

*APPROVED AS NOTED 4/24/07*



**SUMMARY NOTES  
OF THE MEETING OF THE  
VILLAGE CENTER TASK FORCE MEETING  
MONDAY, FEBRUARY 5, 2007**

On Monday, February 5, 2007, in the First Floor Conference Room of the Northfield Village Hall, the Village Center Task Force convened the following meeting at 7:30 p.m.

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

**ABSENT:** Members John Birkinbine, Pat Karr, Robert Lopatin and Blair Robinson

**ALSO PRESENT:** Trustee Bobbie Moore, Community Development Director Anne Kane, and Scott Yelvington, COO of Metropolitan Bank Group (property owner)

Chairperson Gottlieb updated the Task Force on the feedback the Village has received following the recent presentation of the Home Rule Analysis that it is unlikely that any determination will be made within the timeframe desired by Friedman Properties. Therefore, the Task Force needs to re-group and formulate a consensus on how to respond. Without home rule authority, the application of eminent domain is severely limited and, more importantly, would not have the political support of this community.

Ms. Kane stated that preliminary discussions with the Village's TIF consultant indicate the likelihood of successfully demonstrating the "but for" argument required for TIF designation, which was reinforced by staff's internal analysis of property values within the Village Center over the past several years, **did not appear to be very strong**. Therefore, the availability of TIF assistance for any redevelopment efforts is doubtful. However, staff will follow up with Kane McKenna to prepare an abbreviated assessment of the Village Center's eligibility for TIF designation.

Next the feasibility of relocation the Village Hall/Police Department was discussed, along with the vacation of Orchard and Walnut, to facilitate a more comprehensive redevelopment. The general consensus was these were viable alternative to consider, however, detailed analysis of the real costs associated with "throwing" in these assets will be necessary. The true value can only be known once a redevelopment plan is prepared, which gets back to the extent to which the Village is amenable to modifying the existing zoning and what sort of density would be allowable under a PUD designation. Comparable building heights in the Village Center and surrounding residential buildings were discussed, and there was general consensus that the Task Force would be willing to consider five stories, however, the overall design and how that height could be managed through architecture would be key.

The certain approval schedule outlined by Friedman Properties was discussed and, while aggressive on the design and construction schedule dates, it was understood that as a property owner they were owed a response from the Village within the initial “due diligence” period which ends in last Spring/early Summer. Finally, without designation as the preferred developer, it was clear to the Task Force that Friedman Properties participation was doubtful, and the general consensus was to continue discussions on redevelopment scenarios with Friedman Properties as the preferred developer.

However, it is also essential to provide information and get feedback from the rest of the other property owners in the Village Center area as well. Staff was directed to schedule meetings with all the property owners within the focus area to introduce the Village Center redevelopment project and gauge their interest in participating, integrating, resisting, etc...

There being no further discussion, the meeting adjourned at 9:00 p.m.

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