

APPROVED AS SUBMITTED - 4/24/07



**SUMMARY NOTES
OF THE MEETING OF THE
VILLAGE CENTER TASK FORCE MEETING
MONDAY, OCTOBER 23, 2006**

On Tuesday, October 23, 2006, in the First Floor Conference 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, Robert Lopatin, Ruth Lucchesi (via telephone), Bill Vaselopulos, and George Warga

ABSENT: Members John Birkinbine and Blair Robinson

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

Chairman Gottlieb opened the meeting with a brief description of the Village Center Task Force's charge and then requested that all those present introduce themselves and provide a brief overview of their background and particular interest in serving on the Task Force.

Following the introductions, Village Manager Sigman welcomed the members and thanked them for agreeing to serve the community in helping to create a common vision for the manner in which the Village Center should be redeveloped over the next several years. She then introduced Northfield's new Community Development Director, Anne Kane, expressing her excitement and enthusiasm with the background and experience she brings to this position, and most importantly, to assisting the Task Force with its endeavors. Before excusing herself from the meeting, Village Manager Sigman noted her plan to remain actively involved and input "behind the scenes" and provided assurance that she could always be contacted with any questions or issues that arise.

Ms. Kane provided an overview of the Village Center district and described the boundaries which encompass the focus area for the Task Force. She explained that the creation of a Village Center Master Plan was just one step in a larger, more detailed planning process. The first step was the development of the Village's Comprehensive Plan, which was completed in 1999. The next step involved the recodification of the Zoning Ordinance, to ensure the standards and regulations encouraged the type of development desired by the Village. And, this final stage focuses specifically on the Village Center. Ms. Kane summarized previous attempts made by the Village, and discussed how projects and developments in neighboring communities --- and the explosion of competition, make this an opportune time to revisit the Village Center.

The Task Force discussed alternate strategies, the first being an all-inclusive plan in which all 7 sub-areas are redeveloped in a comprehensive manner. The second approach

identifies more specifically 1 or 2 key sub-areas to focus initial efforts. It was the general consensus that the Primary Focus Area of this Task Force's efforts is the area bound by Willow Road to the north, the Edens to the east, the railroad ROW to the west and Mt. Pleasant to the south. There was also discussion to extend any street enhancement plans west along the Willow Road corridor, at least to the Middlefork Bridge, given the image that is projected along this highly-traveled corridor.

Staff was directed to identify a handful of design firms that could assist the Task Force with the creation of a common design vision for the Village Center. It was agreed that formulating a vision is essential for developing community support and excitement; however, it was cautioned that creating specific expectations too early in the process can impede realistic projects down the line. There was unanimous agreement that the existing tenants are unique and distinctive, and should be accommodated and retained through any redevelopment plan for the Village Center.

Staff was also directed to initiate discussions with the two primary outside agencies that have rather significant permitting authority within the Village Center: Illinois Department of Transportation and the Cook County Highway Department.

There being no further discussion, the meeting adjourned at 7:45 p.m.