



WELCOME!

Blueprint Projects Open House #1
December 17, 2020

TODAY'S AGENDA



1

7:05-7:20pm

Welcome, Meeting Ground Rules & Recap of Emerging Themes

2

7:20-8:30pm

Input Analysis & Themes + Land Use Triage Presentation

3

8:30-9:40pm

Build Our Community Exercise: Visual Preference Survey

4

9:40-10:00pm

Wrap Up, Public Comment and Next Steps



2

Two Concurrent Projects

**Why Are We
Here?**

1

One Unified Goal



The Projects



The Development Blueprint

To establish business retention and recruitment policies across the Village and create a toolbox of implementable action steps.



The Downtown Blueprint

To bring the preferred downtown concepts up-to-date by balancing design, community input and financial feasibility.



THE GOAL:

To continue the Village of Glenview's legacy and grow for future generations.

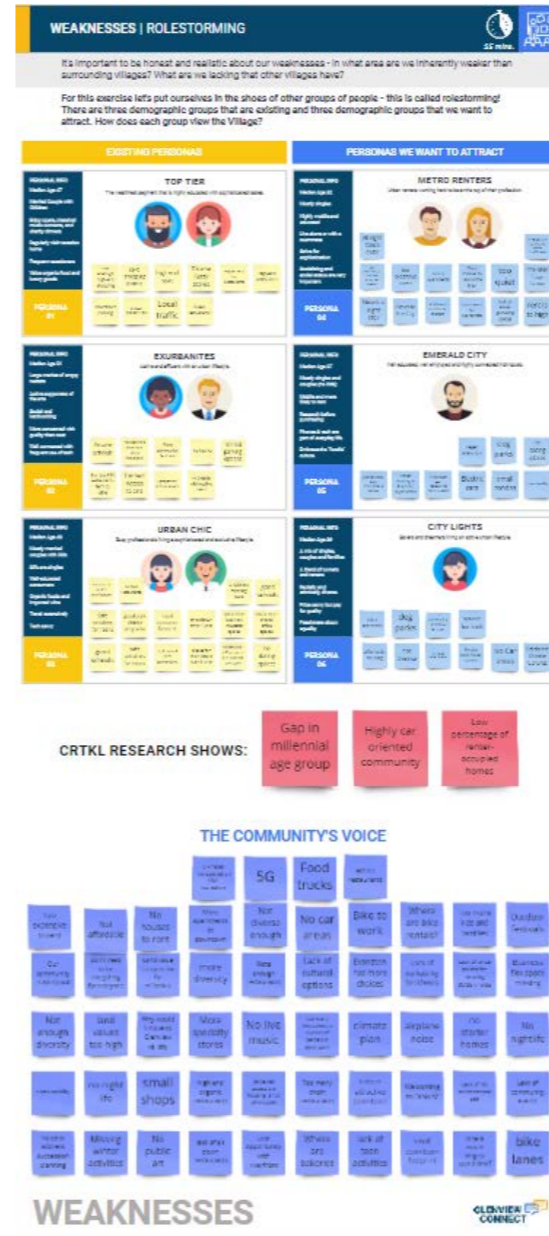


BOARD WORKSHOP #2 November 18, 2020

A RECAP:

In case you missed it, you can access the Board Workshop #2 boards on the project website.

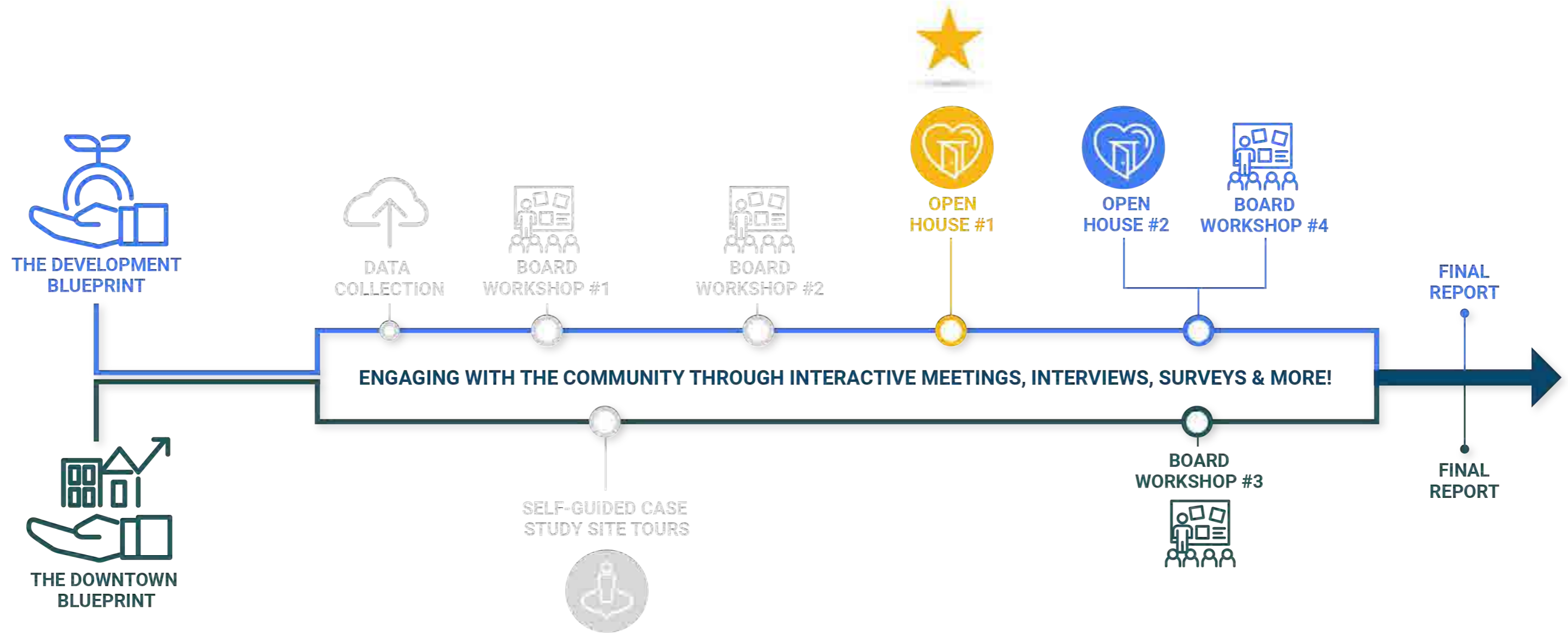
Miro Boards + Comments
Posted on Website
GlenviewConnect.com

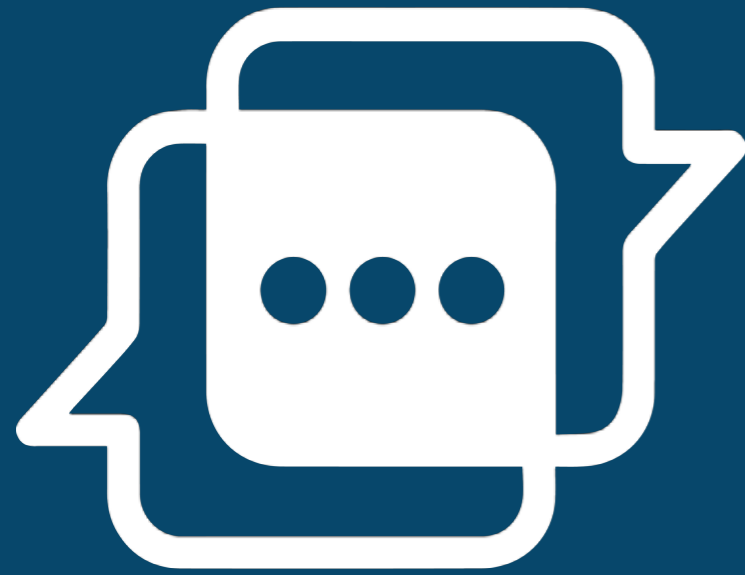


Analysis of the Village of Glenview's Strengths, Weaknesses, Opportunities & Threats



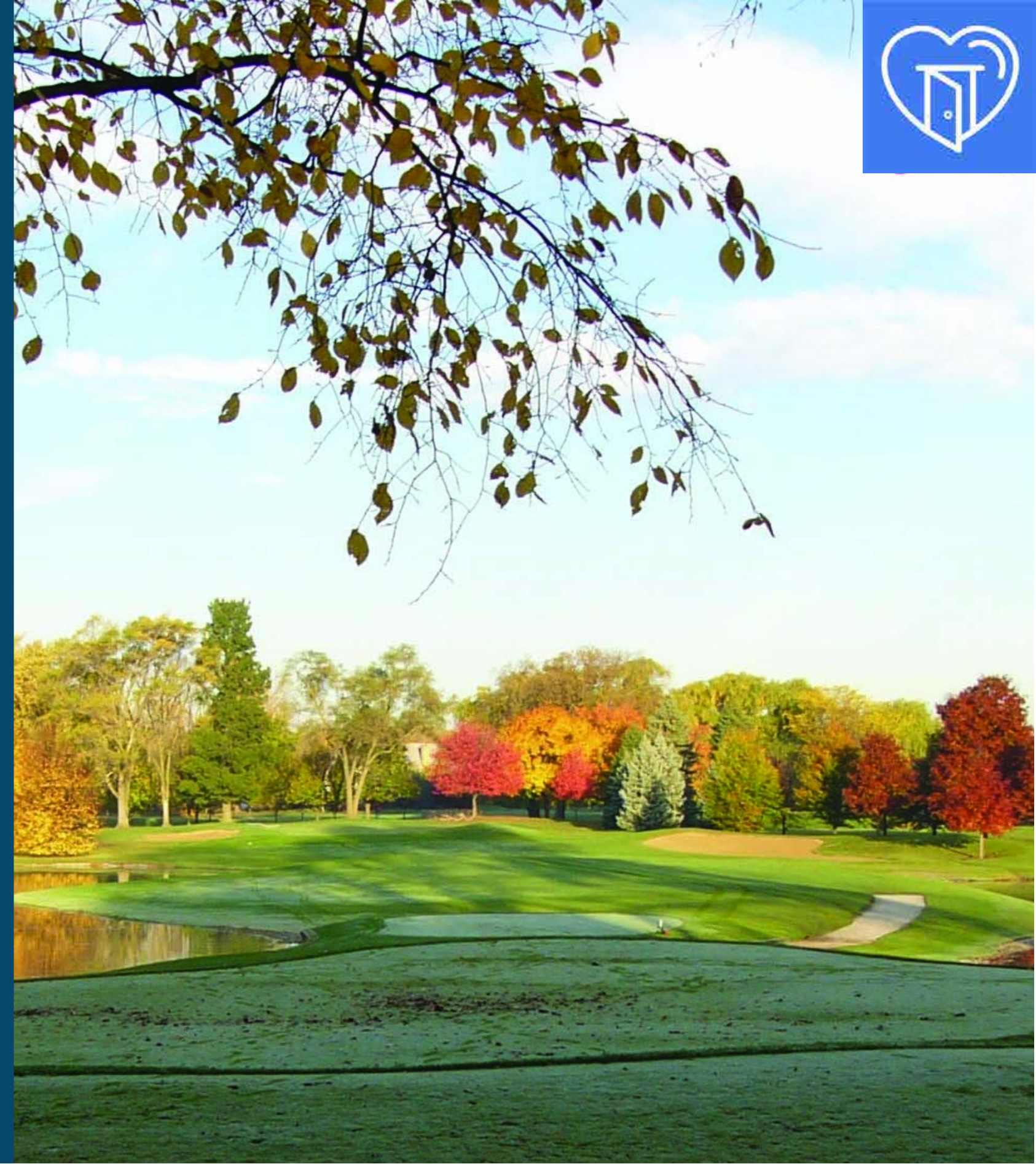
Glenview Timeline





KEY THEMES

Summary of findings
from last month's
SWOT Analysis





STRENGTHS

The Village of Glenview has **many strengths** to celebrate with a little **something for everyone**. The collection of comfortable **homes**, the strong **school system**, the abundance of **green space**... everything contributes to a **vibrant community with a great quality of life**.





WEAKNESSES

While there are abundant choices within the Village of Glenview, its weaknesses center around **filling in gaps**...in **niche retail or restaurant** categories and the desire for **higher-end** offerings in **shopping, dining and entertainment**, as well as youthful **“hip” spots to socialize** and more cultural offerings. To attract younger generations, a more varied mix of **options for first-time renters and first-time buyers** was noted, in addition to more choice for **seniors to age in place** without needing to move into a care facility.





OPPORTUNITIES

The opportunities for The Village of Glenview lie in considering **new models of more urban development**, from **mixed-use options** to more **varied housing options** that come with densification. Details like **green infrastructure, artistic placemaking** and **maximizing the riverfront** would also contribute.

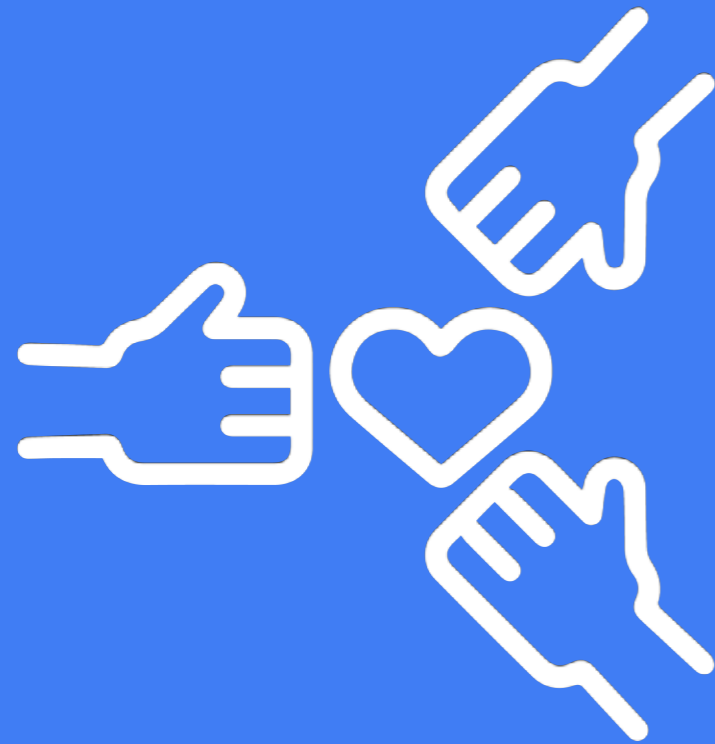




THREATS

The **changing economic environment** may pose challenges for the Village of Glenview, as **retail is redefined and businesses change hands**. Additionally, the **lack of age diversity** may be challenging in years to come. Lastly, there are challenges in **how to balance the desire** to address the need **for change** while **maintaining the character** of the existing conditions.





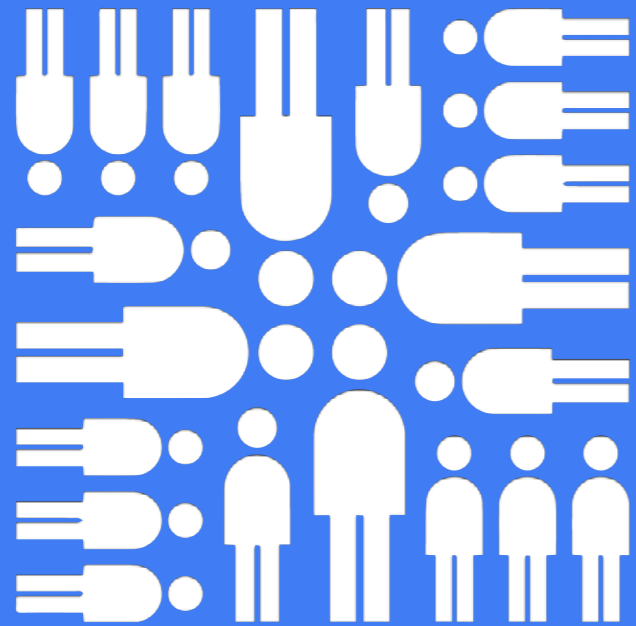
Community Is The Heart Of The Village

- We have **great schools, great parks and great neighborhoods**
- We are **more than just a great place to live** – we have shopping, dining and working, too
- We want to be the **go-to suburban small town** for raising a family



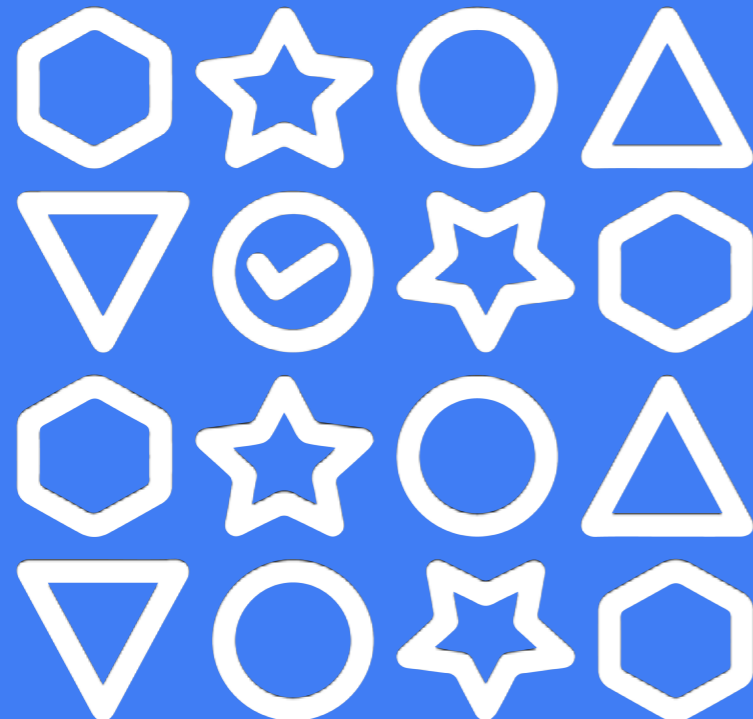
Achieving A Balance

- We know we need to evolve, but we want to make sure we **balance economic development** consistent **with market realities and our** desired community **character**
- We recognize the importance of attracting the younger demographics, but we want to do this while **balancing the young, urban mindset with our small town appeal**
- We have great schools now, but we need to make sure we **balance school size with growth** so we avoid overcrowding
- We understand the **need for density** and a mix of uses as part of our growth strategy, but this should be **balanced so that we maintain our small town charm**
- While we are a larger community, we need to **balance the desire for big city conveniences with charm** of a small town **suburb**



