

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

Village Hall Terrace Room
April 24, 2018

ICDC Members Present: Chairman Patrick Lederer, Tensley Garris, Dave Gottlieb, Steve Lewis, Rich Rushkewicz

Staff Present: Tom Poupard-Director, Development and Planning Services

Guests Present: None

Public Present: None

Recorder: Sue Anetsberger

Call to Order & Introductions:

Chairman Patrick Lederer called the meeting to order in the Board Room of Village Hall at 7:30 a.m.

Review of Minutes

On a motion made and seconded, the minutes from the February 27, 2018 Industrial & Commercial Development Commission (ICDC) meeting was approved as submitted.

Public Comment-Hear from the Audience-None

Community Planning Report

Tom Poupard-Director, Development and Planning Services highlighted some of the items contained in the handout. He stated the cumulative construction value from January 2017 through December 2017 has been a bit of a roller coaster ride the past couple of years. 2017 had a bump up due to Life Time Fitness, The Finger Company, Lurie Children's Hospital and The Lodge. Tracking allows the Village to monitor economic activity and to determine the amount of future inspections six to nine months later. The Village employs three full time inspectors and 4 - 5 part time inspectors as needed. The Village tracks pass/fail inspection statistics. Rates are pretty consistent at 15-17% fail.

Director Poupard stated that the level of cumulative non-residential permits issued from January 2017 to December 2017 has been very consistent and that single family construction is doing well. School District 28 had the biggest cluster of activity as well as part of District 30. Single family home prices show a gradual improvement but otherwise prices have remained fairly flat. Statistics show that foreclosure activity is starting to slow down. Apartment growth continued to grow in 2017. Office activity rental rates are still a problem. Walgreen's 150,000 square foot space at 4000 Commercial is coming on line.

Director Poupard stated that there are not a lot of big projects going through the process at the current time. The Village is expecting an announcement this summer regarding Macy's space and the possible sale of GGP (General Growth Properties, Inc.) to a Canadian firm. Green Acres Country Club has a new owner but no announcements have been made regarding proposed land uses. The Village plans to move

forward on its purchase of the Grainger property in early-May. Road construction on Shermer through downtown has been delayed. The Pfingsten Road project will take place next year. The Dundee Road construction project has been pushed back, with no date yet set on when it would begin.

2901 Shermer – Pyramid Packaging – 6B Tax Incentive Request

Director Poupard noted that the Village has received the formal request from the owners of Pyramid Packaging located at Shermer and Holste Roads for a Cook County Property Tax Incentive. The owner plans to add on to the existing building, take down the old building portion, and continue with phase 2. The proposed tax savings over twelve years is almost \$500,000. There was no incentive given when Pyramid bought the building four or five years back. High School District 225, the Library, and EDC all recommend approval. The Park District does not recommend approval. Pyramid goes before the Board on May 8th. A motion was made and seconded by the Industrial & Commercial Development Commission to recommend a 6B Tax Incentive Request for Pyramid Packaging at 2901 Shermer Road. The motion passed by unanimous voice vote.

Continued Review of Zoning Restrictions in Industrial Districts

Director Poupard reviewed past discussion on how the Village of Northbrook is trying to make the use of Special Permit lists shorter. The Northbrook Zoning Code has three industrial zoning districts; I-1, I-2, and ICS. He noted that it takes much time to amend the Code and that it is easier to do interpretations that show the thought process.

Director Poupard stated that some uses can be difficult to classify and anticipate in a code. Director Poupard stated that his staff takes a close look at the Code, how a business operates, and then implements the use of creative thinking. Chairman Lederer stated that he is seeing more show room type wholesale business that would like to distribute in the I-1 and I-2 Districts. He further stated that multiple companies distribute through Amazon but the businesses would like to be open to the public for direct sales by offering a retail component of 10%.

Director Poupard stated that the Village is cautious about opening up retail showrooms. The concern is that the Village does not want true retail uses within I-1 and I-2 areas. The spaces do not often meet the parking requirements and high traffic generating retailers belong in commercial areas. Director Poupard offered to survey other communities to see how they regulate retail showrooms and if it is worthwhile to suggest an amendment to allow larger areas to be devoted to retail and to simplify the process versus seeking Special Permits. Current regulations state that no more 2,500 feet is allowed without a Special Permit.

Chairman Lederer stated that most spaces are over 2,500 sq ft and that a number of 3,000 or 3,500 sq ft was more realistic. Director Poupard will make a recommendation after looking at other communities that have larger industrial areas for comparisons.

Member Garris noted that are often large trucks blocking the roads in Sky Harbor. Chairman Lederer countered that most traffic is destination traffic.

The Commission asked how small batch food and alcohol fit in the I-1 and I-2 Districts. Director Poupard stated that an interpretation was completed to make a distinction between smaller craft food and beverage makers versus large-scale industrial operation as such as Del Monte or Miller Beer. Director Poupard will look at and follow up on alcohol usage in the I-1 and I-2 Districts, possibly with an amendment. Membership asked if the Village was planning on rewriting the zoning codes. The Village is currently in the process of rewriting the Downtown Zoning Regulations, but that an overhaul of the Industrial districts and the parking standards were planned for this fiscal year.

The Commission questioned what can be done to keep Northbrook Court and all of our shopping centers vibrant real estate? Commissioners questioned, "How does the Village of Northbrook capture the loss of sales revenue tax?" Director Poupard answered that the Village is having those same conversations with representatives of Northbrook Court and that mall owners are using looking at a number of new uses.

Topics to Discuss with Fire Chief Carlson at Future ICDC Meeting

Director Poupard stated that Fire Chief Carlson will be at a future ICDC meeting to meet membership and discuss the International Fire Code and the inspection program. Director Poupard asked the Commissioners for suggestions that they would like Fire Chief Carlson to address. The Commissioners stated that they would like to see a bullet point list of the top violations that are found at most inspections. The Commissioners felt that more community knowledge would lead to a better understanding of code interpretation. The Commissioners would like a list of things they could intermittently check on themselves or have their maintenance man follow up in order to take a more proactive approach to safety codes.

Member Garris suggested a mailing to the business community. Chairman Lederer questioned the varying enforcements and interpretations of the Code over time. This has been an issue for many buildings in Sky Harbor. Stacking can now only be 12 feet versus 18 or 22 feet. Director Poupard gathered the suggestions and will incorporate them into a memo to send to Fire Chief Carlson prior to the next meeting. The Commission would like to have the meeting open to guests.

Old Business

None

New Business

Tensley Garris on behalf of the Chamber of Commerce announced that the Annual Economic Outlook Breakfast will take place on Tuesday, May 1, from 8 – 9:30 a.m. at the Crowne Plaza Chicago Northbrook featuring Wells Fargo Private Bank Chief Investment Officer Erik Davidson.

Adjourn

On a motion made and seconded, the meeting was adjourned at 8:55 a.m. The motion passed by unanimous voice vote.

Respectfully submitted
Sue Anetsberger