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

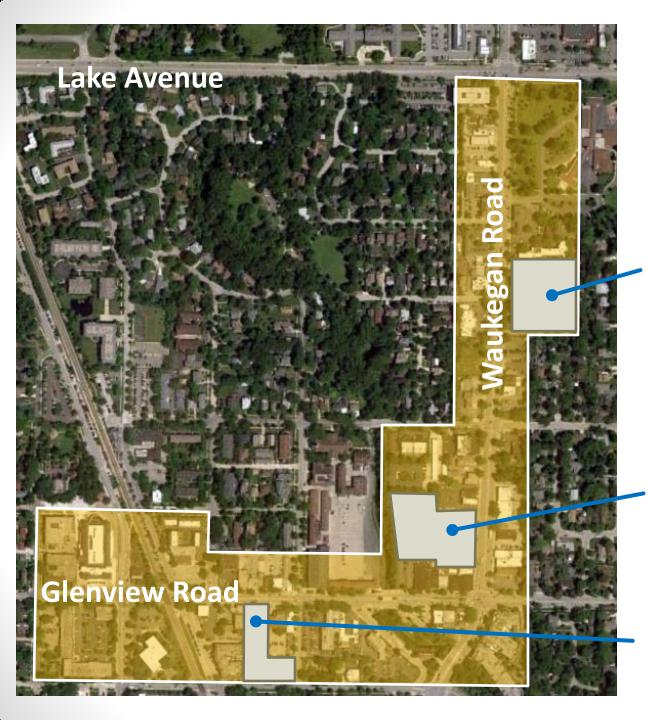
Martin Stern, Executive Vice President, Advisory Services
Michael Tobin, Senior Vice President, Development
Andrew Norman, Vice President, Advisory Services

