

Frequently Asked Questions about the proposed Avon/Regency development

What is the proposal?

Avon Products operated a 300,000-square-foot distribution facility on 19.26 acres at the corner of Golf and Waukegan roads that closed in 2010. Avon employed between 200-270 people in three shifts during the peak use of the property. The site typically handled over 50 semi-truck deliveries to the more than 30 docking stations between 4 a.m. and 12 midnight each day. The approximately 250 employee parking stalls were located on the north side of the building, with the south side parking lot devoted to the maneuvering and storage of trailers.

Regency Centers, a national shopping center developer, is the contract purchaser of the property. It proposes to develop the site on 3 lots. The northern 8.93-acre portion would be owned and managed by Regency Centers and would include a 75,000-square foot Mariano's Fresh Market grocery store, 14,840 square feet of inline retail (service, retail, and restaurant uses), and a 4,503-square-foot Chase bank with three drive-through lanes and one ATM lane. The southern 7.95-acre portion would be owned by McGrath Imports, which is proposed to relocate from its current location at 301 Waukegan Road in Glenview, and would include up to a 74,125-square-foot Audi dealership and a car wash for McGrath customers only. The storm water generated by the site would be detained in a 2.0-acre area set aside for detention at the southeast corner with arbor vitae trees buffering the east side of the property.

What would the benefits of this type of development be for the Village of Glenview?

It is always preferable for vacated commercial property to be redeveloped, so that the tax dollars it generates can help the Village keep providing programs and services village-wide and so that area property values don't deteriorate. In this particular case, retaining McGrath Audi within the Village of Glenview also safeguards several hundred thousand dollars of existing taxes generated annually that are currently helping fund Village services and keeping property taxes as low as possible for Village residents.

This development for the former Avon parcel as a whole is projected to produce a net annual increase for the Village of Glenview of \$400,000 - 500,000 in sales tax revenue and \$60,000 in property and utility tax revenue, above what Avon has generated in recent years. Additionally, other Glenview taxing jurisdictions, such as the Glenview Public Library and the Glenview Park District, are likely to experience a combined increase of \$87,000 in tax revenue.

In 2010 (2009 Levy Year), the last full year of operations at the site, Avon generated \$405,000 in property taxes for the impacted jurisdictions. The low-end projection of the current proposal is anticipated to generate \$1.1M, or a 271% increase, for those same jurisdictions. The project is also expected to bring another approximately 450 jobs to the area.

What is the impact on Glenview School District 34 or Glenbrook High School District 225?

Although the property is located in the Village of Glenview, the Avon parcel and the current McGrath dealership parcel are located in Golf School District 67, which serves Morton Grove and Niles students, and Niles Township High School District 219, which serves students in Morton Grove, Skokie, Lincolnwood and Niles, and approximately two blocks of far-east Glenview. This will not change as a result of the approval or disapproval of the project. There is no impact on school districts serving Glenview students, as this property has never been part of District 34 or 225.

The reason that Avon's parcel, and other commercial parcels east of Waukegan Road, north of Golf, are part of Golf School District 67 and Niles Township District 219 dates back to a three-year court battle that culminated in a 1982 Illinois Supreme Court ruling. As a result of that ruling, the Village of Golf and Golf Acres detached from

Districts 67 and 219 and were annexed into Districts 34 and 225. The de-annexation from Districts 67 and 219 was spearheaded by residents from the Village of Golf and Glenview's Golf Acres neighborhood, in an effort to send their children to Glenview School Districts 34 and 225.

Following the Illinois Supreme Court ruling, it was decided by the local Glenview school boards to not pursue the de-annexation of the triangle of commercial properties north of Golf Road and east of Waukegan Road in order to bring all litigation with Districts 67 and 219 to an official end.

Can the Village force a grocer or any retailer to locate a store at the Village-owned former Dominick's site at 1020 Waukegan Road?

