CASE #: P2016-034

PROJECT NAME: 2016 Comprehensive Plan

PROPOSAL:
The applicant, the Village of Glenview, is requesting review of the draft 2016 Comprehensive Plan document that was recommended by the Comprehensive Plan Committee on July 14, 2016. The document would update the 2004 Comprehensive Plan and become the latest “road map” for future development decisions.

-- Updated Sections show “08/23/16” --
WHAT IS A COMPREHENSIVE PLAN?:
In Illinois, corporate authorities (i.e. counties, municipalities, and townships) may establish comprehensive plans to promote long-range harmonious growth and development. A comprehensive plan guides land use in an advisory, instead of regulatory capacity. However, as part of implementation, it is important to ensure that there is consistency between recommendations of a comprehensive plan and a community’s Zoning Ordinance, which is a regulatory document.

Comprehensive. The Comprehensive Plan covers a wide range of civic interests, including: land use, housing, traffic circulation, utilities, public services, recreation, environmental, and many other topics.

Long-Range. Comprehensive plans provide guidance on reaching a future envisioned 10 or more years in the future. To reach this envisioned future, the Comprehensive Plan will include goals that address both immediate and long-term needs. The Village of Glenview Comprehensive Plan Update will serve several purposes:
- Provide a description of current conditions and trends shaping the Village of Glenview
- Identify planning issues, opportunities, and challenges that should be addressed
- Explore land use and potential policy alternatives
- Ensure that the Comprehensive Plan is current, internally consistent, and easy to use
- Provide guidance in the planning and evaluation of future land and resource decisions
- Provide a vision and framework for the future of the Village of Glenview

BACKGROUND:
The following excerpt from the August 2016 Village Newsletter provides a summary of the 2016 Comprehensive Plan process.

“An update of the Village’s Comprehensive Plan is heading into the home stretch, with the Plan Commission scheduled to begin public hearings on the final draft at its August 9 meeting. Crafted in the last year by a 16-member committee aided by a planning consultant, the document would update the 2004 Comprehensive Plan and become the latest “road map” for future development decisions. Once approved by the Glenview Village Board of Trustees, the Comprehensive Plan is intended to guide the Village in its planning efforts for the next 10 to 20 years.

The process began with a collection of data and review of plans that were created as part of past studies, such as the Bicycle and Sidewalk Master Plan, the Capital Improvement Plan, Downtown Revitalization Code, the Milwaukee and Waukegan Corridor plans and the Plan for Nature in Glenview. Public participation was essential to ensure the Comprehensive Plan update reflects community feedback. Outreach efforts beginning in June 2015 generated input and ideas from several hundred citizens participating through focus groups, one-on-one interviews, workshops, open houses and committee meetings. Early on, the Comprehensive Plan Committee recognized the importance of protecting Glenview’s unique and diverse residential neighborhoods. It identified a set of shared community values that went into developing a vision statement to guide the Plan.

A portion of the Plan update focuses on redevelopment opportunities that could arise over time, as development trends, pressures and practices change. By providing guidance and encouraging
improvements for sites subject to changing market forces, opportunities to improve those areas can benefit the entire community. Eight such subareas – and four secondary subareas – have been included for evaluation. While none are currently slated for vacancy or redevelopment, recommendations made in the plan are intended to be useful years down the road. Among the subareas are:

- The 12-acre parcel at the southwest corner of Old Willow Road and Willow Road, currently a mix of warehouse, light office, manufacturing, and home services
- The Lehigh Industrial Corridor, off Lehigh Avenue and north of Chestnut Avenue, which is close to The Glen and adjacent to Gallery Park
- The 19.4-acre Pearson Education site, currently occupied with office buildings and paved parking lots
- An office building on the Signode campus at Pfingsten Road and West Lake Avenue, which was ITW’s former corporate office location and is currently adjacent to residential uses

The Plan attempts to answer the question “What does the Village want to see on this site?” and prescriptively identifies the opportunities and issues that would need to be addressed in conjunction with any future development request.

Outside of the portions of the plan that apply to redevelopment, a section on transportation provides ideas about where improvements can be made relative to circulation and open space. These include:

- increased mobility
- designing multi-modal roadways for vehicles, bicycles and pedestrians
- connectivity to public transportation
- mitigating impacts of trains passing through the community
- a friendly environment for bicyclists and pedestrians
- major intersection improvements”

A project website that includes an informational video and all the background materials, agendas, PowerPoint materials, and exhibits from each of the twenty-one (21) Comprehensive Plan Committee meetings can be found at www.glenviewlookingforward.com.

