

**Minutes of the Northbrook  
Economic Development Committee (EDC)**

Village Hall Terrace Room

April 10, 2019

**EDC Members Present:** Chairman James Kahan, Frank Andreou, Mary Ann Chambers, Jessica Donato, Tensley Garris, Jay Glaubinger, Mike Goodman, Larry Hewitt, Harley Korman, Ihab Riad, Karen Roloff, Rich Rushkewicz, Joel Taub, Alexandra Nicholson and Brian Wegley

**Staff Present:** Tom Poupard-Director, Development and Planning Services; Sandra Frum, Village of Northbrook President; Cheryl Fayne-Depersio, Communications Manager

**Guests Present:** None

**Public Present:** None

**Recorder:** Sue Anetsberger

**Call to Order & Introductions:**

Jim Kahan, Chairman of EDC called the meeting to order in the Board Room of Village Hall at 7:30 a.m.

**Review of Minutes**

On Page 1, Line 6, the date should read "January 9, 2019". On a motion made and seconded, the minutes from the January 9, 2019 Joint Meeting of the EDC and ICDC meeting were approved with one correction.

The Subcommittee Meeting Minutes of the Northbrook Economic Development Committee dated March 21, 2019 were approved as submitted.

**Public Comment-Hear from the Audience:** None

**Report from Subcommittee to Promote Understanding of Economic Development**

a) Report on Subcommittee activity – Village Newsletter information and EDC Message campaign

Member Roloff began stating that the EDC Subcommittee has met nine times and has been very productive. Copies of articles authored by the Economic Development Committee along with the help of Village Staff for the Village Newsletter were included in the packet. Member Roloff reiterated the EDC message to promote understanding of economic development and talked about the importance of a diverse tax base in the Village. Member Roloff gave an overview of upcoming articles and content with the common thread being that economic development is important to all entities and residents. President Frum suggested future newsletters might highlight specific businesses within the community that are unique to Northbrook.

Member Garris suggested using Wiss, Janney, Elstner Associates, an international engineering company, as a model. Member Garris stated that Wiss, Janney, Elstner would be hosting a Northbrook Chamber

Business After Hours event on Thursday, April 18, 2019 and she invited membership to attend. Please send an RSVP to Member Garris if planning to attend.

- b) Exploration of how the EDC campaign might be integrated with communications efforts of other taxing bodies

Chairman Kahan stated that the EDC logo supports sustainable partnerships built on common ground and that no one stands alone. Membership in the EDC is predicated on the need to have the Schools, Park District, Library, Business Community and Chamber reinforce the messages crafted by the EDC. Chairman Kahan asked that the newsletter articles be hosted and archived on the Village website and that the taxing bodies link to the Village website to draw more attention.

Member Hewitt asked if there was a time line.

President Frum stated that everyone present at today's meeting uses a different fiscal year date. This would help spread the message throughout the year. President Frum suggested pushing the importance of the relationship between the business community, taxing bodies and residents while discussing everyone's annual budget.

Member Roloff stated that an upcoming future Northbrook Newsletter articles would highlight the Park District and the business community. Another would include line item information regarding the second part of the annual tax bill.

President Frum asked for more condensed articles in the future as the space in the Northbrook Newsletter is limited.

Cheryl Fayne-Depersio, Communications manager stated she will mention the EDC message at an upcoming communications meeting.

#### **Update on Proposed Northbrook Court TIF District and Village Development Activity**

Tom Poupard, Director, Development and Planning Services stated that a public hearing took place last night on the proposed Tax Increment Financing (TIF) District for the Northbrook Court Redevelopment Area. A report is included within the packet. Five criteria needed to be met for a TIF district. Kane, McKenna and Associates Inc., a consulting firm stated that six criteria were met. A presentation was made to the Joint Review Board (JRB). School Districts #28 and #225 were included in the discussions. Director Poupard provided an explanation on how the TIF would use year 2017 valuation. Taxing districts would continue to collect at that level up to 23 years, the life of the TIF. Information was provided regarding the costs associated with the Northbrook Court redevelopment project. Director Poupard presented a slide showing TIFs offered by four neighboring communities with incentives as compared to the Village of Northbrook. A TIF can be dissolved but cannot be extended. President Frum stated that the Board reviewed the report from Kane, McKenna and Associates Inc., and felt confident with the numbers.

The Village studied two issues after concerns; the location of the apartments and their proximity to unincorporated Glenbrook Countryside and questions concerning the grocery store and its location.

