

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

Remote Meeting
February 23, 2021

ICDC Members Present: Chairman Patrick Lederer, Mark Bernhard, Tensley Garris, Ron Goldblatt, David Gottlieb, Steven Lewis, Doug Mahute, Harrison Oh, Richard Rushkewicz, Curtis Wilens

ICDC Members Absent: Jill Carlisle

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

Guests Present: Brian Lee

Public Present: None

Recorder: Sue Anetsberger

Call to Order & Introductions:

Chairman Patrick Lederer explained that the Commission meeting will be held remotely via WebEx due to the Governor's Executive Order associated with the COVID-19 pandemic. Chairman Patrick Lederer called the meeting to order remotely at 7:32 a.m.

Review of Minutes

A correction was made to add Mark Bernhard as being present under **ICDC Members Present**. On a motion made and seconded, the minutes from the January 13, 2021 Joint EDC/ICDC meeting were approved with corrections.

Public Comment-Hear from the Audience-None

Community Planning Report

Chan Yu, Staff Liaison, provided an update that included a slide presentation detailing estimated value of construction for permits issued by month. Permit activity had a good month in January due to the Public Library development and an addition being added to Highland Baking. Construction value in January 2020 was \$4.8 million versus January 2021 at \$8.1 million.

A slide showed permits issued for new single family residential by month. The monthly average for years 2017 through 2019 was 4.7. The month of January 2021 was 2 while January 2020 was 2.8.

Monthly permits for non-residential, which includes office, industrial, commercial, alterations and additions showed the average for the last three years was steady as compared to the current date.

Chairman Lederer asked for an example of non residential permits. Director Kohlstedt stated that the Highland Baking addition and the Library renovation were examples. There has been no major office or industrial work but some smaller items are starting to trickle in.

General economic updates focusing on unemployment, due to Covid, hit a peak in April but dropped down to 8% between November and December. The three month average was 7%.

CoStar data showed that the industrial vacancy rate was 4.4% for the 4th quarter of 2020. The 10 year average was 6%.

Industrial/flex spaces asking rent per square foot has stayed close to the ten year average of \$9.15.

Member Garris asked for an explanation of vacancy rates going down in flex space, and why rents are also going down as well. Chairman Lederer answered that he is seeing more aggressiveness on making deals to keep the vacancies going down. Chairman Lederer stated that he is not seeing a drop in vacancies, only flatness and some new activity in the market.

Northbrook office vacancy rates are rising. Data is not very positive. It is currently 16.8%. Examples of Class A properties included 1200 Shermer Road and 650 Dundee Road. Both had a range of up to \$25 per sq.ft. Chairman Lederer stated that bigger, more expensive buildings are losing tenants quicker than single story office.

Northbrook retail vacancy rate is 4.5%. The 10 year average is 4.5%.

Triple net asking rent per square foot for retail dropped from \$19.33 when the pandemic began to \$16.42 in Quarter 4 of last year.

Member Garris asked about the ongoing vacancy of Dominick's at Sanders and Dundee Road. Director Kohlstedt stated that the owner was interested in renting out the parking lot for Covid testing but hasn't heard anything further.

There is discussion for a new inline tenant inside the Northbrook Court mall. A meeting is planned this week to discuss the Macy's construction timeline.

Liaison Yu reminded everyone there are six more days in the NorthShore Restaurant Month Takeout Edition. See northshorediningdeals.com

Liaison Yu finished his report and addressed questions on community planning.

Member Garris asked for information on the two proposed 7-Eleven Gas Station projects at Shermer Road and Waukegan Road, and Shermer Road and Techny Road. Director Kohlstedt replied that the one at Shermer and Waukegan withdrew the application prior to final action being taken. The one at Shermer and Techny was approved, but the applicant has decided not to proceed now. The fence is still up at Shermer and Techny due to the fact that the demolition had already commenced and needs to be completed when spring arrives.

Jacobs Town Homes continues to build more units. Director Kohlstedt stated that they may be bringing in another set for review. Another building permit was issued for M/I Homes. Member Garris asked if the builders are selling through or is it a part of the process. Director Kohlstedt answered that both projects are so different and have different price points.

Chairman Lederer asked if there was new information on Green Acres. Director Kohlstedt has not heard from the owners but is hearing from perspective developers.

Chairman Lederer asked about the property at the southwest corner of Willow and Pflingsten located in Glenview. Director Kohlstedt stated that the site is currently zoned residential but the owner wants commercial development. The property needs a rezoning request.

