

MINUTES OF A MEETING OF THE VILLAGE OF NORTHBROOK
INDUSTRIAL AND COMMERCIAL DEVELOPMENT COMMISSION

Village Hall Terrace Room
September 24, 2019

ICDC Members Present: Chairman Pro Tem Rich Rushkewicz, Jill Carlisle, Tensley Garris, David Gottlieb, Ron Goldblatt, Steve Lewis, Doug Mahute, Curtis Wilens

Staff Present: Tom Poupard-Director, Development and Planning Services; Michaela Kohstedt-Deputy Director, Development and Planning Services

Guests Present: Brian Lee

Public Present: None

Recorder: Sue Anetsberger

Call to Order & Introductions:

Chairman Pro Tem Rushkewicz called the meeting to order in the Terrace Room of Village Hall at 7:30 a.m.

Review of Minutes

On a motion made and seconded, the minutes from the July 23, 2019 ICDC meeting were approved as submitted.

Public Comment-Hear from the Audience-None

Community Planning Report

Tom Poupard-Director, Development and Planning Services provided an update on the following items; 1) Culvers will seek final approval at tonight's board meeting. There are some concerns regarding the crossing at Dundee and Sanders Rd.; 2) The Board of Trustees is expected to give final approval on 84 townhomes on the former Maurice Sporting Goods property located on Techny Road; 3) 1000 Skokie is getting close to occupancy. The first units may be ready by mid-October; 4) Dundee Road was scheduled to be opened at the end of October. There may now be a delay due to the heavy rain recently received; 5) The grocer's name for Northbrook Court has not yet been released; 6) Gas tanks were pulled at the Marathon Station located at Dundee and Waukegan Rd. A new design was approved. All of the pumps had to be changed; 7) The Village has a 20-year draft agreement to have naming rights on the water tower to read, "Save Ferris"; 8) 7-Eleven has filed for a new gas station, convenience store and car wash at the intersection of Waukegan and Shermer. The initial application is not yet ready for a public hearing. There is no information available on the other 7-Eleven; 9) No information has been received on the Green Acres property.

Affordable Housing Discussion by Board

The Village Board is taking an active interest in providing more affordable housing within Northbrook. Director Poupard presented highlights of a study that was presented to the Board. Study information is included in the packet. The Village plan identified a number of tools that the Village can consider using to increase the supply of affordable housing. The Village has studied the plan that the City of Highland

Park uses for its model. The consensus of the Board is to have 15 % affordable housing in any new planned development. Developers of single family developments would be offered a buyout. The buyout money would go into a trust fund. Those funds would be collected and used to purchase properties that could be used as affordable housing. Presently Northbrook is facing a loss of its affordable housing to tear downs. Many of the condominiums located in Northbrook that were built in the 1970s are an important part of the housing mix. There are a multitude of options available to the Board to choose from. The topic will be brought back to the Board in November.

Member Rushkewicz asked if there was a timeline for communities to comply with the state mandate. Director Poupard stated that Northbrook is a home rule community so it is technically exempt. Nonetheless, this is viewed as an important human rights and diversity issue for the Board. The State goal is 10 %. Northbrook is at 5.9%. The State provides a report card for communities approximately every 5 years. The State of Illinois requirements are 80% of the mean income of the entire region for various household sizes. Using a family of 4 as an example, with the 80% model, that family would be able to afford \$190,000 for a single family home. Government funds are available with State of Illinois financing options, but one must meet the State's numbers. Tax credits are available for affordable housing projects.

Grainger Property/Downtown Study

Mr. Poupard noted that the Board will discuss the downtown area and the Grainger property tonight. A selective audience has been interviewed. Results of the survey will be shared with the Board. The consultants will share their recommendations. The Board sought information on whether the Village a) consider moving the Metra train station and main parking lot to the Grainger property; b) use the site for municipal uses; c) develop the site, keep the site as a large gathering space. The consultants stated that if the Village developed the site, it would be profitable. The site could be used for residential development, an entertainment complex, outdoor events space or satellite parking. The report states that the Metra lot is at 100% capacity but that overall business parking is at 60% within the downtown area. Northbrook has the lowest cost commuter parking rates. A price sensitivity analysis needs to take place. Findings found more signage and amenities would help improve accessibility for walkers and better bicycle access.

