

**MINUTES  
of the  
PUBLIC HEARING and  
REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES  
VILLAGE OF NORTHFIELD  
Tuesday, March 20, 2007 - 7:00 p.m.**

As provided for by public notice, the Board of Trustees of the Village of Northfield met in the Council Chambers of the Village Hall at 7:00 p.m. on Tuesday, March 20, 2007 for a Public Hearing to present the proposed FY2007/2008 Village Budget and for the Regular Board meeting. The Village Clerk took the roll call.

PRESENT:	President Trustees	John Birkinbine, Jr. Bobbie Moore Evan Karnes Ruth Lucchesi Terry Gottlieb Frank Charhut Ted Greene
ABSENT:		

**CONVENE TO PUBLIC HEARING TO CONSIDER THE PROPOSED FY2007/2008 VILLAGE BUDGET**

Finance Director Steve Noble presented the proposed FY2007/2008 Village Budget. He noted that the budget is the next step in a process following the development of a capital improvement plan in summer 2006 and the adoption of the tax levy in December 2006. He stated that a public workshop was held on February 27, 2007 to discuss the proposed budget. Notice of tonight's Public Hearing was published in the March 8, 2007 edition of the Winnetka Talk and copies of the proposed budget have been available for public inspection since the workshop in February. In the Village's three major operating funds, General, Water, and Sanitary Sewer Fund, projected revenues are estimated at \$10.9 million, which is an increase of 5% over the FY2006-2007 budget.

Some of the highlights of the revenues are a 4.4% increase in the 2006 tax levy with most individual homeowners seeing a 3.4% increase in the Village's share of their tax bill and, a 15% increase in the combined water/sewer rate to pay debt service on bonds for water system improvements.

Proposed expenditures are also estimated at \$10.9 million, representing an increase of 3.2%. Some of the highlights under expenditures include eliminating the Village subsidy for garbage collection for a savings of \$180,000; a slight decrease of less than 1% in Village salaries and a 4% increase in fringe benefit costs that include (FICA, medical insurance, Medicare, IRMF and Police Pension contributions). New this year is a \$240,000 payment for debt service on the water improvement bonds. The proposed budget also includes over \$4.6 million in capital improvements such as \$3.5 million to replace the water transmission main to Winnetka, an emergency water interconnect with Glencoe and a SCADA (supervisory control and data acquisition system) water

monitoring system. Also the expenditures budget includes \$473,500 in road improvements, \$274,900 in vehicle replacements, including a new ambulance and \$50,000 for a comprehensive storm water drainage study through the entire Village.

Mr. Noble also noted that the three operating funds are balanced and the general fund is projected to have a \$145,000 surplus. Staff recommends that this surplus be transferred to the Capital Improvement fund for current and future capital expenditures. The Capital Improvement Plan shows that over the next five years, the Village will average about \$2.5 million in capital improvements. The proposed budget also meets the Board's policy of maintaining a six month balance in the General fund.

The proposed FY2007-08 budget must be adopted by the Village Board by the end of the current fiscal year, April 30, 2007. At the Board's direction, staff will prepare an ordinance adopting the budget and have it ready for the April 17, 2007 meeting.

President Birkinbine asked for any questions/comments from Board members and the audience.

*Resident John Kemper* questioned how the Village could call the refuse collection a "subsidy" since the residents are providing the money through taxes.

President Birkinbine responded that perhaps it should be called a "selective subsidy" since some residents benefit from the disbursement of the dollars where others do not.

Trustee Moore noted that while the Village took in some of the money from taxes, it never covered the entire resident's portion. The Village still had to come up with \$50,000 to cover the bill from the waste hauler and the program didn't cover multi-family homes using dumpsters. Therefore it was a subsidy.

*Resident Kemper* noted that he was on the Caucus when the Village originally decided to have the cost of basic waste removal taken from taxes and at that time, it covered the entire cost.

President Birkinbine noted that since not all people are able to itemize their deductions, not all the residents are able to get the full benefit of the having waste and recycling service deducted from their taxes.

Trustee Karnes added that there are a number of people in the Village who live in multi-family housing development that use dumpsters and don't get the benefit of the service. These residents feel they are being unfairly discriminated against by paying twice for waste service.

