

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

Remote Meeting
April 27, 2021

ICDC Members Present: Chairman Patrick Lederer, Jill Carlisle, Tensley Garris, David Gottlieb, Doug Mahute, Richard Rushkewicz

Staff Present: Michaela Kohlstedt – Director Development and Planning Services; Chan Yu - Deputy Director Development and Planning Services, Liaison

Guests Present: None

Public Present: None

Recorder: Sue Anetsberger

Call to Order & Introductions:

Chairman Patrick Lederer called the meeting to order remotely at 7:32 a.m.

Review of Minutes

A motion was made by Member Rushkewicz and seconded by Member Garrison to approve the February 23, 2021 meeting minutes as submitted. The motion passed.

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 shows that March 2021 was better than March 2020. Cumulative Construction Value of Permits issued through March showed that March 2021 was better than March 2020.

A slide showed Cumulative New Single Family Residential Permits through March. March 2021 numbers were a little less than March 2020. This may be due to the shortage of lumber.

Monthly permits for non-residential, which includes office, industrial, commercial, alterations and additions showed the average for the last three years was steady. January, February and March 2021 were better than January, February, and March 2020. March 2021 was the best month to date. Annual charts showed that we are doing better than the last three years.

General economic updates focusing on unemployment, due to Covid, show that we went from 8% down to 6.2%. We are doing better than the State at 7.7% and the Country at 6.4%.

Industrial Vacancy Rate - Quarter 2 is 3.8%. The number is going down in the right direction. Industrial Flex Asking Rent per square footage – Quarter 2 is \$8.85. Liaison Yu stated that data is from CoStar.

Office vacancy rate - Quarter 2 is 16.8%, Office asking rent to date – Quarter 2 is \$24.72. Retail vacancy rate – Quarter 2 is 2.2%. Retail asking rent – Quarter 2 is \$18.02.

Update on Village Climate Action Plan

Director Kohlstedt stated that it will be announced at the Board meeting tonight that a Climate Action Plan draft is now ready for public viewing. A consultant was hired to work on a Climate Action Plan to reduce greenhouse gas emissions. The consultant has worked with Village officials, Village staff, residents and individuals representing many areas of the community to edit and release a final Climate Action Plan draft. The public will be able to read each section from a link on the Village website. Sections include transportation, buildings and energy, land use, waste management, local food and agriculture, buildings and energy, health and safety, water and wastewater management, green space and tree canopy and climate economy. Readers can fill out a survey and add comments. A date for a public meeting on how the Village got to this point of the Plan will be announced. An upcoming public hearing will give residents the opportunity to comment on the plan. Director Kohlstedt stated that everyone is very happy with the plan and that it is digestible for general consumption by the public.

Chairman Lederer asked for a definition of a Climate Action Plan. Director Kohlstedt stated that a Climate Action Plan is a series of goals that are established with action items, the end result being to reduce greenhouse gas emissions within the Village. The first metric is to reduce 35% by the year 2030 in line with the Paris Agreement. In 2019 a proclamation for the State was announced which was aligned with the Paris Agreement. The draft Climate Action Plan includes information where we are at, background information, and the baseline information that the Village is working off. Information can be found on the Village Sustainability page. Membership will receive an email with a link to the draft. Director Kohlstedt encouraged ICDC members read the draft and provide feedback.

Chairman Lederer stated that it is important to read the nine sections. All of the issues have recommendations on how to get to the goals. Some of the recommendations will affect owners on a cost level. Some recommendations will effect public buildings and residential. Chairman Lederer stated that it is important that everyone pay attention. At this time, it is voluntary to make the goals achievable. Chairman Lederer urged membership to read the plan and to provide feedback. Chairman Lederer would like the ICDC members to be prepared to discuss the CAP at their next meeting, May 25, 2021. The Board is requesting that ICDC read through the document and provide feedback as a collective. Chairman Lederer asked that the information be sent to the Chamber. The Chamber can disseminate the information and provide feedback directly to ICDC.

Member Rushkewicz asked if on the national level, if there were any companies located in Northbrook that would be affected by the climate goals. Member Rushkewicz asked which local businesses would be more impacted on a micro level by climate control and climate action plans. Chairman Lederer stated that this was a valid question.

Chairman Lederer stated that he felt that the recommendations for the building owners seemed to be achievable. Recommendations for building owners include taking advantage of Com Ed programs, LED lighting, and staggering production to non-surge electricity. Goals were mostly for public buildings and

residential versus commercial. Director Kohlstedt stated the Plan doesn't get into restricting what a business manufactures and what they do as a business in terms of production. The CAP gets into action items that deal more with renovations of a commercial structure and how to think about sustainable measures, sustainable landscaping measures, water reduction uses, waste water, rain water runoff filtration, planting more trees, native species more so than governing on how owners run their current businesses.

Director Kohlstedt stated that she is grateful for all of the members on the CAPT and Chairman Lederer.

