

# VILLAGE OF NORTHBROOK ECONOMIC DEVELOPMENT COMMITTEE

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July 14, 2021

# AGENDA

- 1) **Call to Order**
- 2) **Review of Minutes** - April 14, 2021 Meeting
- 3) **Public Comment – Hear from the Audience** (items not on the agenda)
- 4) **Village Initiatives & General Economic Update** (7:35 AM)
- 5) **Cook County 6B Application Update – 3401 Commercial Ave.** (7:45 AM)
- 6) **EDC Direction Post Pandemic and Post-Election** (7:55 AM)
- 7) **Updates from Taxing Districts on Other Matters and Newly Elected Officials** (8:15 AM)
- 8) **Old Business**
- 9) **New Business** (date of next meeting on October 13)|
- 10) **Adjourn** (9:00 AM)

# ROLL CALL OF MEMBERS

## Members

- James Kahan, Chair
- Frank Andreou
- Martha Carlos
- Matt Cassidy
- Kathryn Ciesla
- Jessica Donato
- Dale Falk
- Tensley Garris
- Michael Goodman
- Jay Glaubinger
- Mike Gold
- R J Gravel
- Kate Hall
- Molly Hamer
- Larry Hewitt
- Judith Hughes
- Patrick Keefe
- Matt Cassidy
- Charles Johns
- Harley Korman
- Cathy Lauria
- Tracy Katz Muhl
- Richard Nahrstadt
- Erin Murphy
- Ammar Rizki
- Karen Roloff
- Richard Rushkewicz
- Michelle Seguin
- Ken Slepicka
- Brian Wegley

# REVIEW OF MINUTES

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April 14, 2021 EDC Meeting

# PUBLIC COMMENTS

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If you wish to provide comments to the Commission on items NOT on this agenda,  
please email them to [chan.yu@northbrook.il.us](mailto:chan.yu@northbrook.il.us) or call 847-664-4057