The Dynamics of a Multi-Generational Community

- We currently have an **affluent and mature population**, but we also need to **attract younger demographics** with their **differing preferences** for long-term sustainability
- We have a **lack of cool factor** that the **younger demographics desire**
- We need **more places for children, teenagers and young singles** to gather and hang out with friends



Variety of Offerings

- We have a wide variety of food options, but there is a desire for **more local hangouts and high-end restaurants** with a concern for oversaturation in any category
- We have a variety of places to shop from big to small, but there is **a desire for more unique “mom and pop” or boutique retailers**
- We have plenty of things to do during the day, but **we need more nightlife and evening activities**
- We have a **growing Asian population**, but **we are struggling to engage** with them
- We have an abundance of large manicured homes, but we need **more first time home-buyer and rental options to attract** the younger demographics



- 1. Inspirational economic blueprint in balance with our community character**
- 2. Willingness to embrace change that ensures bright futures**
- 3. Crafting an environment of urban conveniences rooted in small-town charm**



LAND USE TRIAGE

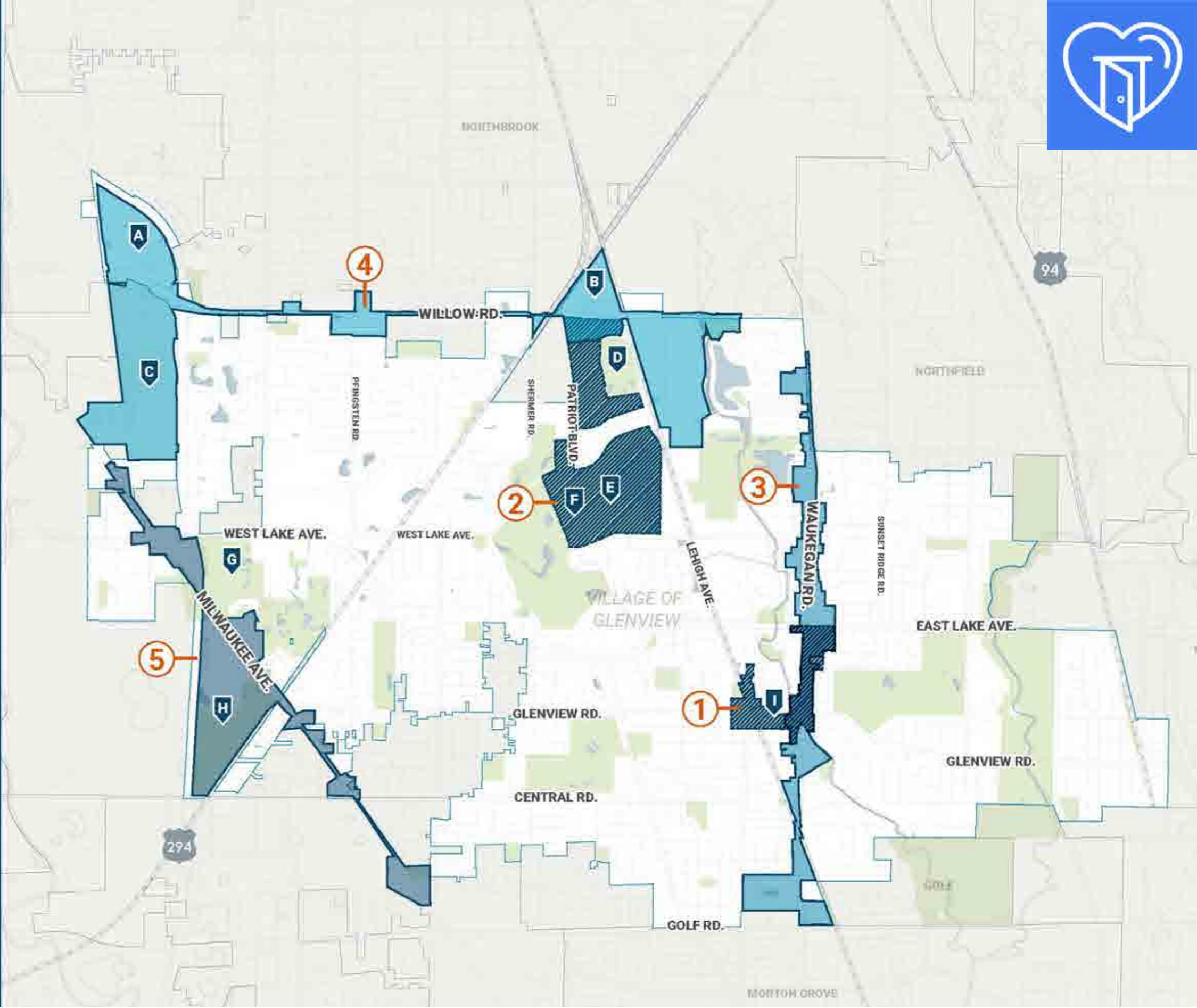
Showcasing the
Opportunities &
Constraints for the
5 Study Areas





THE VILLAGE OF GLENVIEW
5 STUDY AREAS

- ① DOWNTOWN
- ② THE GLEN
- ③ WAUKEGAN RD.
- ④ WILLOW RD.
- ⑤ MILWAUKEE AVE.



OPPORTUNITIES & CONSTRAINTS | DOWNTOWN



Major Elements | Observations

- Traditional commercial core
- Few if any credit tenants at any one time
- Significant retail and restaurant turnover
- Two food stores – Trader Joe’s and Heinen’s Grocery along corridors in the vicinity
- R&D center to the south
- Supporting community parks and open space
- Proximity to Glenview Station
- School on Waukegan Road corridor

Supporting Trends

- Small retail and restaurant operators suffered the most during restrictions imposed because of COVID due to lower sales thresholds and limited capacity – regardless, spaces will continue to get smaller
- Commercial facilities with surface parking and a larger footprint (particularly those with ample open space) were able to adapt more easily
- While on-line sales increased during the first three quarters of 2020, they never exceeded 20% of all sales
- In-person sales will be the preferred method of shopping for the foreseeable future
- While experience retail has yet to figure out its future, main street retail and restaurants will continue to be a valuable community asset and investment target
- Still unknown when rider confidence will return sufficient to support investments in commuter transit infrastructure

Market Context

- Downtown rents 15% to 20% below typical suburban rents
- Lower vacancy rates than comparable suburbs, but on the increase
- Opportunity to reconfigure mix of land uses and tenant types
- High food and entertainment spending in Glenview (food away from home and arts and entertainment categories)

OPPORTUNITIES & CONSTRAINTS | THE GLEN



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



Balance fast casual chains with independent restaurants

Repurpose Golf Courses?

Fill current vacancies

Art shops, jewelry, high end retailers

Add bike lanes along major routes

What do we need to do recruit new business who will stay?

Healthier food options

Rent assistance?

Bike lanes

Increase advertising

Add creative, festive event uses of public spaces including the street

Outdoor dining is great

OPPORTUNITIES & CONSTRAINTS | THE GLEN



Major Elements | Observations

- Gallery Park - major destination community and regional open space facilities
- Kent Fuller Air Station Prairie Preserve
- Active recreation facility in The Glen Club (golf)
- Corporate credit tenant anchors in regional retail center
- Restaurant attrition in center
- North Glenview Station

Supporting Trends

- According to OpenTable, a San Francisco based online restaurant-reservation service company, approximately 80% of U.S. restaurants were open as of the end of September 2020, among those, the number of seated diners was down 41%
- Food and beverage establishments are one of the most effective catalysts for private investment in locations being positioned for redevelopment
- The presence of dine-in sit-down restaurants have emerged as an essential business in employment centers
- New construction of regional retail malls has all-but ceased nationwide, however town centers and lifestyle centers continue to provide a desired development concept type for communities

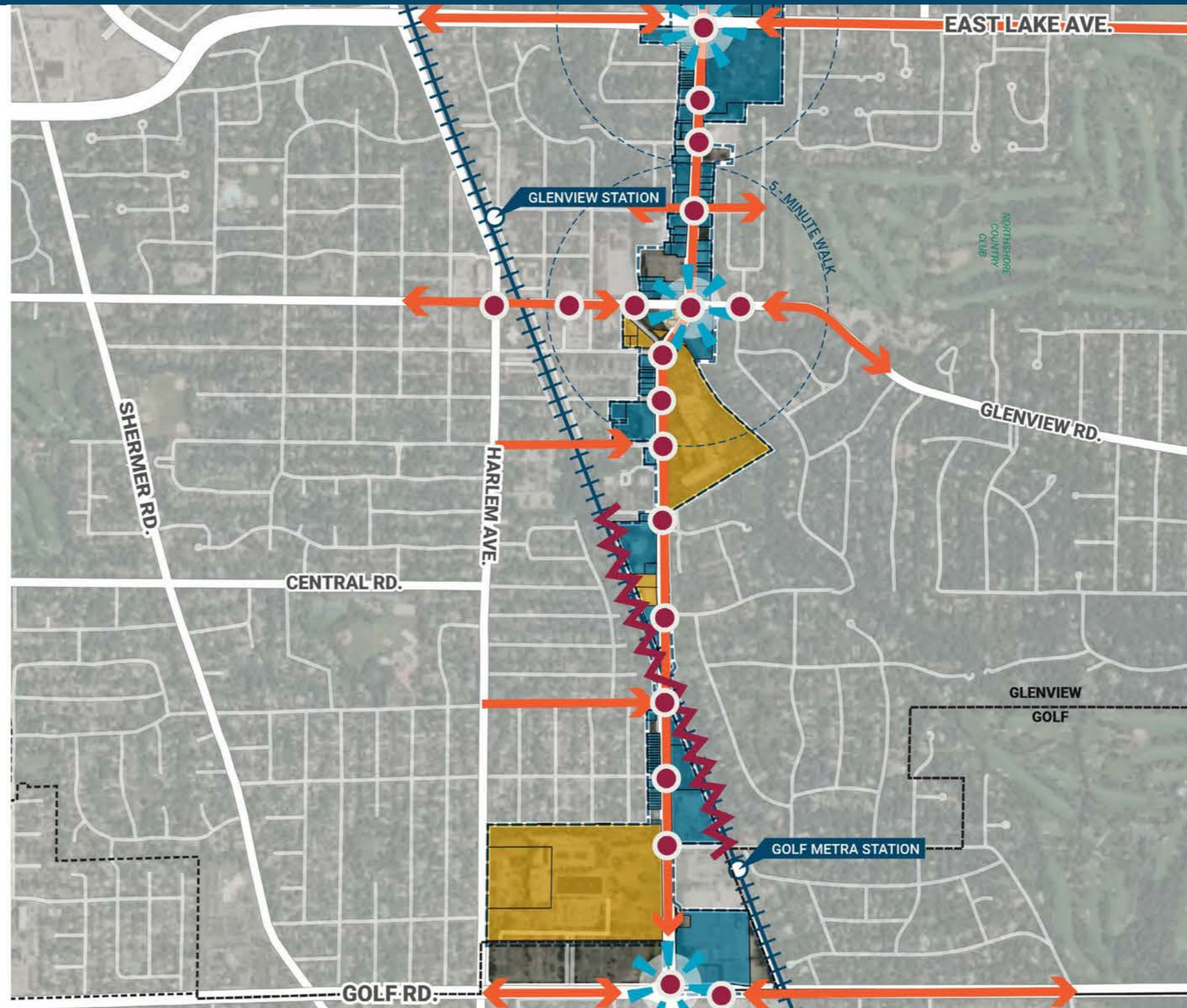
Market Context

- The Glen represents the top of the market among Glenview commercial centers, yet recent vacancies and softening rent rates suggesting some instability
- Primarily local household spending at The Glen - potential to increase daytime spending with return to work and densification of employers on vacant parcels

OPPORTUNITIES & CONSTRAINTS | WAUKEGAN ROAD SOUTH



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



SOURCE: COOK COUNTY ASSESSOR

- | | |
|---|--|
| Is there too much commercially zoned land? | Add green space along Waukegan |
| How will residential sites be selected among commercial property? | Waiting lists for affordable senior housing are too long |
| Too dangerous for kids | More affordable housing |
| Currently not "walkable" | Limit traffic noise & pollution |
| Other than zoning, how can change be encouraged? | |

OPPORTUNITIES & CONSTRAINTS | WAUKEGAN ROAD



Major Elements | Observations

- Auto-oriented commercial retail corridor
- Individual self-storage facility (like car dealerships rarely move)
- Car dealerships dominate commercial uses (like storage facilities rarely move)
- Fast food dominated food serve offerings
- In the vicinity of Glenview Station (walkable distance north of Glenview Road)
- R&D center near corridor
- No transition from commercial to single family residential

Supporting Trends

- Sales in cars increased during COVID and expected to continue to be strong with lower interest rates and aversion to taking public transit (albeit potential temporary trend)
- Evolution of retail with emphasis on showroom rather than warehouse space will perpetuate industries reliance on close-in industrial centers
- Health and Wellness is the dominating real estate industry trend (building accommodations and outdoor space), numerous facilities in corridor could accelerate investment and reinvestment activity

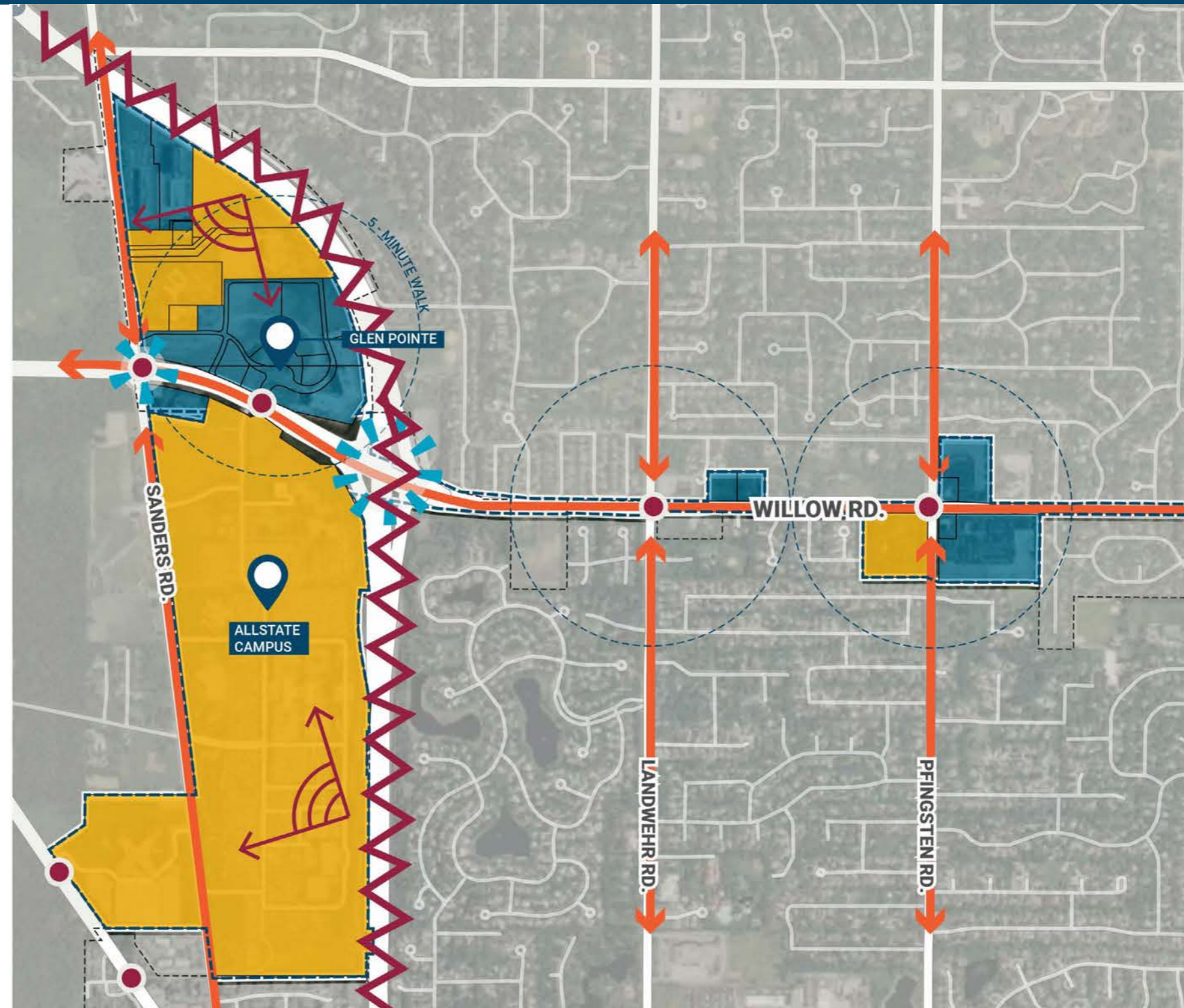
Market Context

- Fragmented property ownership and shallow parcels will challenge assembling parcels for any sort of significant redevelopment initiative
- Potential advantage in "pruning back" retail | commercial zoning
- Introduction of different mix of land uses would promote more sustained stability
- Numerous curbcuts may have to be consolidated to support different land use mix
- Higher density housing could provide transitional use between single family and commercial uses along corridor, while also addressing a market void

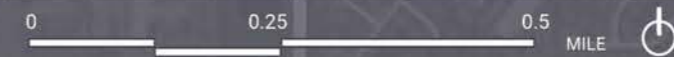
OPPORTUNITIES & CONSTRAINTS | WILLOW ROAD WEST