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**Plan Commission Review**

**08/23/16**

The updates include a summary of the August 9, 2016 Plan Commission comments and an overview of the items from Chapter 5 and Chapter 6 to be reviewed by the Commission on August 23.

The draft 2016 Comprehensive Plan is broken up into seven (7) chapters. Each chapter focuses on a different aspect of Glenview’s built or natural environment. The Plan Commission’s overall review of the 2016 draft Comprehensive Plan is requested and each chapter includes a letter referencing the types of review that should focused on for each chapter:

**Primary Review**
- A. Discussion and review of Goals described towards the end of each chapter.

**Secondary Review**
- B. Review of background information and other content within each chapter.
- C. Review of images, maps, figures and other illustrations within each chapter.
**Chapter 1:** The opening chapter provides context for the plan including Village history, statistical analysis of population and development trends and the existing conditions of the Village.

*08/09/16 Plan Commission Comments:*
- General content corrections
- Elaborate on redevelopment of Glenview Naval Air Station
- Highlight trends in Table 1-3

**Chapter 2:** This chapter establishes the vision and intention of the document by identifying and analyzing the community’s values. **Vision statement is listed on page 2.1.**

*08/09/16 Plan Commission Comments:*
- General content corrections
- Elaborate on Frequently Heard Themes on page 2.7

**Chapter 3:** Identifies the components that have created the character of the Village’s neighborhoods and outlines goals to preserve them. **Goals are listed on pages 3.12-3.14.**

**Chapter 4:** The Land Use chapter designates the location and extent of public and private land uses, the location of natural and built areas, and the density and intensity of the built environment. **The modified categories for future land uses are referenced on pages 4.7-4.9 with the goals listed on pages 4.10-4.12.**

**Chapter 5:** The Redevelopment chapter contains the most goals that need to be reviewed. Within the chapter twelve (12) subareas are identified within the Village that are subject to development pressures and may experience a change in use or intensity in the future. No changes to land uses or existing operations are proposed with this plan. Each subarea section contains a description of the existing conditions, background on the area, and the opportunities for redevelopment, prior to the specific goals listed for each subarea. **All goals within this chapter are intended to guide future redevelopment in those areas.**

The Info Sheets that provide background information on each of the subareas and used by the Committee during their review of draft Plan are included as attachments for reference. Separately, additional information on the recommendations for Subarea 7 (pages 5.16-5.17) will be discussed and reviewed during the August 23 meeting.

*08/09/16 Plan Commission Comments:*
- Throughout Chapter 5
  - General content corrections
  - Modify language to refer to compatible rather than consistent
  - Use of “could” instead of “should”
- Goal RD-2 – clarify boundaries and add sidewalk consideration along Lehigh
- Goal RD-4 - add in commercial uses along north and clarify access should be through stoplight
- Goal RD-5 – request Park District review this site as part of their review of their Master Plan
- Goal RD-6 – updated photo

*08/23/16 Plan Commission Review:*
- See the attached memorandum on the Special Study Area for Subarea #7, located on the east side of Milwaukee Avenue, across the street from Abt Electronics.
- The Commission should review the long term vision and the short term alternatives for the Subarea and provide direction on future development in the area.
Chapter 6: This chapter identifies transportation and infrastructure needs that may contribute to different aspects of redevelopment in the Village. The chapter also provides context for maintenance of existing infrastructure and integrates the policies of other plans such as the “Bike and Sidewalk Master Plan”. **Goals are listed on pages 6.22-6.29.**

**08/23/16 Plan Commission Review:**
- Roadway network classifications
  - Confirm descriptions and classifications
- Rail and bus networks
  - Confirm descriptions
- Complete Streets; bicycle and pedestrian networks
  - Confirm descriptions and classifications
- Traffic Committee; access management
  - Confirm descriptions
- Goals TM-1 to TM-8 (pages 6.22 to 6.29)
  - Confirm Goals
  - Many of the Transportation Goals reinforce existing policies and/or actions currently being taken by the Village and typically in coordination with other governmental agencies. As such, during the comprehensive plan process, the Committee and the public had numerous comments on the language in each of the listed goals.

