

APPROVED AS NOTED 4/24/07



**SUMMARY NOTES
OF THE MEETING OF THE
VILLAGE CENTER TASK FORCE MEETING
TUESDAY, MARCH 13, 2007**

On Tuesday, March 13, 2007, in the First Floor Conference Room of the Northfield Village Hall, the Village Center Task Force convened the following meeting at 7:00 p.m.

PRESENT: Chairperson Terry Gottlieb, Members Todd Burlinghof, Pat Karr, Robert Lopatin, Ruth Lucchesi, Bill Vaselopulos, and George Warga

ABSENT: Members John Birkinbine, Evan Karnes, and Blair Robinson

ALSO PRESENT: Trustee Bobbie Moore, Village Manager Stacy A. Sigman, Community Development Director Anne Kane, and interested residents (see attached sign-in sheet)

Chairperson Gottlieb opened the meeting by summarizing what had been discovered during Staff's meeting with the key property owners and providing an overview of the revised primary focus area, which presently excludes the commercial properties along Frontage Road, as well as the properties on Orchard east of Friedman's property. Member Lopatin indicated that Friedman's assembled development team believed the revised area provided a realistic and doable redevelopment project. To date, however, they have resisted formulating a concept plan, awaiting feedback from the surrounding property owners and direction from the Task Force. Member Vaselopulos suggested that prior to "hard-lining" the Site Plan, staff should re-group with the key property owners to walk them through the concept plan, since no visuals or plans were presented at the initial meetings. Village Manager clarified the procedure for the Village to acquire the Cook County parcel, which is a crucial parcel if a municipal parking ramp is to be incorporated into any future redevelopment efforts.

Chairman Gottlieb reiterated that TIF is not a likely scenario, rather what the Village can control or contribute to the project is the project zoning and overall density; as well as Village-owned property including the Village Hall/Police Department site, and surrounding right-of-ways. Given the focus of the redevelopment efforts on the properties east of Happ Road, Chairman Gottlieb introduced the concept of "flipping" the Village Hall and Police Department to the library/post-office site, noting that it could be feasible to construct a 25,000 square foot facility in a 2½ story facility. That would allow a municipal service building, which would incorporate Village Hall, Police and a new library facility under one roof. Excess police vehicles and impounded vehicles may have to be accommodated at the Public Works facility at 1800 Winnetka Road.

Member Lopatin indicated that the Dominick's site is for sale and that he has requested a full information packet from the listing agent. He'll advise staff of any further updates he receives.

Member Burlinghof asked the other members of the Task Force what the main goal for the Village Center really is, and suggested that rather than a comprehensive redevelopment of a larger area that a more realistic approach is incremental redevelopment. He thought it might be appropriate for Northfield to consider opening up the opportunity for other entrepreneurs to explore. He also wanted to thoroughly examine and understand the economics of shifting the Village Hall site and questioned how existing tenants would be retained throughout the reconstruction efforts. He suggested that the appropriate response back to Friedman Properties would be to outline the specific provisions that this Village would find acceptable.

Chairman Gottlieb asked that a concept sketch plan of the site, along with a massing study be provided and comparable density in nearby retail projects be identified. Specifically noting that the building heights at The Glen would be useful information. Member Burlinghof stated that six stories is too tall, five may be a bit closer to being acceptable to him, provided it's the proper product design geared towards upper-end empty-nesters. Again, increased building heights are acceptable provided good architecture, enhanced materials and rich details are integrated into the overall plan.

Member Karr indicated that she would like to see the library corner integrated into the project area, and Member Lucchesi questioned whether the new structure would tower or crowd Happ Road. Chairman Gottlieb and Village Manager Sigman outlined the thought process behind the possible relocation of Village Hall, and how owning the site factored into the economics of making such an option worth exploring further.

Chairman Gottlieb concluded the meeting by suggesting that the next appropriate step would be for Friedman Properties to develop the framework for the redevelopment of the revised focus area.

There being no further discussion, the meeting adjourned at 8:30 p.m.