

Approved

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

Village Hall Terrace Room

February 26, 2019

ICDC Members Present: Chairman Patrick Lederer, Tensley Garris, Ron Goldblatt, Steve Lewis, Doug Mahute, Rich Rushkewicz

Staff Present: Tom Poupard-Director, Development and Planning Services; Kelly Hamill, Director of Public Works

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 January 11, 2019 Joint Meeting of EDC/ICDC meeting was approved as submitted.

Public Comment-Hear from the Audience-None

Community Planning Report

Tom Poupard-Director, Development and Planning Services highlighted items contained in the handout:

- 1) Marathon Gas Station at Techny and Shermer will soon go to the Plan Commission. The plan is that the gas station will be demolished and rebuilt with a 7/11 Convenience Store. The 7/11 Store on Shermer near the train station would close;
- 2) Mobil Gas Station facility at Shermer and Waukegan Road will be demolished and rebuilt with a Convenience Store. The Village is involved due to the necessity of an easement for Garner Cyclery to receive deliveries coming through the Mobil Gas Station property;
- 3) Proposal for a Culver's Restaurant at Dundee and Sanders Road on an open lot, due to go before the Plan Commission this summer;
- 4) 84 townhomes on the former Maurice Sporting Goods property went through the Plan Commission and was continued to March 19, 2019;
- 5) New Bank of America will go before the Plan Commission on March 19, 2019. The new building will be located in the current drive through parking area.

A decision was made to amend the agenda to have the report on the **Dundee Road Closure** before the **Northbrook Court Redevelopment item**.

Dundee Road Closure – Impact on Businesses and Messaging Techniques

Kelly Hamill, Director of Public Works provided a handout outlining the planned Dundee Road closure and culvert replacement. Dundee Road will be closing between Waukegan Road and Skokie Boulevard. Traffic will use a detour route connecting Waukegan Road and Skokie Boulevard via Lake Cook Road. A new larger dual box chamber will help alleviate the flooding by Dundee and Lee Road. This is the culvert replacement part of the project; however, multiple phases are required for the project. Compensatory storage needs to be built for the water that is being taken out of the existing box culvert and rerouted to the new one. Site preparation work needs to be done. A temporary road needs to be built to get to the houses north of Dundee Road on Lee Road and to the cemetery. Traffic signals will be replaced on the westbound lanes of Shermer Rd.

Shermer Road will remain open for local traffic only. A detour route will be provided for east and westbound traffic on Shermer. Barricades will show that the road is closed, and open only for local traffic. Director Hamill stated that the difficult task will be to let local traffic flow to the downtown area while keeping general traffic on the detour route.

A 24-inch water main needs to be relocated along with a 12-inch sanitary sewer. That work may begin by the end of April with a partial closure. It is hoped that by the end of May the water main replacement and temporary road will be completed. The project is scheduled for completion by the end of October 2019. It is estimated that the full project will take five months. The Village of Northbrook is working with IDOT for additional necessary signage. It is necessary that the public follow the detour route as Shermer Road cannot handle all of the traffic during peak hours. Traffic signal times will need to be modified. Director Hamill asked for help from the Commission/Business Community and Chamber of Commerce to get information out to the public that downtown Northbrook is open. Information will be included in the Village Newsletter and on the Village Website.

The ICDC Commissioners suggested putting a button on the Homepage of the Village Website for one stop access to information on the project. Director Poupard suggested that the Village could provide the downtown business owners with handouts that they could place in their windows for customers to view. The messaging would be that “Downtown Northbrook is Open for Business”.

Member Garris on behalf of the Chamber of Commerce suggested hosting a series of informational meetings. Ms. Garris asked for contact information for IDOT on the upcoming project. The Commissioners urged Director Hamill to use Northbrook Notify for project updates.

Director Hamill stated that if there were any questions, please email the Village Engineer. Director Hamill stated that he was open to any ideas.

Director Hamill provided an update on other Village projects. The Village continues to monitor work on the toll way ramp. The Pfingsten Road Bridge replacement will be a complete replacement. The

abutments will be built and the decks will be set. The replacement is planned for year 2020. A 2019 construction map can be found on the Village website.

Member Garris asked for information on the water tower. Director Hamill stated that next month the west side reservoir will be taken out of service for larger pump replacements. Two separate zones will be constructed. Zone 1 will service the east side of town while Zone 2 will service the west side of town. The reservoir and the Huehl Road tower will adjust water pressure for the west side of town. The pump station work should be completed this spring. Both water towers are projected to be up and running in June or July. An interconnect under the toll way will allow Northbrook to connect with Deerfield in the future. The Village has interconnects with Highland Park, Glencoe and Glenview. All interconnects are tested regularly.

The Commissioners thanked Director Hamill for his presence at today's meeting and asked if he would come back on an annual basis.

Northbrook Court Redevelopment – Overview of Development Proposal & Incentive Request

Tom Poupard, Director of Development and Planning Services offered a slide presentation and provided information on the Northbrook Court Redevelopment materials that were included in the packet. He stated that the project received unanimous recommendation of approval last week from the Joint Review Board and that the developer made some important monetary concessions. Director Poupard stated that District 28 and High School District 225 were active in the discussion. A TIF District would be established for Macy's. Macy's was assessed as a fully occupied department store. The Plan Commission will hold their first public hearing on March 5, 2019. A 70,000 sq ft. grocery store facility, new restaurants and 315 apartments, are planned for the new development. Information contained in the packet provided evidence of a study that stated there is a demand for a grocery store. The developer has not yet revealed the name of the grocer to the public.

The developer is trying to create a dining destination. There is no information on the new restaurants at this time. The Northbrook Court Ring Road will stay in place but the width will be reduced and will offer bicycle lanes.

Member Rushkewicz questioned if the Village has reached its capacity for luxury rental apartments. The answer was that the market estimate from Ryan Companies proves that it has not.

Mr. Poupard noted that the tentative schedule calls for Macy's to be razed in October. Construction of the apartments is projected to take 1.5 years. The Village is anticipating the need for more inspectors in every discipline. Director Poupard stated that the Board would welcome input from ICDC.

The Commission members agreed to have the TIF and sales tax rebate on the agenda for next month's meeting.

Director Poupard provided information on the TIF, which was included in the packet. Commissioners questioned how long the applicant would have the TIF. Director Poupard said a TIF has a maximum life of 23 years, but will get exact numbers on the projected length for the next meeting.

A member stated that many online businesses are going retail. Director Poupard stated the Village is looking at amendments to the zoning code that businesses that have an internet presence are allowed as a permitted use.

Director Poupard stated that Springfield is looking at the point of sale and delivery as affecting sales tax. The Members asked that the state sales tax formula be an agenda item for next month's meeting.

Update on Minimum Wage

Director Poupard stated that the discussion on the Minimum Wage is being deferred to another time given that Illinois has now established anew minimum wage

Old Business - None

New Business

Member Garris noted that Erik Davidson, CFA Wells Fargo Private Bank, will be the keynote speaker at the Northbrook Chamber of Commerce's Annual Economic Outlook Breakfast on Wednesday, May 1, 2019 at the Hilton Chicago Northbrook. The Annual Chamber Golf Outing and Dinner will take place on June 14, 2019. Dinner will be held at Marcello's Father & Son Restaurant.

Adjourn

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

The next ICDC meeting is tentatively planned for March. Chairman Lederer will review the calendar date due to Northbrook Spring Break. If there is nothing urgent to review, the next meeting will be in April.

Respectfully submitted

Sue Anetsberger