Chapter 7: Chapter 7 focuses on the Village’s natural resources and creates goals meant to preserve and enhance these resources. This chapter also integrates policies from the previously adopted “Plan for Nature in Glenview”. **Goals are listed on pages 7.10-7.15.**

**DOCUMENT REVIEW TIMELINE:**

<table>
<thead>
<tr>
<th>Commission Meeting Date</th>
<th>Review of Chapters</th>
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<tbody>
<tr>
<td>August 9</td>
<td>1 – Overview</td>
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<td>2 – Vision</td>
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<td>5 – Redevelopment</td>
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<tr>
<td>August 23</td>
<td>5 – Redevelopment – Subarea #7 – Special Study Area Recommendation</td>
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<td></td>
<td>6 – Transportation</td>
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<td>September 13</td>
<td>Any remaining items from Chapter 6</td>
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<td>3 – Neighborhoods</td>
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<td>7 – Natural Resources</td>
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<tr>
<td>September 27</td>
<td>Review of final draft document with Plan Commission edits</td>
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DRAFT PLAN STRUCTURE:

How to Use This Plan

Each of the Chapters is divided into the following four parts:

1. Chapter Description
   - Provides a brief summary of the topics within the chapter.

2. Subsection Description
   - Provides information and descriptions of material within the chapter.

3. Goal
   - Goals relating to each topic are compiled at the ends of the chapters. These goals were developed through analysis of public feedback and detailed committee discussion.

4. Resources
   - Each chapter has links to existing resource material to aid in the implementation of the applicable topics.

Chapter Description – Provides a brief summary of the topics within the chapter.

Subsection Description – Provide information and descriptions of material within the chapter.

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Attachments & Exhibits

1. Sample Motion
2. Public Notice
3. Subarea #7 – Special Study Area Memorandum
4. Previously Distributed (Not attached)
   a. Subarea Information Sheets
   b. Comprehensive Plan Committee Minutes
Sample Motion

The Plan Commission should review Chapters 5 and 7, provide comments on the contents to staff and hear any public testimony relating to these chapters. After discussion and comment by the Plan Commission, the case and public hearing should be continued to the Plan Commission meeting scheduled for Tuesday, September 13, 2016 to allow for additional review of the draft Comprehensive Plan.
Notice is hereby given that a Public Hearing will be held by the Glenview Plan Commission on Tuesday, August 9, 2016 at 7:00 p.m. at the Village Hall, 2500 East Lake Avenue, Glenview, Illinois to consider a recommendation from the Comprehensive Plan Committee regarding an update to the Village’s Comprehensive Plan. The Comprehensive Plan helps guide decisions and policies related to the Village’s built environment for the next 10-20 years. The Comprehensive Plan Committee has created a draft Comprehensive Plan for the Plan Commission to review. The draft document focuses on infrastructure, neighborhoods, transportation, natural resources and redevelopment issues including development parameters for eight sub-areas around the Village that are intended to provide guidance for any future development of each property.

All persons interested should attend and will be given an opportunity to be heard. For further information, please call Tony Repp, Planner, at (847) 904-4309.

Glenview Plan Commission
Steven K. Bucklin, Chairman

ATTEST:
Jeff Brady
Director of Planning
Publication Date: July 21, 2016
Memorandum

To: Jeff Brady, AICP – Director of Planning, Village of Glenview
From: Michael Blue, FAICP – Principal, Teska Associates
       Jodi Mariano, PLA, ASLA – Principal, Teska Associates
Date: August 19, 2016
RE: Milwaukee Avenue Subarea #7 – Special Study Area

Background

The Glenview Comprehensive Plan Committee recommended a Special Study Area for the Milwaukee Avenue Subarea #7 (located on the west side of Milwaukee Avenue roughly between Kennicott Lane and the north edge of the Castillian Court development) be conducted. The Committee discussed several potential redevelopment scenarios, which included:

- Retail adjacent to Milwaukee Avenue
- Single-family residential adjacent to the Grove or other residential uses
- Townhomes/Rowhomes adjacent to the Grove or other residential uses

Due to the configuration of lots and multiple owners, the Committee recognized coordination of the multiple property owners was necessary to achieve a successful redevelopment of the Subarea. A primary concern of the Committee was to ensure a cohesive vision for the Subarea was crafted, compared to allowing one-off redevelopments reflecting the latest trends. A desire for the synergies a concentration of similar uses would create was identified.

