

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

Village Hall - Terrace Room

July 23, 2019

ICDC Members Present: Chairman Pro Tem Rich Rushkewicz, Mark Bernhard, Jill Carlisle, Tensley Garris, David Gottlieb, Ron Goldblatt and Steve Lewis

Staff Present: Tom Poupard-Director, Development and Planning Services

Guests Present: None

Public Present: None

Recorder: Tom Poupard

Call to Order & Introductions:

Chairman Pro Tem Rushkewicz called the meeting to order in the Terrace Room of Village Hall at 7:30 a.m.

Review of Minutes

On a motion made by Gottlieb and seconded by Carlisle, the minutes from the April 23, 2019 ICDC meeting were approved as submitted.

Public Comment-Hear from the Audience-None

Community Planning Report

Tom Poupard-Director, Development and Planning Services provided an update on the Culver's proposed at Dundee and Sanders, the MI townhomes that were given concept plan approval on Techny Road, the Jacobs Townhomes under construction on Shermer Road and the Finger Company apartments under construction on Skokie Boulevard. He noted that the owner of Green Acres Country Club has still not submitted their redevelopment plan to the Village.

Northbrook Court Update

Tom Poupard explained how the Board of Trustees did approve the redevelopment plans for Northbrook Court on June 11. The TIF incentives were approved earlier, in April. He presented a series of slides providing information on how the Northbrook Court plans evolved during the course of the Plan Commission public hearing process. He explained how the changes attempted to address concerns

raised by neighbors, primarily in the unincorporated area of Glenbrook Countryside. The grocer's name has not yet been revealed. Members expressed their continued support for the project and their appreciation that the Board approved the changes despite the objections of some neighbors.

Downtown Study Update

Tom Poupard noted that in June the consultants hired by the Village to study the issues facing the downtown and what to do with the Grainger Property held a series of focus group meetings. Members Carlisle, Garris, Goldblatt and Rushkewicz explained their experience and said the discussions were very interesting. Tom Poupard said the findings of the consultant will be presented later this summer to the Board of Trustees.

Legalization of Recreational Cannabis

Tom Poupard explained how last month the Governor signed a new state law that will make the possession, consumption and sale of cannabis products by adults legal starting on January 1, 2020. He noted that the Board had an initial discussion of whether or not to allow recreational dispensaries in the Village in June and the Board expressed support for allowing these by special permit in commercial districts. This will likely go to the Plan Commission in late-August. He noted that the first request for dispensary at the northwest corner of Skokie Boulevard and Dundee Road has also been received and the preliminary application will be reviewed by the Board this evening. Members discussed the merits of adding a new revenue source for the Village.

Discussion of Recent Cook County Assessments

Members Bernhard and Lewis both stated that their assessments went up by huge percentages and that the jump was unprecedented. Members expressed concern that Cook County already has significantly higher property taxes than found in Lake County. Property owners are genuinely concerned that a tax increase that is anywhere close to the proportion of assessment increase could force businesses to close or relocated. Member Lewis described his discussions with the assessor's office.

Tom Poupard explained that President Frum has written a letter to the Assessor's office expressing the concerns of the Village, but he was not aware of any response that was received. Members agreed that this was a major issue for the business community and should remain an agenda item for the commission until more is known about how this will play out.

General Office Market Update and Changes in Area

Members discussed the article that was included in the packet describing the closing of the Takeda headquarters in Deerfield. Members also stated that there are many rumors that Allstate will soon reduce its workforce at their headquarters in unincorporated Northbrook. These, combined with the recent action by Walgreens to move many jobs to downtown Chicago is having a major impact on the office market in Northbrook and other suburban areas.

Old Business - None

New Business

Tensley Garris stated that the Chamber Expo held the previous evening was a great success and provided an update on upcoming Chamber activities.

The next ICDC meeting is tentatively scheduled for August 27, but unless something urgent arises that meeting will be cancelled.

Adjourn

On a motion made and seconded, the meeting was adjourned at 8:40 a.m. The motion passed by unanimous voice vote.

Respectfully submitted

Tom Poupard