

Glenview Downtown Development Advisory Assignment

Workshop with the Glenview Board of Trustees
March 6, 2012



U.S. Equities Realty

Agenda

- 1. Glenview's Role in Downtown Development – *Todd Hileman/Don Owen***
- 2. Development Advisor – *Andy Norman/Linda Goodman***
 - Assignment Overview
 - Progress Update
- 3. Public Comment Period – *Mary Bak/Jeff Brady/Ellen Dean***

Downtown Development

**Property &
Business Owners**

Land Values

Leasing Rates

**Independent Business
Decisions**

**Village of
Glenview**

**Village Owned
Properties**

**Zoning / Code
Requirements**

Planning Documents

Downtown Focus

Since 1990, downtown has been the focus of planning studies, infrastructure improvements, and innovative code updates.

- 1990 – Comprehensive Plan – Downtown update
- 1990 – Downtown Plan - Commuter Station/Depot Street
 - New Metra/Amtrak station (1994)
 - Depot Square area developed (1995)
- 1994 – Business District Plan -A Vision for the Future
 - Glenview Rd. reconstruction & streetscape improvements (1995)
 - Adopted D-1 code for downtown (1996)
 - The Cloisters and Dewes Court developed (1999)
- 2004 – Comprehensive Plan – Downtown update
 - Epco / Post Office acquisitions for Glenview Library (2005)
- 2006 – Downtown Revitalization Plan
 - Acquired Dominick’s site to retain grocery use (2007)
 - Adopted form-based code regulations (2008)
- 2010 – Waukegan Road Corridor Study
 - Waukegan/Glenview pedestrian improvements (2011)

National Bureau of Economic Research

“A recession is a significant decline in economic activity spread across the economy, lasting more than a few months, normally visible in real Gross Domestic Product (GDP), real income, employment, industrial production, and wholesale-retail sales.”

- *47 recessions since 1790*
- *11 recessions since WWII*
- *Avg. duration of 11 post-WWII recessions – **10 months***

Recent Recessions

Peaks



Troughs



18
months*

*Note: In determining that a trough occurred in June 2009, NBER did not conclude that economic conditions since that month have been favorable or that the economy has returned to operating at normal capacity.

Introduction to the Team

U.S. Equities Realty: Full-service commercial real estate firm with an Advisory Services Group

Martin Stern, Executive Vice President, Advisory Services

Michael Tobin, Senior Vice President, Development

Andrew Norman, Vice President, Advisory Services

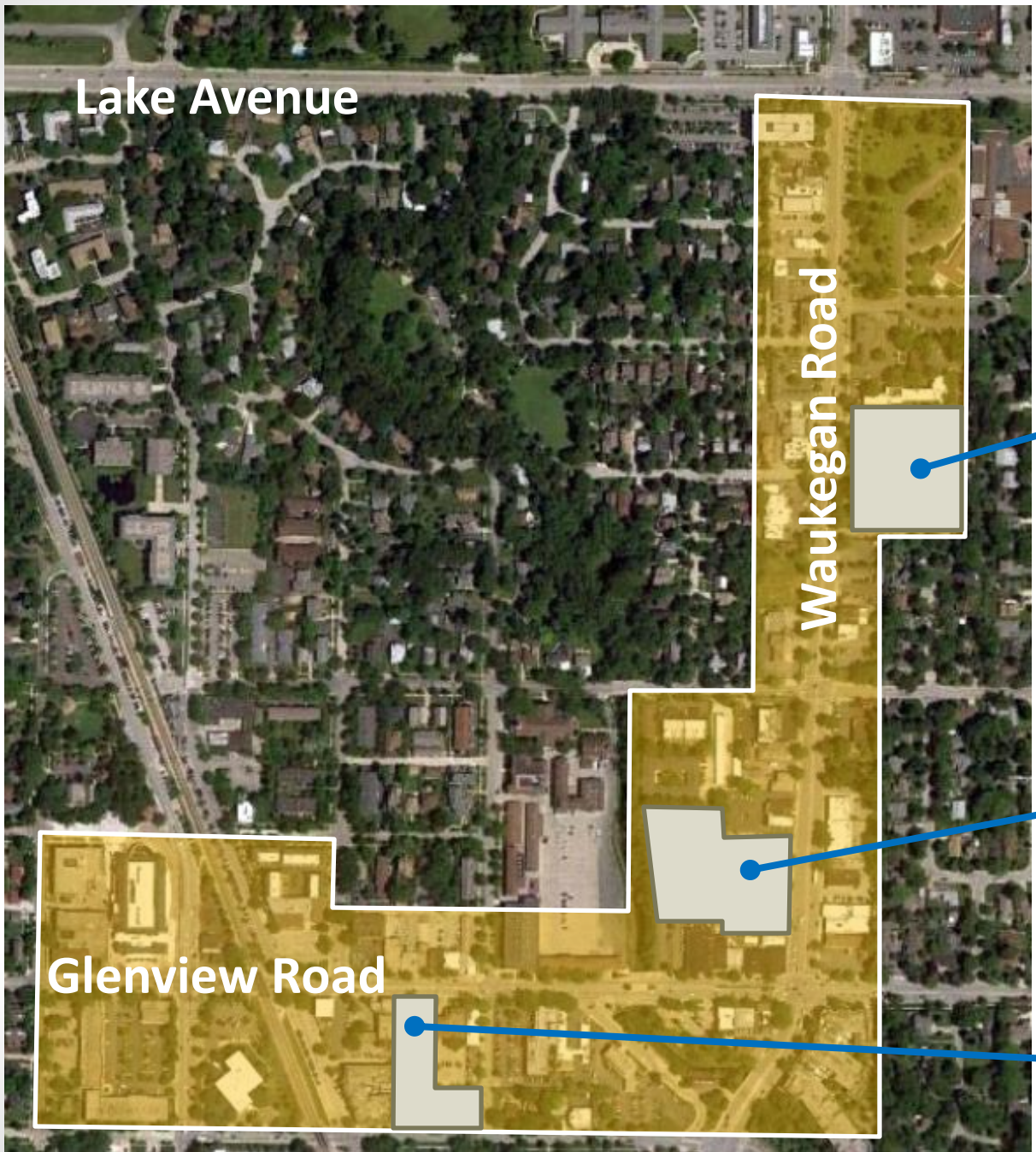
Goodman Williams Group: Real estate research firm specializing in market analyses