*Resident Kemper* asked the Board to how to explain why it works for Winnetka and the City of Chicago.

Trustee Karnes noted that both own their equipment, own their operation and operate their own waste management. He noted that in Northfield, the subcontracting is basically done on behalf of the single family residents while the special uses and planned unit developments have to bear the cost themselves as part of their development. The Village collected taxes across the board for the period of time Resident Kemper identified and a fair share of residents felt they were not being fairly served which was part of the Board's decision as well.

*Resident Irv Hobson* asked that the Board consider putting the garbage collection back into the budget.

*Resident Gavin Blunt* commented that in contrasting last year's budget, which he felt was very lean, with this year's, he wondered where the Village found areas to trim even more for this year's budget. He commended staff for achieving a balanced budget for FY2007/08. He also noted that if nothing is done to address the Village's fiscal budget long term, next year there will be no place to cut from the budget. He noted that the Village still needs roads repaired, water mains repaired, and police still get mandates from the federal government. He expressed his concerns about the future and whether the Village residents are being short sighted in their approach to the Village budget. Increases in any area in the future will create havoc for the Village's budget. He noted that he felt in some areas, however, perhaps the Village hasn't gotten the best deals it should have such as on the water contract with Winnetka. He asked about the Glencoe interconnect and when that would be available to the Village and how much it is costing. He felt that the Board and Staff need to inform residents about why they need additional funds and why they need to maintain its reserves. He thanked the Board for all their efforts in serving the community as volunteers and noted that they have a responsibility to look at the big picture and to run the Village like a business and maintain the assets of the Village.

President Birkinbine responded to Gavin Blunt's question on the Glencoe Interconnect which is expected to be complete in July 2007.

Trustee Moore thanked Mr. Blunt for his efforts in reviewing the budget and for his ability and time in explaining important aspects to other residents.

#### **CONSIDERATION TO ADJOURN THE PUBLIC HEARING AT 7:30 PM**

There being no further comments or questions, Trustee Karnes made a motion, seconded by Trustee Moore to adjourn the public hearing and to convene the Regular Board meeting. By voice vote all agreed.

#### **RECONVENE TO REGULAR BOARD MEETING AT 7:30 P.M.**

The Board of Trustees of the Village of Northfield reconvened in the Council Chambers of the Village of Northfield for the Regular Board Meeting on Tuesday, March 20, 2007. The meeting was called to order by President John Birkinbine. The roll call as called by the Village Clerk was as follows:

PRESENT:	President Trustees	John Birkinbine, Jr. Bobbie Moore Evan Karnes Ruth Lucchesi Terry Gottlieb
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ABSENT:		Frank Charhut Ted Greene
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#### **Introduction of New Police Officers**

Chief Lustig introduced two new officers Deborah Hoffman and Jessica Sotelo providing information on their background before coming to the Village. Officer Hoffman graduated number one in her Police Academy class and named Class Valedictorian. The Board welcomed both new Police Officers.

**APPROVAL OF CONSENT AGENDA ITEMS:**

Trustee Gottlieb made a motion, seconded by Trustee Lucchesi, to approve Consent Agenda items 1 through 3.

1. Approve the Minutes of the February 20, 2007 Village Board meeting.
2. Approve the Bills and Disbursements from 2/17/07 to 3/16/07 in the amount of \$222,031.35.
3. Approve a Housekeeping Ordinance to amend Ord. 07-1320, changing the traffic violation fee amount to be in compliance with the Village's current traffic violation fees.

Trustee Karnes advised that one of the payees on the list of bills, Kone Inc., is a sometimes client and that he intends to vote on the complete list of bills.

Upon the following roll call vote, the motion was approved.

AYES: Moore	NAYS: 0	ABSTAIN: 0	ABSENT: Charhut
Karnes			Greene
Lucchesi			
Gottlieb			

**CONSIDERATION TO APPROVE A SPECIAL USE ORDINANCE FOR 1884 OLD WILLOW ROAD**

Trustee Moore made a motion, seconded by Trustee Lucchesi to approve a Special Use ordinance to permit construction of a six unit multi-family condo dwelling with variations at 1884 Old Willow Road.

