

Glenview Downtown Development Advisory Assignment

Workshop with the Glenview Board of Trustees

April 25, 2012

U.S. Equities Realty

Advisory Team

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

Martin Stern, Executive Vice President, Advisory Services

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

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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



Village Hall Site

Former Dominick's Site

Downtown Fire Station

Tonight's Workshop

1. Downtown Development Code Issues

- Retail-Only Ground Floor Uses
- Drive-Through Prohibition

2. Public Infrastructure

- Parking
- Streetscape and Other Infrastructure Amenities

What is a form-based code?

What is fundamental difference between a form-based code compared to conventional zoning?

Conventional Zoning



Form-based Codes

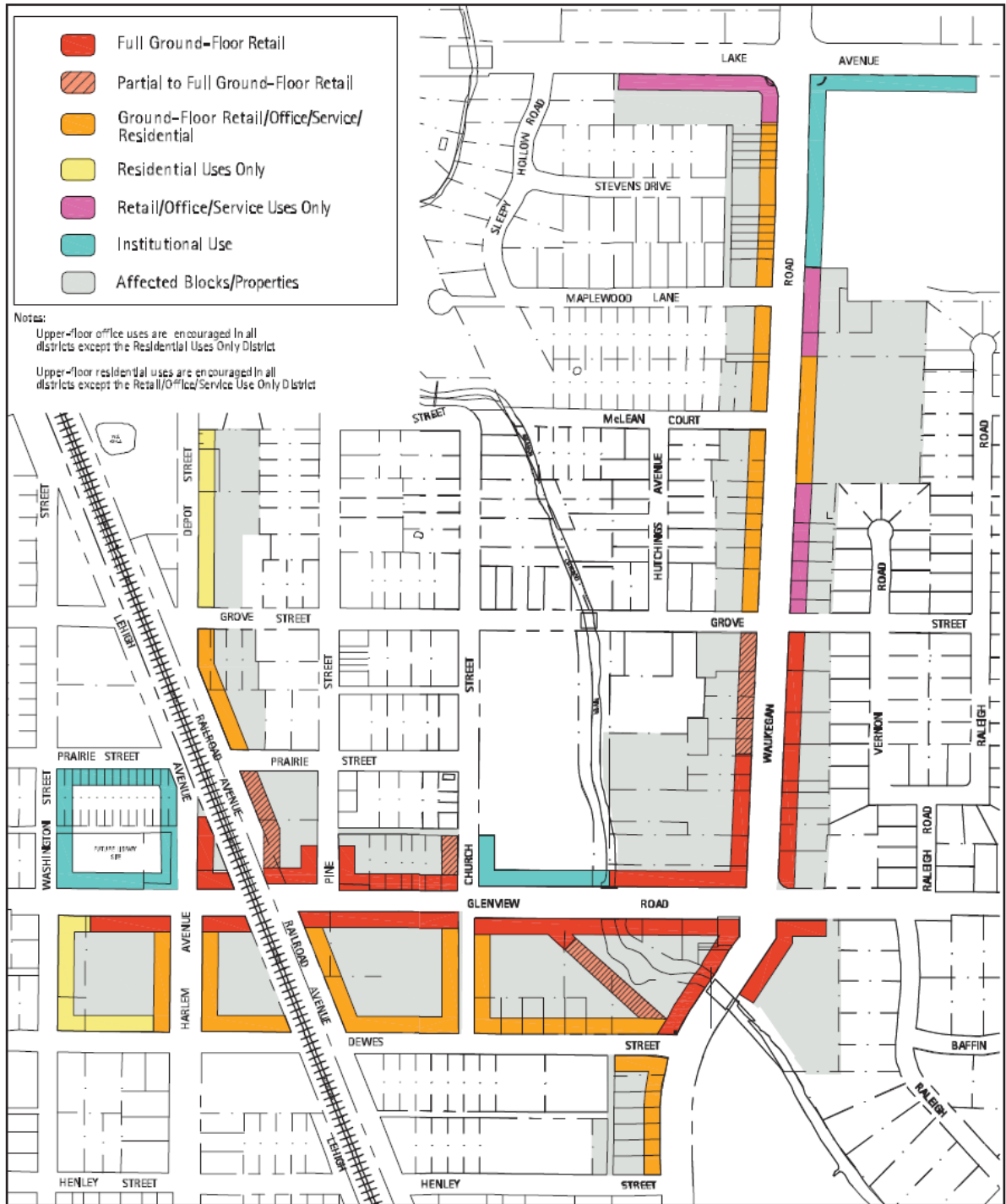


Use

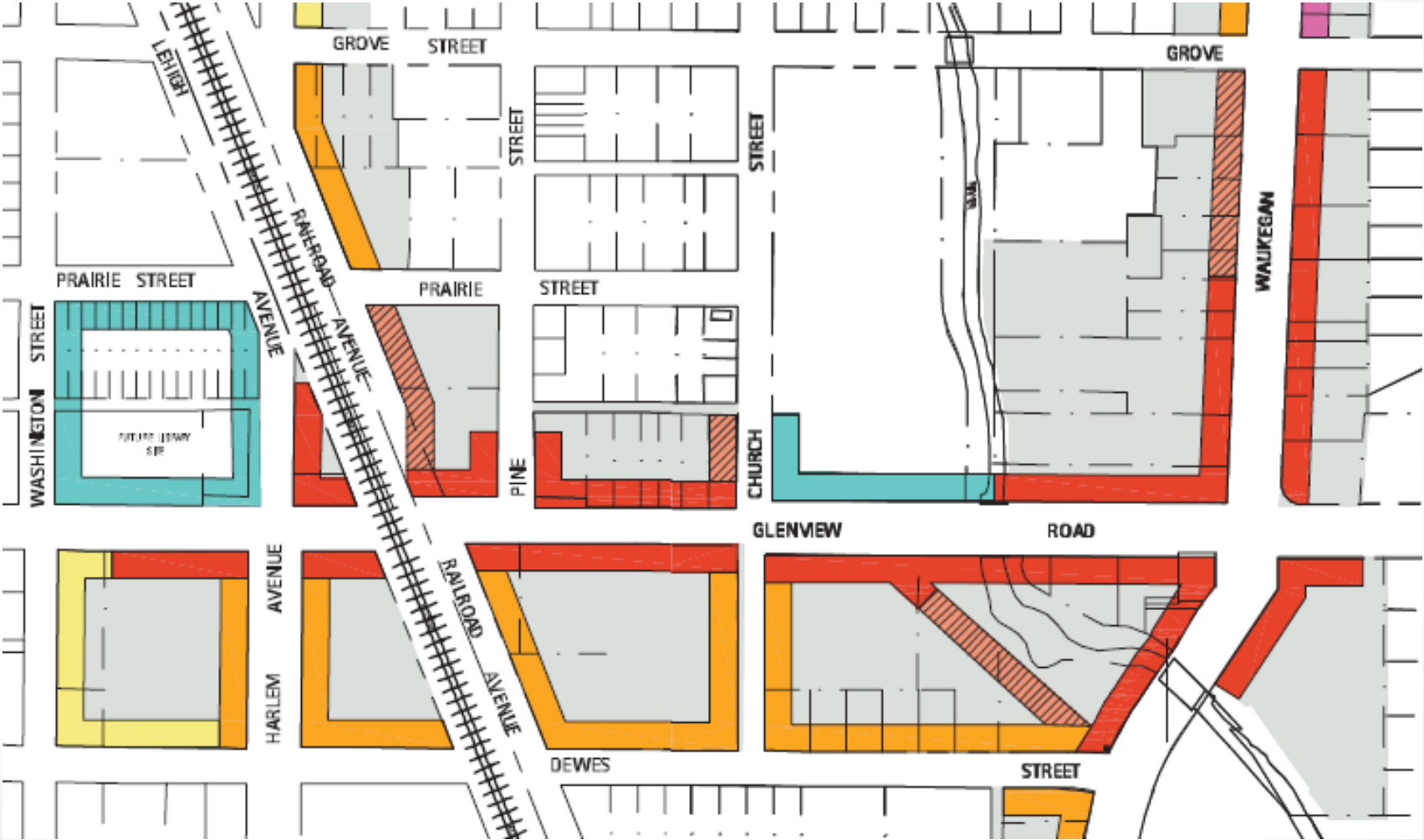
Management

Form

Downtown Use Regulations



Retail-Only Ground Floor (Red)



Downtown Retail Constraints

- Downtown Glenview serves primarily as *neighborhood-level shopping district*;
- There is insufficient retail demand to fill existing ground-floor vacant space;
- Code limitations do not provide the flexibility to allow non-retail uses that could fill vacant space and strengthen downtown retail.

