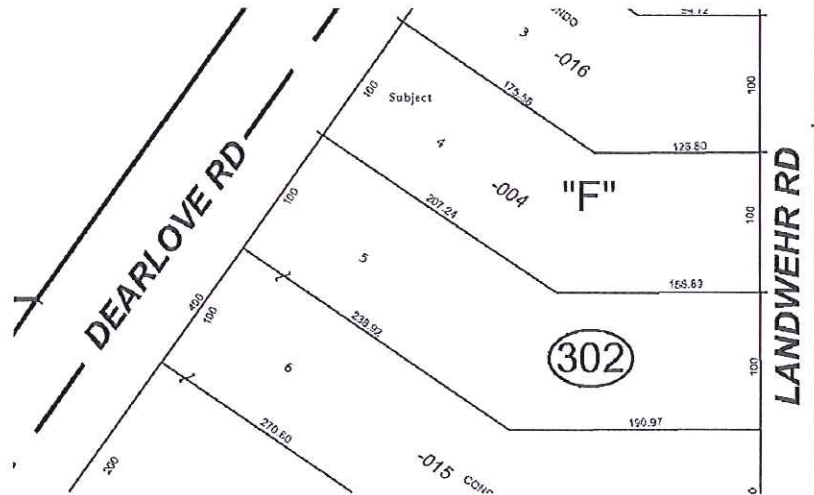


SITE DATA

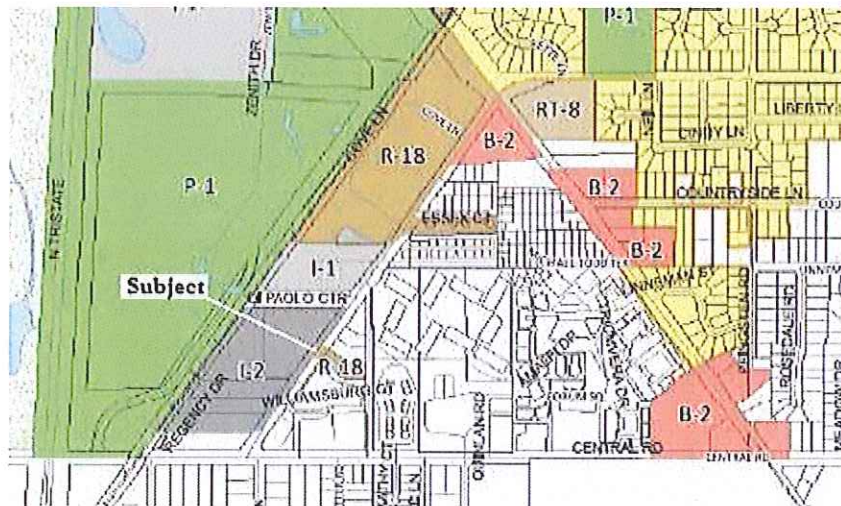
The site description is based on the Cook County tax map and a field inspection of the site.

Tax Map



PIN	04-32-302-004-0000
Shape	Irregular
Size	33,425 SF
Topography	Level at street grade.
Drainage	Adequate.
Flood Plain	Zone X, Outside the 500-year flood plain FEMA Insurance Rate Map No. 17009 60228 F 11/06/2000.
Frontage	100 feet on the east side of Dearlove Road
Off Site	Two lane asphalt-paved road with some concrete curbs, sidewalks, street gutters, storm and sanitary drain lines and overhead street lighting and power lines.
Utilities	Natural gas, city water and sewer and electricity utilities are all available to the sites. Delivery is available along the street.
Traffic Flow	North and south along; 35 mph speed limit
Access	Average; site has access from Dearlove Road and Landwehr Road.
Visibility	Average – interior lot along busy corridor.

Ground Stability	No soil boring tests or environmental assessments are available for review to determine the suitability of the site for construction. There are no known sub-soil problems or adverse flooding conditions in area.
Utility	Average due to size, shape, frontage and depth.
Easements	None known; general utility easements assumed.
Encroachments	None known.
Moratoriums	None based on conversation with Glenview Planning Department.
Zoning	The site is zoned R-18, Multifamily. The map below has been copied from the city of Glenview web site.



The ordinance has the following restrictions:

Permitted uses: Multifamily
Minimum lot area per dwelling unit: 2,400 SF
Maximum floor area ratio: .65
Maximum Height: 35 feet

The zoning has the moderate bulk and density standards and height allowance for the village's multifamily area. A specific condominium plan for this site was submitted in 2006 and approved. The village planning director, Jeff Brady said that the village would allow multifamily rental units also.

All the land usage on the east side of the street is either multifamily or condo.

SUBJECT PROPERTY IN A SNAPSHOT



Front View of Subject Property



Aerial of Immediate Area