# VILLAGE INITIATIVES & GENERAL ECONOMIC UPDATE

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# VACANCY RATES

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# Retail Vacancy

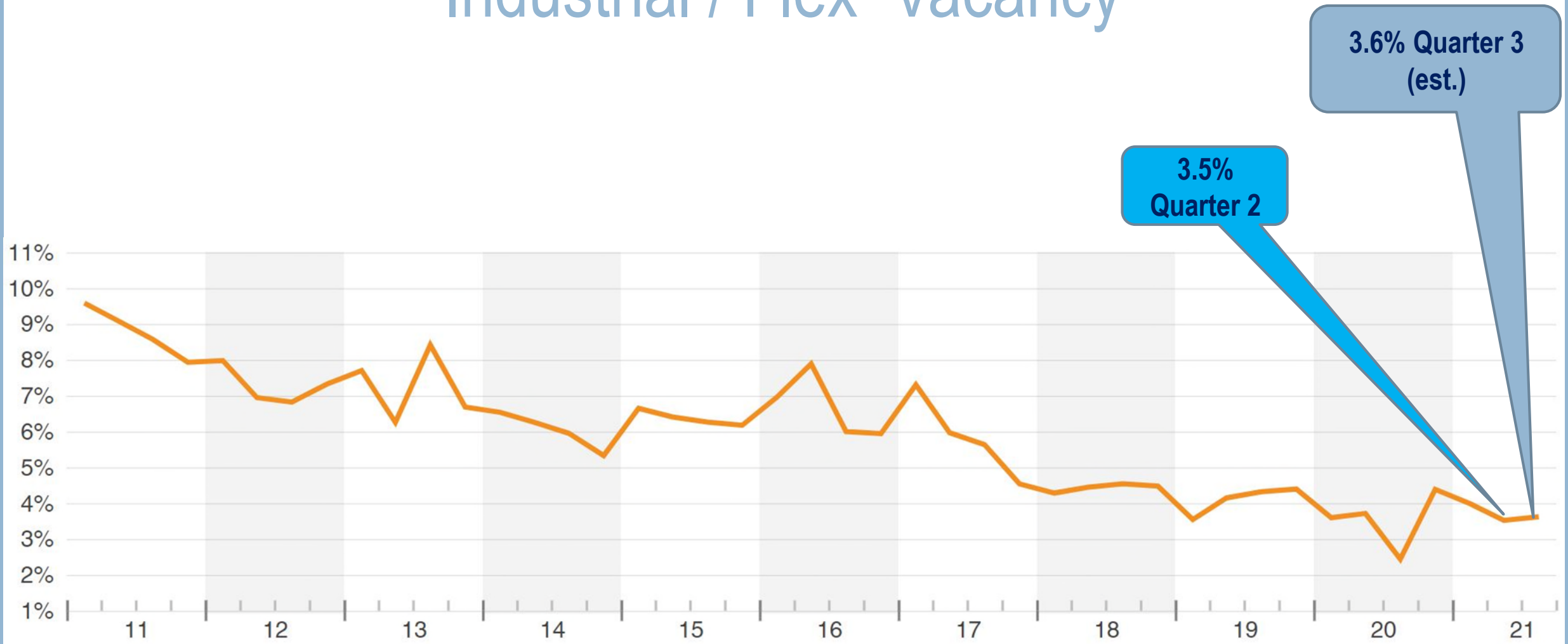




# Office Vacancy



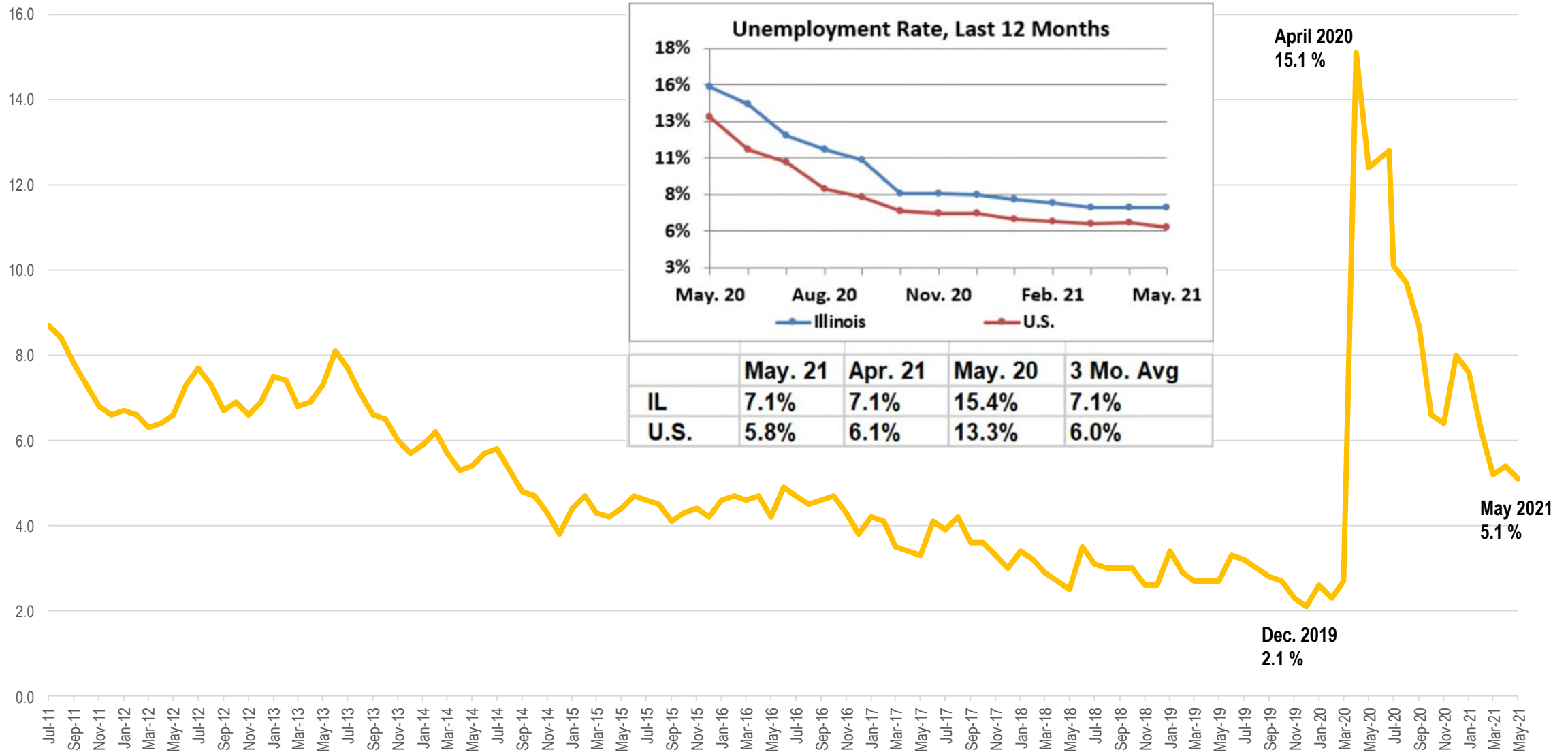
# Industrial / Flex Vacancy



# UNEMPLOYMENT

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# Northbrook Unemployment Rate (January 2010 - May 2021)



