawings. Any outstanding items are architectural or addressed in the sample motion. It was noted that the comment - "relevant statistics were not available" - was included in the packet. The 60 inch high letter on the rear of the entry on the Sanders side was discussed. The sports graphic panel was reviewed in Staff's report - it should be removed. Because this is a requested Annexation Agreement, if there was a variation, this was the time to request the variation. Because no variation was requested, it will have to comply with Village regulations.

Retail

An added sidewalk connection and right-out access was added based on feedback at the last Plan Commission meeting. Details are included in the sample motion & 4 employee parking stalls are identified. The sample motion also includes the pavement striping and that the garbage enclosure will be 10x25.

Continuity issue in relation to sidewalk drawings was shown and further discussed.

Bank

No additional information has been received; all outstanding items are Appearance Commission items.

Commissioner Brinckerhoff referred to page 15 of the Staff Report in relation to the landscape plan and "requested exhibit in terms of the color perspective of the building is not available." Mr. Debb informed the Plan Commission that he has been having difficulty getting this information from the tenant. Mr. Brady pointed out that any changes to the Site Plan would need to come back to the Plan Commission. Commissioner Brinckerhoff noted that massing is the Plan Commission's prevue. Mr. Brady concurred, stating that a note could be added at the end of the motion that stated that Appearance Commission should review those comments in the Plan Commission Staff Report.

Day Care Center

Mr. Brady stated that the applicant has accommodated the additional setback from the pond that was addressed at the previous Plan Commission meeting. There has also been a modification to garbage enclosure so that now not a prominent feature when vehicles enter the parcel; additional landscaping has also been included. Additional details in relation to the outdoor playground/equipment area and updated landscape plan were included in the Commissioners packets. Discussion ensued about the location of the garbage enclosure and the potential of rotating it 45 degrees. The applicant discussed the orientation of the enclosure and how it potential could protrude and the potential for screening. Commissioner Iglesias noted that no matter what, it was important to ensure that the garbage trucks could adequately maneuver in this area, otherwise, trucks would be driving over curbs and medians.

Apartments

Additional exhibits were submitted since the last meeting in relation to parking ratios and a rendering of the residential parking garage as far as the 49 visitor parking spaces. The building parking per bedroom ratio is 1.7, which is 25% more than 1 parking space per bedroom. Tenants will also be allowed to purchase an additional parking stall for \$100/month. The applicant noted that the parking structure would be able to offer parking for all of their tenants. He showed a chart that compared different locations in relation to units, parking, density and park ratios. The

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Commission asked Mr. Bober about his thoughts on occupancy levels and if he felt there would be any difficulty in renting these units. Mr. Bober stated that occupancy at The Glen is extremely high and coupled with a 15% increase in local area employment, rentals should not be a problem. Lastly, he noted that he already has equity lined up for this location.

Chairman Bucklin opened the public portion of the meeting. No one spoke so he closed the public portion of the meeting.

Conversation continued about IDOT commitment and starting date for roadway improvements. The Commission was very happy about this development, but discussed their concern about approving such a large scale project with no commitment from IDOT. Mr. Brady added that the latest information from IDOT shows that improvements are fully funded, however, are 3 years away. The Village will lobby with IDOT on the roadway improvements.

MOTION: Commissioner Ruter moved that based upon the petitioner's application materials, testimony, and discussion relating to the petition for an Amendment to the Annexation Agreement dated August 5, 2008 which together demonstrate compliance with Chapter 98, Article II of the Municipal Code, in the case of P2012-009, GlenStar Development at 3800 Willow Road, the Plan Commission recommend the Village Board of Trustees grant approvals in accordance with the following:

4. **Rezoning** of the subject property which is currently B-2 General Business District, RT-8/Planned Development, and Planned Development District to the following districts based on the Overall Site Dimensional Plan, Sheet 1 of 5 prepared by Manhard Consulting Inc. and dated 12/21/12, and to be reflected in the legal descriptions noted on the future Final Subdivision Plat:
 - a. Grocery Store A, 142 space satellite parking lot, Health club B, Retail C, Retail D, Future Retail, Retail F, detention pond, and Child Care Facility to be zoned B-2 General Business District.
 - b. 4-story Residential Development to be zoned R-18/PD Residential Planned Development District.
 - c. Future Development site comprised of 2.2 acres to be zoned I-2 Light Industrial District.
5. **Comprehensive Plan Amendment and Official Map Amendment** of the subject property to reflect the zoning as described in Section 1 and the roadway system as described in Section 4.
6. **Planned Development** with associated **Variations** from the Zoning Ordinance in accordance with the Final Site Plan dated 12/21/2012 and including the following:
 - A. A perimeter yard of 19 ft. instead of a minimum of 50 ft. as required.
 - B. A building height of 54.83 instead of a maximum of 50 ft. as required.
 - C. A density of 53 units per acre instead of a maximum of 18 units per acre.
 - D. A parking ratio of 1.7 spaces per unit instead of minimum of 2.0 spaces per unit as required.
 - E. A dog run to be located within the required perimeter yard.
7. **Final Site Plan Review** approval is granted for the subject property, in accordance with the requirements of Chapter 54, Article IV of the Village Municipal Code and in compliance with the following:

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- a. The document prepared by Manhard Consulting and dated 12/21/2012:
 - i. Overall Site Dimensional Plan (Sheet 1 of 5)
 - ii. Conceptual Site Dimensional Plan (Sheets 2, 3, 4, and 5)
- b. The documents prepared by Teska and dated 01/04/2013:
 - i. Conceptual Landscape Plans (Sheets L1.1 & L1.2, L2-L5)
- c. The documents prepared by Solomon Cordwell and Buenz and dated 01/07/2013:
 - i. Elevations
 - ii. Perspective Views
- d. The documents prepared by L.A. Fitness and dated 12/17/2012:
 - i. Concept Floor Plan
 - ii. Concept Elevations
- e. The documents prepared by Stephen Rankin Associates and dated 07/26/2012:
 - i. Perspective Views
 - ii. Building D Elevations
 - iii. Building C Elevations
 - iv. Sheets ASK001 & ASK003
- f. The Exterior Elevations prepared by The Architecture Partnership and dated 07/19/2012.
- g. The documents prepared by NORR and dated 08/14/2012:
 - i. Building Elevations (Sheet A050)
 - ii. Exterior Lighting (Sheet A300)
 - iii. Site Details (Sheet A011)
 - iv. Floor Plans (Sheet A100 & A030)
- h. The documents prepared by the Gardner School and dated 01/04/13:
 - i. Signage Exhibits 1-4
 - ii. Chain Link Fence Detail
- i. The illumination plan prepared by Woolpert Design and dated Jan 2013 (Sheet C500).
- j. The playground exhibits (1-11) prepared by Little Tikes Commercial and dated 01/04/13.
- k. The documents prepared by JHP Architecture/Urban Design and dated 10/23/2012 unless otherwise noted:
 - i. Building Plan (Page 2)
 - ii. Garage Plans (Page 3) - dated 12/21/12
 - iii. Project Data (Page 4)
 - iv. Unit Plans (Pages 5-7)
 - v. Schematic Elevations (Page 8-14)
 - vi. Rendering (Page 15) - dated 01/07/13
- l. The lighting plans dated 09/28/12 submitted by Cooper Lighting.
 - i. Mixed Use Development Photometric Plan
 - ii. Lighting Cut Sheets
 - 1. Page 1
 - 2. US-3383
 - 3. TSG006230 (Pages 1 & 2)
- m. Modifications to the Pointe Drive connection leading to Retail F (bank) may be needed based on the future proposal for the 1.56 acre retail site.
- n. A Preliminary Landscape Plan shall be provided for the proposed bank for purposes of Appearance Commission review.
- o. Installation of no parking signs along all streets in the development.
- p. The depth of the trash enclosure apron for Retail C shall be at least 25 ft deep to

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- comply with the loading requirements.
- q. Add pavement markings or different paving materials in front of the main entrance to the grocery store to designate it as a high pedestrian area.
 - r. The crosswalk from Astellas to the Day Care shall be removed from the plan. The crosswalk from Astellas to the pond shall include the appropriate MUTCD signage and stop bars and shall be designed to incorporate the comments from Daniel Schoenberg in a memorandum dated 12/27/12 as part of the final engineering approvals.
 - s. Final engineering approval through the building permit process for the parcels and improvements comprising the development site.
8. The following **Variations** are granted through the Amendment to the Annexation Agreement in accordance with the following:
- a. Allow 18 ft. deep parking stalls instead of the required 19 ft. depth in all areas.
 - b. Allow parking lot light poles to be 18'-9" instead of the required 14ft in all residential areas and all areas within 100 ft of a residential lot.
 - c. Allow parking lot light poles to be 18'-9" instead of the required 18ft in all retail and industrial areas.
 - d. Allow a uniformity ratio greater than 4:1 for the lighting of the retail parking lot.
 - e. Allow up to 3.6 fc level adjacent to the grocery store and apartment lot line instead of 0.1 fc level as required.
 - f. Allow up to 9 fc level adjacent to the right-of-way at all retail lot lines instead of a 5 fc level as required.
 - g. Allow 6 ft. by 4 ft. directional signs in the areas designated on the site plan.
 - h. Allow the grocery store building to be located at a 0.9 ft. setback (Westview Drive – side yard) instead of 25 ft. from the property line.
 - i. Allow 6 ft. landscaped setbacks in the grocery store parcel adjacent to Pointe Drive and along the boundary line adjacent to the apartments.
 - j. Allow a 3 ft. landscaped setback in the 142-stall parking lot adjacent to Capital Drive.
 - k. Allow landscape islands at intervals instead of a single landscaped row after every other pair of parking rows in the 142-stall parking lot.
 - l. Allow an 8 ft. setback for the health club building on the side yard setback along Pointe Drive instead of a minimum setback of 25 ft. from the property line.
 - m. Allow a 46.41 ft. health club building instead of a maximum height of 40 ft.
 - n. Allow a rear yard setback of 12.67 ft. on the Retail D building along Capital Drive instead of a minimum of 15 ft. from the property line.
 - o. Allow a 5 ft. landscaped setback for the Retail C and Retail D buildings along Willow Road and Capital Drive instead of a minimum of 7 ft. as required.
 - p. Allow landscape islands at intervals instead a landscaped row after every other pair of parking rows to the north of Retail C as required.
 - q. Allow a 5 ft. setback at the Child Care Facility along the rear yard setback at the northwest corner of the site instead of a 20 ft. setback as required.
 - r. Allow a 0.82 ft landscaped setback at the Child Care Facility along the western property line adjacent to the pond instead of a minimum of 5 ft. as required.
9. **Conditional Use** in accordance with the provisions of Chapter 98, Article III, Section 98-132(d) and Article II, Section 98-50(a)(3) of the Glenview Zoning Ordinance to allow a dine-in and carry-out food and beverage establishment with a drive-through window offering service to

