

MINUTES
Joint Finance & Economic Development and Planning & Zoning Committee
August 4, 2015 – 7:00 p.m.
Fulton Conference Room

Members Present: J. Vandenberg, Chair – Planning and Zoning
M. Pannitto, Village Trustee
T. Grady, Village Trustee

Members Absent: None

Other Village Board Present: D. Seaman, Village President
B. Maher, Village Trustee
B. Younker, Village Trustee

Staff Present: D. Niemeyer, Village Manager
M. Mertens, Assistant Village Manager
S. Tilton, Assistant Village Manager
B. Bettenhausen, Village Treasurer
A. Connolly, Planning Director
I. Baker, Economic Development Director
L. Godette, Deputy Village Clerk
T. Melody, Village Attorney

Others Present: B. Brady, Resident
M. Stern, CBRE

ITEM #1 - The meeting of the Planning and Zoning Committee was called to order at 7:02 p.m.

ITEM #2 – CONSIDER APPROVAL OF THE MINUTES OF THE JOINT FINANCE AND ECONOMIC DEVELOPMENT AND PLANNING AND ZONING COMMITTEES MEETING HELD ON JULY 7, 2015. - Motion was made by Trustee Pannitto, seconded by Trustee Younker, to approve the minutes of the Joint Finance and Economic Development and Planning and Zoning Committees meeting held on July 7, 2015. Vote by voice call: Motion carried.

ITEM #3 – DISCUSS DEVELOPER ADVISORY SERVICES – AVM Mertens presented an overview of a meeting that was held with CBRE representatives who have acted as a Developer Advisory Group for the Village of Glenview on their Glen Redevelopment. CBRE provided a scope of services for the Village to review and consider. The following scope of services were discussed by the Committees:

1. Macro Review of Risk – The risks associated with Municipal Purchase or Non-Purchase – an understanding of risks involved.
2. A review of the Advantages and Challenges of Public Purchase of this property, compared to Private Sector purchase from the State.
3. Evaluation of Timing – review of market issues affecting the potential private sector development.
4. Benefits of your Advisor Role in evaluating development proposals.
5. Opinion of Master-planning, Staging Redevelopment, Timing of Demolition and Environmental Remediation.
6. Clarification of previous Developer Adviser experience with municipalities.

Martin Stern with CBRE presented an overview of the proposal and answered questions that the Committees had with respect to the concept. Additionally, he discussed the advantages and disadvantages

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of the community taking ownership of the 280-acre former Tinley Park Mental Health Center and Howe Development Center site. This concept will be discussed in further detail at the Committee of the Whole planned for August 11, 2015.

Motion was made by Trustee Pannitto, seconded by Trustee Younker, to adjourn this joint meeting of the Finance and Economic Development and Planning and Zoning Committees. Vote by voice call. Chairman Vandenberg declared the motion carried and adjourned the meeting at 7:58 p.m.

MSM:lv

cc: *Village Board*
Village Manager
Assistant Village Managers
Village Treasurer
Deputy Village Clerk