Director Poupard stated that the third Plan Commission hearing will be held on May 7, 2019. The developer will be making some tweaks to the plan that will be submitted. The Plan Commission will vote on May 21, 2019 and will go to the Board on May 23, 2019 where the redevelopment agreement could be approved.

Other upcoming projects include:

1) The Plan Commission recommended approval of the 84 townhomes on the 11 acre Maurice property. The project is coming up for concept plan approval April 23, 2019 and could potentially break ground this year. Maurice Sporting Goods plans to stay in Northbrook and take over the STATS area.

2) The Bank of America redevelopment project was approved on April 3, 2019.

3) Culvers is interested in the Sanders Road and Dundee Road location and will come to the Village to talk. A Plan Commission public hearing will be held over the summer.

4) No information has been given to the Village by Green Acres to date. The Board is expecting that something will be presented for a preliminary review in late May or early June.

5) The Village is studying possibilities for the Grainger property. A proposal will be presented for a land use and parking study at the next board meeting. All options will be considered.

#### **Updates from Taxing Districts**

**District #27** – Board of Education incumbent members Brian Paich, Alex Frum and Frank J. Andreou were all re-elected. The District is in a sound financial position; at the end of February the District had a 75% fund balance reserve. Enrollment is consistent. Wood Oaks Junior High will receive a new roof. Steam Map will be completed.

**District #28** – Incumbent board members Tracy Katz Muhl and Michelle Zenner Kohler and newcomer Mara Silver-Schack were elected. New flooring will be put down throughout Meadowbrook School at a cost of \$1.1 million. A fundraiser is taking place on April 13, 2019 for a sister school in Nairobi, Kenya. Safety processes have been introduced to NBJH and the three schools. The District hosted “Screenagers” Growing Up in the Digital Age” and had 80 attendees. Math curriculum review is planned for next year after having reviewed social studies and music.

**District #30** – Nancy A. Artz, Daniel Levin, Zivit Blonder and Ammar Rizki were elected to the Board of Education. Maple School construction is on time and within budget. A tour is planned for May 16, 2019 for those who would like to tour the facility. A closing ceremony for the old Maple School is planned for May 23, 2019 at 2 p.m. Opening ceremonies for the new Maple School are scheduled for September 3, 2019. The strategic plan and board goals are being updated.

**District #31** – Incumbent board members Daphne Frank and Melissa Choo Valentinas and newcomer Dr. Maria Vasilopoulos were elected. Two construction projects are planned. English and language arts curriculum was remapped adding science. Five days were added to the teachers’ work year from 180 to

185 and student days were increased from 175 to 180 with lots of opportunities for professional development for staff.

**District #225** – Incumbent board members Sydney Shein, Marcelo Sztainberg and Joel Taub were elected. An open house for the community to say goodbye to Dr. Riggle is being planned. The tax appeal for Allstate was settled and will be paid over three years. The bus plan to decouple buses for GBN and GBS is a success. Survey results found that more individuals wanted finals before winter break. The district is working through the challenges. Work continues on security for students and buildings. Tractor barriers will be placed around the school perimeters this summer. The interview process was very well done for Dr. Riggle’s replacement. Dr. Charles Johns will be the next superintendent, effective July 1, 2019. He met with both Village presidents, respective school boards, representatives from both districts and other members of the community.

**Library** – The Library will receive two new board members in 2019, Maura Crisham and Kayhan Parsi. Incumbents Jay Glaubinger and Sharon Bergstein were reaffirmed. Trevor Noah’s “Born a Crime” has been selected as the Northbrook Public Library’s One Book, One Community pick for July 2019. The Collaboratory will host a repair day on May 19, 2019 for clothing, furniture and small appliances. April is National Poetry Month. Technical Services and Maintenance Services departments are under construction and expectation for completion is in May.

**Park District** – Northbrook Park District is hoping to break ground this summer on a new activity center with a planned opening in early 2021. Golf courses have opened for the season. Park District synchronized skaters are the 2019 Spring Cup champions. Leisure Services is hiring for summer help. The Park District is highlighting, “New Places to Play”.

**Village of Northbrook** – Incumbent Robert Israel was reaffirmed. New Board members are Johannah Hebl and Heather Ross. Dundee Road closes between Lee Road and Shermer Road from April 15 through October 31, 2019. It is an IDOT project. Text code Dundee88877 for update information. Earth Day will be celebrated this weekend, April 13, 2019.

**Old Business** - None

**New Business** – The next scheduled EDC Meeting will take place on July 10, 2019.

**Adjourn**

On a motion made and seconded, the meeting was adjourned at 9:00 am. The motion passed by unanimous voice vote.

**Respectfully submitted**

Sue Anetsberger