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patrons in vehicles, a B-3 General Service District Use in a B-2 General Business District, in accordance with the following:

- a. The use shall be permitted as depicted in the exhibits identified in Section 2, Final Site Plan Review.
- b. The drive thru hours of operation shall be up to 24-hours per day, seven (7) days per week.
- c. No other outdoor operations shall be permitted except those operations otherwise expressly permitted per the Municipal Code.
- d. The three (3) parking stalls to the west of Retail C adjacent to the entrance of the drive thru shall be designated for use by employees only.
- e. There shall be no outdoor displays or attention-getting devices on the premises.
- f. All food waste, trash, and refuse shall be stored in approved containers indoors or within an approved trash enclosure as required per ordinance.
- g. The site plan shall be revised to include pavement markings indicating the direction of traffic queues in respect of the one-way circulation pattern.
- h. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.

10. **Conditional Use** in accordance with the provisions of Chapter 98, Article III, Section 98-132(d) and Article II, Section 98-50(a)(4) of the Glenview Zoning Ordinance to allow a pharmacy drive-thru establishment with a single accessory drive-thru lane, a B-3 use, in a B-2 General Business District shall be permitted and is hereby granted, subject to the following conditions:

- a. The use shall be permitted on the Future Retail Lot of 1.56 acres as depicted in the exhibits identified in Section 2, Final Site Plan Review.
- b. Such approval may be subject to additional restrictions as designated during Final Site Plan Review of the traffic circulation issues associated with the proposed use.
- c. Vehicular access to Lot 1 shall be provided from curb cuts adjacent to the proposed curb cuts on the opposite side of Capital Drive and Pointe Drive.
- d. The drive thru hours of operation shall be up to 24 hours per day, seven (7) days per week.
- e. No other outdoor operations shall be permitted except those operations otherwise expressly permitted per the Municipal Code.
- f. There shall be no outdoor displays or attention-getting devices on the premises.
- g. All food waste, trash, and refuse shall be stored in approved containers indoors or within an approved trash enclosure as required per ordinance.
- h. If the conditional use is abandoned or discontinued for more than three (3) months, without substantial attempt to resume such use, the conditional use shall be rescinded.

11. **Preliminary Subdivision** with associated waivers from the Subdivision Code and Glenview Engineering Standards Manual including the following:

- a. A waiver from Section 66-167 to waive required right-of-way dedication along Capital Drive, Waterview Drive, and Pointe Drive.
- b. A waiver from Section 66-167 to allow all the roadways referenced on the plans as private streets.
- c. A waiver from Section 66-172 to allow lots which do not front upon a public street.
- d. An easement shall be provided for access to the proposed loading and unloading area east of the apartment building.

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- e. The current annexation agreement provides that in the event there are any roadway improvements connecting the GlenStar parcels to adjacent parcels to the north for purposes of pedestrian and vehicular cross access, the parties shall enter into a reciprocal cross access agreement providing for such access and a mechanism to allocate the cost and on-going maintenance of such improvements, and customary insurance and indemnification. The proposed amendment shall include language that reaffirms the owner's commitment to pursue the implementation of this cross access with the parcels to the north.
 - f. All roadway improvements comprising the proposed streets will be required to be a privately owned and maintained as part of the final subdivision approval.
 - g. All other public cross-access, ingress, & egress easements and utility easements as required in accordance with the final site plan and final engineering plans.
12. Final Appearance Commission approval is required for any proposed building, signage, landscaping, and lighting, which includes any applicable exhibits referenced in Section 2. The following Plan Commission comments should be addressed during the review by the Appearance Commission:
- a. Provide the details on the proposed trash enclosures which should match the architecture of the building and include solid metal doors, and potentially a roof, raised entrance, and sanitary sewer drain for any trash enclosure required to enclose food waste.
 - b. The illuminated window signs in the health club shall be removed to comply with the Village requirements.
 - c. EIFS is not a permitted building material.
 - d. The building signage shall comply with Village standards and be subject to the Appearance Commission's review.
13. All materials and testimony presented to the Plan Commission on November 27, 2012, December 11, 2012 and January 8, 2013, and associated revisions required by the Plan Commission.

Motion seconded by Commissioner Igleski.

YEAS:	Commissioners Fallon, Igleski, Ruter and Brinckerhoff
NAYS:	None
ABSTAIN:	None