Linda Goodman, Principal

Assignment Overview

1. Targeted Strategies for Village-Owned Sites
 - Former Dominick's Site
 - Village Hall
 - Downtown Fire Station
2. Ideas to Facilitate Investment in Private Properties
3. Code Review
4. Outreach

Study Area



Lake Avenue

Waukegan Road

Glenview Road

Village Hall Site

Former Dominick's Site

Downtown Fire Station

Downtown Retail Opportunity

Downtown is a unique place, with important anchors and an established identity.

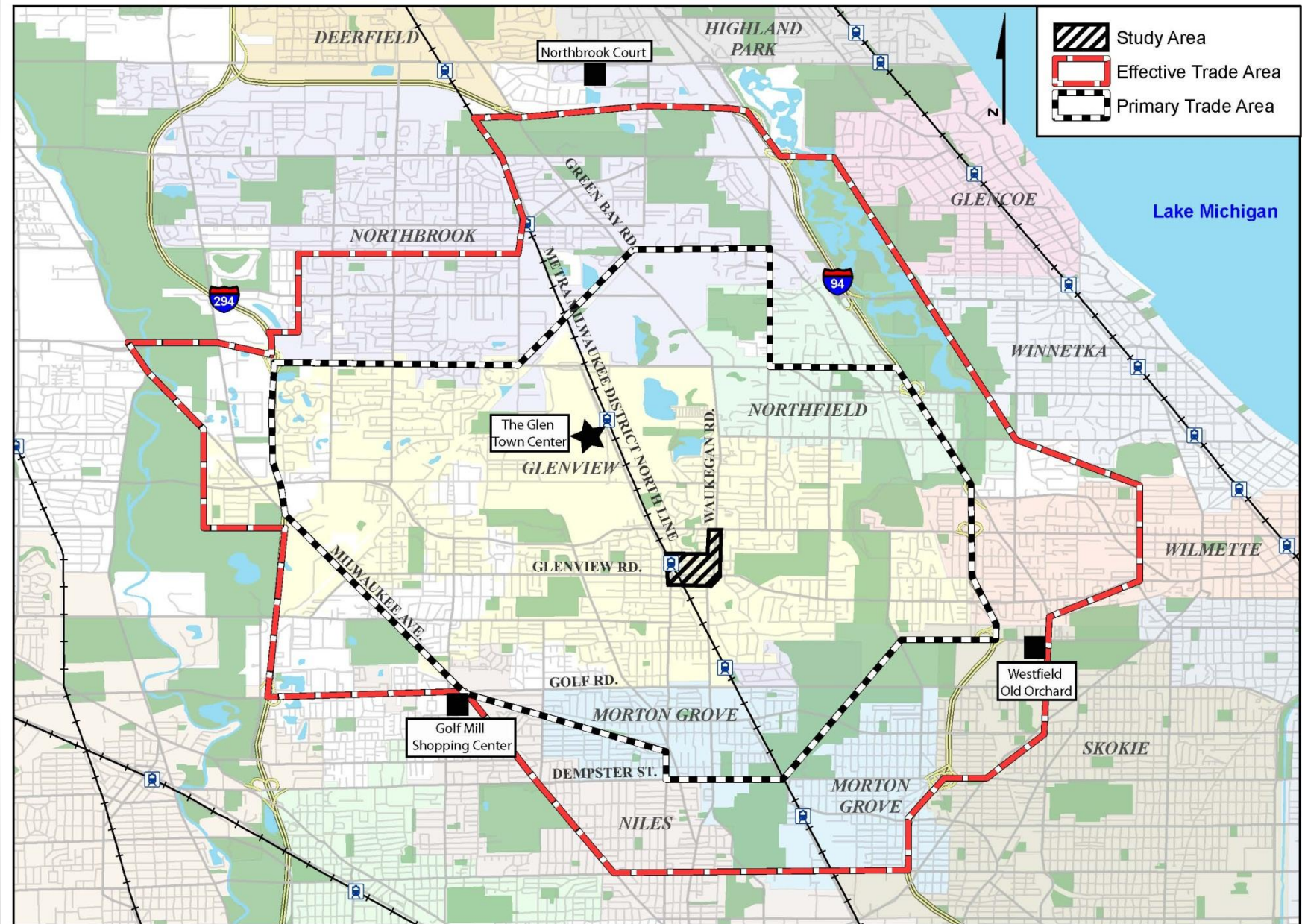
- Center for civic functions
- Anchors such as library, OLPH, and train station
- Unique building stock and street environment
- Core of existing businesses with dedicated operators