No. When it comes to privately owned retail, office, and industrial properties, the Village's role is one of facilitation, providing information to link potential buyers or tenants with property owners and informing the parties of the zoning rules and other regulations that guide potential development. The Village ultimately must abide by the dictates of a free market when it comes to a private business' desire to buy a particular parcel.

In this particular case, it was the decision of Roundy's Supermarkets to choose the former Avon site as a location for its Mariano's grocery store after it was determined that the Dominick's parcel was too small to accommodate the 75,000 square foot store.

What is the village doing about the former Dominick's site and other development opportunities in the downtown area?

The Village purchased the former Dominick's parcel in 2007 with the main goal of attempting to re-establish the site as a grocery store. That goal remains despite significant market changes in the last few years. Safeway, the owner of Dominick's, has retained a lease on the property, which expires December 31, 2012 that has prevented the village from selling the property to another grocery store. The village has been in discussions with many grocers during the past few years and those discussions are ongoing. The proposed Mariano's location at the former Avon site (or any nearby location outside of the Village) does present a competitive dynamic to all area grocers and other specialty stores; however, Village staff continues to engage in discussions with grocers who are interested in locating on the Dominick's site. If no grocery store user is identified, the village will be seeking a developer or user who could provide an active use in the downtown that will encourage other redevelopment. Staff continues to field questions from developers interested in the property following the expiration of the lease; however, primary focus remains on attracting a grocery presence.

What has the Village of Glenview done to encourage development in downtown Glenview?

The Village has taken several actions in recent years to encourage development in the downtown area, such as :

- Acquired the former Epco Site in 2005 to accommodate the expansion of the Glenview Public Library, with the intention of having a new facility serve as an anchor in the downtown area;
- Adopted a new Downtown Revitalization Plan in 2006, which provided developers interested in reuse and/or redevelopment projects with guidelines on uses, building layouts, and facades;
- Acquired the former Dominick's site at the northwest corner of Glenview and Waukegan roads in 2007 with the intention of attempting to reuse the site as a grocery use, in accordance with public input received during the development of the downtown revitalization plan;
- Adopted new zoning regulations in 2008 to guide developers on how to place new structures on parcels;
- Approved the bonds necessary to fund the construction of a new Library, which opened in 2011;
- Roadway and pedestrian improvements were completed in 2011 at the intersection of Glenview and Waukegan roads, as recommended in the Waukegan Road Improvement Plan;

- Hired the US Equities team in the fall of 2011 to assess the viability of the downtown revitalization plan in light of the significant market changes that have occurred in the past few years. The team's task, in particular, was to study the viability of Village-owned properties for potential reuse projects and provide feedback on the downtown codes in order to provide a plan that is relevant to property owners and potential purchasers and developers.

A more thorough analysis of the downtown development efforts and the US Equities team's progress to date will be presented at 6:30 p.m. Tuesday, March 6, at Village Hall, 1225 Waukegan Road.

What is the Village of Glenview's role when a developer seeks approval for a project?

Glenview's goals are to attract and retain diverse businesses that are consistent with the character of the Village, enhance the community's quality of life by providing goods and services that residents need and want, and by contributing to the tax base so that residents have less of a property tax burden.

The responsibility of the village with respect to a private development proposal is to facilitate the project through the applicable zoning and regulatory review processes. This is accomplished by evaluating how the project meets the goals of the village as expressed in its major planning documents and whether it complies with the Village codes and regulations. Applicable reviews include: zoning, site planning and circulation, traffic and fiscal impacts, landscaping, lighting, architecture and signage. The village also manages the public input process by ensuring that the public is aware of, and has the opportunity to review and comment on development projects.

What is being requested of the Village of Glenview?

The property is located within the corporate limits of the Village of Glenview. The property is currently zoned I-2. The petitioner is requesting a Comprehensive Plan Amendment, Official Map Amendment, Rezoning to B-2 commercial, Preliminary Subdivision approvals, Final Site Plan Review, certain variances from the Zoning Code and Conditional Use approval for the automobile dealer. These approvals are needed for the project to be permitted under the Glenview Municipal Code. The Plan Commission and Zoning Board of Appeals, appointed commissions of the Village, hear the requests and make recommendations to the Village Board of Trustees for its final consideration. Appearance Commission approval will also be required if the project moves ahead.

