



**MINUTES OF A MEETING OF THE VILLAGE OF NORTHBROOK  
ECONOMIC STRATEGY COMMISSION (ESC)  
VILLAGE HALL, TERRACE ROOM  
APRIL 26, 2023**

**ESC Members Present:** Chairperson Marci Carl, Matt Cassidy, James Karagianis, Patrick Keefe, Katie McKillip-Von Feldt, Michael Nortman, Rob Weil

**ESC Members Absent:** None

**ESC Staff Present:** Jonathan Mendel – Director Development and Planning Services, Michaela Kohlstedt – Deputy Director Development and Planning Services

**Public Present:** None

**Call to Order & Introductions:**

Chairperson Marci Carl called the meeting to order at 5:30 p.m. Jonathan Mendel introduced himself as the new Director of Development and Planning Services for the Village. He most recently worked as Community Development Director for the Village of Clarendon Hills. He looks forward to helping foster the continued success of the Village of Northbrook.

**Review of Minutes:**

On a motion made by Member Karagianis and seconded by Member Cassidy, the March 22, 2023 minutes were approved as presented.

**Public Comment-Hear from the Audience-None**

**Economic Strategy Commission Topics Review:**

Deputy Director Kohlstedt provided a brief recap of the Village Board meeting held the prior evening that discussed Northbrook Court redevelopment. She stated that there will be a press release forthcoming that will be shared with all the commissions.

a) Downtown Redevelopment

Chairperson Carl asked for feedback on the draft letter from the Commission to the Village Board on the redevelopment of the downtown area. Information is needed on page 1, paragraph 5, regarding the recommendations. Seven bullet points of recommendations should be placed in the space as high level policy items. Membership approved of the draft statement. Membership added that the Village needs to invest in the downtown area.

Member Karagianis stated that the Village may need to broker the properties, work with a developer to redevelop, and manage the Zoning Code.

Member Cassidy stated that pinpoint marketing and signaling from the Village is important.

Member Keefe feels it is important to see what other communities have implemented in their downtown.

Member Nortman stated that municipalities are not businesses for profit. The purpose of government can be looked at from lots of different angles.

Chairperson Carl stated that she spoke with a few brokers regarding the downtown. Their suggestion is to fill in the area with condominiums that will get the aging population out of their homes and bring in young families. There are few options for simplified living within the community. She stated that there is a demand for the type of condominium use that the brokers presented.

Member Nortman wants an expedited process, possibly waiving fees for restaurants, businesses and residential.

Consensus is to expand the statement in Bullet #2 for an expedited process for the building of housing units and other real estate development.

Member McKillip-Von Feldt would like to see more support for the downtown and existing businesses. She suggests looking at other communities that offer diversified fun events, incorporate loyalty cards, trolleys, after hour entertainment, and more.

Discussion took place regarding the Village Green. Most members would like to see more programming take place but realize that the Park District has its own governing body. Director Mendel is optimistic about having a new relationship with the Park District. Director Mendel will reach out to the Park District for a meet and greet. He stated that having a large public park is a beautiful thing to use as a community center. Membership wants it to be known that the Village is eager to work with the Park District on special events.

Member Cassidy asked if there is the potential for a land swap between the Village and the Park District for the Green Acres property and the Village Green. He suggests making an attractive offer. The Department for Planning Services (DPS) could help lead.

Deputy Director Kohlstedt circled back to the draft letter that will be sent to the Board. Member Cassidy stated a global correction is needed in the letter from EDC to ESC.

Consensus from Membership is for Bullet #2 to include "a greater diversity of housing types and ownership occupancy types".

Consensus from Membership is that a new review of the height constraints and restrictions in the overlay district be performed. It should be greater than what it is at present.

Consensus from Membership is that a TIF be recommended for economic development to advance redevelopment.

Consensus is that changes of ownership need to occur in the downtown.

Director Mendel suggests transmitting the letter from the ESC to the Village Board electronically. The DPS and the Manager's Office will work with the Board on the next steps. However, the Board has many priority tasks on its calendar at present.

Member Cassidy asked if there was a Board of Trustees liaison for ESC. The answer is that there is no direct liaison from the Board of Trustees. Staff is the liaison. Trustee Collison is head of the Village Board's Planning and Economic Development Committee.

**Old Business**

None

**New Business**

The ESC May meeting will include discussion of activities and programming for the downtown including evening events.

The Green Acres property will come to the Board of Trustees for concept plan approval on May 9, 2023. After that comes final plan approval.

The next ESC meeting will take place on May 24, 2023 at 5:30 p.m. in the Village Hall Terrace Room.

**Adjourn**

A motion was made by Member Weil and seconded by Member Karagianis to adjourn the Economic Strategy Commission meeting at 6:42 p.m. The motion passed by voice vote.

**Respectfully submitted,**

Sue Anetsberger