

Construction starts on NorthShore 770 in Northbrook

By Alexandra Chachkevitch, Chicago Tribune
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Construction work has begun on a large mixed-use project on the eastern side of Northbrook.

Chicago-based Morningside Group and Schaumburg-based Crossroads Development Partners LLC officially broke ground Wednesday afternoon on the NorthShore 770 development, which will take up about 16 acres on the northwestern corner of Skokie Boulevard and Dundee Road.

The project includes a Mariano's grocery store, a 347-unit apartment building and other retail space.

The apartments are set to open in winter 2015, and the retail component is scheduled to be finished by summer 2015, according to the developers' press release.

"What we have here today is the right plan with the right developer," said Village Trustee Michael Scolaro at the groundbreaking ceremony. "It's good for all of Northbrook."

The project is expected to generate about \$900,000 annually in sales taxes and increase the property's equalized assessed value from about \$1.5 million to \$43 million, according to the developers.

The Village of Northbrook is contributing about \$4.9 million in public funds, money generated through tax increment financing, to the project, which includes road improvements in the area.

The land where the development is occurring has been part of a tax increment financing district Northbrook officials originally created in 2006 for another mixed-use project that fell through.

Northbrook officials had agreed to contribute about \$2 million in public funding toward that project.

Trustee Scolaro reflected on the failed plan, which was called the Center of the Northshore, in his speech at the ceremony.

“We know the frustration of the community when there is a bad development,” he said, adding that he’s excited to welcome the current developers and their project.

The NorthShore 770 development’s retail portion is set to bring about 700 permanent jobs to the area, with Mariano’s employing between 400 and 500 people.

“We’re going to be here for the long term,” said Mariano’s CEO Bob Mariano.