How Select Service Uses Can Support Retail

- Additional foot traffic provides a larger base of potential shoppers;
- Additional activity downtown adds to energy and sense of place;
- Expanded options for filling vacant space will help achieve better occupancy, in light of retail demand that is inadequate for available space.

Downtown Zoning Code Examples (continued)

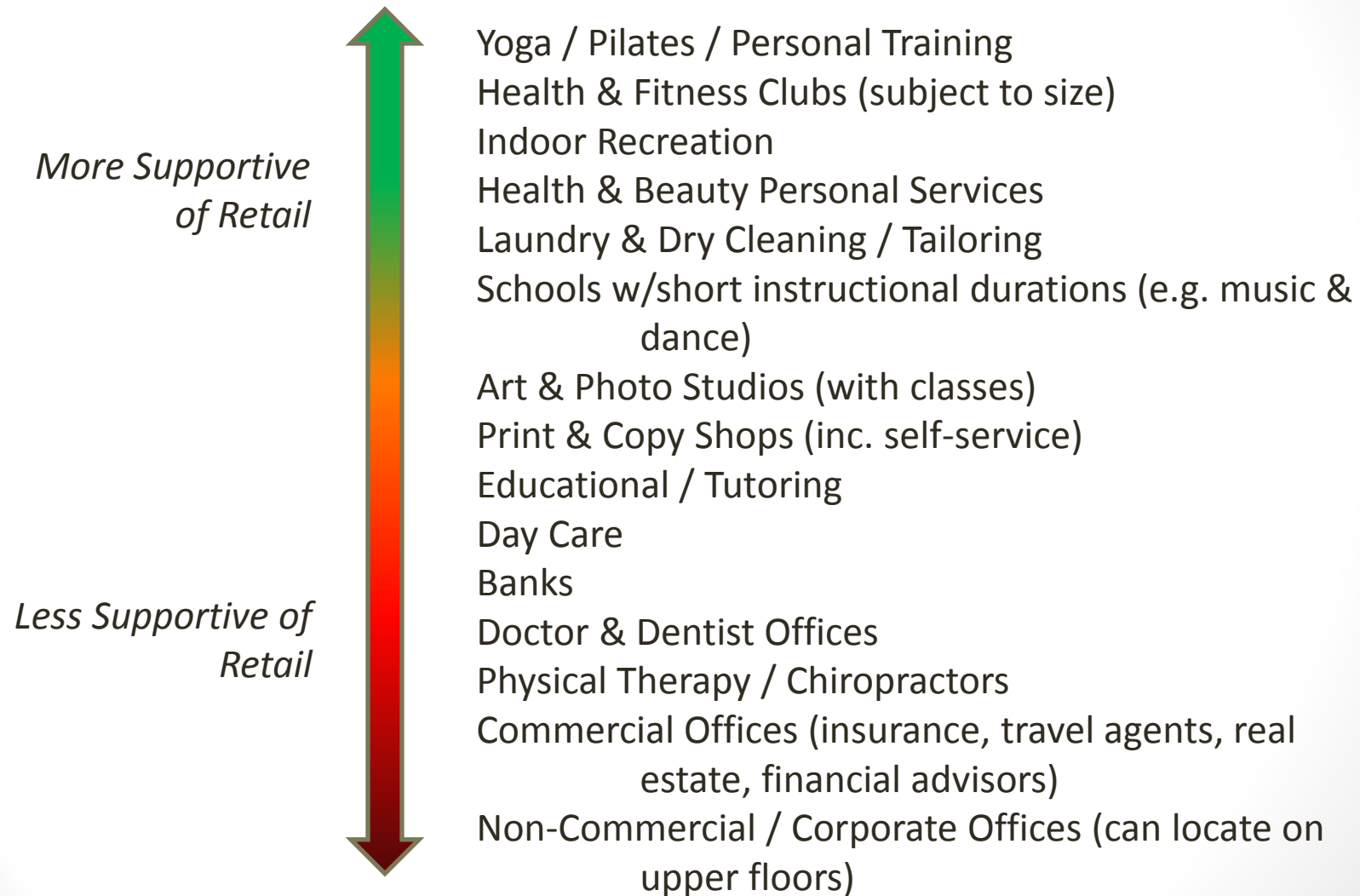
	<i>Permitted as of right on first floor</i>			
	<i>Permitted as special or conditional use on first floor</i>			
<i>Deerfield</i>	<i>Downers Grove</i>	<i>Naperville</i>	<i>Libertyville</i>	<i>Glenview</i>
Art galleries	Art galleries & studios	Commercial services	Day care	All service uses are prohibited on first floor, except for on secondary streets e.g. Dewes, Church, and on Waukegan north of Grove.
Accounting, Auditing, Bookkeeping	Banks & Financial Institutions ¹	Other at the discretion of the Z.A.	Financial Institutions	
Artists' studios	Barbers & beauty salons		Dental Labs	
Barber and beauty shops	Business & professional offices		Offices ¹	
Photocopying	Copying services		Business Services	
Business & professional offices	Dance & music schools		Computer & data processing	
Business machine repair	Dry cleaning		Currency exchanges	
Dry cleaning & laundries	Martial arts & personal trainers ²		Educational services	
Food catering	Medical offices ²		Misc. repair Services	
Insurance agencies	Photo studios & processing		Personal services	
Interior decorating related to retail	Tailors		Printing & publishing < 3,000 sf	
Medical & dental facilities	Travel bureaus		Video rental and sales	
Photo studios	Video stores		Drive-throughs (only for banks)	
Radio & TV service	Public & private schools		Membership organizations	
Real estate offices	Auto service & repair			
Secretarial services	Commercial schools			
Security & commodity brokers	Day care			
Shoe, clothing, hat repair	Accessory drive-throughs ³			
Tailor and dressmaking	Health & fitness clubs			
Travel agencies	Medical offices > 3,000 sf			
Video rental				
Auto accessories and shops				
Garden supply				
Drive-throughs ¹				
Banks & financial institutions				
Clubs and lodges				
Self-improvement / Fitness				
Business & professional schools				
Music and dance schools				
Places of worship				
¹ related to pharmacies, banks, and car washes	¹ excluding drive-throughs ² max. 3,000 sf ³ excluding drive-through restaurants		¹ provided that such use does not occupy more than 10% of the street frontage in the downtown core district; otherwise a special use on the ground floor	

