



### Park Place Glenview (Former Glenview Village Hall Site)

#### **Introduction**

The former Glenview Village Hall Site located at 1225 Waukegan Road, Glenview is approximately 2.25 acres. The Drake Group's proposal to purchase and develop this property is based on a plan to create a hallmark community of 26 total homes. This community, named Park Place Glenview will include a highly designed diverse mix of narrow lot single family and row homes with an emphasis on quality and an attractive streetscape. The entrance to the community will be on the northern portion of the property. The site plan design maintains pedestrian connections from the north, south and eastern neighborhoods through the Park Place Glen community. Neighbors and Park Place Glenview residents alike will enjoy convenient proximity to the surrounding retail establishments and the Glenview train station. Early in the design and approval process, The Drake Group will conduct a neighborhood meeting to obtain feedback. It is expected that the construction will begin in the spring/summer of 2017. The first homes could be ready for occupancy by spring 2018.

#### **Company Overview and Experience**

The Drake Group is a Glenview based regional and national award winning Builder / Developer that has completed land development projects ranging in size from single lot infill sites to 240 acre communities. Since 1999, the company has completed a wide array of semi-custom and custom homes, multifamily projects and land development. In total, this experience represents approximately 200 homes worth more than \$100,000,000.

The Drake Group has received the Chicago Association of Realtors Good Neighbor Award seven times. This award is given to projects which have made a positive contribution to the surrounding neighborhood. The company has also received the Gold Key Award from the Greater Chicago Association of Homebuilders multiple times, including consecutive years in 2012, 2013, 2014, 2015 and 2016. In 2016 and 2015, The Drake Group received Crystal Key Awards, the Greater Chicago Association of Homebuilders highest accolade. Builder Magazine

selected Lakeshore Cottages, The Drake Group's second home community in Union Pier as one of the Country's best new developments under 150 units.

Additional team members for the project include BSB Design, an architectural firm specializing in suburban and urban infill projects. Their local and national expertise with this type of design brings a fresh and viable perspective. The team also includes Manhard Consulting, a full service engineering, land planning and landscape design firm. Manhard and BSB have significant project experience in Glenview.

### **Development Summary and Community Vision**

Our preliminary design efforts have centered on creating an attractive, highly desirable community with an impressive streetscape. As shown on the attached site plan, the entrance to the community is on the northern portion of the site. The entrance design combined with the thoughtful site plan layout creates a great view corridor for the community. The community will consist of 8 detached single family homes, 4 attached single family homes (duplexes) and 14 row homes. This plan presents a diversified selection of new homes while delivering a community with a sense of space.

The exterior home designs will follow neo-traditional style components with traditional front elevations with front covered entries and private court yards. Exterior materials for the homes will include a combination of masonry, fiber cement siding and architectural shingles. The approach to architectural design will be one of quality and traditional character while including modern amenities and design desired by today's homeowners.

The professionally designed landscaping plan will create attractive common area spaces and buffers along the edges of the community including a pocket park on the northern portion of the community. The single family homes and row homes on the eastern portion of the site have garages facing east. These garages will be accessible from an alley. The space to the east of the alley will include a landscape buffer, creating distance and multiple layers of separation between the homes to the east of the site.

The vision is one of neighborhood unity with uniqueness in plan, massing and density. The community will highlight the pedestrian experience at the sidewalk level. Its low density use will not negatively impact the flow of traffic on Waukegan Road. The walkability index to the school, nearby retail and the train station will be high. Residents will find it convenient to walk to the many nearby amenities; including the park, Metra Station, schools and shops. The neighbors will benefit from the new sidewalk in the community which will connect to Waukegan. This walkable path to this section of the Waukegan corridor will energize this section of downtown Glenview and benefit the local retail establishments due to the increased flow of pedestrian foot traffic.

## **Description of the Different Home Types**

The homes at Park Place Glenview will consist of single family homes and row homes. The design of both home types will follow the neo traditional style combined with traditional elevations. This will create a sense of unity throughout the neighborhood.

**Single Family Homes** As shown on the attached site plan, the detached narrow lot single family homes will be located in the center and the eastern portion of the community. The homes will have approximately 2,500 sf of finished space plus a basement. These three bedroom homes will have attached two car garages which are accessed through a rear loaded alley. Each home will also have a unique, charming, private outdoor courtyard space. The attached single family homes (duplexes) will be the same size as the detached single family homes and will share one common wall. There will be two different floor plans for these homes. One plan will feature a first floor master suite with bedrooms and a game room on the second floor. The second plan will feature three bedrooms on the second floor including a generous master suite , two additional bedrooms, second floor laundry and a loft.

**Row Homes** The row homes will be placed on the western and southeastern edge of the community. These three bedroom attached homes will have rear loaded, attached two car garages. The rowhomes will be approximately 2,100 square feet with a slight variation in size for the end units.

## **Demographics of the Likely Homebuyers**

This community is expected to appeal to a number of different buyer groups. The convenient walk to the Metra train station and to nearby retail establishments along with the low maintenance lifestyle will be desirable for all buyer groups including empty nesters, single parent households and families.

Empty nesters will be attracted to the low maintenance, first floor master single family home plans. The price point for these homes will be attractive to this buyer as they look to downsize from larger homes. The plans with all bedrooms on the second floor will feature an optional elevator.

## **Subdivision**

The HOA Declarations, Covenants, Codes & Restrictions accommodating the maintenance of the private roads, limitations on accessory uses, exterior modifications, etc will be provided at a later date.

Refuse pick up and snow plowing will be provided by a private vendor and paid for through HOA Assessments.

Mailbox location will be determined and finalized in a manner which will not negatively impact street parking.

### **Storm Water Detention**

Storm Water detention will be provided on site and designed per the Village of Glenview requirements. Volume control will also be designed and provided per the Metropolitan Water Reclamation District (MWRD) requirements. The design is projected to include the use of permeable pavers with stone detention and an underground detention vault. The detention vault will control the release of storm water.

Offsite storm water runoff from larger storm events flows overland onto the site from the northeast corner of the property in the existing condition. This drainage will be conveyed overland via the new street network. The street design will channel water to the middle and direct it from the northeast corner to the Waukegan Road right-of way.

### **Marketing Efforts**

A website has been created for the community – [www.parkplaceglen.com](http://www.parkplaceglen.com) . This site provides an opportunity for those interested in the community to register and receive updates on the community. @ Properties will lead the marketing and sales efforts for the project. Prior to the delivery of the model on site, @ Properties will coordinate presales from their office a few blocks south of the community.

### **Summary**

The former Glenview Village Hall is an extremely visible site in the downtown area of Glenview. As a local, Glenview based builder, The Drake Group appreciates the significance of this infill community and will commit the necessary resources and dedication to design, develop and build an attractive, highly desirable community that will be tremendous source of pride for both the future residents and the greater Glenview community.