Community Development Director Anne Kane summarized the Plan and Zoning Commission's public hearing to consider and recommend approval of the special use ordinance and variations. She noted that the Architectural Commission and Zoning Board of Appeals also reviewed this project. The Plan and Zoning and Architectural Commissions forwarded their unanimous recommendations for approval of the project. Director Kane noted the letter placed at each Board members place from an adjacent property owner to 1884 formally noting their opposition to the project.

President Birkinbine asked if anyone present had additional comments on the project.

*An unidentified female resident at 1881 Old Willow* presented her concerns regarding flooding and other issues.

Trustee Karnes noted that the Village requires a topographical survey as part of the petitioner's proposed project which show the present water flow and how much. He assured the resident that at a minimum, any displaced storm water would have to be contained on the project property. The engineer for the proposed development was present and addressed the various concerns about water and how it would be handled to prevent flooding as a result of the proposed condominium development. He noted that they are creating a drainage swale on the property to

aid the flow of water. The builders engineer stated that their current design actually alleviates existing runoff in addition to accommodating any future water runoff.

Trustee Moore asked if there are any storm sewers on Happ Road. She noted that everything flows east to west toward the Middlefork Branch of the Chicago River. The current property currently and naturally flows to the west toward the river.

Trustee Gottlieb addressed the resident's concern about a wall and asked the developer if they were seeking any variation for sideyard or rearyard setbacks or if the proposed construction is within the permitted zoning. The engineer noted the project is within the current zoning requirements.

Trustee Lucchesi asked for clarification on the project's underground detention and routing of the water on the property into the river. The engineer explained how the water would be routed from the front of the property to the back to the detention pond in the back of the property.

Trustee Moore asked where the sump pumps for the condo development would be connected. It was reported they would be connected to the detention pond.

*Resident Joan McClure* asked the developer's engineer further questions which he responded to (the questions and responses could not be heard on the recorder).

There were additional questions regarding the air conditioners for the condo development their placement and noise levels.

Trustee Karnes commented that the condo development is approximately a 12,000 sq. ft. residential structure and other homes in the Village which are currently being built off Winnetka Road are roughly the same size. He added that if this discussion involved one of those single family homes, the Board would not even be discussing the matter of placement/noise from the air conditioning units as long as they were located within the setback.

Trustee Moore noted that the placement from an aesthetic viewpoint was important as well as where they are placed from a noise standpoint. She noted the placement of the air conditioners as described by the engineer took both these points onto consideration in a creative way.

*A resident of Willow Hill* voiced her objections to having the property at 1884 developed into a six unit condominium. The multi family unit she lives in next door currently overlooks a single family home and she prefer it stay a single family home.

President Birkinbine explained that the multi family zoning for the property at 1884 was done many years ago and not recently to accommodate the current owner and noted that it is permitted by zoning to be developed for a higher use.

Trustee Karnes noted that the owners of the property are legally within their right to develop the property with a multi-family condo and the Board must consider their plan and provide the opportunity to build within the legal zoning for the property.

Trustee Moore offered that the area the resident will look out on for the new building will

actually be very heavily landscaped per the plan.

There being no further comments or questions, upon the following roll call vote, the motion was approved.

AYES:	Moore	NAYS: 0	ABSTAIN: 0	ABSENT: Charhut
	Karnes			Greene
	Lucchesi			
	Gottlieb			

**CONSIDERATION TO APPROVE A RESOLUTION DECLARING THE VILLAGE'S INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES FROM FUTURE DEBT ISSUES**

Trustee Gottlieb made a motion, seconded by Trustee Lucchesi to approve a resolution declaring the Village's intent to reimburse certain capital expenditures from future debt issues.

Finance Director Noble explained that this is a housekeeping resolution that will preserve the Village's ability to reimburse itself for capital expenditures it makes for the water system improvements from the future bond issue. This resolution will allow the Village to proceed with the Glencoe Interconnect and SKADA projects prior to the sale of the bonds. Once the costs for the water main connection with Winnetka are known, the Village can issue the bonds and reimburse itself for the Glencoe and SKADA projects. If the Village does not pass this resolution, the character of the bonds would change from tax exempt to taxable and a higher rate of interest would have to be paid.

