



The Village of Glenview

NEWS RELEASE

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DOWNTOWN GROCERY STORE IN THE WORKS

December 7, 2012 – Downtown Glenview may once again have a grocery store – an important and valuable anchor for the district that would fulfill the vision of Glenview’s 2006 Downtown Master Plan

The Glenview Village Board of Trustees is scheduled to consider a lease agreement with Heinen’s Fine Foods at its Tuesday, December 11 meeting. Under the agreement, Heinen’s would build a 35,000-square-foot store on the 3-acre site of the former Dominick’s Finer Foods, 1020 Waukegan Road, which Dominck’s closed in April 2007 after 42 years.

“With its reputation for great customer service and quality product offerings, Heinen’s is a great fit for Glenview and the downtown area,” Village Manager Todd Hileman said. “The Village Board believes that this store would address the community’s desire to have a quality anchor on the downtown’s east side.”

Glenview bought the property in October 2007 to help insure the community’s vision for the site as a grocery store could be realized. To that end – and to have the site spur revitalization of the downtown – the Village Board worked in earnest to identify a new grocery user for the site’s redevelopment.

Dominick’s parent company, Safeway Corp., however, chose to keep the property vacant and maintain its \$156,000 yearly lease, which is due to expire at the end of this year. The impending lease expiration intensified recruitment efforts in the past year.

Tuesday’s Village Board action is just the start of the redevelopment process. The 10-year ground lease, if approved, would take effect February 18, 2013, following successful completion of a 60-day due diligence period.

Under the lease agreement with Glenview, Heinen’s would construct a building with employee parking accommodated on top of the structure, leaving at least 136 surface spaces available for customers.

The store would offer a full complement of grocery staples, enhanced by offerings of specialty products, prepared foods and an emphasis on customer service. The approach is that of a neighborhood grocery store

Heinen's was founded in 1929, when Joseph Heinen opened a small meat market in Cleveland. Customer demand led to additional groceries and the business grew. Today, grandsons Tom and Jeff Heinen run the business, which includes 17 stores throughout northeast Ohio.

The chain's first store in Illinois – its 18th – opened in August of this year in Barrington.

Under terms of the lease, Heinen's must commit to operating its new Glenview store as a grocery for the 10-year term. After the first year, Heinen's has the option to purchase the property at any time or accept the deed when the lease expires. Should Heinen's cease operating a grocery store at any time during the 10-year lease period, the property and building would revert back to the Village of Glenview.

The plan is to begin construction of the building in late spring of 2013 and open the new store before summer of 2014.

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