



The Village of Glenview

NEWS RELEASE

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DOWNTOWN GLENVIEW DEVELOPMENT PROPOSED

November 21, 2012 – Two related developments are under consideration that are expected to kick start the Glenview Village Board's vision of a vibrant, pedestrian-friendly downtown district.

- Oakbrook-based Trammel Crow Co. has submitted a proposal for a mixed-use development on the south side of the 1800 block of Glenview Road, which entails acquiring four parcels between Pine and Church streets.
- One of the parcels Trammel Crow has been negotiating to purchase contains the Village-owned Fire Station 6, at 1815 Glenview Road, and the public parking lot behind it. The Village is therefore considering moving the fire station to the site of the former police station at 1215 Waukegan Road, directly south of Village Hall at 1225 Waukegan Road.

The projects – if approved following Plan Commission review and consideration by the Village Board – would be consistent with the Downtown Master Plan that was adopted by the Village Board in 2006 and the accompanying form-based zoning code that sets out how structures should be designed and placed on particular sites.

As currently proposed, the Trammel Crow development would consist of at least 8,906 square feet of first-floor retail and 139 apartments on three floors above. The developer has proposed 101 spaces in underground parking, for a total of 215 spaces.

Trammel Crow has offered to purchase the 1.29-acre parcel at 1815 Glenview Road for \$2.5 million, which is its fair market value. The new fire station could then be built on land already owned by the Village, and would eliminate the need for an estimated \$375,000 in repairs to the existing fire station, which was built in 1976. Village staff has estimated it would cost \$4.7 million to build a new fire station at 1215 Waukegan Road, which would put back into use the site that was closed following the opening of the new Police Station at 2500 E. Lake Ave. in 2006.

The proposed projects will be explained further at two community meetings that have been scheduled at Village Hall, 1225 Waukegan Road, in the board room:

- The developer will present its plans for the mixed-use structure on the 1800 block of Glenview Road at 7 p.m. Wednesday, November 28.
- Village staff will discuss the fire station relocation project at 7 p.m. Thursday, November 29.

The Village Board is scheduled to consider a purchase and sale agreement for the property at 1815 Glenview Road at its December 4 meeting, which begins at 7:30 p.m. at Village Hall, 1225 Waukegan Road. Further discussion and action is anticipated at a special meeting scheduled at 7:30 p.m. Tuesday, December 11 at the Police Station, 2500 E. Lake Ave., in the community room.

Both proposed projects would then be subject to the Village's formal review process, including public hearings and discussions by the Plan Commission, which would likely start in January 2013.

If you have questions, please call Deputy Village Manager Don Owen at (847) 904-4370.

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