

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

Village Hall Terrace Room  
February 25, 2020

**ICDC Members Present:**

Chairman Patrick Lederer,  
Mark Bernhard,  
Jill Carlisle,  
Ron Goldblatt,  
Curtis Wilens

**Staff Present:**

Tom Poupard-Director, Development and Planning Services

**Guests Present:** Zachary Kafitz, Steve Hendersen, Wayne Deer

**Public Present:** None

**Recorder:** Sue Anetsberger

**Call to Order & Introductions:**

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

**Review of Minutes**

A motion was made by Member Carlisle and seconded by Member Goldblatt to approve the minutes from the January 28, 2020 Joint ICDC/EDC Meeting. The motion passed.

**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) Jacob's Townhomes will file for two more buildings next week.
- 2) Macy's at Northbrook Court is coming down. Permits are in for some of the commercial buildings. We are awaiting submittal of the Grocery Store. The mall refresh permit was approved.
- 3) A Plan Commission Public Hearing for a cannabis craft grower in Sky Harbor was held last week. The Plan Commission primary concerns were on the ownership structure of the facility and the need for better understanding of the operational side of it, particularly odor control.
- 4) The Pfingsten Road Bridge will be closed in the middle of March. The bridge will be removed in its entirety. Construction is expected to take 4 – 6 months;

5) Taylor Morrison was to be the master developer of Green Acres. They are closing down their Illinois operations. Their assets have been sold to M/I Homes. It will be a number of months until the Village receives new information.

#### **Report from Chicago's North Shore Convention & Visitors Bureau and Recommendation on Funding**

Gina Speckman, Executive Director of Chicago's North Shore Convention Visitors Bureau reported that their mission is to promote Northbrook as a business, meeting event and visitor destination. Northbrook has been part of this organization since its inception. This year the Bureau's annual budget is \$2 million, an increase of \$107,000 for this fiscal year. The State of Illinois collects 6% hotel tax. 39 bureaus receive funding from the State of Illinois' Office of Tourism. Other funding comes from local member communities. Ms. Speckman stated that last year Chicago added approximately 8,000 more hotel rooms. It has impacted the suburban hotel occupancy rate.

The Bureau has implemented an incentive program to counter Chicago hotel rooms. The incentives include free parking versus the cost of nightly parking in Chicago and other perks and rebates. The Bureau prints Chicago's North Shore Visitors Guide and Chicago's North Shore Attraction Map annually along with a monthly e-newsletter. The Bureau is anticipating a new website. The Bureau invests in content advertising, aggressively uses social media for public relations and last year had 310 paid advertising campaigns.

Director Poupard thanked Ms. Speckman for attending today's meeting. Director Poupard asked if the Corona Virus and Chinese travel has had any impact on visitors. Ms. Speckman stated that there is very little Chinese activity.

A motion was made and seconded to recommend to the Village Board to continue support of the North Shore Convention & Visitors Bureau at the same level of funding as in the past years. The motion passed by unanimous voice vote.

Chairman Lederer noted that Member Rushkewicz, who was absent at today's meeting, said in an email that if he were present he also would have voted "aye".

#### **Review of a Request for Cook County 6b Property Tax Incentive for 555 Huehl Road**

Director Poupard stated that Board has received a request for 6b property tax incentive for 555 Huehl Road in Sky Harbor Industrial Park. IBYS Partners, LLC is the contract purchaser of the property and wants to move the headquarters for Belmont Trading Company to Northbrook. Belmont Trading has been located in Buffalo Grove for the past six years but prior to that, it was located in Northbrook for approximately fifteen years. The business began in 1988. They have outgrown their current space and are also in need of more tech space and parking.

555 Huehl has not yet been vacant for the minimum two-year period for a 6b. However, the property has been on the market since 2017 and has been vacant for twelve months. The Village can support an application finding that **Special Circumstances** exist. From a property tax perspective, over a twelve year period, the applicant would save \$3 million with a 6b incentive. The figures are based on what we know at the current time.

The applicant has stated they would bring their workforce of 132 employees to the new site with growth potential for up to forty more. Average salary for employees is \$58K. The applicant plans to invest approximately \$700 - \$900K in building improvements to the property. Joy of the Game previously looked at the property but was not approved.

Mr. Henderson and Mr. Deer were present on behalf of Belmont Trading along with their counsel, Zachary Kafitz. They stated that they have a prior attachment to Northbrook, many of their current

employees live in the area, they consider themselves to be a good neighbor, employ high skilled labor, create more foot traffic to the area, and are a sustainable company. They operate in ten different countries. This would be their global headquarters. The applicant also offered to work with Northbrook green sustainability efforts.

Their business model is to repurpose and refurbish consumer electronics, i.e. cell phones. The applicant works with carriers, warranty companies and insurance companies. Items refurbished are resold in bulk to underdeveloped countries. If an item cannot be refurbished, it is broken down for its parts.

Discussion followed.

Chairman Lederer stated that he likes what the company is bringing. He stated that the building is unique and will likely sit empty a long time due to the current tax situation.

Member Bernhard was reluctant. A motion was made and seconded to recommend to the Board of Trustees to approve a 6b property tax incentive for 555 Huehl Road. With a majority (4) of the ICDC Commission in favor, and with one "No" vote (Bernhard), the motion passed.

**Old Business - None**

**New Business**

The Chamber's Annual Meeting and Awards Dinner will take place on March 2, 2020 at 5:00 p.m. at the Renaissance Chicago North Shore Hotel. Jennifer Scanlon will offer a presentation.

**Adjourn**

On a motion made and seconded, the meeting was adjourned at 8:30 a.m. The motion passed by unanimous voice vote.

The next ICDC meeting is tentatively scheduled for Tuesday, March 24, 2020.

**Respectfully submitted**

Sue Anetsberger