

***Utilising "Partnering" to Complete a BRAC Facility NAS Glenview, A Success Story***

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***Keywords: partnering, flight training base, remediation, BRAC, Glenview, Illinois***

***Abstract: NAS Glenview was a WWII era flight training facility in suburban Chicago Illinois. The base was on the BRAC 3 list (1993) and was slated for closure in 1995 and complete turnover to the Local Reuse Authority (LRA) in approximately 1999.***

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***Abstract (continued)***

***The BRAC Cleanup Team (BCT) was formed and a resident's advisory board (RAB) was also formed. The BCT planned and performed investigations to determine what environmental risks were at the base and the best remedial technology for mitigating the risk. While the assignment was "cleanup the base" the second assignment was develop a team that can work together to streamline the process and allow quicker turnover of the base. In the first years, the team worked together to develop the cleanup goals and the teams goals.***

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***Abstract (continued)***

***The real story behind this base reutilization story is the informal and formal partnering that was behind all activities. The organizations involved managed to keep their staff contacts with the Team fairly constant so trust was developed between the various parties. As the Remediation contractor, WGI/MK was brought into the process part way into the project. With the same parties available for the project (over the years), cost and time saving options were presented and accepted.***

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*Abstract (continued)*

*Environmental quality was not sacrificed. With the relationships that were developed, options to do things differently were able to be presented and discussed without being rejected outright.*

*While the idea of developing teamwork does not seem foreign, how often does it really happen? The Success story to the Glenview site is that everyone involved had the same objective – turnover the property for redevelopment in the most cost-effective and timely manner.*

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*Summary Slide*

- *Utilizing "Partnering" to Complete A BRAC Facility*
- *NAS Glenview: A Success Story*

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*A Partnering  
Success Story  
NAS Glenview*

*ACHMM 2001  
Annual Conference  
August 20, 2001*

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## Acknowledgements –

USEPA, IEPA, Southern Division US Navy, Great Lakes Naval Facility, EnSafe, MK/WGI  
Glenview Redevelopment Agency (LRA)



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## BRAC '93

- ❖ *Fast track, How are the goals to be met?*
- ❖ *“Re-engineering”*
- ❖ *Goals versus Requirements*

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## BCT Development

- ❖ *BCT: BRAC Cleanup Team*
- ❖ *RAB: Restoration Advisory Board*
- ❖ *LRA: Local Reuse Authority*

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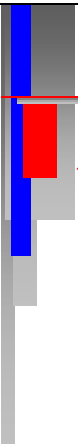
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### *NAS Glenview BCT Mission*

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- ❖ *Official: Investigate, determine remediation requirements, remediate and transfer property.*

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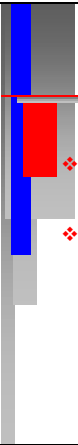
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### *Overview*

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- ❖ *BRAC Cleanup Team formed in 1993*
- ❖ *Since inception worked closely with Local Reuse Authority to prioritize investigations & cleanups to meet redevelopment needs*

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### *Overview*

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- ❖ *NAS Glenview, former naval aviation training base, closed Sept. 30, 1995.*
- ❖ *The Libertyville Training Site, former outlying field for NAS Glenview & NIKE missile site, also included in BRAC '93.*

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## Overview

- ❖ Of NAS Glenview's 1,121 acres, 78 acres were retained for Navy housing and 1,043 acres were designated for transfer to the Village of Glenview
- ❖ The LRA quickly developed a comprehensive & aggressive reuse plan for a premier development - "The Glen"

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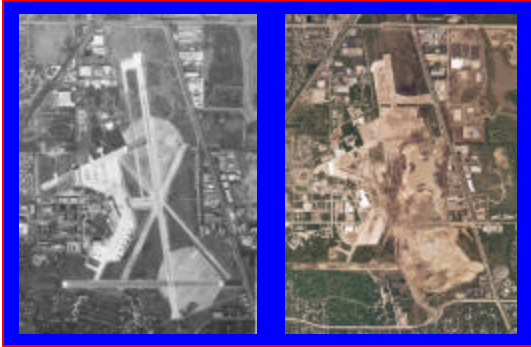
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**Before**

1980s

**After**

2000



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## The Glen



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### *Partnering and Team Building*

- ❖ *What it meant - Empty words or regular progress*
- ❖ *How to be inclusive*

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### *How the Team Began*

- ❖ *Team members willing to work together*
- ❖ *Team members agreed to disagree*
- ❖ *Learning process together*

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### *How the Team Succeeded*

- ❖ *Respect for each other*
- ❖ *Members stayed on the BCT*
- ❖ *Remembering the goal (property transfer)*
- ❖ *Team building (Go Cubs)*

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## *How the Team Grew and Changed*

- ❖ *More agency representatives??*
- ❖ *Add the ERAC*
- ❖ *How to transfer information quickly to the ERAC*
- ❖ *How to meet the States requirements*
- ❖ *Trust!!*

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## *Innovations*

- ❖ *Removals without studying to death*
- ❖ *Cooperation between the different contractors and their clients (ie: agencies, Village of Glenview)*
- ❖ *Village of Glenview aid/cooperative spirit with ERAC*

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## *What is at the base now ...*

- ❖ *Championship 18 hole golf course, 9 hole course*
- ❖ *Home sites from high end to low income and Senior housing.*
- ❖ *Great Park – wonderful flora, fauna and recreational activities*
- ❖ *Recreation Center*
- ❖ *Retail*
- ❖ *Training facility for local law enforcement agencies*

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*The Glen*



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*The Glen*



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## *The Glen*



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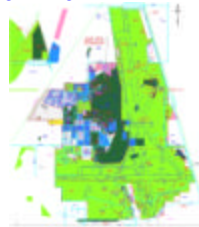
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## *Present Status*

As of March 2001, 98.5% of the property transferred and redevelopment by the Village of Glenview well underway.



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## *What Worked*

- ❖ Personnel were allowed to stay on the project (low turnover)
- ❖ Personal agendas were checked at the door
- ❖ Willingness to learn from each other
- ❖ Ability to allow new members to join

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*What lessons were learned?*

- ❖ *Bring the RAC in sooner, lost time bringing them up to speed.*
- ❖ *Have team members be the worker bees, not the upper management.*
- ❖ *Keep the LRA in the loop, know what their agendas are as well.*

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*Win-Win for All (IRP-3)*

- *Village Win - property transferred without restrictions & property values remain intact*
- *Regulators' Win - cleanup quality and conformance with BCT procedures*
- *Navy & Community Win - property transferred on a fast-track schedule*
- *Navy Win - eliminates long-term responsibility for the site*

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*Removal Action*



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## *Removal Actions*

- *Removals completed*
- *Reports filed and in review*
- *Transfer of the property scheduled for October 2001*



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