General Business Impact of Pandemic – Discussion

Director Kohlstedt stated that Attorney Elrod recently provided a summary about Northbrook Court. Director Kohlstedt is familiar with the recent article in Crain's Chicago Business. The redevelopment of Macys was drafted with lot of layers of protection built in. The Village has not contributed funds. The TIF has started running even though nothing has been constructed yet. The Village is not losing money. In terms of the TIF paying out, construction would have to be on the redevelopment. Actual renovation of the interior of the mall would have to be completed before the TIF would start to take effect. The shared sales tax agreement was created intentionally at 50% above the 2017 sales tax numbers. That would not take effect until a majority of all of the redevelopment construction and interior renovation were substantially completed. Director Kohlstedt stated that the majority of shopping centers in 2020 were struggling because of the pandemic.

Member Garris asked if the Village required a completion bond and what protections are in place if the owner does not plan to move forward with the redevelopment. The answer is that there is a completion bond.

Chairman Lederer asked for information at Pfingsten and Willow Road in Glenview. Director Kohlstedt provided a history of the property. The neighbors sued the Village of Glenview. The Court stated that the commercial zoning didn't stand and needed a rezoning process with public hearing. The Village of Glenview issued a permit for total site clearance and tree removal to the owner. It is now going to public hearing process for the exact same plan that the developer thought was already approved.

Director Kohlstedt stated that while the pandemic has been in place there has been a downturn in large development applications. Village staff have spent time working on Village initiated text amendments to update the Zoning Code. One amendment addressed the definition of "family". Another amendment addressed Short Term Rental. The Village will now allow Short Term Rental for no more than two bedrooms in a home that is owner occupied. Owners must register with the Village Manager's Office. The process involves notifying neighbors that you are running an Airbnb out of your home.

Another amendment item involves Signage Amendments for greater signage for smaller commercial lots. Currently all commercial property signage was restricted to lot frontage. Signage square footage is currently capped at lot frontage. Currently, a multi tenant shopping center with 500 feet of linear frontage is afforded 500 feet sq. ft. of signage. Each tenant is restricted to a percentage of the frontage. In some cases a pylon or free standing sign would be allowed. Director Kohlstedt provided the 7-Eleven

on Shermer Road as an example of a multi tenant building with an additional pylon sign standing on the property.

The Code Amendment that will be approved by the Board tonight after unanimous recommendation of the Plan Commission will get rid of the cap of total restriction of total signage and states one can have 5% wall area signage and can also still have a ground sign. The Village will no longer limit the total signage on the property to the frontage but the ground sign cannot exceed the frontage. This will afford the smaller businesses or smaller commercial properties to have two signs on their property. Previously, a choice had to be made between a wall sign or ground sign.

Member Garris asked about signage at Dunbrook Plaza. Director Kohlstedt stated that there is a special permit for specific districts.

Green Acres permits are ready for demolition. All the structures will be taken down on the property for real estate tax relief.

Member Gottlieb stated that home prices have been escalating. He questioned if the Village is tracing the medium price of homes. The answer is that the Village does not have a real estate tax and therefore has no metric for tracking. Director Poupard previously used Zillow but Director Kohlstedt stated that she has no knowledge of Zillow's accuracy. Director Kohlstedt will complete a comparison for the next meeting.

Member Gottlieb stated that industrial is one of the favorite product types that everyone is chasing. Prices are going up along with occupancy. Vacancies are very low. He stated that retail leases have been restructured but that there is still a lot of pain. Hotel business that is associated with a driving destination is coming back. Hotel business that is associated with convention business is not yet coming back.

Chairman Lederer stated that there is an extreme shortage of building materials. Costs have skyrocketed.

Member Garris reported on behalf of the Chamber of Commerce that hospitality and hotels are feeling a rebound with social occasions and small meetings. Restaurants are doing better, but not where they previously were. Businesses are finding it difficult to find employees who want to work. Hourly positions are hard to fill.

A recent vaccination event at Grainger had approximately 1700 people in attendance to get fully vaccinated. The event ran very efficiently. New Trier West is being expanded for residents' vaccinations. Information will be available in the Village newsletter, Village website, Village Social Media Accounts. Member Garris asked if local employees will be able to sign up for the New Trier vaccination clinic. Director Kohlstedt will check out the information and share.

Almost the whole Village workforce is back at the Village Hall. The Department of Planning Services will go back to pre-pandemic hours beginning May 1, 2021. A member asked when the Village will go back to

in person meetings. The answer is that direction will come from the Village Board. Room size capacity and number of attendees will dictate whether many meetings can return to in person or stay remote. Director Kohlstedt stated that the new Village President will eventually come to visit all of the Commissions.

Director Rushkewicz asked about the search for the next Village Manager. The answer is that the window to apply has closed. Interviews with the Board and Staff could start to take place in May.

Member Garris stated that the Chamber of Commerce is struggling to get meetings back in person. The processes are more complicated. Women in Business Luncheon will meet at Francesca's North on May 18, 2021. The Chamber Annual Golf Outing and Dinner will take place on Friday, June 11, 2021 at the Glenview Park Golf Club.

Old Business

None

New Business

The next ICDC Meeting will take place on May 25, 2021. A motion was made and seconded to adjourn at 8:33 a.m. The motion passed.

Respectfully submitted

Sue Anetsberger