Member Gottlieb asked if the Village has done a feasibility study on the Grainger property. Director Kohlstedt answered that the Village is getting ready to do RFPs on what to market the property for. The Storm Water Commission asked for a storm water study for the site. The Village is waiting for the data and can then determine the type of RFP. It does not appear that the property will not be used for long term Village purposes.

Member Rushkewicz asked if the Village would be hosting an Earth Day/Arbor Day event in 2021. The answer is that there will be no live event, only virtual. There may be the possibility to host an earth day event later in the year.

Member Garris asked about the Capital Improvement Plan with respect to a new police station and water main breaks. Director Kohlstedt stated that there have been no water main breaks in town lately. She stated that breaks will continue as the mains get older. The Village replaces the mains in a cyclical pattern. Director Kohlstedt stated she is not sure if the police station will look for a new site or renovate.

Liaison Yu stated that Cook County will be following the State's Coronavirus Guidelines for Phase 4 while the pandemic continues.

Update on Village Climate Action Plan

Director Kohlstedt stated that a consultant was hired to work on a Climate Action Plan to reduce greenhouse gas emissions. The Village then created Climate Action Plan Goals to work towards and action items to achieve the goals that will make up the document. Chairman Lederer is representing ICDC and community stakeholders on the Climate Action Plan Team. The team has 20 members from different facets of the community representing different community voices. Sub teams have been formed for action items. Items are ranked with the cost of the action, the cost benefit and who would be best at implementing the action. A meeting to rate the action items is scheduled for March 1st. Another meeting is planned for March 8th to determine who would implement. Chairman Lederer is focused on 1) water, 2) local food sources, and 3) buildings and energy. Chairman Lederer asked if there were any questions.

Member Wilens asked the vision for reduction with regards to a timeline, and how Northbrook compares to neighboring areas with regards to carbon footprint. Chairman Lederer answered that the Climate Action Plan is working on figuring out the goals. Director Kohlstedt stated that some goals may be unrealistic but the group seeks to work with more achievable boundaries. Northbrook's emission reduction goal is to support the Paris agreement; cap temperature rise to 2 degrees Celsius. Greenhouse gas emissions would be lowered by 25% - 55% below Northbrook's 2018 baseline levels by 2030 and 80% below the 2018 level by 2040. Chairman Lederer told membership to contact him with any

concerns or interests going forward that he can bring back to the Climate Action Group. Evanston and Oak Park are the only other communities with climate action plans.

A draft document should be ready to present to the Board by May. There will be a public hearing process.

General Impact and Discussion of Pandemic – updates or insights

Member Garris stated that restrictions and snowstorms have taken a toll on restaurants. Carry out is still popular. The consensus was that some businesses have prospered while many have struggled. Member Rushkewicz stated that businesses with 20 or fewer employees can now apply for PPP loans and that his bank has written loans over a billion dollars. Member Garris asked if anyone knows of a business owner who is struggling to access the PPP program, that she be notified. She wants to provide help.

Member Goldblatt asked if the Village can promote the dining guidelines. He stated folks were still hesitant. Member Goldblatt asked about the plan for dining for the next 4-6 weeks. Director Kohlstedt answered that outdoor dining during the pandemic will continue to be treated the same way it has been while the pandemic continues. The Village is looking at amending the outdoor dining portion of the Municipal Code. There have been some positive attributes. Director Kohlstedt will speak with the Communications staff to inquire about a social media plan and posting to the Village website to make the public more aware of the metrics.

Member Garris would like information published so the residents feel safe while dining and without worry. Director Kohlstedt will follow up on an idea from former Director Poupard with the Communications team about the possible use of a sticker which would be posted on the establishment's door, stating that the business is complying with County and State protocols/Northbrook Safe. Member Garris stated that materials may already exist in the State's tool box.

Chairman Lederer asked for a Covid vaccination update. Director Kohlstedt answered that the Village offered the Grainger site and Northbrook Court. The State was not interested at this time, but may pursue later.

Old Business

None

New Business

The Northbrook Chamber will celebrate its Business Award Winners at its Zoom 2021 Annual Meeting on Thursday, February 25 at 12:00 noon. It will be hosted on Zoom. Glenbrook Hospital, FGK Services, and PJ Weiland will be recognized.

On Thursday, March 10 at 3:30 p.m. on Zoom, members and guests will have the opportunity for a Legislative Update from Congressman Brad Schneider, State Representative Jonathan Carroll and Cook County Commissioner Scott Britton.

The March 23, 2021 ICDC meeting will tentatively be cancelled due to spring break holiday.

A motion was made and seconded to adjourn at 8:41 a.m. The motion passed.

Respectfully submitted

Sue Anetsberger