Consultants looked at Meadow Plaza. A suggestion was made a number of years ago to have the mall turned around and have the front of some of the retailer spaces face Meadow Road and the river. The study showed that it was not financially viable for a developer to do so. Another study looked at demolition of the plaza and to rebuild with a mix of residential and business. The study showed that this was may not be viable either, depending upon the price of the land.

Consultants looked at the Bank of America property located on Shermer Road. The new owner is open to redevelopment of the property. Many options for redevelopment were outlined within the report.

Zoning Code Amendment – Recreational Cannabis Dispensaries & Craft Growing Facilities

Mr. Poupard noted that Cannabis possession, consumption and sales will become legal for adults in Illinois on January 1, 2020. The Plan Commission held its second public hearing on September 17, 2019. It was well attended. Some folks were supportive, some were not. The Plan Commission recommends approval of zoning code amendments that would allow recreational and medicinal cannabis by special permit. There will be a separation standard from schools, churches, parks, places of worship and residential areas.

The first proposed site involves the former Rehabilitation Institute, 755 Skokie Boulevard. A hearing is scheduled for October 15th. Northbrook wants local controls in place. Cannabis would provide a good revenue stream for the Village. On-site consumption of cannabis products would be prohibited on the premises and within the parking lot. Signage needs to be approved. Medical dispensaries would not be allowed to deliver in Northbrook.

Member Rushkewicz asked if the Village attorney has monitored the revenue from Cannabis in Colorado, Washington and/or California. Director Poupard stated that some states issued too many permits and the market was over saturated. Illinois law states that total permits after two years are capped at 500. Northbrook would receive a 5% local tax from cannabis sales. Sites will have high security and offer the correct signage.

The proposed facility on Skokie Boulevard would have normal operational hours would be 10 a.m. – 7 p.m., but ancillary yoga classes would be allowed after normal hours of operation. The Board has not stated the number of business licenses it would give out. The code may also be amended to allow cannabis craft growers and cannabis dispensaries.

Continued Discussion of Cook County Assessments

Membership decided to keep this item on the agenda. Director Poupard has been in contact with Wheeling officials. Wheeling is concerned about the situation and may offer more 6Bs and other property tax incentives to make adjustments. Northbrook is monitoring the situation and seeing how towns such as Wheeling, Glenview, and Morton Grove respond.

General Market Update

The number one office vacancy in Northbrook is Walgreen's, located in Sky Harbor. There has not been much movement with office inventory.

Maurice Sporting Goods is the largest industrial vacancy but it will be stricken off the books at tonight's Board meeting. Vacancy rate is fairly low on the industrial side.

A 25,000 sq ft grocery store was approved for the northwest corner of Pfingsten and Willow Road. This is located within Northbrook boundaries. The owner is waiting to see how Glenview handles the southwest corner of Pfingsten and Willow Road.

Old Business - None

New Business

Tensley Garris on behalf of the Northbrook Chamber of Commerce stated that the text NBK program is working well. Texts are sent out every couple of weeks highlighting a special event or special offering within the Village. Their landing page has received 30,000 views.

The 3rd Annual Northbrook Plein Air Painting Festival takes place September 26-29, 2019.

The Chamber's annual Auction and Taste will take place on October 28, 2019 from 5 – 7:30 p.m. at the Renaissance Chicago North Shore Hotel. Seventeen different restaurants will be featured and over 150 items will be up for bid.

Adjourn

On a motion made and seconded, the meeting was adjourned at 8:40 a.m. The motion passed by unanimous voice vote.

The next ICDC meeting is tentatively scheduled for Tuesday, October 22, 2019.

Respectfully submitted

Sue Anetsberger