Downtown Retail Constraints

Downtown Glenview serves primarily as *neighborhood-level shopping district*

- Insufficient retail demand to fill all existing vacant space
- Code Limitation on permitted ground floor uses
- Lack of capital for tenant improvements and remodeling relative to modern shopping centers
- Older buildings with outdated layouts
- Insufficient Street parking / perceived shortage of convenient parking

Trade Area



Retail Market Assessment

Opportunities for new retail include:

- Grocer
- Bakery, candy store, wine shop, or other specialty foods
- Limited-service, quick-casual and maybe more full-service restaurants
- Dining with live entertainment
- Small, primarily independently owned stores

Some Common Themes from Outreach: “Downtown Matters”

- Downtown needs more attractions / activities to draw people;
 - desirable uses include restaurants, entertainment, grocery store, specialty food stores, unique shops
- Downtown is different / should remain different than other shopping areas in Glenview
- From merchants and business owners: Downtown needs its own business organization for promotional activities

Village-Controlled Sites

1. Former Dominick's Site
2. Downtown Fire Station
3. Village Hall Site

1. Former Dominick's Site

- Best opportunity for a larger-format retailer to have a positive impact on Downtown
- Assume no additional property acquisition
- Among the most feasible of larger retail uses is a grocer
 - Full-service grocers
 - *Typical store sizes have increased over time to 50,000 sf – 80,000 sf*
 - *Require parking at or above 4 spaces per 1,000 sf of store*
 - *Looking for major corner locations and high visibility*
 - Specialty grocers
 - *Destinations; less dependent on visibility / convenience*
 - *Sometimes prefer traditional downtown locations*
- Currently engaged in discussions with a range of grocers

2. Downtown Fire Station

- Key location in the traditional center of downtown
- Target uses should include restaurants / entertainment to help support critical mass of like uses nearby
- Alternative configurations:
 1. Relocation of fire station and re-use of building
 2. Re-configuration of fire station and re-use of Glenview Road frontage
 3. Assembly with adjacent site(s) and redevelopment

