



# THE GLEN

## *Glenview, Illinois*

More than just an example of the successful redevelopment and integration of a closed military base with its community, The Glen is also a textbook example of how a town can build consensus among its citizens and marshal its resources to obtain the best outcome for a challenging real estate opportunity.

In 1993, the U.S. Department of Defense announced the scheduled closure of the Glenview Naval Air Station, a busy training site during World War II, but more recently used to train reservists. The Village of Glenview decided to act as the redevelopment authority to ensure the smooth transfer of the site from military to general use. Soon after the closure was announced, the village began an 18-month process to put together a comprehensive business and operational plan that served as the basis for a no-cost transfer of the property in 1997.

Three factors favored this base redevelopment project: (1) the entire base was within Glenview's jurisdiction; (2) Glenview was an affluent North Shore suburb of Chicago with a median household income above \$100,000; and (3) the number of civilians working at the base was less than 400, so the closure had minimal economic consequences. Base conversions are often crippled by interjurisdictional complexities, weak markets, or the adverse impacts of closure on the local economy.

Working with Mesirow Stein Real Estate as development adviser and Skidmore, Owings & Merrill as master planner, the Village of Glenview decided on a mixed-use plan that would seamlessly integrate the redeveloped Glen into the town. The master plan had five goals: a mixed-use town center, walkable neighborhoods, a connected street system, connected open spaces, and the flexibility to accommodate growth.

The Glen Town Center, a \$150 million lifestyle center, contains 470,000 square feet (43,663 m<sup>2</sup>) of retail and commercial space, with 181 rental apartments on the upper stories. A historic hangar that is listed on the national landmark registry has been converted into retail space. On the periphery of the town center there are 154 for-sale townhouses. Surrounding the town center is a 140-acre (58 ha) park, the Kohl Children's Museum, and two golf courses.

Seeking to balance its revenues from land sales with the cost of the infrastructure and public services needed to support new development, the Village of Glenview opted for less density and more open space. Almost 40 percent of the land area of The Glen is public open space, and a considerable amount of land sculpting was undertaken to create amenities on the flat former airfield. One million cubic yards (764,555 m<sup>3</sup>) of earth was removed to create Lake Glenview, a stormwater detention facility that is also a recreational amenity. Nearly 450,000 cubic yards (344,050 m<sup>3</sup>) of concrete from the airfield's 1.5 miles (2.4 km) of runways was stored and crushed on site; much of it was sold off or reused on site for new roadway and utility corridors. The navy spent \$25 million on site remediation.

### *Development Team*

#### *Owner/Developer*

**The Village of Glenview**  
[www.glenview.il.us](http://www.glenview.il.us)

#### *Development Adviser*

**Mesirow Stein Real Estate, Inc.**  
Chicago, Illinois  
[www.mesirowfinancial.com](http://www.mesirowfinancial.com)

#### *Planner*

**Skidmore, Owings & Merrill**  
Chicago, Illinois  
[www.som.com](http://www.som.com)

The Village of Glenview's \$477 million in expenditures on infrastructure, incentives, and interest will be funded from approximately \$800 million in revenue from grants, land sales, and property taxes. Interim financing for the project was provided by \$145 million in general obligation bonds from the Village of Glenview. The Glen is substantially complete, with an estimated value of \$1.1 billion. The project will add 5,000 new residents, contribute 5,000 full-time jobs, and increase the local tax base by 35 percent. The Village of Glenview assumed a measured risk in acting as its own redevelopment authority, but it has succeeded in selling the land—and development will soon make Glenview a whole town.



**Project Data**

**Web Site** [www.glenview.il.us/glen](http://www.glenview.il.us/glen)

**Site Area**

1,121 acres (454 ha) total site area

88 acres (36 ha) business park area

84 acres (34 ha) retail/commercial area

342 acres (138 ha) total residential area; including 38 acres (15 ha) seniors' housing area

418 acres (169 ha) parks and open space

219 acres (89 ha) golf

105 acres (42 ha) public service area

**Facilities**

1,033,414 square feet (96,004 m<sup>2</sup>) business park space

925,200 square feet (85,951 m<sup>2</sup>) retail space

1,969 total housing units: 567 single-family units, 729 multifamily units, 673 seniors' units

**Land Uses** residential, business park, golf, retail, open space, and parks

**Completion Date**

as of mid-2005, 95 percent of land sales are complete

**Jury Statement**

The closure of the Glenview Naval Air Station provided an opportunity for the Village of Glenview to integrate the base's 1,121 acres (454 ha) into the town's context while dedicating almost 40 percent of the site to public use. The mixed-use development, now known as The Glen, is an integral part of the town, and a model for dozens of future base closings.

