

APPLICATION FOR PLANNED UNIT DEVELOPMENT WITH RESPECT TO 1210 CENTRAL AVENUE

Submitted by Green Bay Wilmette LLC

November 22, 2019

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Volume I

1. Letter dated November 22, 2019 from David C. Hovey, CEO of Green Bay Wilmette LLC, to Mr. John K. Adler, Director of Community Development, Village of Wilmette.
2. Application for Planned Unit Development dated November 22, 2019 with Certification of Ownership and Authorization dated October 18, 2019 executed by Mr. Y. Frank Wang, President and Chief Executive Officer of International Bank of Chicago, owner of the subject property, attached.
3. Letter dated November 22, 2019 from David C. Hovey, CEO of Green Bay Wilmette LLC, to Mr. John K. Adler, Director of Community Development, Village of Wilmette, that (i) states that no part of the subject property or structure thereon has been designated as a landmark or historic place under federal, state or local law, or is within a local or national historic district, (ii) discusses grants of easements to be imposed upon the use of the subject property's land, buildings or other structures, (iii) states how the development meets the applicable standards of review of the Zoning Ordinance and (iv) contains an analysis of the relationship between the proposed planned unit development and the Village Comprehensive Plan.
4. Brief resume of Optima, Inc. and review of relevant projects.
5. ALTA Commitment for Title Insurance issued by First American Title Insurance Company, File No: NCS-955437-CHI2, dated March 15, 2019.
6. Letter from SVN Chicago Commercial dated November 22, 2019.
7. Preliminary development schedule for the project.
8. Site Data Table comparing what could be constructed under existing zoning with the proposed project.

Volume II

9. Preliminary Plan, including, without limitation, the following:
 - a. List of all uses by square footage and, in the case of residential uses, the number of dwelling units;
 - b. Calculation of lot coverage of buildings and structures;
 - c. Floor area of buildings and structures;

- d. Total amount of usable open space;
 - e. Total number of parking spaces, separating surface, below grade and above grade parking spaces;
 - f. The site plan and floor area size of all existing and proposed structures and other improvements, including maximum heights and types of dwelling units;
 - g. Map showing the surrounding footprints of adjacent buildings and their height;
 - h. Location and size in square feet of all areas to be conveyed, dedicated or reserved as common or public open spaces;
 - i. Preliminary elevations that demonstrate building character, materials and colors;
 - j. Proposed landscape plan; and
 - k. Proposed lighting plan.
10. ALTA/NSPS Land Title Survey dated June 4, 2019 prepared by Preferred Survey, Inc.
11. Topographic Survey dated October 17, 2019 prepared by Manhard Consulting, Ltd., that includes:
- a. Topographical contours shown at one (1)-foot intervals;
 - b. Trees of six (6) inches or more in diameter measured at one (1) foot above ground level; and
 - c. Unique natural features or existing groundcover.

Volume III

12. Traffic Impact Study, Proposed Residential Development, Wilmette, IL dated November 22, 2019 prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. that, among other things, details the existing and proposed pedestrian and vehicular circulation system of streets, alleys, driveways, sidewalks, off-street parking areas, loading areas, service areas, and points of access to the public right-of-way.

Volume IV

13. Geotechnical Investigation Report with respect to 1210 Central Avenue, Wilmette, IL, dated July 29, 2019 prepared by Flood Testing Laboratories, Inc.
14. Preliminary Sewer Impact Analysis with respect to Optima Wilmette – 1210 Central Ave. dated October 18, 2019, Revised November 14, 2019, prepared by Manhard Consulting, Ltd. addressing the following: preliminary engineering drawings, including the location, size and slope of all water, sanitary sewer, and storm sewer lines; the capacity of any existing water, sanitary sewer or storm sewer mains that will be used; and the location of any on-site storm water/runoff detention and a preliminary estimate of impact upon the Village infrastructure and utilities.

Volume V

15. Phase I Environmental Site Assessment, 1210 Central Avenue, Wilmette, Illinois 60091 dated August 5, 2019 prepared by EMG.

Volume VI

16. Phase II Environmental Site Assessment, 1210 Central Avenue, Wilmette, Illinois 60091 dated August 7, 2019 prepared by EMG.
17. Pre-Demolition Asbestos Inspection at:1210 Central Avenue, Wilmette, Illinois, dated July 8, 2019, prepared by EMG.