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

Village Hall Site

Former Dominick's Site

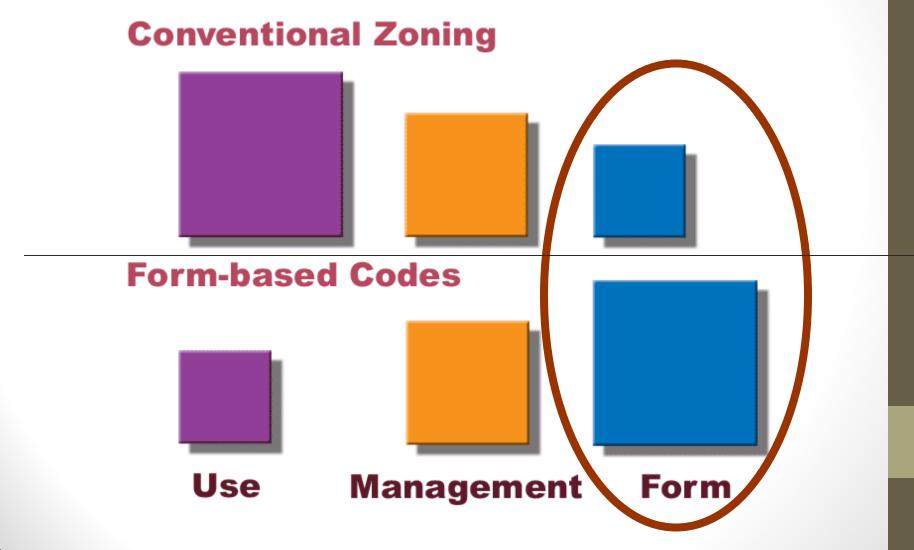
Downtown Fire Station

Tonight's Workshop

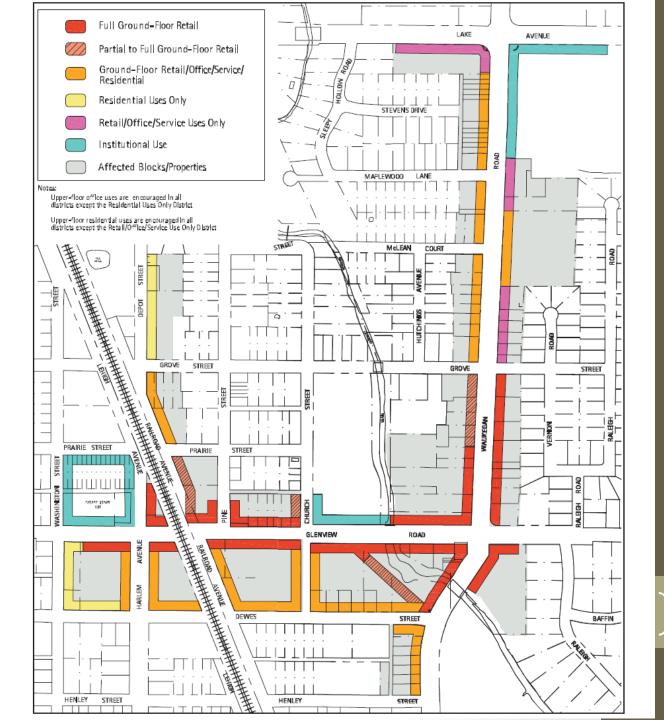
- 1. Downtown Development Code Issues
 - Retail-Only Ground Floor Uses
 - Drive-Through Prohibition
- 2. Public Infrastructure
 - Parking
 - Streetscape and Other Infrastructure Amenities

What is a form-based code?

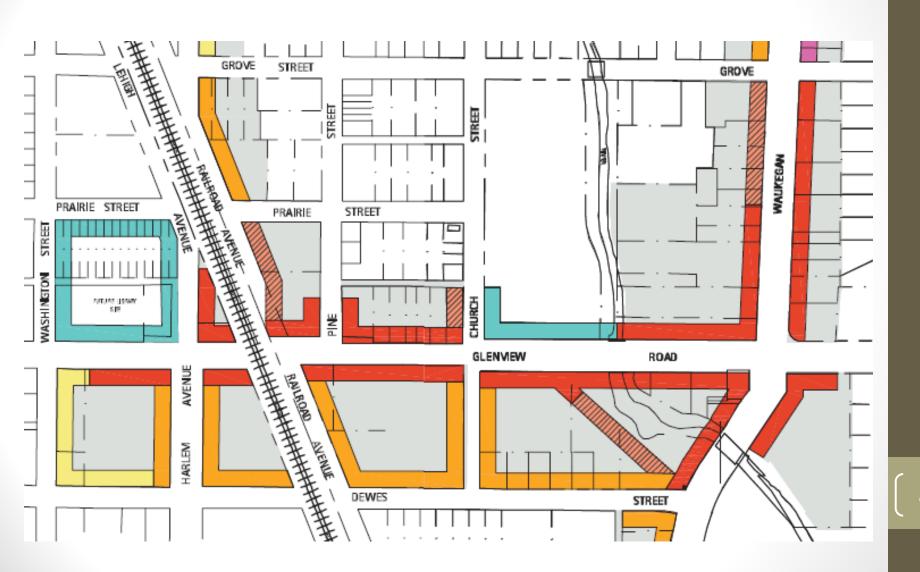
What is fundamental difference between a form-based code compared to conventional zoning?



Downtown Use Regulations



Retail-Only Ground Floor (Red)



Downtown Retail Constraints

- Downtown Glenview serves primarily as neighborhoodlevel shopping district;
- There is insufficient retail demand to fill existing groundfloor vacant space;
- Code limitations do not provide the flexibility to allow non-retail uses that could fill vacant space <u>and</u> 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