Neighborhood Meetings

The Village hosted two meetings on March 24, 2016 at which neighbors of the Subarea and the property owners within the Subarea, meeting separately, reviewed the Comprehensive Plan Committee’s recommendations. Both groups discussed the constraints and opportunities associated with the Subarea and expressed their vision for the area. The neighbors relayed concerns with the potential for busy restaurants and preferred established retail businesses and single-family residential uses. The property owners noted the difficulty in finding smaller office tenants to take over vacant space and several of the owners stated their long-term plans were to stay as they currently exist.

Following the feedback from the neighborhood meeting, staff reached out to those property owners who indicated they would be interested in considering a near-term redevelopment of their land. Representatives of the property owners participated in a June 24, 2016 meeting at which multiple potential scenarios for redevelopment of the various sites were discussed. While Guaranteed Trust at
1275 Milwaukee Avenue and LifeStorage at 1205 Milwaukee Avenue stated they had no interest in redevelopment, there were four parcels within the Subarea (see right) who identified their interest as follows:

- **A - 1255 Milwaukee Avenue**: Former medical office building — currently for-sale or for-rent.
- **B - 1245-1247 Milwaukee Avenue**: Two connected office buildings, offering office space for rent — open to discussing potential redevelopment ideas.
- **C - 1223 Milwaukee Avenue**: Existing single-family residence — site for sale with interest from a prospective retail purchaser.
- **D - 1205 Milwaukee Avenue**: Vacant lot owned by LifeStorage located south of self-storage use — site for sale with interest from non-office uses.

**Subarea Redevelopment Study**

Consistent with the initial interest in potential redevelopment and as part of the evaluation of the Subarea, the assessment includes four parcels (A, B, C and D). The study addresses site planning feasibility, but does not include financial analysis to determine the underlying economics of the plan or alternatives noted. The site design is intended to convey a sound approach to development in the area and raise options for the owners to consider in evaluating financial opportunities. The attached redevelopment study sketch presents a long-term scenario for the Subarea reflective of issues and opportunities drawn from discussions with property owners and neighbors, as well as land use and development policy direction from the Village’s comprehensive planning process.

On August 10, 2016, staff met again with the four property owners (and/or owner’s representatives) to review a draft of the long-term scenario for the Subarea. Based on the feedback, the owner of parcel B is no longer interested in potential redevelopment of their site, as many of their vacant tenant spaces are being rented. As such, both a short-term alternative and the redevelopment study sketch demonstrating a long-term vision for the Subarea are included. A recommendation on how the short-term alternative might be implemented, given the recent property ownership feedback, with a focus on the long-term vision is detailed in this memorandum.
Long-term Development Scenario Considerations

A long-term commercial redevelopment scenario for the subject sites (A, B, C, and D within the Subarea) is broken down into north and south parcels (see right). The scenario anticipates retail / commercial / restaurants fronting Milwaukee Avenue on the north parcel, with office uses behind. The south redevelopment site is anticipated as office. Such uses are reflective of others in the area and can be sited in a manner compatible with surrounding properties.

The Subarea’s location near a wide range of residential, businesses and recreational uses presents notable influences:

1. Abt Electronics is a significant and unique draw to this area.
2. Growth in Korean community-influenced retail nearby presents a unique potential market group for the study area.
3. Retail development may be appropriate in some circumstances (as noted below).
4. To the extent that a new hotel is possible in the Subarea, either of the north or south sites could be considered for such a use (as an alternative to the offices indicated).
5. The medical office uses that were prevalent in the area, are seeking new spaces given the latest medical office trends (consolidating space in newer buildings; moving to retail shopping center locations).
6. The potential for residential development in the study area is considered unlikely given the size and shape of developable property, and what would be the proximity of new residential uses to commercial development and the Milwaukee Avenue Corridor.

North Parcel - The study for the north development site shows two commercial buildings of approximately 14,000 square feet each fronting Milwaukee. The layout reflects the commercial outbuilding located across Milwaukee Avenue and is considered most appropriate for both siting and urban design reasons. Development of individual lots fronting Milwaukee, following the underlying lotting of approximately one acre sites, has been seen in the region to result in stand-alone, individually tenanted small commercial or quick serve restaurant uses. Combining the sites to create multiple tenant commercial buildings allows for more square footage to be developed, facilitates flexibility and commonality in potential tenants, allows occupancy by larger businesses, and is better suited to address the opportunities noted above.
• From an urban design perspective, the consolidated development facilitates a high quality of design. As the long-term development scenario shows, the space between the commercial buildings fronting Milwaukee provides visual relief over a single building and is reflected in the office buildings behind them. This gap creates a plaza space to accommodate outdoor activities, passive open space, and/or outdoor dining. Further, it allows the area to be presented as a single development with a consistent appearance, with the open space providing the visual relief.