# **COOK COUNTY 6B APPLICATION UPDATE – 3401 COMMERCIAL AVE.**

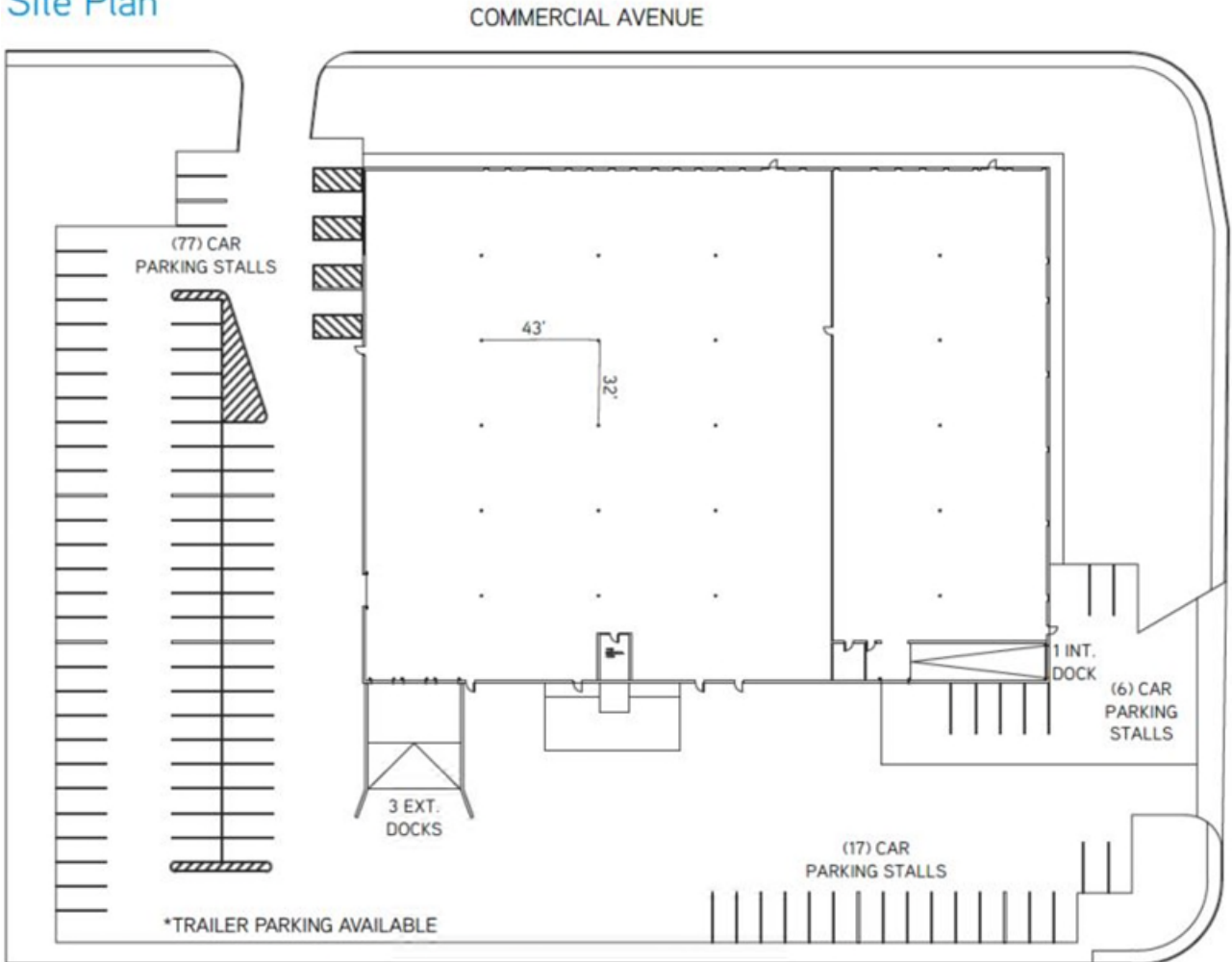
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# 3401 Commercial Avenue – 6b Incentive Request Aerial of Vacant Industrial building



# 3401 Commercial Ave. Site Plan

## Site Plan



# Northbrook Distribution Center, LLC.

- The applicant current operates Sterling Brands, LLC, and Aargus Plastics, Inc.
- Applicant plans to purchase the site and rehabilitate it to expand operations for its two aforementioned companies.
- Currently located in two separate properties in Wheeling, IL., which would remain operational.
- Northbrook Distribution Center, LLC, would utilize the property for warehousing and manufacturing.
- Will transfer 25 employees initially to the site.
- Plans to grow to 45-75 total employees in the next 12 years.
- Plans to invest approximately \$500,000; **\$300K initially** for interior buildout for an office area and electrical upgrades for 30,000 SF and **\$200K within 24 months to expand into additional 18,000 SF of space.**



# EDC DIRECTION POST PANDEMIC AND POST-ELECTION

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Discuss how to move forward in alignment with newly elected Board members.

Revisit the EDC mission.

How does the EDC effectively communicate the continued importance of a strong economic base for the three constituencies we represent--residents, businesses and governments?

# UPDATES FROM TAXING DISTRICTS ON OTHER MATTERS AND NEWLY ELECTED OFFICIALS

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- **OLD BUSINESS**

- **NEW BUSINESS**

(NEXT MEETING ON OCTOBER 13)

# ADJOURN

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Next EDC Meeting is on October 13, 2021