Ground Floor Service Uses

Characteristics of Uses Most Supportive of Retail

- High volumes of foot traffic
- Consistent hours of operation and customer volumes (throughout day, majority of days of week)
- Lack of suitability for upper floor locations

Ground Floor Service Uses



Service Uses -- Discussion and Next Steps

- Recommendation: draft new zoning code text amendment to permit limited ground floor service uses that support retail:

- Select Personal Services
- Select Educational and Recreational Uses

AND

- Recommend further study of the broad ground-floor prohibition on maintain ground-floor prohibition on the following:

- Professional Services
- Business Services

Approach to Drive-Throughs

- Issue: Current Downtown Code prohibits drive-throughs outright
- Select desirable retailers will not consider a downtown Glenview location without a drive-through
- Permit as special/conditional use, subject to review, and ancillary only to an otherwise permitted use
- Limited applicability based on criteria for approval
 - Minimize curb cuts and traffic impacts – consider limiting to one curb cut on arterial streets and requiring secondary street or alley access
 - Demonstrate non-interference with drive lanes & parking
 - Demonstrate non-interference with pedestrian safety
 - Minimize idling time
 - Design so aesthetics/noise compatible with pedestrian retail

Parking Considerations

- Overall supply of parking downtown is adequate for the development that exists today; improved wayfinding signage would assist shoppers in finding available spaces.
- Supply of parking *directly in front of businesses* is constrained; this characteristic of parking is important for new retail.
- Potential remedy: Modify curbside parking from parallel to angled.

Benefits of Angled Parking

- Increases the supply of parking at front doors of store: key to attracting new retailers
- Provides a more comfortable pedestrian feel on sidewalk
- Calms traffic, while generally allowing for a better traffic flow

Angled Parking Implementation

- Portions of Glenview Road would require little or no geometry changes, other portions require curb modifications and streetlight relocation.
- Staff is prepared to follow-up on potential concept and cost at the direction of the board.

Other Infrastructure and Streetscape Issues

- Banners
- Program for Vacant Storefronts
- Facade Improvement Program

Effective resource for implementing these initiatives:

Organization of Downtown Owners & Businesses

COMMENTS

AND

DISCUSSION

Contact Information

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