

MINUTES OF A MEETING OF THE VILLAGE OF NORTHBROOK
ECONOMIC STRATEGY COMMISSION (ESC)
VILLAGE HALL, TERRACE ROOM
JANUARY 25, 2023

ESC Members Present: Interim Chairperson Marci Carl, James Karagianis, Patrick Keefe, Katie McKillip-Von Feldt, Rob Weil (remote)

ESC Members Absent: None

ESC Staff Present: Michaela Kohlstedt – Director Development and Planning Services

Public Present: None

Call to Order & Introductions:

Interim Chairperson Marci Carl called the meeting to order at 5:30 p.m.

Review of Minutes-None

Public Comment-Hear from the Audience-None

Economic Strategy Commission Topics Review

a) Introductions -

Introductions were made around the table. Marci Carl has been a Northbrook resident since 2008. She is the Director of Real Estate for Crate and Barrel. She is familiar with retail leasing and has a strong sense of which retailers are making deals and who is not. She stated that other suburbs are coming on strong and wants Northbrook to be its best.

Katie McKillip-Von Feldt has been a Northbrook resident since 2012. She is a Senior Account Executive at Niven Marketing. She works with large scale projects and retailers on design buildouts and states that the Village has an amazing opportunity for the mall and downtown to become a great spot.

Patrick Keefe is lifelong Northbrook resident. He served four years on the Northbrook Economic Development Commission. He is interested in putting on events that will attract other communities. He thinks the downtown is underused and would like to see more activity at the Village Green. He is an Account Director at Integrated Media.

Rob Weil is a 20 year Northbrook resident. He is a former real estate attorney but now is a real estate investor in apartments and industrial property types. He believes the Northbrook downtown is underutilized to its full potential. He likes the opportunity to discuss investments for the better of the community.

James Karagianis has been a resident since 1990. He was a Northbrook Village Trustee for 26 years. He is now retired. He has historical perspective to add to the group and is interested in making the downtown a more viable area. He has a science and business background.

Member Weil asked that contact information be shared for the new commissioners.

Director Kohlstedt reminded Commissioners that until additional members are seated the Open Meeting Act requirements prevent outside communication. Remote attendance is a possibility if a quorum is present in the room and it falls in the following categories: 1) personal illness; 2) employment obligations; 3) family emergency.

Director Kohlstedt provided current information on the approved Grainger development that will include luxury apartments and affordable housing. The affordable housing project is not funded by the Village. Membership requested information on the affordable housing component. They want to research rent costs to determine who would qualify and how the units will be marketed.

February's meeting will look at economic incentives. The report will be delivered ahead of the meeting. Village Manager Pavlicek will address the membership. If anyone has anything to add to the meeting agenda, the information should be forwarded to Director Kohlstedt.

March's meeting will focus on large vacant sites in the community and prioritization of tasks. Membership discussed if there are other development incentives that would be advantageous; meeting topics can be reprioritized.

Member Keefe expressed interest in Vernon Hills underwriting Hawthorne Mall. Member Carl will seek out information and report back at the next meeting.

Director Kohlstedt provided background information on the large vacant property at Sanders Court that previously was home to Dominick's Foods. Director Kohlstedt will find out how long the current contract is in place. Membership stated that there may not be much that can be done until the contract runs out and then readdress the vacant space. Membership would like to focus their attention on empty spaces that are critical to the masses.

Northbrook Court has an extension through spring on the original approved plan with 300 apartments, outdoor green space, new restaurant spaces, a grocery store and a general refresh of the mall interior. It is believed that the owner will come back with a new plan. Membership is in agreement that the Village has to find a way to help the developer. Membership is asking to see all the documents on the mall relating to any covenants, TIF, income information, contracts, site plans etc.

Membership asked Director Kohlstedt for information on how Highland Park is filling their vacant spaces and whether incentives are involved. Director Kohlstedt will seek information on any development restrictions.

Member Weil asked for information on the relationship between the Village and Park District. Director Kohlstedt explained that they are two different taxing bodies, just as all the school districts are separate taxing bodies as well.

Director Kohlstedt explained the relationship the Village has with Retail Coach. After discussion, membership felt that there might be a better method for receiving market data and one that would be a better fit. Retail Coach is based in Texas. The Commission unanimously agreed to recommend to the Board to not renew the contract with the retail coach.

Old Business

None

New Business

None

Adjourn

A motion was made and seconded to adjourn at 7 p.m. The motion passed.

Respectfully submitted

Sue Anetsberger