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



SOURCE: COOK COUNTY ASSESSOR

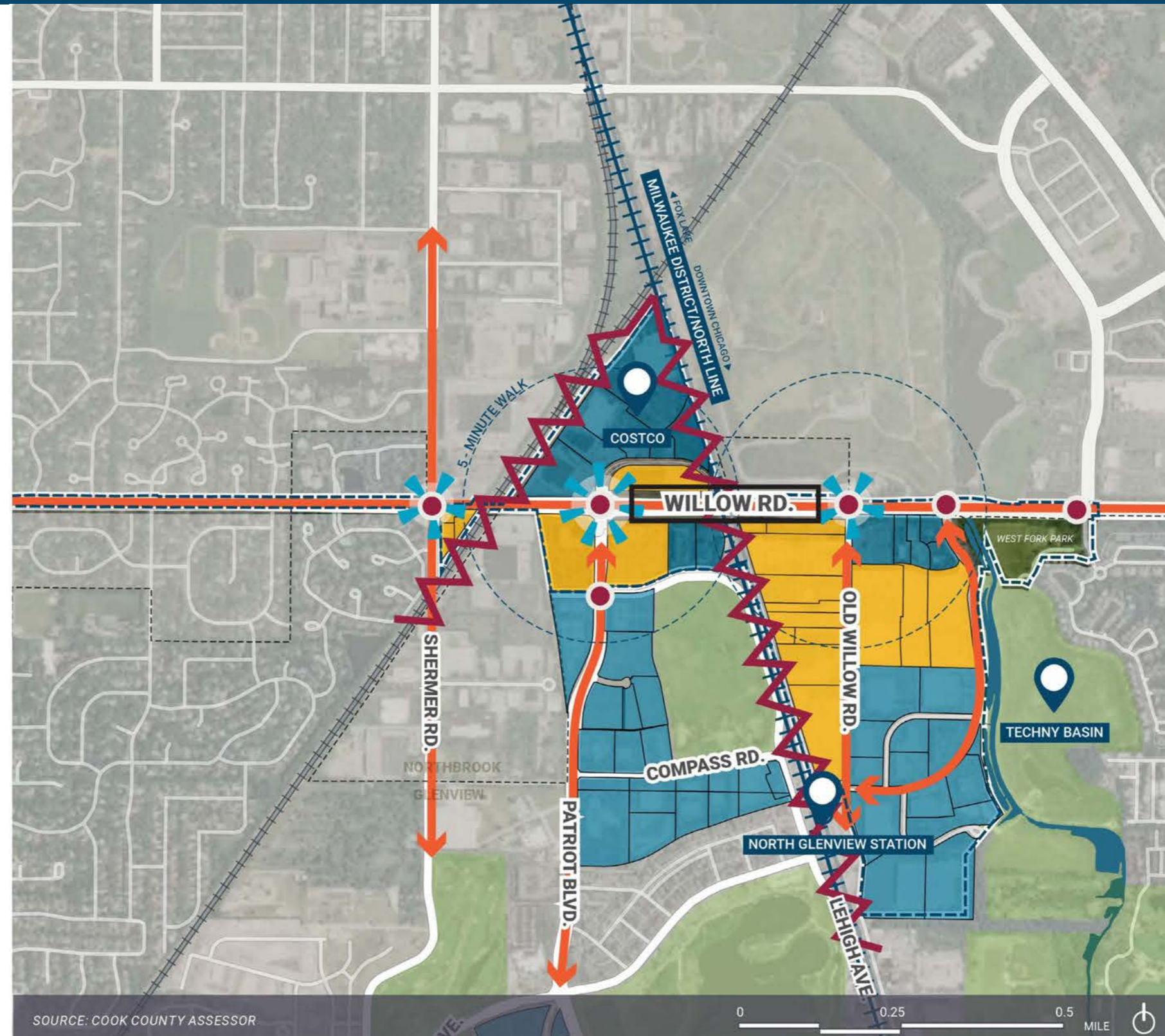


- If annexed, currently unincorporated areas will be in Glenview
- Is NWC of Willow/I-294 a success?
- Is a tech incubator park possible?
- Add green infrastructure
- More major medical uses?
Children's Healthcare?
Cancer Treatment?
- Additional development will add traffic
- Development should be designed for sustainability

OPPORTUNITIES & CONSTRAINTS | WILLOW ROAD EAST



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



SOURCE: COOK COUNTY ASSESSOR

Difference between retail and fast casual or other restaurants?

Children's Healthcare and Cancer Center

Sustainable buildings and neighborhoods

Can roads handle traffic if densify?

Trees at Willow and Pfingsten?

We order from stores rather than visit them

New trends like broadcasting facilities and co-working spaces

Not brick and mortar retail

Compare Glen Pointe to the Glen.

Caution against reducing parking

They added a bike lane to the south of Willow across tracks.

Underground parking or 2 story parking

Consider co-working office uses

Green Infrastructure

OPPORTUNITIES & CONSTRAINTS | WILLOW ROAD



Major Elements | Observations

- Allstate corporate campus
- Tollway separates Allstate property, serving as a barrier rather than a connector of uses
- Big box power center and junior anchor uses including Costco and Home Depot
- Willow Festival Market supports surrounding business but is in Northbrook
- Techny Basin regional detention (controlling stormwater) serves a dual purpose - functional and aesthetic – as it also hosts outdoor activities
- Supporting community parks and open space
- North Glenview Station

Supporting Trends

- Industry experts predict a drop in office demand of 10% - 15% over the near-term (2 to 5 years)
- While some national employers have already announced plans to downsize their office facilities inline with greater time spent working from home, many are still figuring out their next step
- Area outdoor and athletic facilities support the trend in health and wellness and will support “the great move” of individuals from urban centers to suburban locations
- While department stores have experienced a 40% decline in sales performance over the last two decades, sales among large discounters have more than tripled.
- The population in family formation years (aged 30 to 49 years) are expected to grow by 8.4 million and are expected to represent an 8-% share of household growth captured by suburban markets

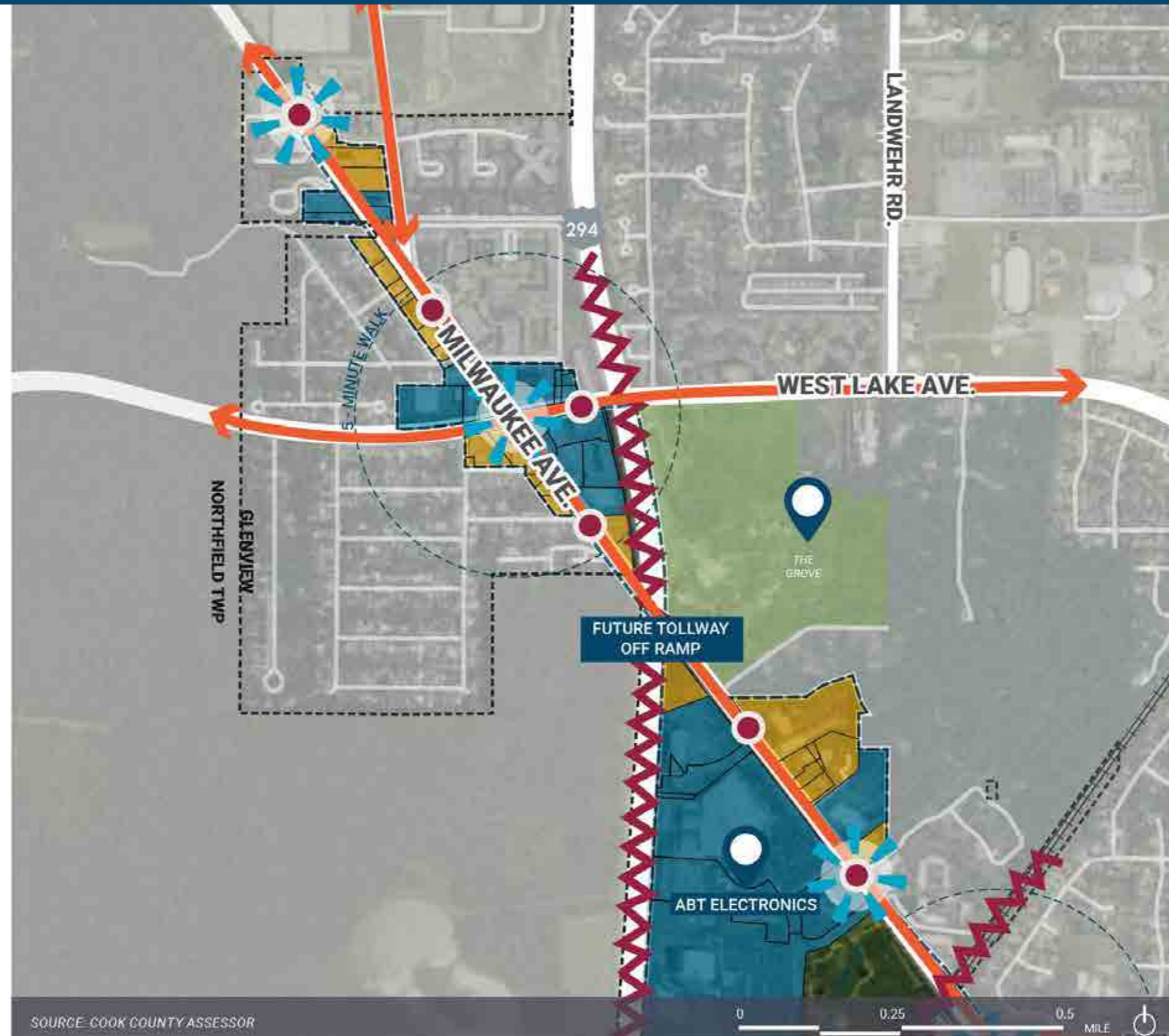
Market Context

- Potential to expand on existing employment base on vacant and under-utilized parcels, the net effect of which would be an increase in daytime spending
- Disproportionately higher percent of available open space surrounding new residential construction adapted for minimum health standards (adequate ventilation and circulation, energy efficiency, seamless transitions between indoors and outdoors) will be a strategic advantage

OPPORTUNITIES & CONSTRAINTS | MILWAUKEE AVENUE NORTH



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



Identify implementation strategies other than zoning

General comment: Large trees along busy roads to mitigate pollution, noise

Key quality of life indicators as part of an overall strategy

Small green spaces between buildings

Use parking lot spaces for outdoor gatherings

More ghost kitchens, less sit-down dining in future?

Continue to support the growth of Abt

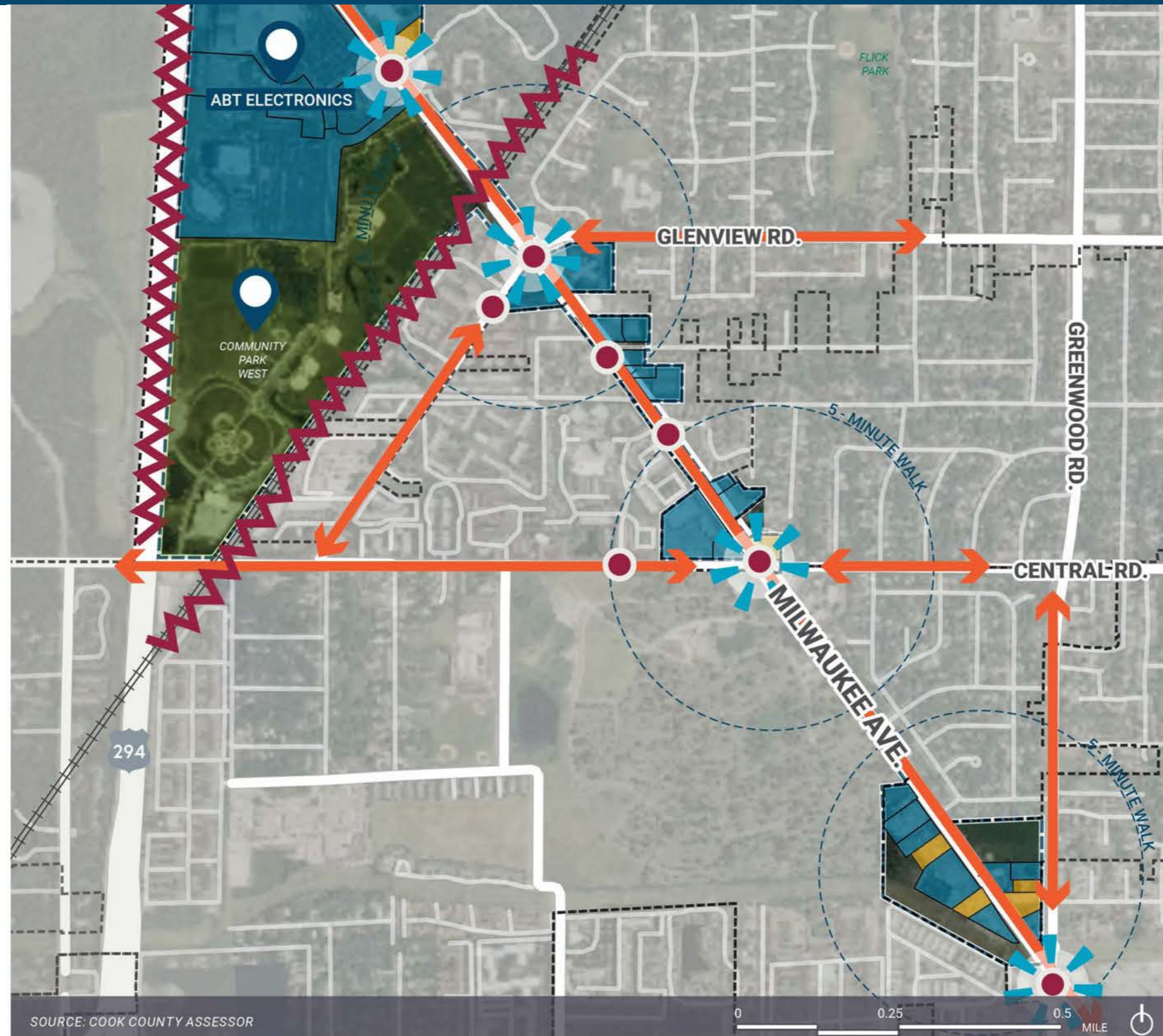
Foster existing Asian-oriented business growth in corridor

Protect the Grove and expand it.

OPPORTUNITIES & CONSTRAINTS | MILWAUKEE AVENUE SOUTH



- WHAT STAYS
- WHAT IS SUSCEPTIBLE TO CHANGE
- VIEWSHEDS
- BARRIER
- CONNECTION ROUTES
- NODES
- GATEWAYS (SIGNAGE & WAYFINDING)
- DESTINATIONS
- STUDY AREA BOUNDARY



SOURCE: COOK COUNTY ASSESSOR

Identify parcels for transition to non-commercial land uses

Noise issues from Tollway

How to recruit tech to get younger people to move here?

Don't let parks become overcrowded.

Coordinate with Cook County on unincorporated area

Support growth of Korean businesses in corridor

OPPORTUNITIES & CONSTRAINTS | MILWAUKEE AVENUE



Major Elements | Observations

- Hotel grouping with access to I-294
- ABT Electronics commercial | wholesale family-owned electronics and appliance business
- Prevalence of higher density development
- International grocery store operators
- New Glenview Ice Center
- The Grove Nature Preserve community and regional open space
- I-294 serves as a barrier rather than a connector
- Potential future tollway off-ramp
- Ridgewood Memorial Park
- Community Park West

Supporting Trends

- Among all of the commercial expenditure categories – food at home (grocery stores) are expected to be among the strongest emerging from COVID restrictions
- A “healthy” mix of available residential product types is among the highest priorities for relocating and expanding corporate site seekers
- “Lock and leave” housing (low or no maintenance) is a product type favored by the two largest age cohorts – young Millennials and young Boomers

Market Context

- Potential to “prune back” retail/commercial zoning - introduce greater mix of land uses
- Gaps in Glenview retail market for smaller, more specialized tenant types
- Opportunity to build on concentration of ethnic businesses
- Opportunity to cluster uses around anchors

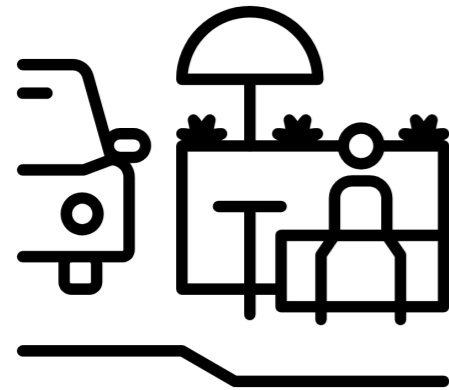


VISUAL PREFERENCE SURVEY

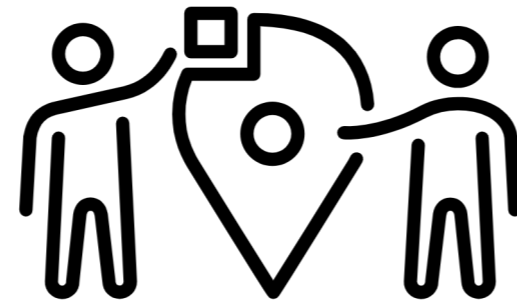
Let's Build Our
Community Together!