• The slip road is shown along Milwaukee Avenue, and the rear of the site is designed to accommodate stormwater detention.

• The office buildings are anticipated as one or two story buildings that would likely attract single users – adequate parking can be provided for these uses. Buildings constructed on speculation of securing tenants are no longer common as they once were, but smaller office buildings for medical or financial users are seen along the corridor.

• The development scenario requires consolidation of sites controlled by three separate property owners – 1255, 1245/47, and 1223 Milwaukee Avenue. The office building at 1255 is vacant and currently on the market for sale. The office buildings at 1245/47 are partially occupied (the site has two separate buildings connected by an enclosed passageway, with one of the buildings located generally in front, or west of the other). The 1223 property currently is an occupied single family home that is on the market to be sold.

• **North Parcel** - Preliminary Site Data:
  - Site Area 6.9 ac
  - Retail buildings: approximately 28,000 square feet
  - Parking: 114 cars
  - Office cluster: approximately 58,000 square feet.
  - Parking: 228 cars

**South Parcel** – The south development site is presented in the scenario as an office use. It had been anticipated as a part of the LifeStorage operation, but ownership chose to spin off the property. As a standalone site without a relationship to LifeStorage the property can accommodate limited square footage of development. Retail use of this site is not optimal in that the subject property is in close proximity to a residential area to the east and is preferred to present a lower intensity of development.

• **South Parcel** - Preliminary Site Data:
  - Site Area 1.4 ac
  - Office: approximately 22,500 square feet
  - Parking: 67 cars
Alternative Long-term Scenarios

Based on current occupancy and development interest of the parcel’s ownership, consolidating all the properties may not be feasible in the near term. However, alternatives to the development scenario that reflect the unique opportunities of the corridor can be considered:

- A partial redevelopment of the 1245/1247 could remove only the front (west) office building, with that portion of the site being consolidated with 1255 and 1223 for a development consistent with that shown in the redevelopment concept.
- The western portion of the 1245/1247 building could be repurposed to exhibit a retail design focusing on addressing Milwaukee Avenue and populated with retail uses fronting along the street.
- A similar option could be accomplished without the 1255 property if that building were to remain as office / medical use, but would result in less commercial square footage.
- The 1223 property could be developed as an additional office use affiliated with 1245/1247, with a new office building constructed on the site and the parking lot integrated to the existing office parking lot.

Recommendation

Given the complexities of the potential long-term development scenarios and alternatives, the current conditions of the four subject properties, and taking into consideration numerous conversations with the current owners of the properties, challenges remain in meeting the objectives listed in the long-term scenario for this Subarea. In particular, owners of the 1223 Milwaukee site and the south portion of the LifeStorage property have indicated to the Village strong interest in developing soon. Both property owners have provided to the Village correspondences that indicate inquiries to purchase the properties are for uses other than office (examples include - retail, day care, residential, and senior housing uses). As such, an alternative approach may be considered by the Village for the two potential development sites (B & D) in accordance with the below outlined development parameters.

Alternative Approach

The short-term alternative approach is representative of the optimal development outcome detailed in the long-term scenario. Retail uses are not permitted under the current I-1 Limited Commercial District zoning designation and hotel uses would be zoned a Planned Development. Should the Village wish to consider redevelopment proposals on parcels B & D, the following factors should be applied as part of any development review:

- Redevelopment should reflect the intent and recommendations of the Milwaukee Avenue Corridor Plan. To that end, development plans for parcels B and D should be consistent with one another to reflect a synergy between any proposed uses and site planning characteristics. It is recommended that the current property owners jointly consider how to create compatible design character and land use for the subject properties.
• Rezone the properties for which a request is received from the I-1 Limited Commercial District to I-2 Light Industrial District, which allows additional industrial businesses and certain retail businesses as a conditional uses.

• Special consideration would have to be given to the site design of any parcel proposed to be rezoned in the Subarea, as numerous permitted uses under the I-2 District could be considered objectionable from the perspective of the overall vision for the area, especially if located adjacent to existing residential uses.