*Resident Irv Hobson* commented on the amount of the bonds. Finance Director Noble noted that the Village did not want to over bond or under bond and the resolution was the most prudent course of action for the Village to take.

*Mr. Hobson* also asked about the timing of the bond issue. Manager Sigman responded that it would likely be in August 2007 following the award of the bid or they could happen at the same time. It will take about 2-3 weeks to receive the funds.

There being no further discussion, upon the following roll call vote, the motion was approved.

AYES:	Moore	NAYS: 0	ABSTAIN: 0	ABSENT: Charhut
	Karnes			Greene
	Lucchesi			
	Gottlieb			

President Birkinbine asked if anyone had any comments or questions for Chief Nystrand or Police Chief Lustig while they were in attendance.

The Board congratulated them with applause for the excellent service the Village receives.

**Discussion of Board Update Information**

*Willow Road*

Village Manager Sigman provided an update on Willow Road. She pointed out that a new Chair of the Traffic and Transportation Committee was appointed, Peter Fischer, and that she and President Birkinbine would be meeting with him in early April to develop a plan for moving forward with the T&T Committee. President Birkinbine has had some meetings with President Woodbury of Winnetka who has offered to help Northfield and participate in the Willow Road matter.

President Birkinbine noted that President Woodbury offered to be an intermediary on Willow Road and said that President Woodbury has formal training on road building and development and works on these types of projects. He noted that President Woodbury stated it is not necessarily a bad thing to have some traffic slow downs when going through communities. President Birkinbine commented that he and Mr. Woodbury recently had breakfast with Senator Schoenberg. Mr. Woodbury suggested introducing a planning company into the Willow Road issue. Senator Schoenberg thought it a good idea and added that the State should pay for it. Senator Schoenberg commented that it is a good idea to have Winnetka get involved in the planning discussions. President Birkinbine also suggested Northfield's School and Park Boards be involved in any discussions since they have been actively involved in the past. President Woodbury is currently exploring planning firms and Senator Schoenberg is look into funding from the State. No concessions were made and no agreements. The decision on the planning firm will be up to Northfield.

#### *Village Center Task Force*

Community Development Director Anne Kane provided an update on the Village Center Task Force Committee's work. Ms. Kane noted that since last month's meeting, staff has conducted meetings with property owners south of Willow and east of Happ Road. Friedman Properties is key to any redevelopment plans by the task force as the primary property owner.

At the last meeting, the Task Force discussed having the developer create some studies at various heights for preliminary plans because the task force feels it is key to get back to the property owners in the area on what kind of development is being considered.

Trustee Gottlieb added that at the last meeting, the Task Force tried to redefine the geographical footprint of the project and narrowed down the area. They communicated to the main developer that the Village would not be participating in any tax incentive program, thus very limited financial participation would come from the Village; the project would have to stand on its own for the developer to continue. The developer could not look to the Village to be providing millions of dollars to the project. The Task Force conveyed that once the developer comes up with a plan they feel would meet their objectives; they would then have to meet the Village's objectives.

Director Kane noted that the next Task Force meeting is scheduled for April 10 but due to spring break, the date may be changed.

*A resident* asked if there are summary notes available of the Task Force meetings.

Director Kane noted that summary notes have not been kept to date except for one memo prepared for the Village Board which she could share with the resident. It was noted that the meetings are public and are noted on the Village's meeting calendar.

### **ADJOURN TO EXECUTIVE SESSION**

Trustee Karnes made a motion, seconded by Trustee Lucchesi to adjourn to Closed Session at 8:34 p.m. to discuss pending litigation and personnel related issues.

Upon the following roll call vote, the motion was approved.

AYES:	Moore	NAYS: 0	ABSTAIN: 0	ABSENT: Charhut
	Karnes			Greene
	Lucchesi			
	Gottlieb			

### **RETURN TO OPEN SESSION AT 11:00 PM**

#### **ADJOURNMENT**

There being no further business to come before the Board, Trustee Karnes made a motion, seconded by Trustee Lucchesi to adjourn the meeting at 11:00 p.m.

Upon the following roll call vote, the motion was approved.

AYES:	Moore	NAYS: 0	ABSTAIN: 0	ABSENT: Charhut
	Karnes			Greene
	Lucchesi			
	Gottlieb			