

APPROVED AS SUBMITTED - 4/24/07



**SUMMARY NOTES
OF THE MEETING OF THE
VILLAGE CENTER TASK FORCE MEETING
TUESDAY, JANUARY 22, 2007**

On Tuesday, January 22, 2007, in the Multi-Purpose Room of the Northfield Village Hall, the Village Center Task Force convened the following meeting at 6:00 p.m.

PRESENT: Chairperson Terry Gottlieb, Members Todd Burlinghof, Evan Karnes, Pat Karr, Ruth Lucchesi, Bill Vaselopoulos, and George Warga

ABSENT: Members John Birkinbine, Robert Lopatin and Blair Robinson

ALSO PRESENT: Trustee Bobbie Moore, Village Manager Stacy Sigman, and Community Development Director Anne Kane

Ms. Kane provide a brief explanation and purpose of the temporary development moratorium adopted by the Village Board last month, noting that the primary purpose is to allow the Task Force adequate time to formulate a recommended plan of action. It will be in effect for nine months.

Chairperson Gottlieb updated the Task Force on a series of events and meetings that have occurred since the initial Kick-Off meeting held last October. Village Staff attended a meeting with representatives of Friedman Properties last month to discuss the redevelopment opportunities, including economic development tools the Village may consider, to encourage private sector investment in the Village Center. Subsequently, at the request of Friedman Properties, Chairperson Gottlieb and Member Karnes, along with Staff, attended a meeting to discuss their specific issues and interests as a key property owner within the defined primary focus area. Stemming from those discussions, Friedman Properties presented their vision, along with their assembled development team, at a follow-up meeting last week.

Member Karnes summarized the redevelopment concept, while preliminary and in the very early stages of design, depict a comprehensive mixed-use retail development with residential condominium units on the upper levels. As presented, the redevelopment would incorporate all the properties south of Willow Road between the Edens Expressway to the ComEd property, north of Mount Pleasant. The Village Hall and library/post office site included, along with Village-owned right-of-ways

Rough figures of 80,000 square feet of retail (net gain 40,000 s.f over existing) and 200 to 250 condominium units (averaging 1,500 s.f./unit). The crescent design presented included two separate building footprints which encase a large parking field, with circulation drives on the outer edge for convenient patron parking, underground parking for the residences, pocket green spaces and the opportunity to incorporate a civic

gathering space, perhaps by closing off the east-west “connector” which may be enhanced design.

Chairman Gottlieb and Member Karnes together outlined a handful of the key commitments and specific timeline outlined by Friedman Properties, if they are to be designated the preferred developer for the Village Center. The availability of tax increment financing was brought up, to which both Village staff and the developer’s financial consultant agreed would be unlikely to achieve TIF designation. Another critical component raised by Friedman Properties is the Village’s ability to use eminent domain, or the threat of eminent domain, if it comes to that, to ensure the assemblage of all the properties within the primary focus area. A key aspect being the Village’s designation as a home-rule community. To that end, a series of meetings have been held over the last week with a variety of community leaders and groups, including the Caucus, school district and park district officials, to explore the interest and community support for such a cause.

Therefore, it was explained that it was necessary to cut short tonight’s Task Force meeting, so that the Village Manager and others could attend the Caucus’ Town Meeting scheduled to begin momentarily in the Council Chambers.

The meeting was adjourned at approximately 7:00 pm.