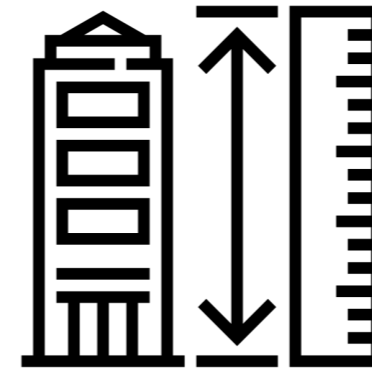
VISUAL PREFERENCE SURVEY | CHARACTER



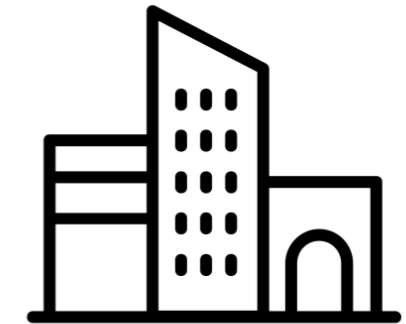
STREETSCAPE



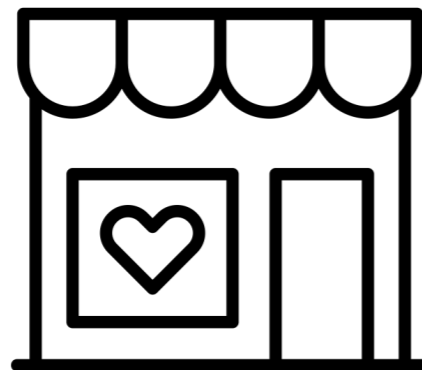
PUBLIC SPACES



BUILDING HEIGHTS



FRONTAGES



RETAIL



TPOLOGY



RESIDENTIAL

VISUAL PREFERENCE SURVEY | WARM UP





Vote for your *favorite* image:

1



Store Front Retail Setback

2



Defined Outdoor Dining

Streetscape
Districts

We want a
variety with
standards for
large trees

no
towers

3



Fantastic
for
Downtown
Glenview

Informal Outdoor Dining

4

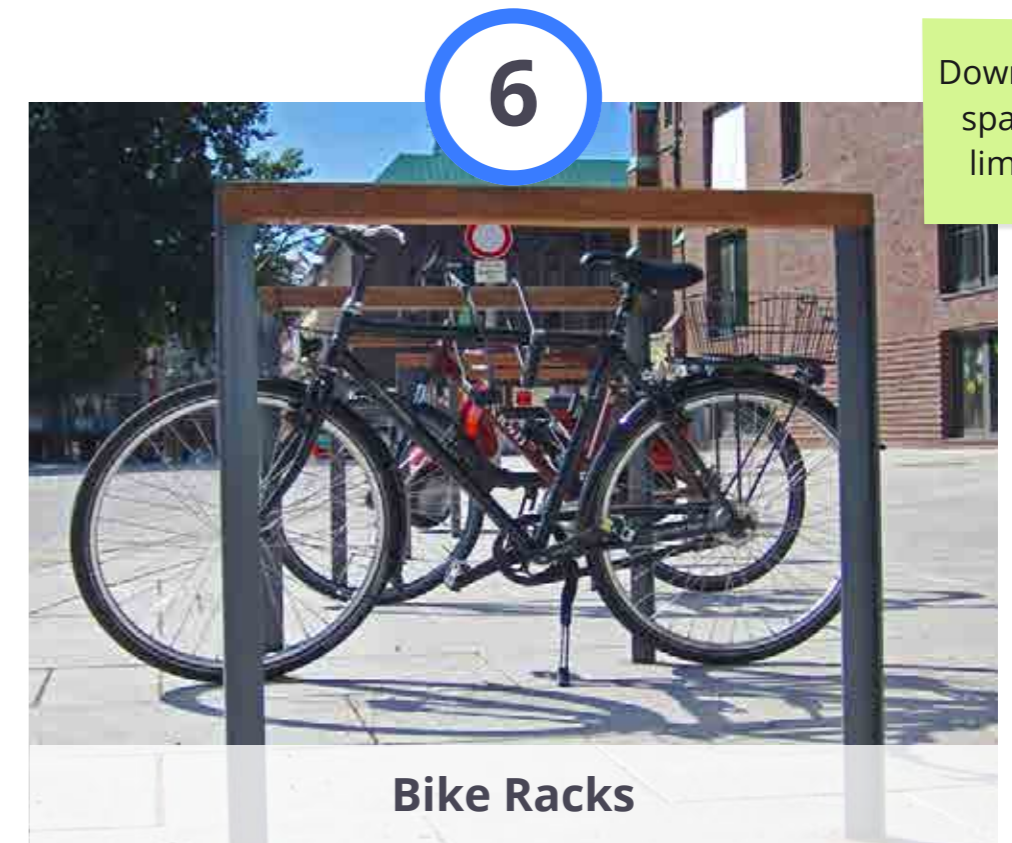
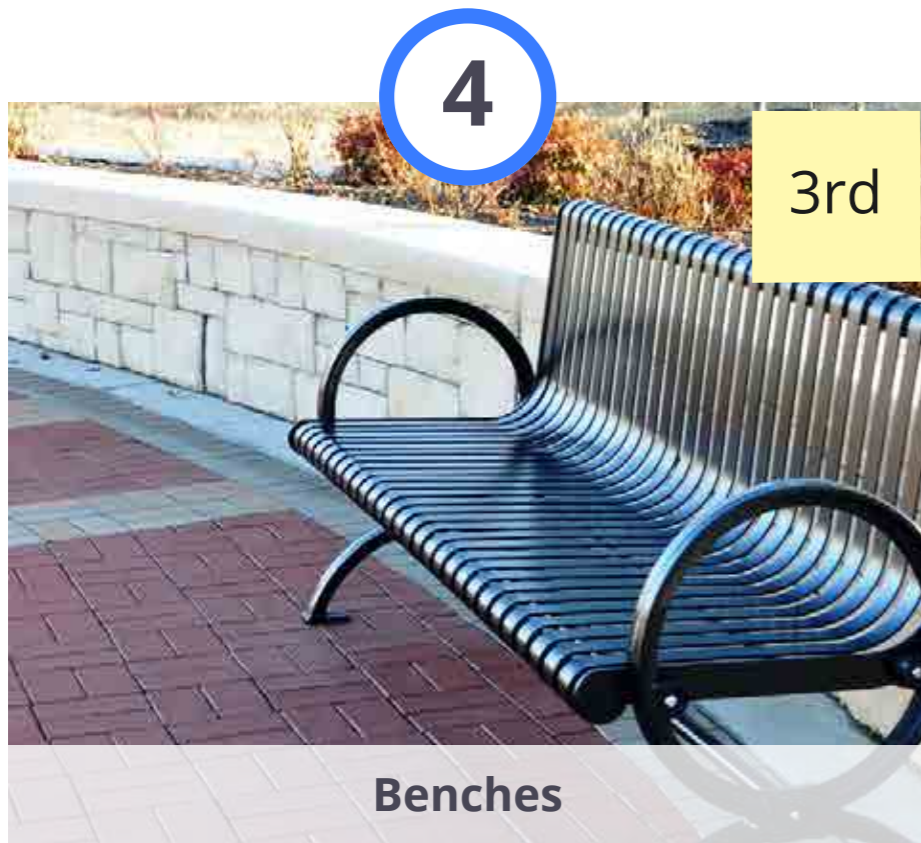
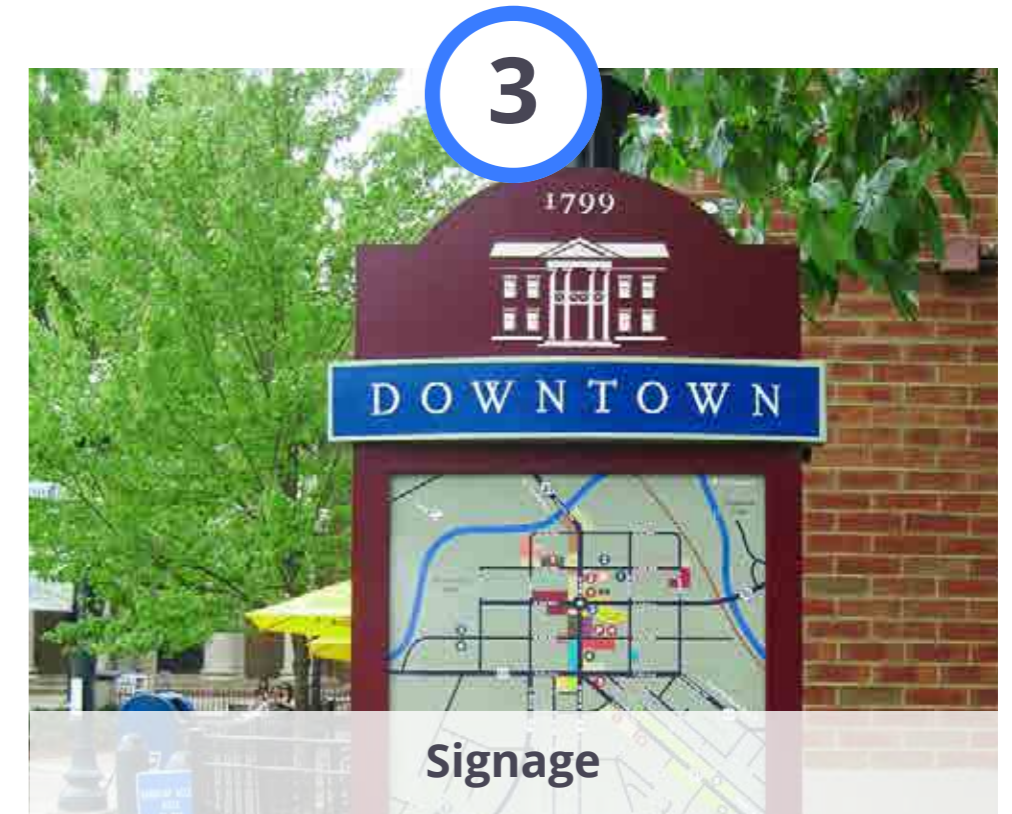
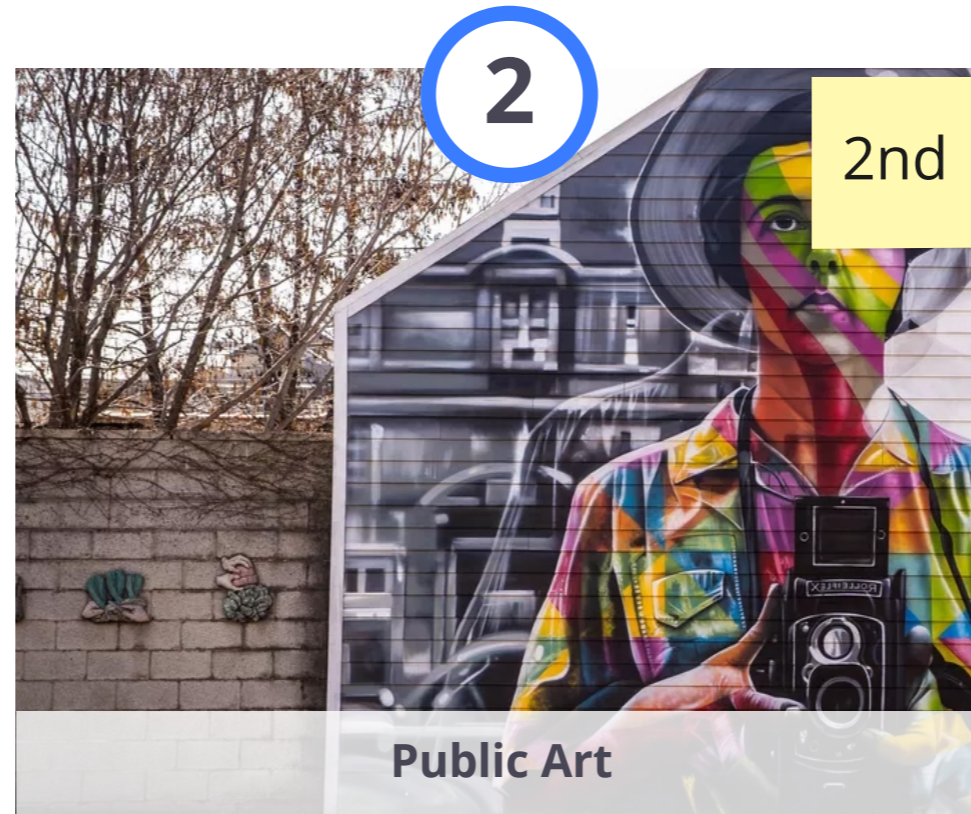
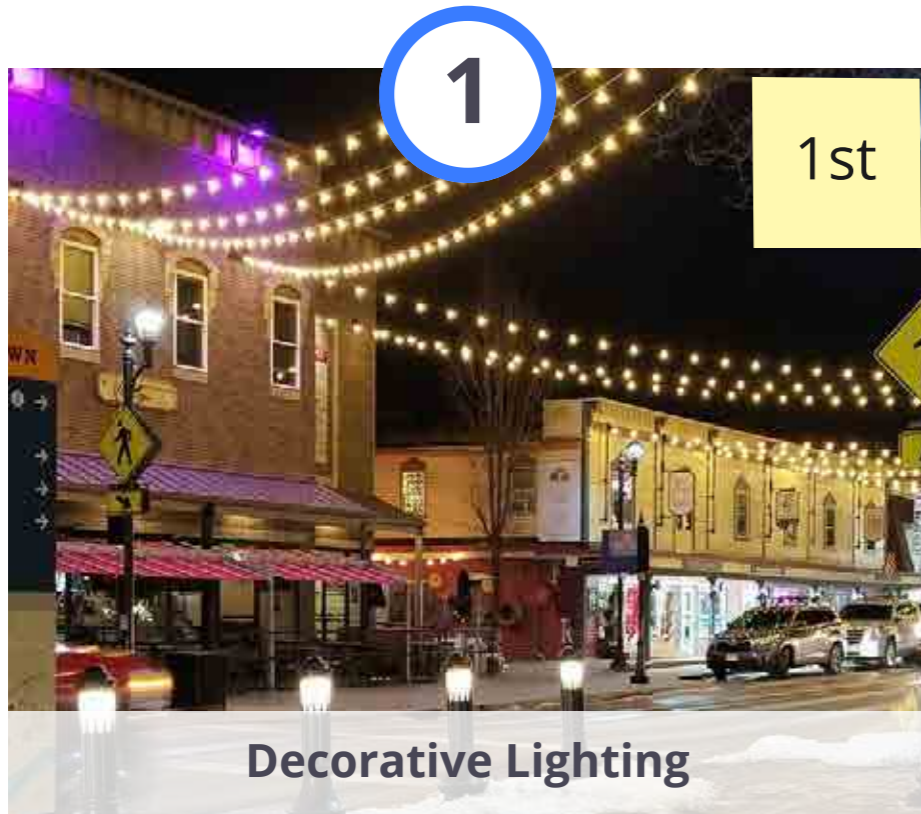


Wide Set Back Landscape Focused

STREETSCAPE ELEMENTS | DISTRICTS



Vote for your **3 favorite images**:



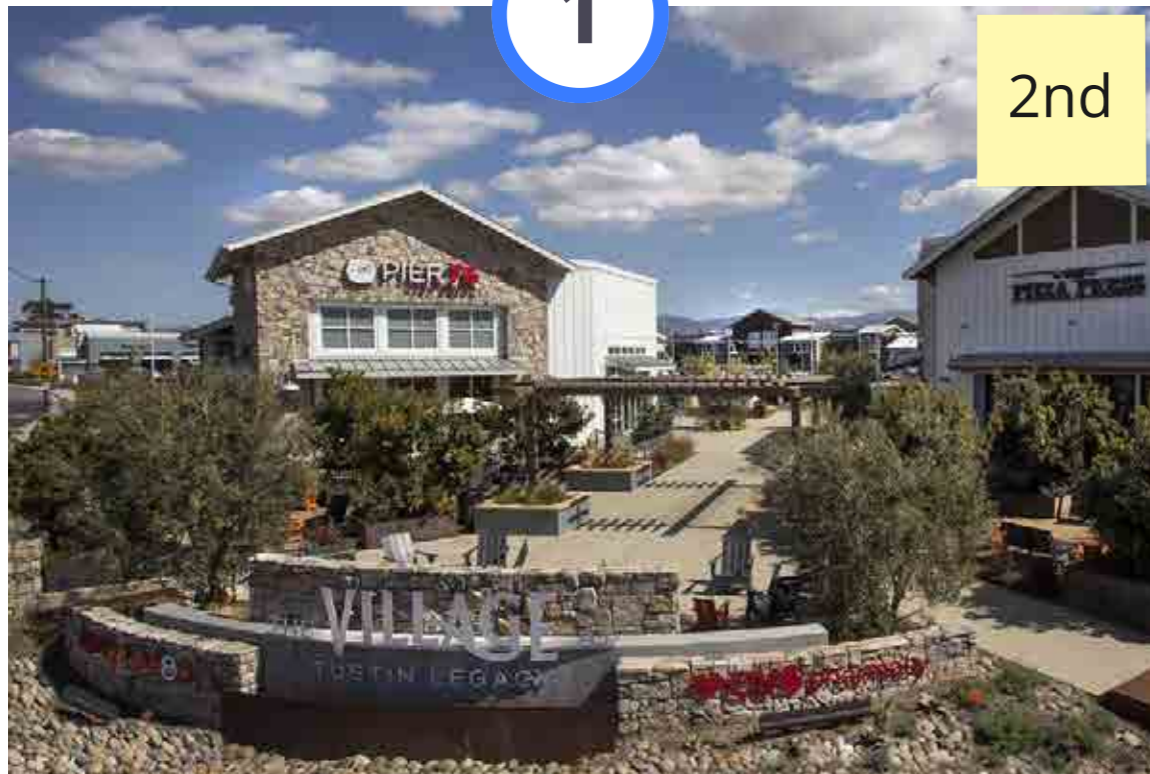
Downtown space is limited



Vote for your *favorite* image:

1

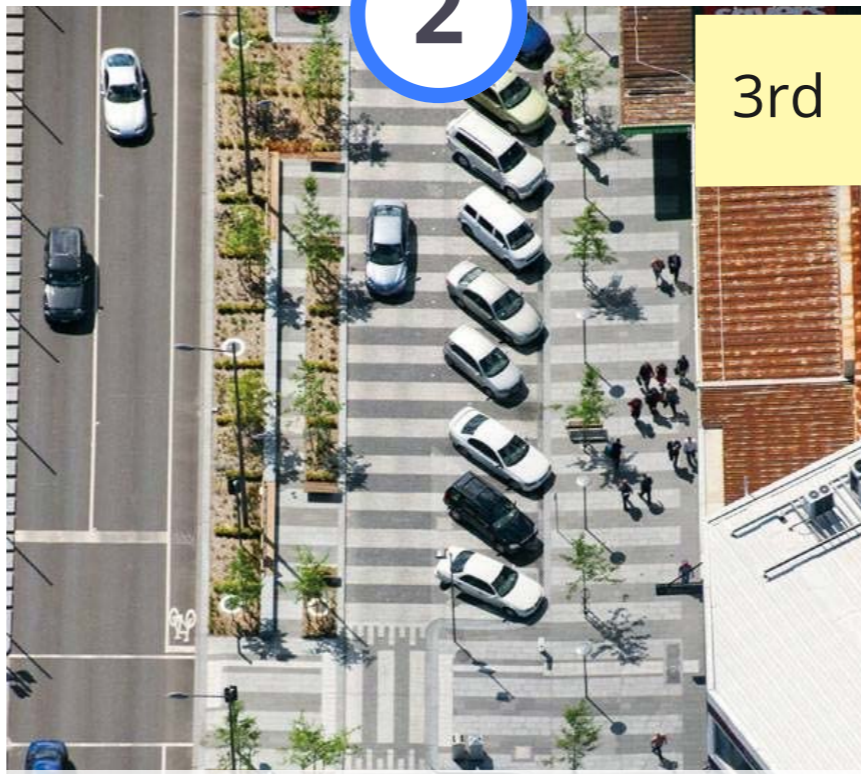
2nd



Built to the Edge of the Street

2

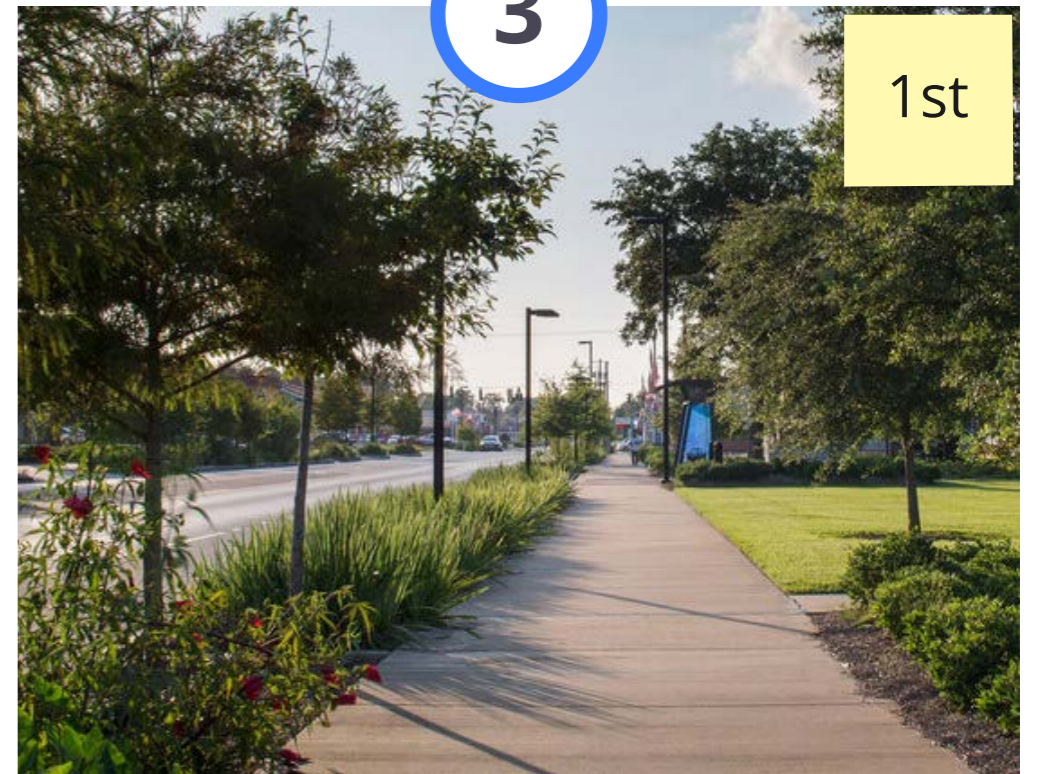
3rd



Parking Setback

3

1st



Landscape Setback



Vote for your *favorite* image:

1



1st

Plaza

2



3rd

Pocket Parks

3



2nd

Active Open Space

Need more relevant photo

Where would pocket parks go?