How can the public participate?

The Plan Commission and Zoning Board of Appeals meet publicly, and anyone can speak during the public hearing portion of their review at each meeting. The Village Board of Trustees also invites the public to speak when it deliberates the matter. The Appearance Commission does not hold any public hearings, but the meetings are open to the public and comments are welcome.

Additionally, comments can be submitted to the Economic Development/Planning Department by sending an e-mail to Jeff Brady, Director of Planning, at jeffb@glenview.il.us, or in written form. All comments are forwarded to the appropriate Commissions and the Village Board.

What is the purpose of the development and retention agreement that the Village Board has already approved?

On February 7, 2012, the Village Board approved an agreement which established business terms and certain financial incentives for the new construction of McGrath's Audi dealership, located on the south side of the proposed development. The Village Board and McGrath agreed that it is in their mutual best interests to have such an agreement as a result of a number of Village standards that are not conducive

to a successful automobile dealership’s operational requirements in today’s competitive economic market.

What is proposed by the developer to mitigate the concerns of nearby residents?

Traffic: Regency Centers is proposing to construct the following off-site traffic improvements in order to accommodate the adjacent area traffic and the site-generated traffic:

- Dual westbound Overlook Drive left hand turn lanes;
- Raised curbing and signage to prevent right hand turns from the site to eastbound Overlook Drive;
- Raised median and signage to prevent left hand turns into the site from westbound Overlook Drive, if requested by the local residents and required by the Glenview Board of Trustees;
- Dedicated southbound Waukegan Road right hand turn lane, which would mitigate the projected operational impacts on the Waukegan/Golf roads intersection;
- Dedicated northbound Waukegan Road right turn lane into the site;
- Dedicated northbound Waukegan Road right turn lane to eastbound Overlook Drive; and

Landscaping: Although some existing trees will be removed, numerous trees along Waukegan Road are to be preserved, while an increase in buffering through the layering of arborvitae, ornamental, and shade trees is proposed on the east side of the parcel along the railroad tracks and adjacent residential area.

Operational Issues: The grocery store would use an indoor trash compactor to reduce garbage accumulation on the site and avoid attracting animals, and control the allowable hours off deliveries compared to those used by Avon. Regency must comply with the Glenview ordinance requirements for noise, odor, light intensity and pole height.

Engineering: Storm water detention is provided, which improves the current site drainage and detention.

Addressing: If the project is approved, the Regency Development will be assigned Waukegan Road addresses instead of Overlook addresses. This decision was made to discourage cut through traffic in Golf, as an Overlook address using navigation systems (i.e., Mapquest), currently route drivers through Golf to the site.

What issues remain to be considered regarding the Regency/Avon site?

Entire site	Mariano’s	Audi
Off-site Traffic improvements	On-site circulation	Building Architecture
Improvements to Overlook	Buffering	Specific landscaping plantings
Improvements to Waukegan	Noise	Specific wall signage
No right turn onto Overlook	Signage	
No left turn from Overlook into site	Lighting	
Mitigation of demolition impacts	Building Architecture	
Perimeter Site Landscaping	Delivery hours-service vehicles	
	Parking Lot Landscaping	
	Operational issues-trash, odors, etc.	
	Adequacy of parking, control of overflow parking	

What issues are not under further consideration by the Plan Commission/ZBA/Board of Trustees?

Entire Site	Mariano's	Audi
	B-2 zoning	B-2 zoning with conditional use
There will be no mid-block traffic signal on Waukegan, per IDOT	Mariano's will remain on the northern portion of the site	Retention agreement incentive terms
There will be a ¾ entrance mid-block on Waukegan between Golf and Overlook, per IDOT		Lighting, Landscaping, and operational terms in Retention Agreement
No Golf Road access to the site		No cross-access to 3 Waukegan property
		Audi's presence will be on the southern portion of the site