

Hotel donating land to Glenview as part of village's push for I-294 exit at Milwaukee Avenue

By STEVE SADIN
PIONEER PRESS | FEB 14, 2020



The franchise owner of Delta Hotels by Marriott Chicago North Shore Suites is donating land to the village of Glenview to help bring a Milwaukee Avenue exit off the I-294 tollway. (Alexandra Kukulka/Pioneer Press)

The village of Glenview and a hotel owner there are in the process of finalizing a land donation deal that is expected to be a win-win for both as the village looks to get a tollway exit at Milwaukee Avenue.

The franchise owner of Delta Hotels by Marriott Chicago North Shore Suites, a Marriott brand establishment, at 1400 Milwaukee Avenue, has offered to donate to the village 3.25 of the approximately 9 acres the hotel sits on. The transaction is expected to be finalized sometime in the first quarter of the year, according to village officials.

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Rolf Tweeten, the president and CEO of Alliance Hospitality Management which holds the franchise, operates the hotel and owns the property, said he offered the land as a way to help the village it its bid to the Illinois Department of Transportation and the Illinois Tollway to bring a Milwaukee Avenue exit off of I-294.

“It will help the community as well as the hotel,” Tweeten said of his rationale to donate the land. “I am donating the land to get this project moving forward. It will benefit many Glenview businesses, vacant office space, encourage new businesses, assist residents by easing traffic in the area and generating tax revenue.”

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The Village Board approved at the Dec. 3 meeting a resolution and agreement authorizing acceptance of the donation, giving Glenview a key component before it begins an initial engineering study.

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Currently, drivers cannot exit onto Milwaukee Avenue from northbound I-294, which makes it more challenging to get to businesses and Park District facilities on Milwaukee Avenue from the highway, Deputy Village Manager Don Owen previously said.

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“It’s very complicated for people on the tollway, and therefore people in the region, to get to this Milwaukee Avenue corridor in Glenview,” Owen said.

Though the donation could eventually provide a reduction in the assessed value of the hotel property by the Cook County Assessor’s office, Tweeten said it is difficult now to estimate any property tax savings or reductions.

Jeff Brady, the village’s director of community development, said the land is located just north of the hotel at the foot of where the toll road exit is proposed. Village leaders expect that the exit will increase access to businesses, restaurants, hotels – including Delta – and Glenview Park District facilities that are all located in the Milwaukee Avenue corridor.

Echoing Brady’s reasoning for creating access to the area from the toll road, Tweeten said he also sees specific benefits for his hotel – which would be located at the foot of the off ramp.

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While Brady said the exit is at least five years away from reality – if approved, Tweeten said he has been involved in talks with the village since 2016. He said a preliminary study at the time indicated an exit near the hotel would work best.

“Glenview has wanted an additional I-294 exit for decades,” Tweeten said. “The findings concluded that the northerly exit in front of my hotel was most logical.”

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Once the village has ownership of the land, Brady said it will conduct an engineering study and begin the process of working with tollway and IDOT officials, hopefully leading to construction of the exit. The study is expected to cost the village between \$50,000 and \$150,000, officials have said.

"We need more information and this will provide it," Brady said. "There will be public input."

If the findings of the initial engineering study indicate the village should go ahead with the project, Brady said a second, more detailed, engineering study will be done. He explained that it will take at least five years to get approval from IDOT and the tollway authority.

Steve Sadin is a freelancer.