• Proposed redevelopments could be evaluated via the rezoning or conditional use processes and design considerations that include additional criteria based on the direction of the comprehensive plan, including the following redevelopment parameters:
  o Building designs should be of a character that can potentially be convertible to office use in the future.
  o Architectural appearance of the buildings should be compatible with nearby commercial developments (such as the Abt Design Center across Milwaukee Avenue).
  o Access to the future slip road should be maintained for all sites and include easements with ingress and egress onto adjacent properties.
  o Development should mitigate any adverse impacts on adjacent properties through use of intensive landscaping.
  o Due to congestion on Milwaukee Avenue and multiple curb cuts along this corridor, any proposed use should limit the amount of curb cuts and create access points to adjacent properties that connect a slip road to a proposed stop light.
  o Any proposed auto-oriented use should be sited to only include right in/out access to Milwaukee Avenue, and include access to a controlled intersection in order to minimize impacts on Milwaukee Avenue traffic flow. To maintain the office character of the corridor, drive-thrus should be located at the rear of buildings or, if on the side, well screened.

• Rezone the properties for which a request is received from the I-1 Limited Commercial District to Planned Development, which allows hotel uses.

• A new zoning category could be established to allow flex space use (nontraditional industrial uses like auto repair and sales, personal services, entertainment, and sports/fitness training) in order to support small-scale, low impact, incubator flex-type industrial spaces for small and emerging businesses.
Dear Jeff,
We wanted to thank Glenview for including us in your study of land uses/users along Milwaukee Avenue across from ABT.
While we see Glenview’s desire to consolidate all the different parcel owners into a single zoning district, we do not see it being productive or feasible.
The market which I have shared with you did not call out a single “office” use out of 12 inquiries since April of 2016. The entire office development market is going through an evolution and the building of small office buildings isn’t a desired option for users in this location.
We also do recognize there are different issues involved with each parcel which unfortunately can’t be resolved with a single zoning classification.
May we suggest having our 1205 parcel, along with the “Breden” parcel, being allowed a “retail overlay” option which will enable the market driven users to purchase and develop the parcel?
Finally, the prompt completion of the study is appreciated by all participants as we do have market inquiries that may want to move forward.
I am at your service in the meantime, in this matter.
Warmest regards,

Matt Ochalski
Comprehensive Commercial Real Estate Solutions LLC
962 North Shore Drive | Lake Bluff, IL 60044
p. 847.804.9290 | f. 847.295.4733
email: Matt@compre.com
CompCRE.com | LinkedIn
LAND FOR SALE
1205 MILWAUKEE AVENUE, GLENVIEW, IL 60025

Lot 3 - 1.56 Acres

- 1.56 Acres of Land
- Zoned I-1 in Glenview
- Ideal for Headquarters or Medical Office
- 31,700 Average Daily Traffic - IDOT

Data is from sources deemed to be reliable. No liability is assumed for accuracy by Comprehensive Commercial. Information is subject to change. It is your responsibility to independently confirm its accuracy. You and your experts should conduct a careful, independent investigation of the property and determine its suitability.
Good morning Jeff,

Thanks again for your time last week and our input regarding the comprehensive plan and our sub-area. As we discussed the overarching theme and vision for the site is a desirable outcome for the village, however as we have learned through our many meetings it does not appear as though that vision can become a reality based on the varied ownership interests and stated wants from those owners. Based on the current market conditions and the second parcel at 1205 it is our hope that you would allow for retail as an option as it seems to be the greatest want from market and the future development. We understand that re-zoning for a single site was not the vision of the plan, but there would be synergies with the second parcel to the south and it would begin to align with the vision from the comprehensive plan.

It is our hope that you and the board would be open to the retail option, which would allow for development that has been the want expressed by the market for both parcels as it would be a more comprehensive view and not a piece meal approach.

Please let me know if you have any questions and we will look for you on the meeting the 23rd.

Thank you for your time and consideration,

Gary Breden, CBPA
Business Performance Advisor

9399 West Higgins Road | Suite 925 | Rosemont IL 60018
Website: www.insperity.com/Gary.Breden
VILLAGE OF GLENVIEW
MILWAUKEE AVENUE SUBAREA REDEVELOPMENT STUDY

SITE DATA: NORTH PARCEL
6.9 Acres

RETAIL
28,000 Square Feet
114 Cars

OFFICE
(1 and 3 Story)
58,000 Square Feet
228 Cars

SITE DATA: SOUTH PARCEL
1.4 Acres

OFFICE
(3 Story)
22,500 Square Feet
67 Cars