3. Village Hall Site – Future Opportunity

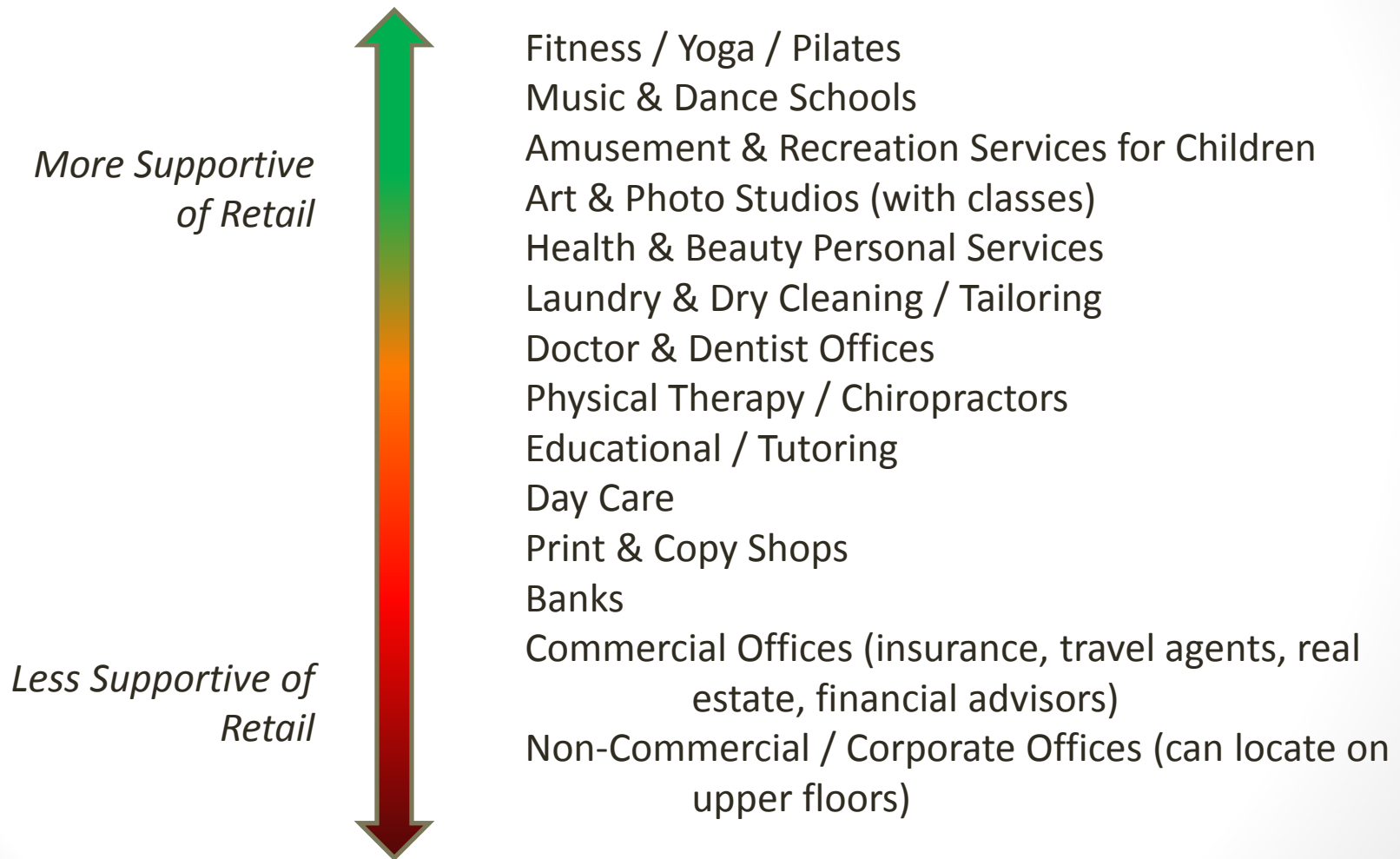
- Re-Use Alternatives to be Considered:
 - Well-suited for residential redevelopment: Size and depth for interior open space, amenities, and buffering on edges
 - Re-use of existing building(s) for office users to be examined
- New retail development on the site should be minimized
 - Demand for new retail should be focused on existing space and better-located sites

Code Issues

Overall Objective: Create a more dynamic downtown by allowing for an expanded range of uses that attract shoppers and visitors

- Allow select service-related uses on ground floors that generate frequent visits and support retail
- Drive-throughs for desirable uses, in appropriate locations and configurations, should be considered as special uses

Range of Service Uses



Options for Allowing Expanded Service Uses

- Consider allowing a very select list of services retailers/businesses as permitted uses
- Consider allowing select services uses as special or conditional uses
- Permit service uses that include a retail component
- In combination with the above, reexamine the geography of use districts (e.g. pedestrian-oriented Glenview Road v. auto-oriented Waukegan Road)

Drive-Throughs

Issues

- Outright prohibition prevents Village from considering low-impact drive-throughs associated with desirable uses
- Glenview and Waukegan Road are treated the same in the code, though have very different traffic characteristics

Examples of Businesses Requiring Drive-Throughs

- Coffee Shops
- Pharmacies
- Banks
- Quick-service restaurants
 - Where drive-through is a large component of sales volume
 - Where drive-through is ancillary to main in-store volume

Options for Allowing Drive-Throughs

- Allow only as Special or Conditional Use based on satisfactory review and mitigation of impacts
- Allow only in association with desirable uses that support downtown
- Allow only in areas that safely support the auto ingress, egress, and separation from pedestrian traffic

Moving Forward

Next Steps:

1. Schedule dedicated workshop to discuss select concepts in greater depth
2. Develop and review specific strategies and implementation steps
3. Pursue immediate opportunities as they arise
4. Consider preparing downtown merchandising/ marketing strategy that matches the uses the market will support with downtown space opportunities

PUBLIC COMMENT PERIOD

- Please step to the podium
- State your name and address
- Limit comments to less than 3 minutes if possible

For further input:

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Final Board Comments/Questions