Permitted as of right on first floor				
	Permitted as special or condition	ıl use on first floor		
Glen Ellyn	Wilmette	Highland Park	Northbrook	Park Ridge (Core)
Bank/financial institution	Offices ¹	Barber and beauty shops	Banks	School / educational facility
Beauty/barber shop	Personal service establishments ¹	Dry cleaning & laundry ¹	Investment & financial services	Art gallery
Currency Exchange	Clubs and lodges	Laundromats	R.E. agents and managers	Cultural facility
Dressmaking/tailoring	Day care	Photo studios	Insurance agents	Indoor & live entertainment
Dry cleaning	Funeral homes	Tanning salons	Dry cleaners	Indoor recreation
Theater	Government offices	Travel agencies	Laundromats	Day Care
Laundry	Health clubs	Printing & photocopying ²	Tailor shops	Financial institutions
Locksmith	Places of worship	Pet shops	Beauty & barber shops	Places of workship
Milinery & haberdashery	Printing & photocopying		Photo studios	Professional Offices
Photo & art studio	Recreation centers		Misc. personal services	Personal services
Shoe repair	Theaters		Business services	
Adult day care	Trade schools		Personal training	
Auto sales and service, repair	Vehicle sales and servicing		Health services	
Car wash	Carry-out food not accessory		Legal services	
Catering	Drive-in facilities		Other business services	
Churches			Business & professional offices	
Clubs & lodges			Power laundries	
Day care			Dance studios	
Drive-in commercial facility			Fitness facilities	
Drive-in or carry-out eating			Schools	
Printing & photocopying			Child day care	
Health spa			Religious organizations	
Indoor recreational facility			Accessory drive-through facilities	
Medial / dental clinic				
Music & dance school				
Newspaper office & distribution				
Office: business, professional, pub	plic			
Schools				
Travel agency				
		¹ drop-off and pick-up only		
	¹ provided that such use does not occupy more than 10% of the linear street frontage w/in the downtown district	² with a retail sales component only		

Downtown Zoning Code Examples (continued)

	Permitted as of right on first floor			
	Permitted as special or condition	al use on first floor		Glenview
Deerfield	Downers Grove	Naperville	Libertyville	
Art galleries	Art galleries & studios	Commercial services	Day care	
Accounting, Auditing, Bookkeeping	Banks & Financial Institutions ¹	Other at the discretion of the Z.A.	Financial Institutions	
Artists' studios	Barbers & beauty salons		Dental Labs	4.13
Barber and beauty shops	Business & professional offices		Offices ¹	All service
Photocopying	Copying services		Business Services	uses are
Business & professional offices	Dance & music schools		Computer & data processing	prohibited on
Business machine repair	Dry cleaning		Currency exchanges	•
Dry cleaning & laundries	Martial arts & personal trainers ²		Educational services	first floor,
Food catering	Medical offices ²		Misc. repair Services	except for on
Insurance agencies	Photo studios & processiing		Personal services	secondary
Interior decorating related to retai			Printing & publishing < 3,000 sf	
Medical & dental facilities	Travel bureaus		Video rental and sales	streets e.g.
Photo studios	Video stores		Drive-throughs (only for banks)	Dewes,
Radio & TV service Real estate offices	Public & private schools Auto service & repair		Membership organizations	Church, and
Secretarial servcies	Commercial schools			·
Security & commodity brokers	Day care			on Waukegan
	Accessory drive-throughs ³			north of
Tailor and dressmaking	Health & fitness clubs			Grove.
Travel agencies	Medical offices > 3,000 sf			Grove.
/ideo 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				
races of worship				
¹ related to pharmacies, banks, and	¹ excluding drive-throughs		¹ provided that such use does not	
carwashes	² max. 3,000 sf		occupy more than 10% of the street	
	³ excluding drive-through restuarants		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

More Supportive of Retail

Less Supportive of Retail

Yoga / Pilates / Personal Training
Health & Fitness Clubs (subject to size)
Indoor Recreation
Health & Beauty Personal Services
Laundry & Dry Cleaning / Tailoring
Schools w/short instructional durations (e.g. music & dance)

Art & Photo Studios (with classes)

Art & Photo Studios (with classes)

Print & Copy Shops (inc. self-service)

Educational / Tutoring

Day Care

Banks

Doctor & Dentist Offices

Physical Therapy / Chiropractors

Commercial Offices (insurance, travel agents, real estate, financial advisors)

Non-Commercial / Corporate Offices (can locate on upper floors)

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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