Vote for your *favorite* image:

How to make public space on privately owned property?

1



Outdoor Dining

2



Plaza

3



Landscaping



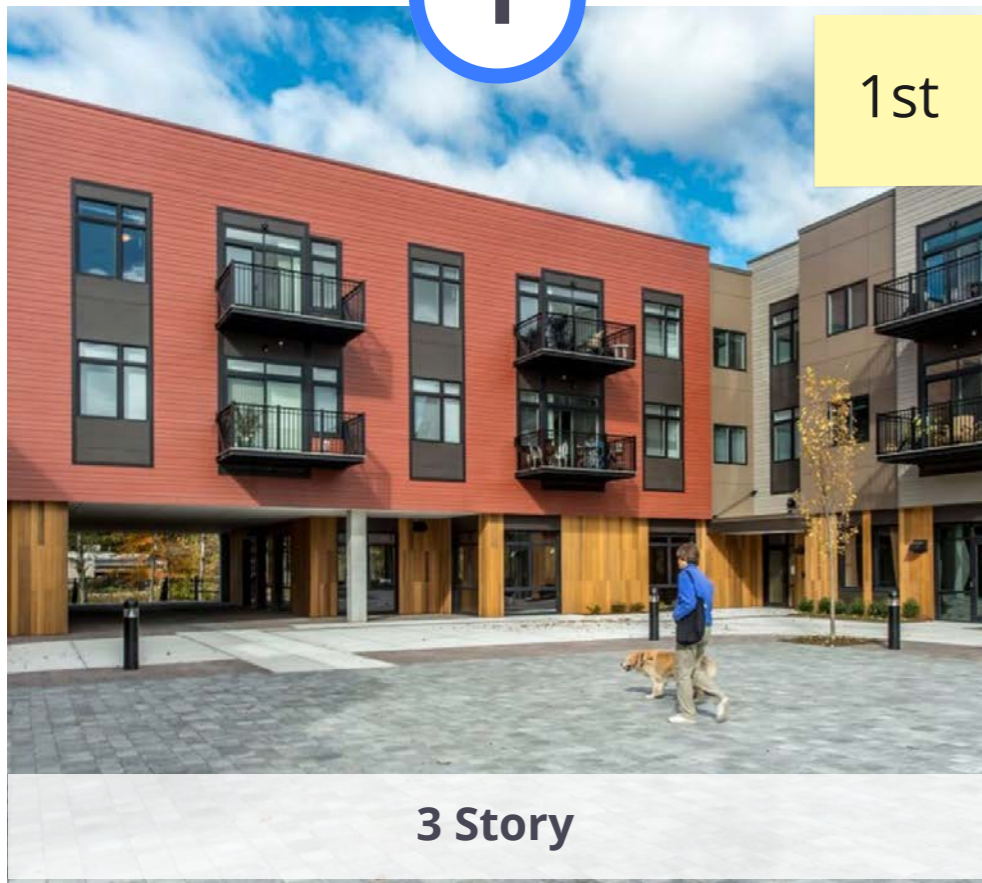
Vote for your *favorite* image:

Three story is not economically feasible

We are not a city, we are a suburb

1

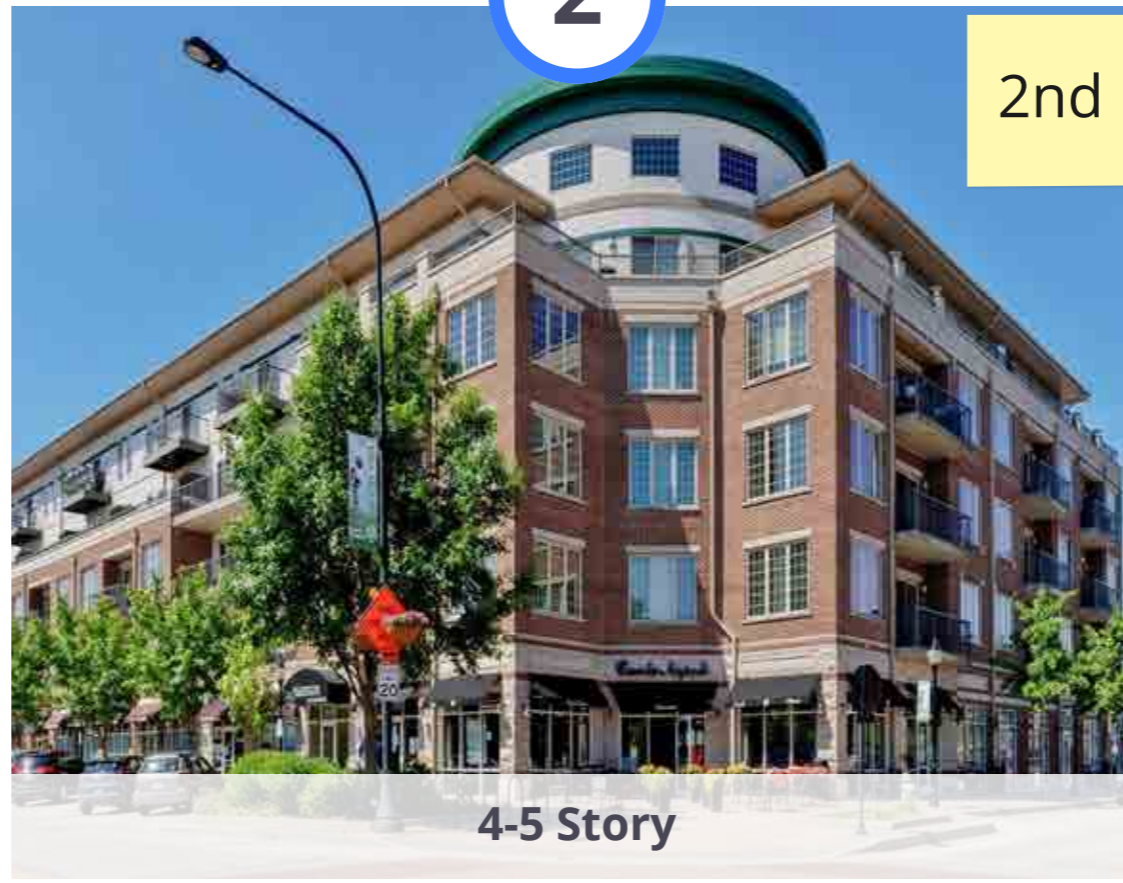
1st



3 Story

2

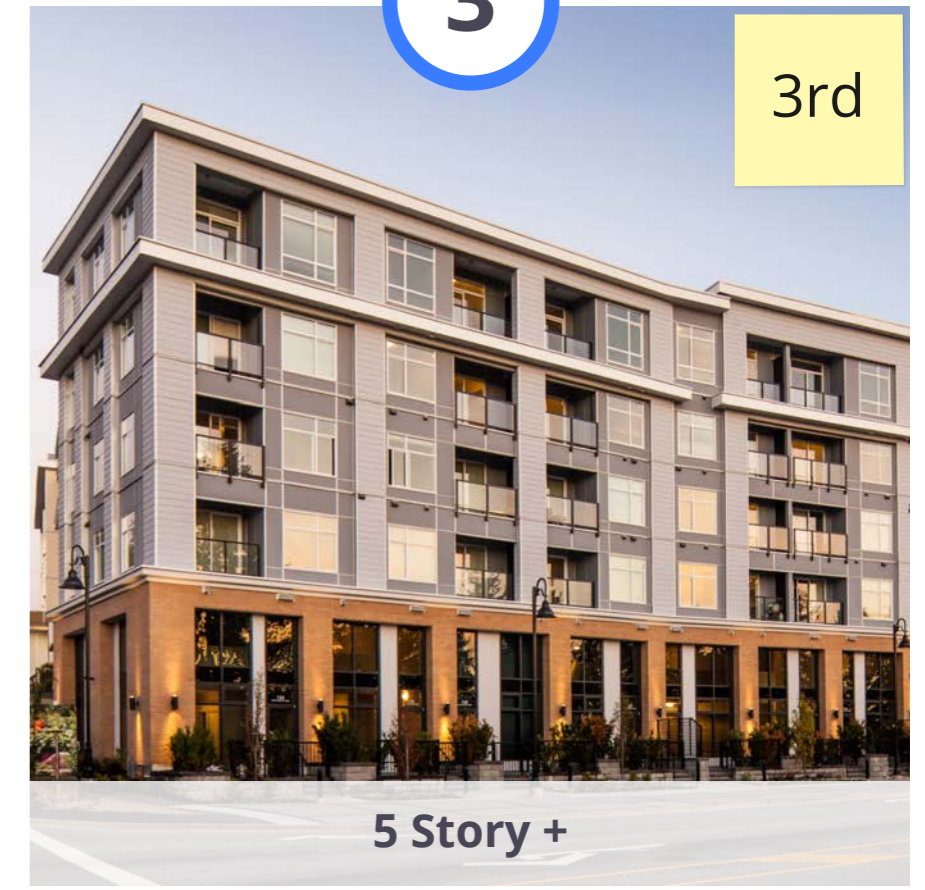
2nd



4-5 Story

3

3rd



5 Story +



Vote for your *favorite* image:

Why aren't bldgs broken down by corridor and district. Different answers for different districts.

where are these buildings going?

1

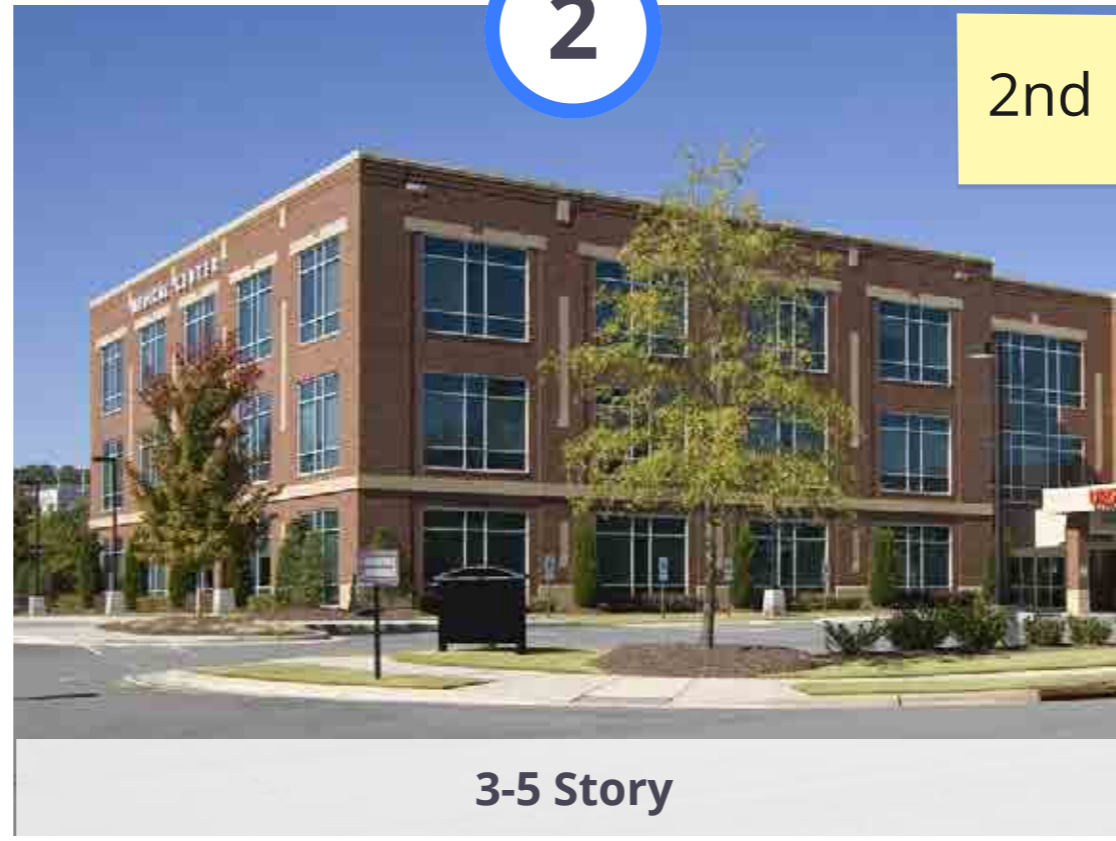
1st



1-2 Story

2

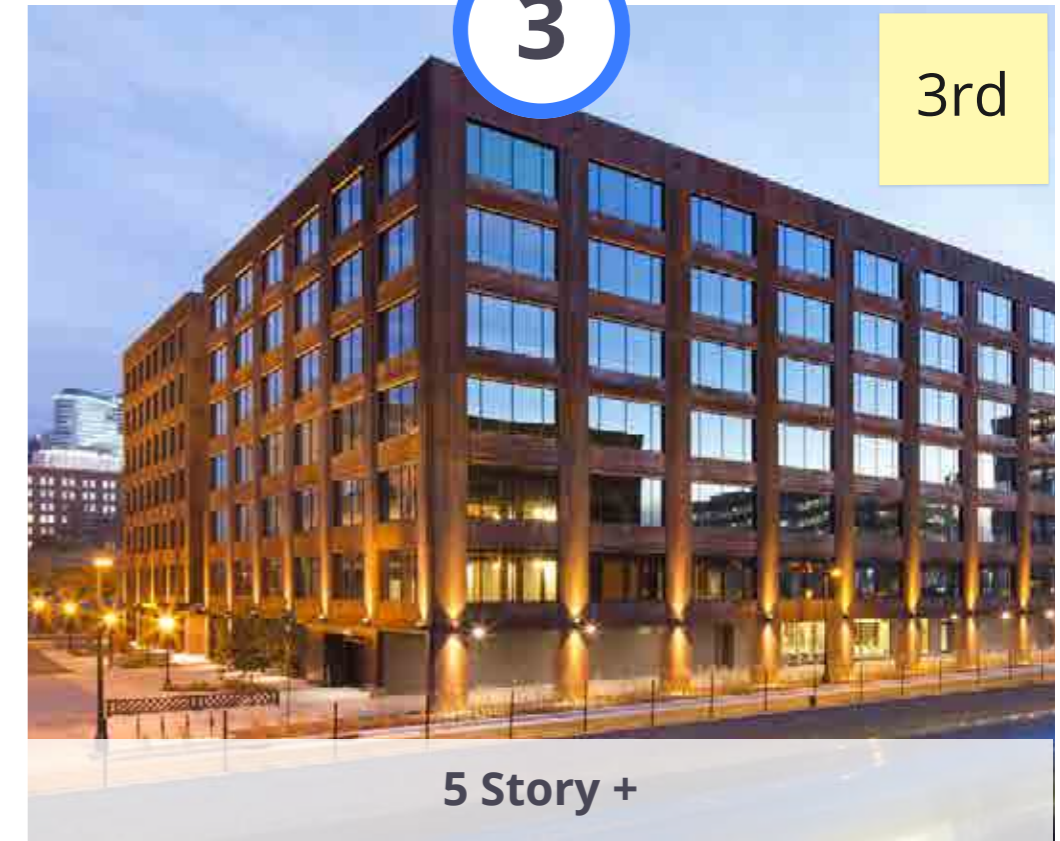
2nd



3-5 Story

3

3rd



5 Story +

FRONTAGES | BUILDING FRONTAGES + MASSING



Vote for your *favorite* image:

1



1st

2



3rd

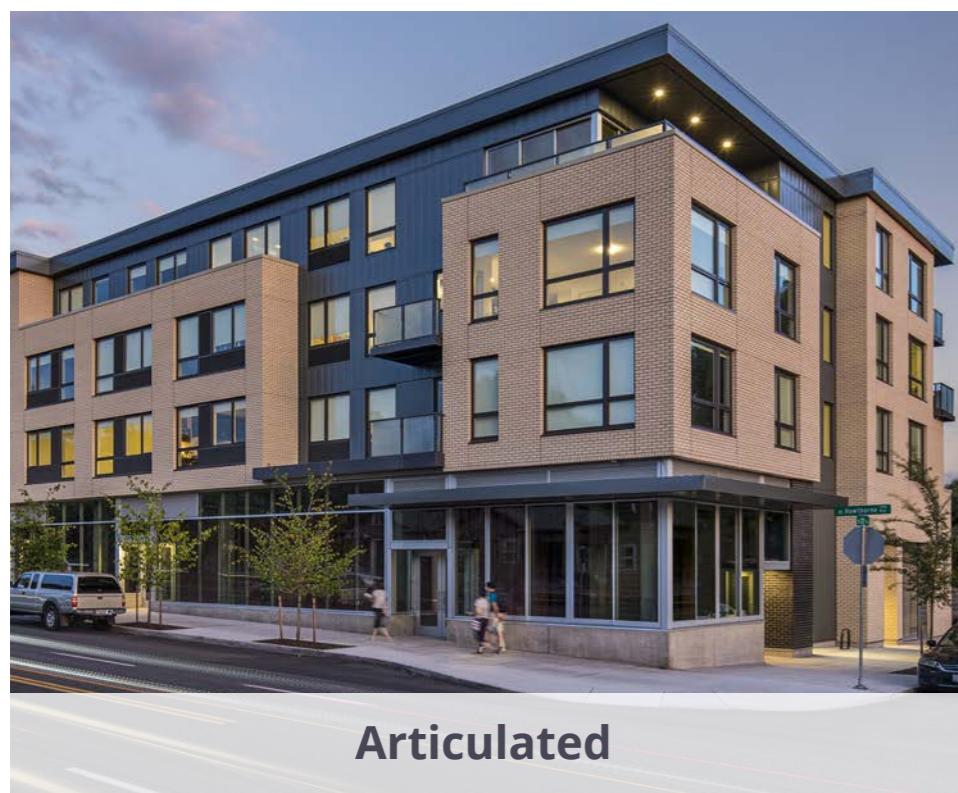
3



2nd

Old trend,
not
attractive

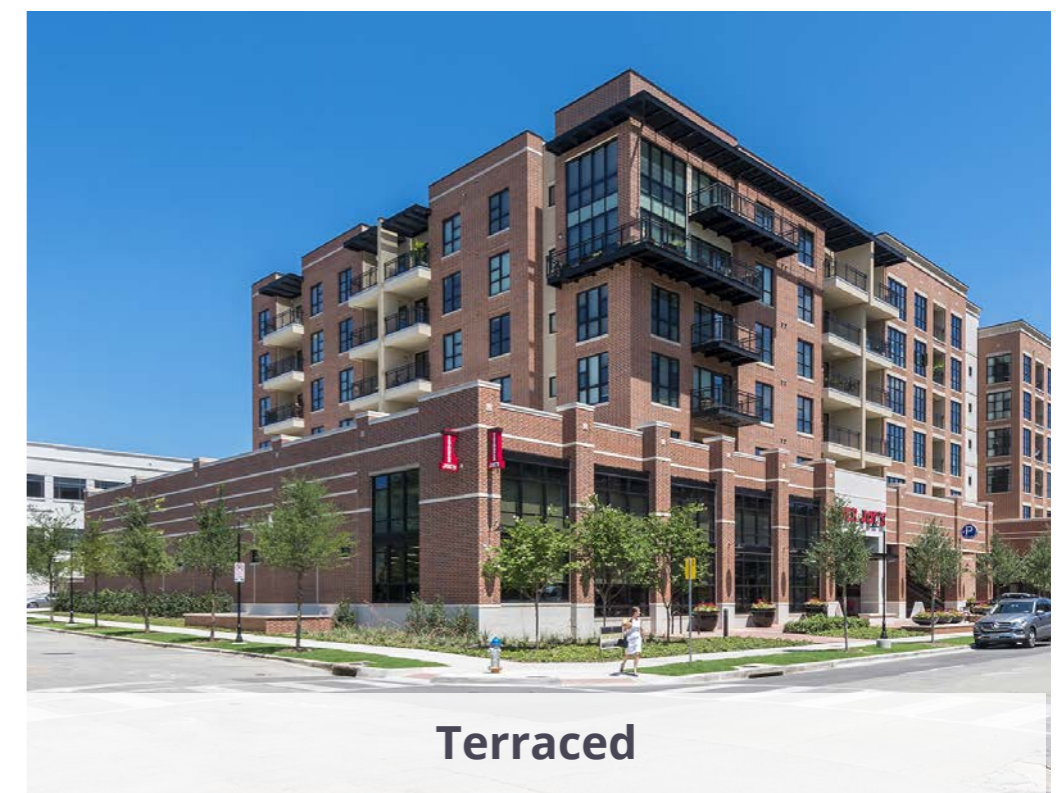
Are upper
floors
residential?



Articulated



Wedding Cake



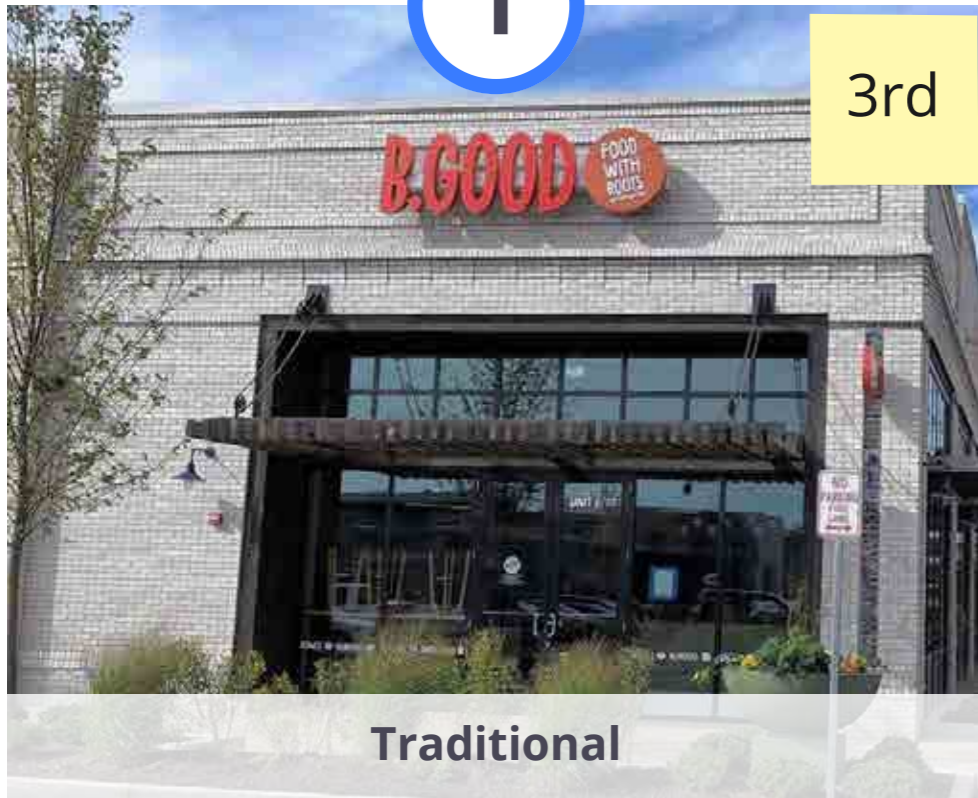
Terraced



Vote for your *favorite* image:

1

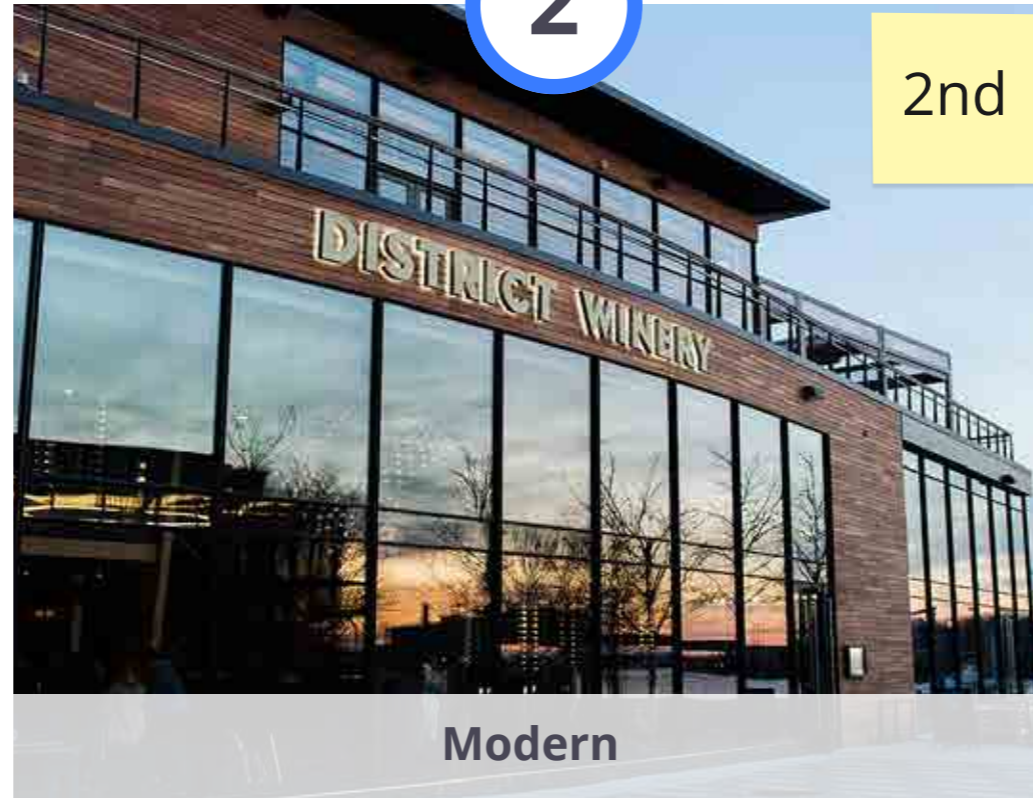
3rd



Traditional

2

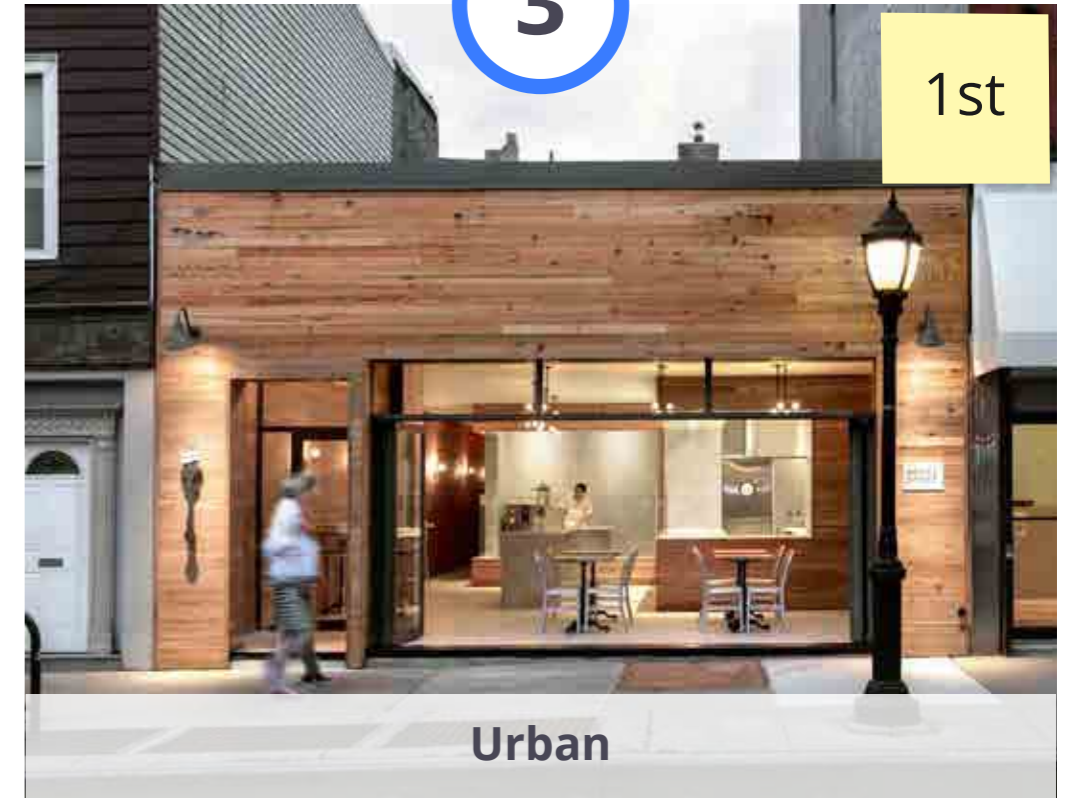
2nd



Modern

3

1st

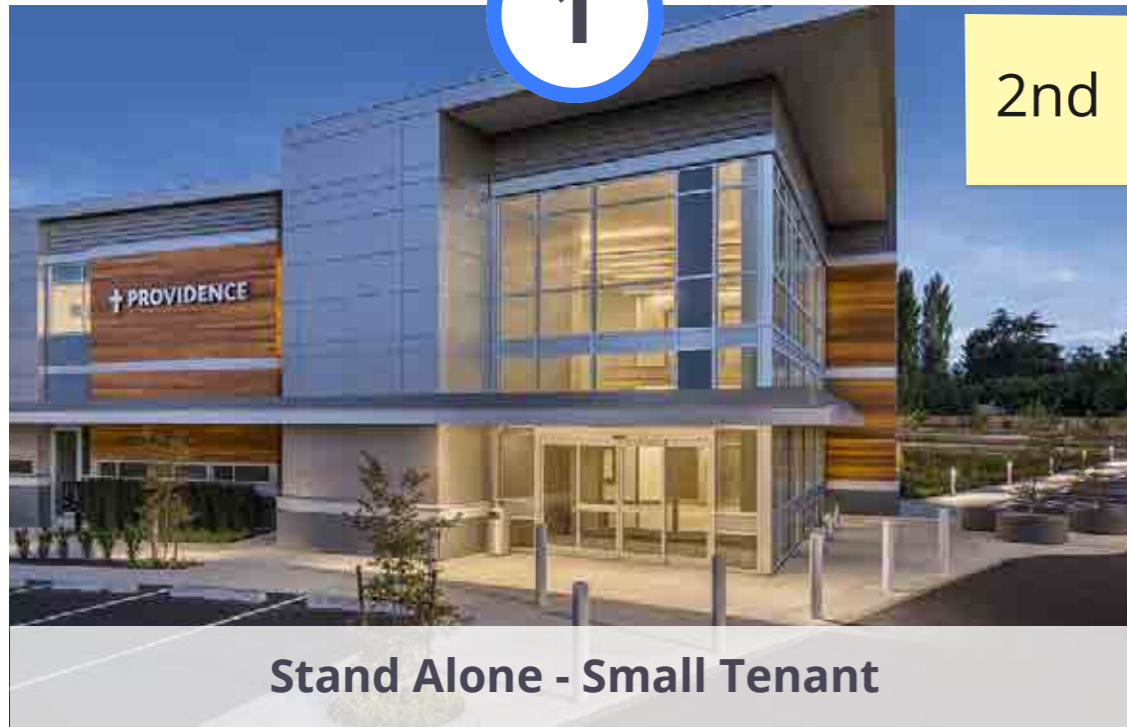


Urban



Vote for your *favorite* image:

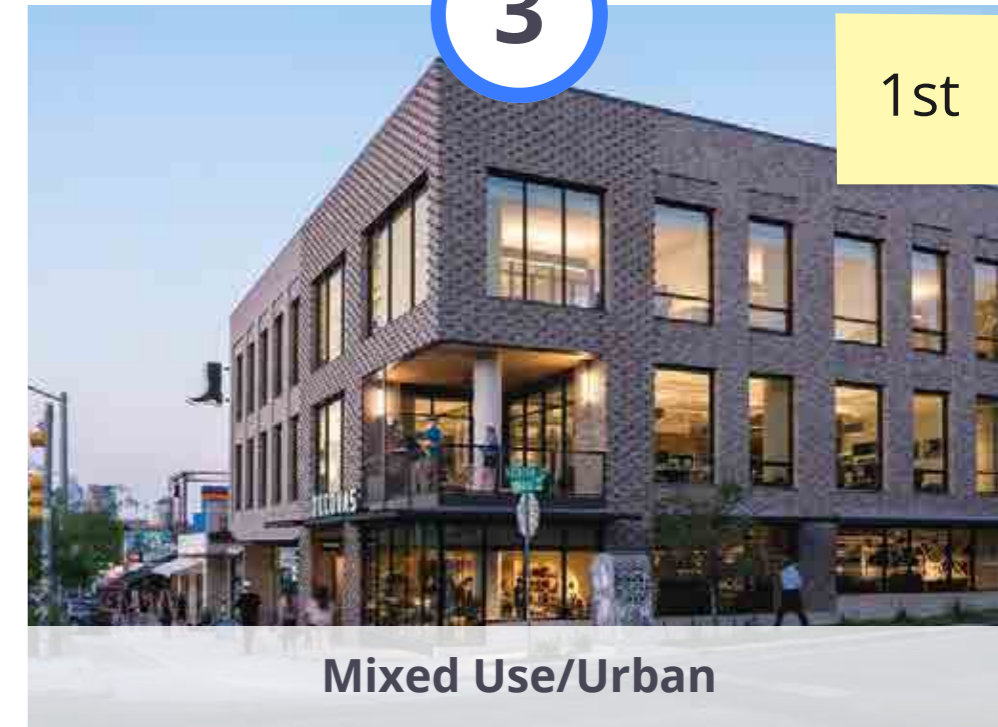
1



2



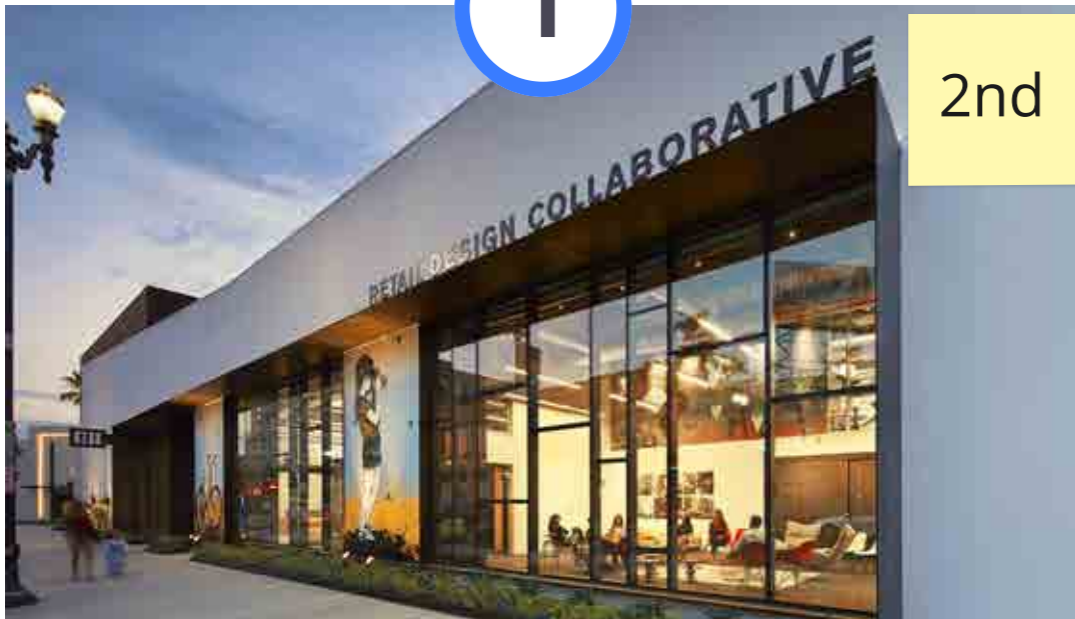
3





Vote for your *favorite* image:

1



2nd

Retail To Office

2



3rd

Industrial To Office

3



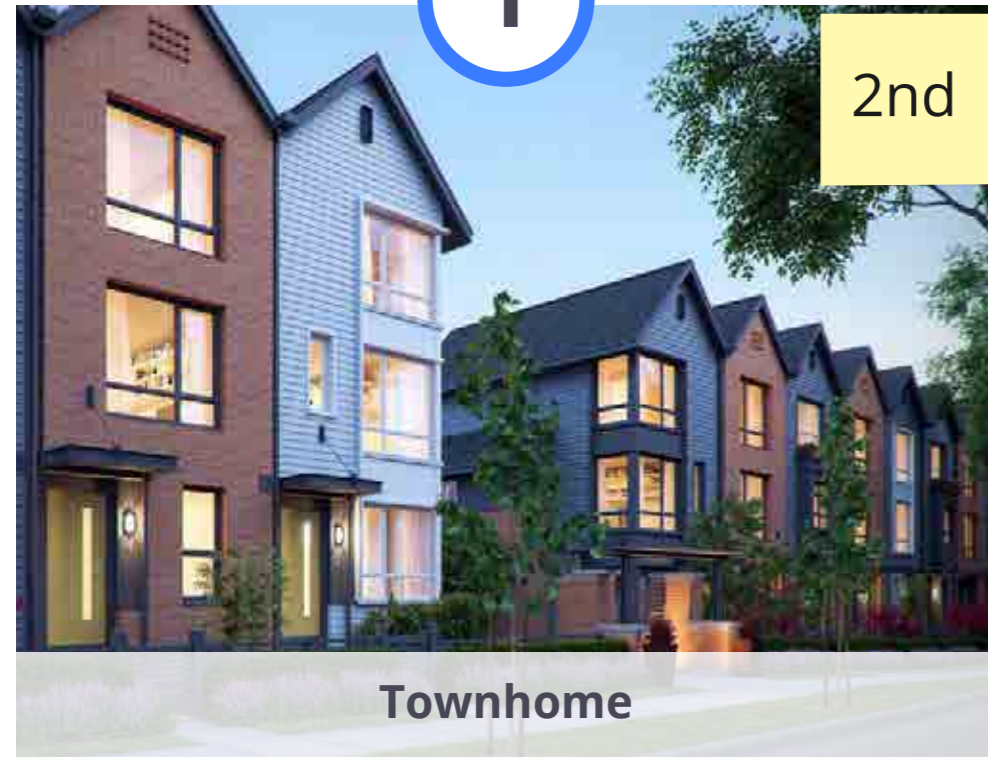
1st

Office To Residential

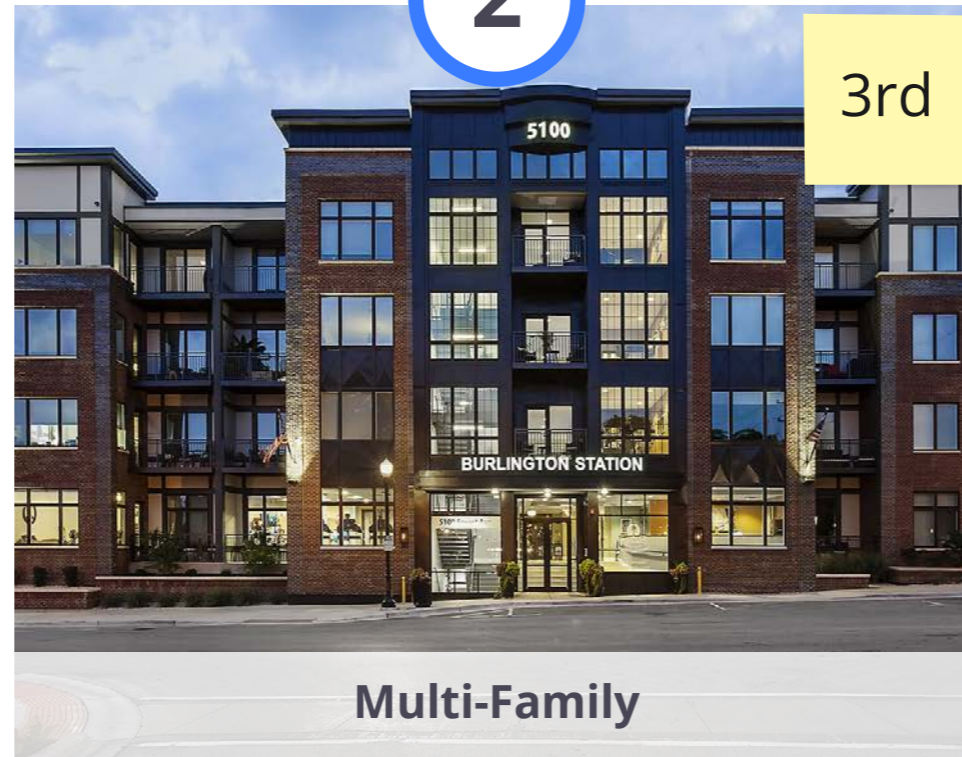


Vote for your *favorite* image:

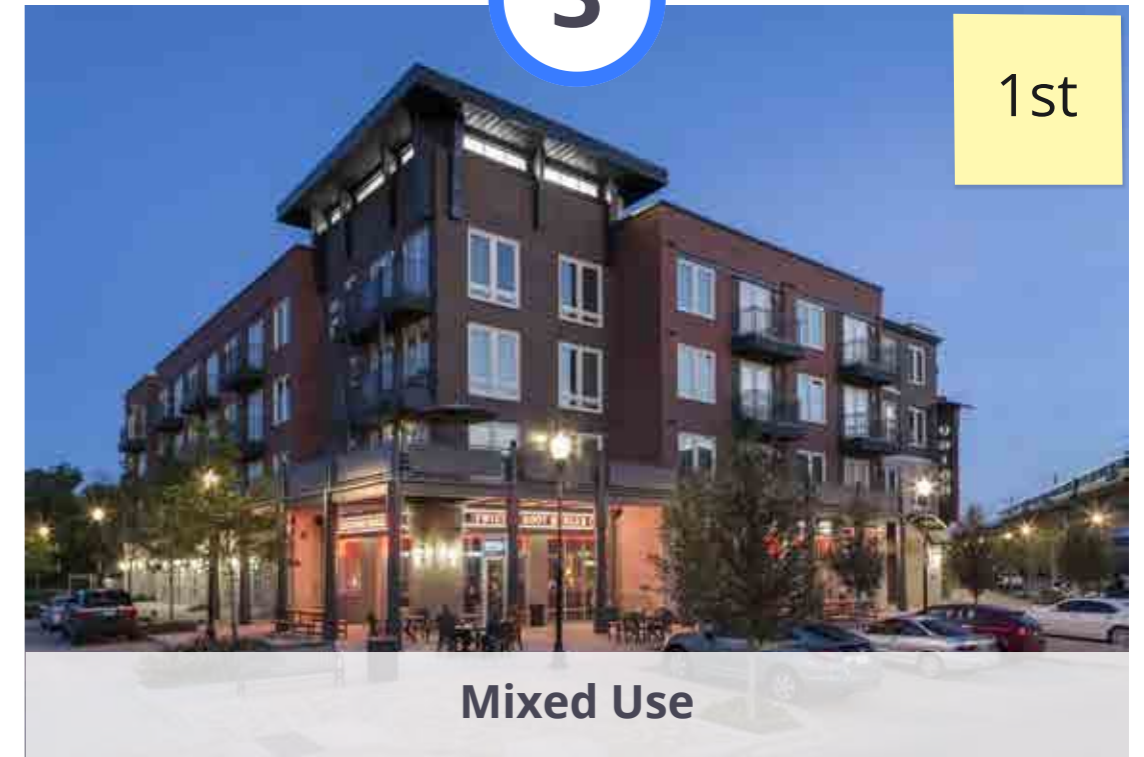
1



2



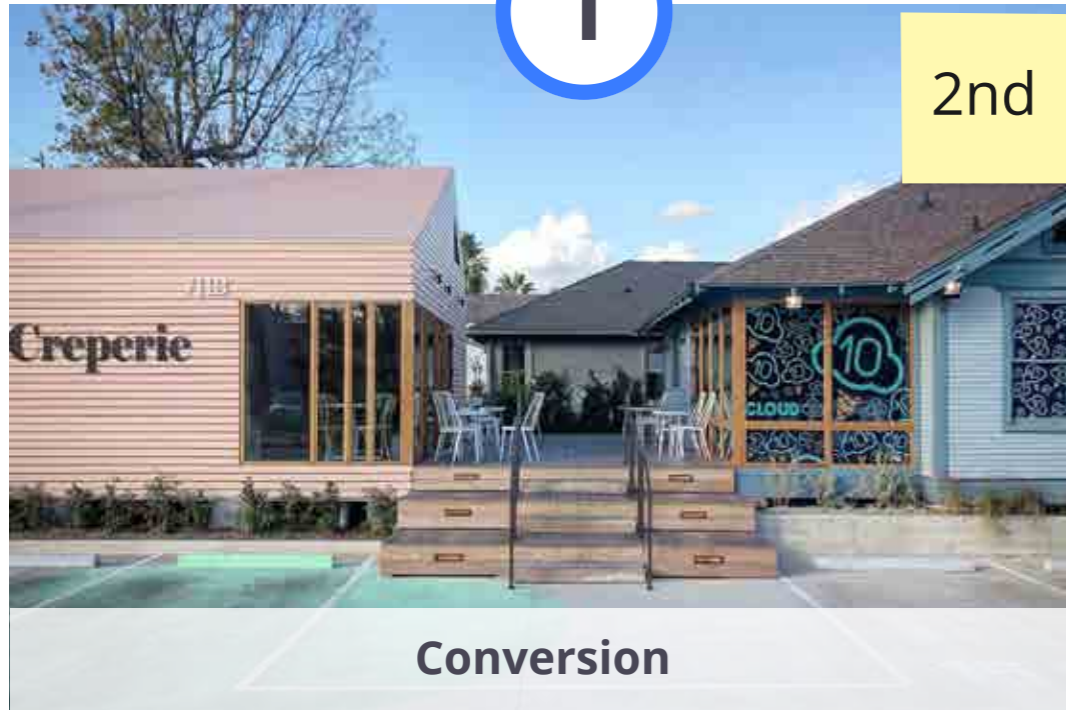
3





Vote for your *favorite* image:

1



2



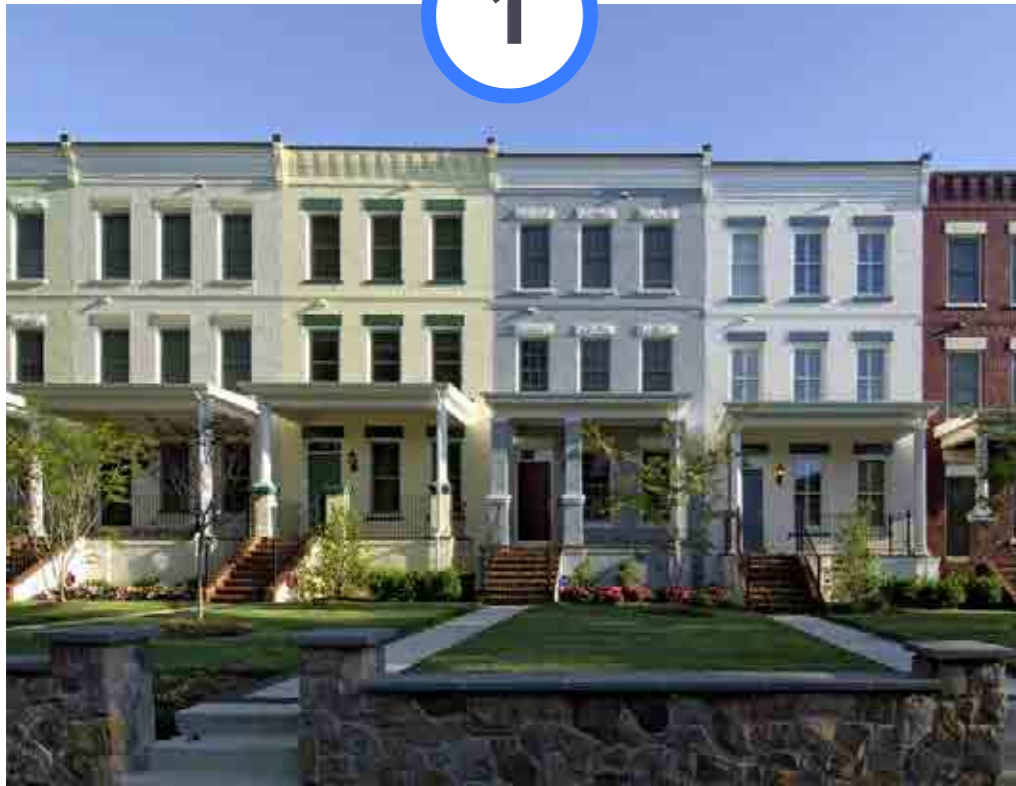
3



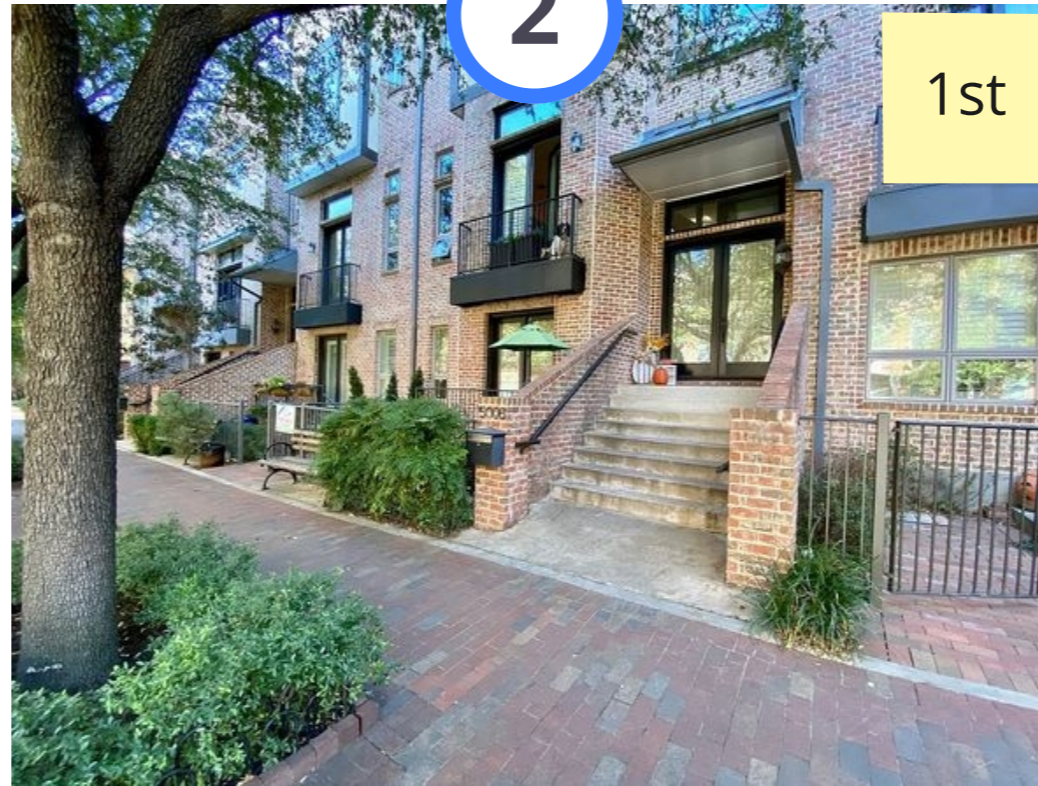


Vote for your **2 favorite** images:

1



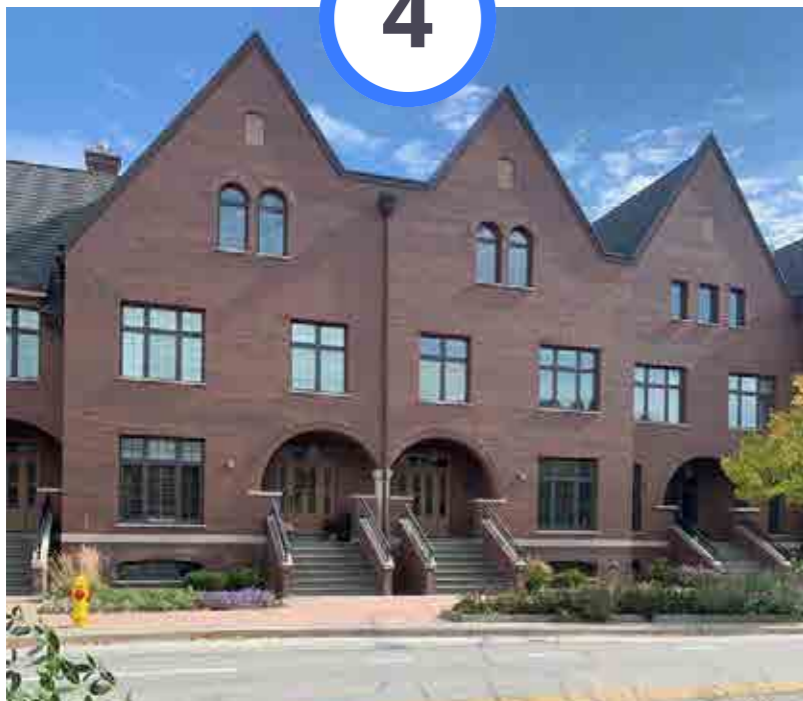
2



3



4



5



6





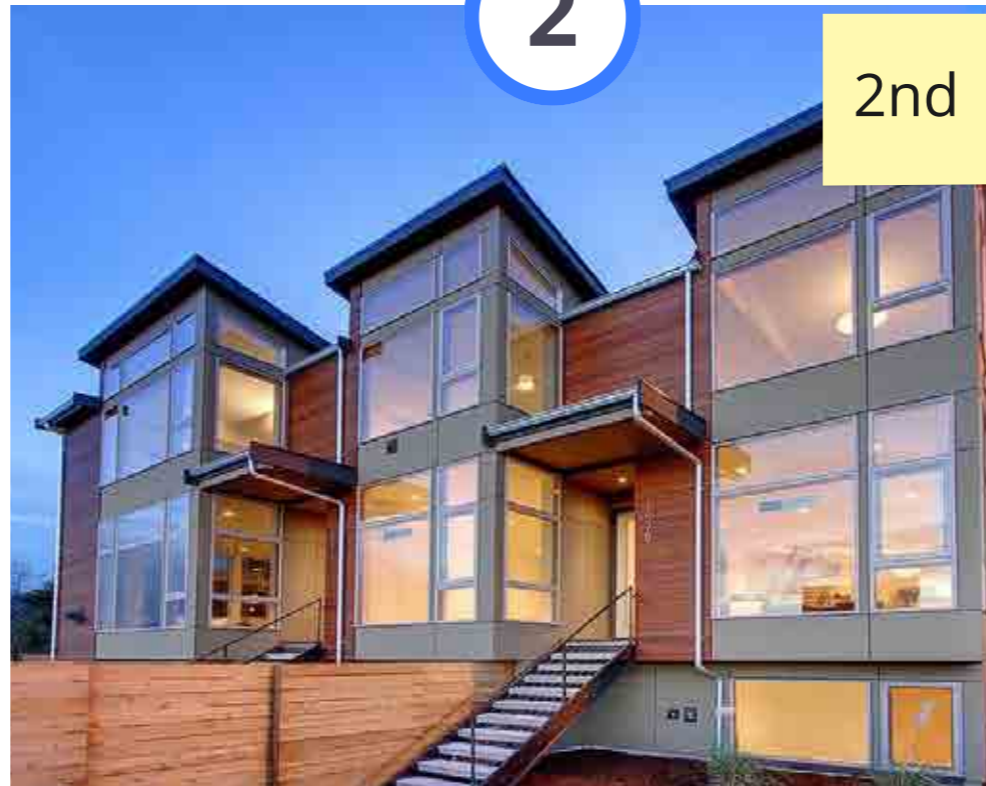
Vote for your **2 favorite** images:

1



1st

2



2nd

3



4th

4

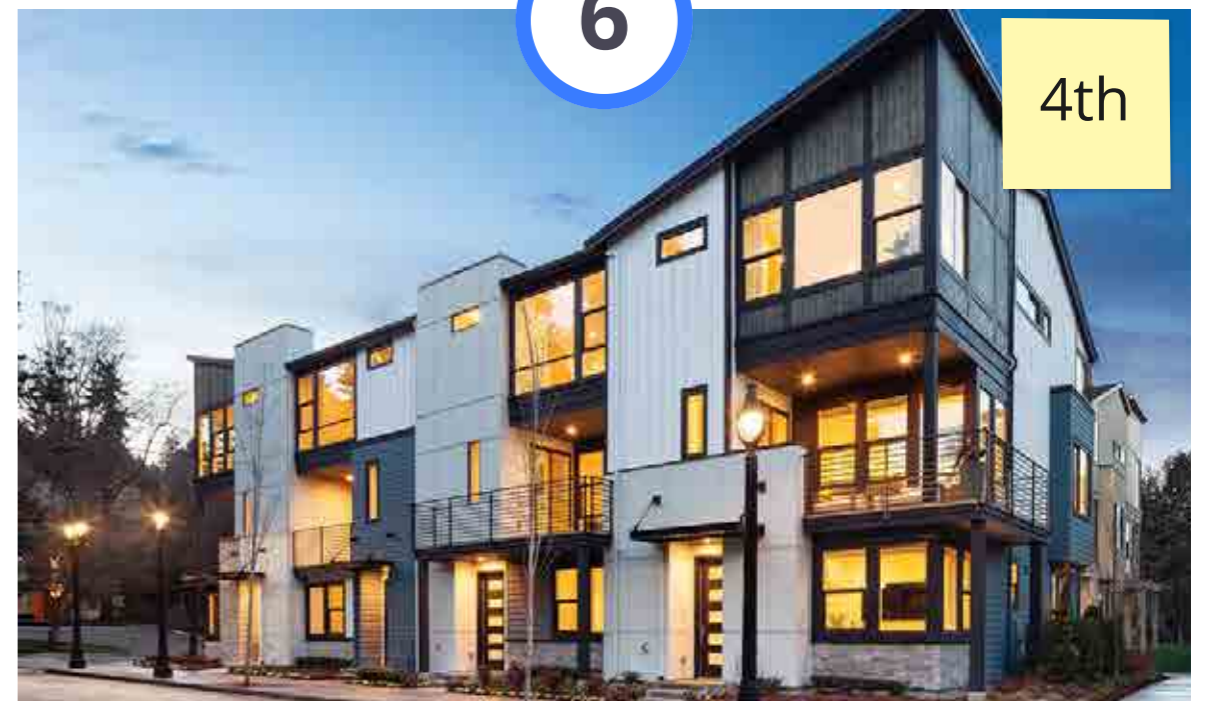


5



3rd

6





Vote for your **2 favorite** images:

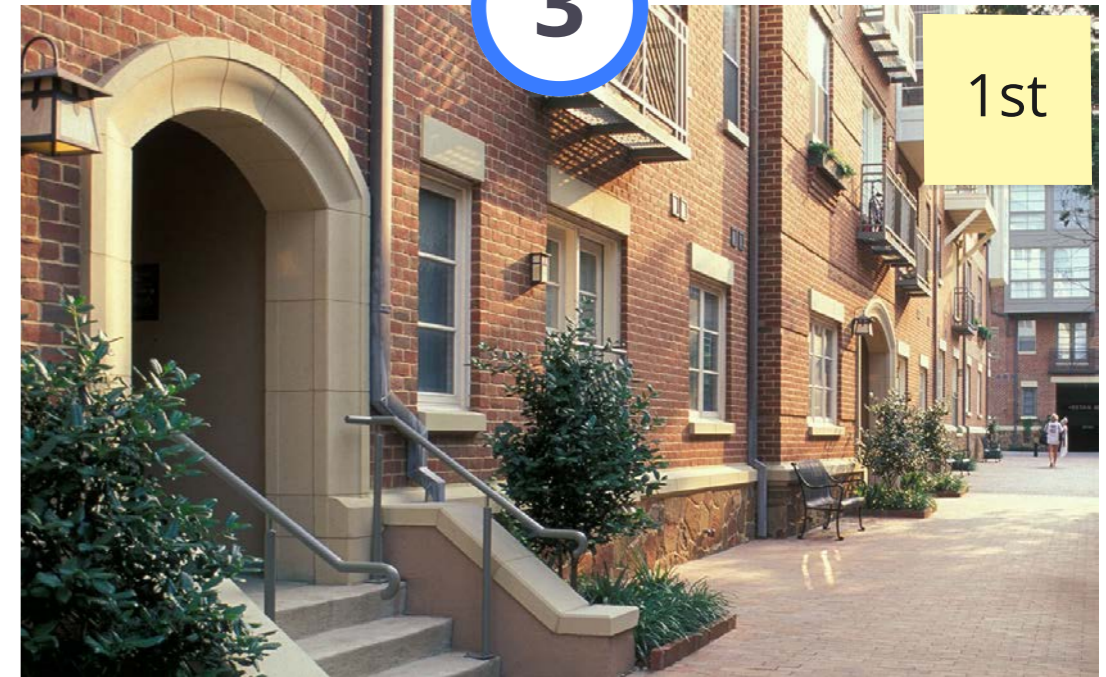
1



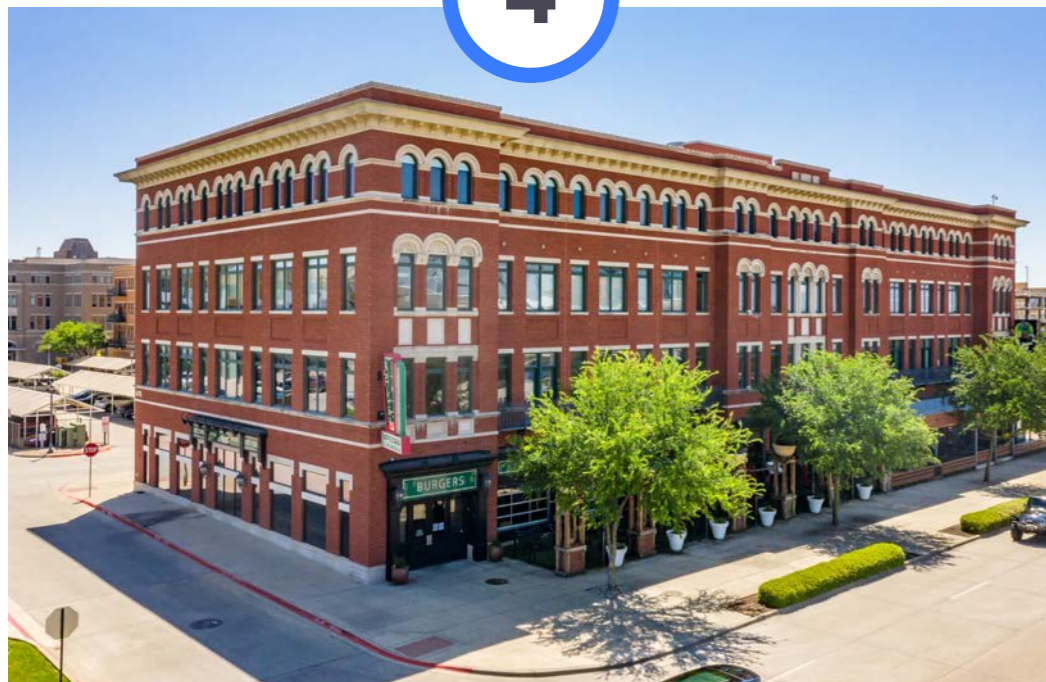
2



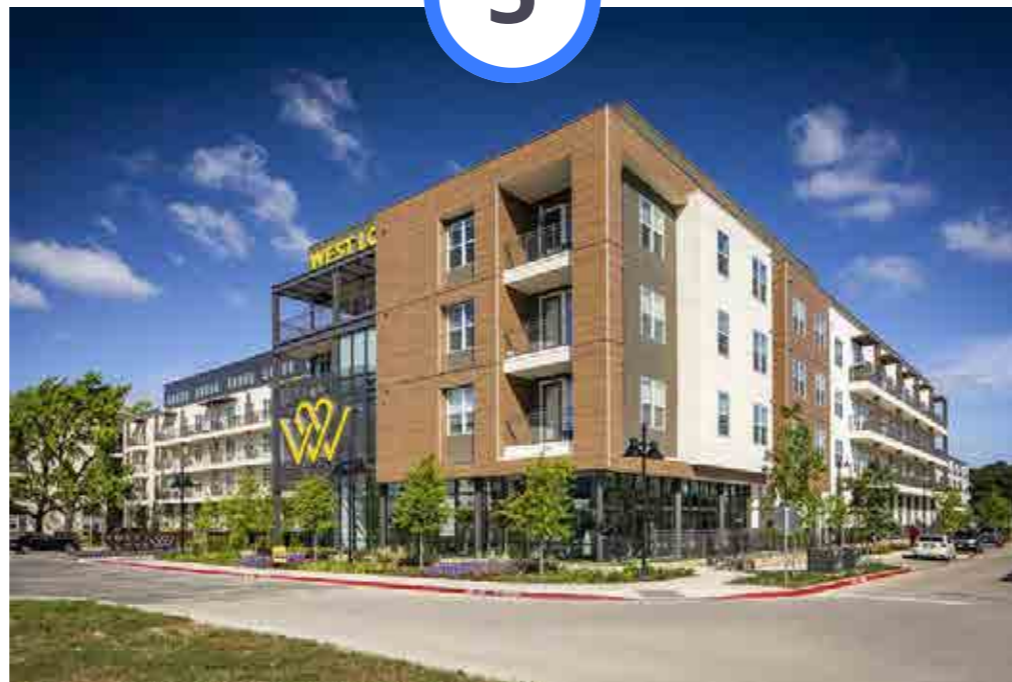
3



4



5



6





Vote for your **2 favorite** images:

1



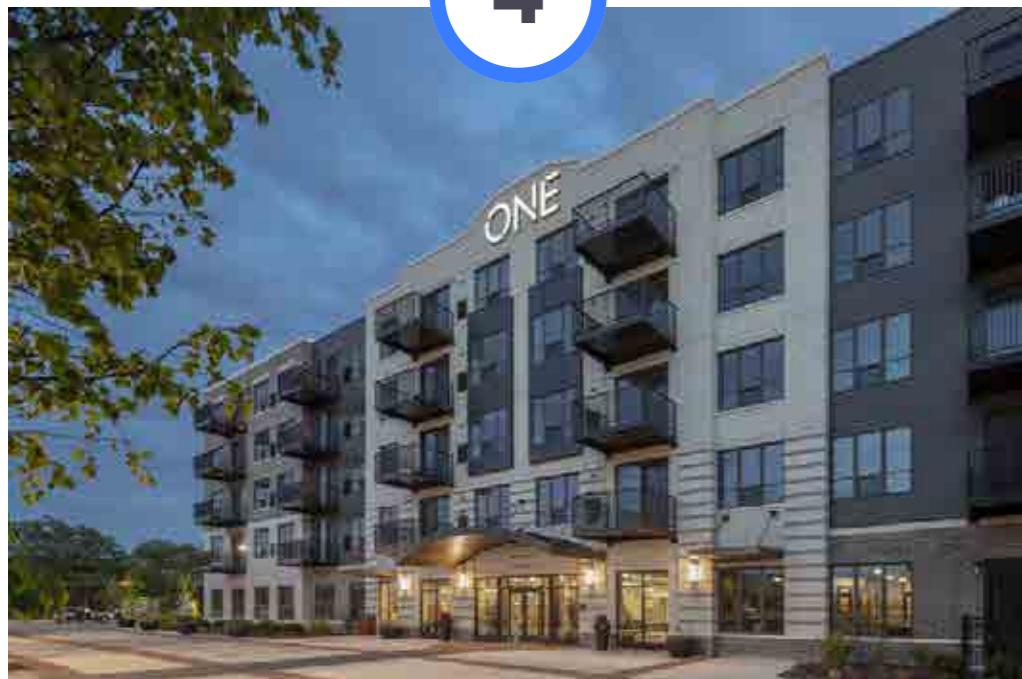
2



3



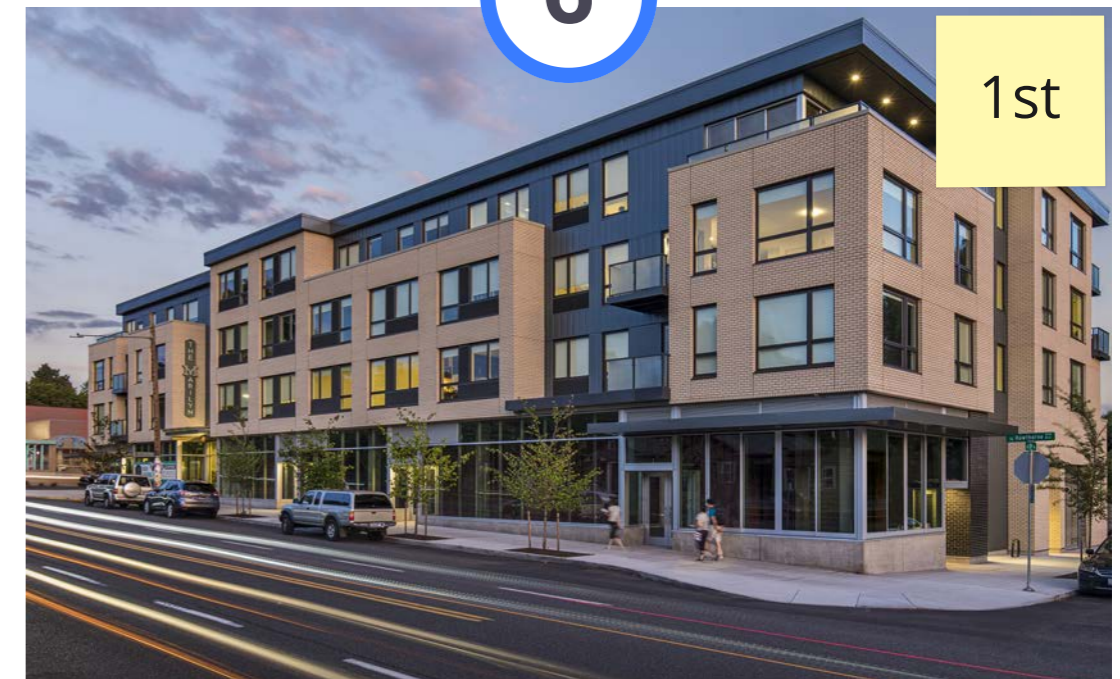
4



5



6





Vote for your **2 favorite** images:

1



2



2nd

3



4



1st

5



3rd

6





**Focus
Groups**



**Village of Glenview
Community Survey**

The Next Meeting:

OPEN HOUSE #2, BOARD WORKSHOP #3 & #4
Month TBD, 2021 | 7pm on Zoom

