



**SUMMARY NOTES  
OF THE MEETING OF THE  
VILLAGE CENTER TASK FORCE MEETING  
MONDAY, AUGUST 6, 2007**

On Monday, August 6, 2007, in the Executive 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, Pat Karr, Evan Karnes, Robert Lopatin, Ruth Lucchesi (via telephone), Blair Robinson, Bill Vaselopulos, and George Warga

**ABSENT:** Members Todd Berlinghof and John Birkinbine

**ALSO PRESENT:** Village Manager Stacy Sigman, Community Development Director Anne Kane, Jack Chapin, Village Trustee, Bobbie Moore, as liaison from the Skokie Valley Bike Trail Committee and Fern Kamen, Temple Jeremiah

Chairman Gottlieb opened the meeting, noting that Ruth Lucchesi was participating by telephone conference call. The summary notes of the previous meeting held June 11, 2007 were approved as submitted. Moving on to Agenda Item 3.1 - consideration and discussion of a recommendation to the Village Board regarding the impending expiration of the Temporary Moratorium upon Development in the Village Center Zoning District, Chairman Gottlieb stated that he had given this matter much thought. After much deliberation, he had concluded that to throw away the moratorium at this point would be unfair to the Task Force which has worked diligently over the last eight months to explore all possibilities for the future redevelopment of the Village Center.

Village Manager Sigman added that while Staff's memo indicates the possibility of hiring Myefski Cook Architects to assist with design review on case by case basis, that scenario really has no standing or backing without a formal recommendation from this Task Force. Upon further consideration and much internal discussion, Staff had also reached the same conclusion that to stop short at this stage and allow development to occur on an ad hoc basis would not be in the best interests of this Village. In response to Bob Lopatin's inquiry as to which sites were available for redevelopment, Staff clarified that in addition to the two vacant gas station sites; Reagan Meats recently moved out, the Glass Works building behind Northfield Village Square is available, along with Trout & Grouse, which is advertising a future location at the Willow Festival retail center — presumably, the Northfield location will be closed.

Evan Karnes agreed with Chairman Gottlieb and believes the best alternative is to give Myefski Cook Architects (MCA) the opportunity to create a plan for the Village Center, one which this Task Force can forward a positive recommendation for adoption as a component of the Village's Comprehensive Plan. He suggested a six month extension of

the moratorium. Ruth Lucchesi indicated her strong concurrence with the statements of both Chairman Gottlieb and Evan Karnes.

The impact upon individual property owners was raised as a concern. However, there was general consensus from all the Task Force members present that there should be an extension of the moratorium to allow the Task Force to complete its job. The length of time for any such extension was debated. Staff was encouraged to put pressure on Myefski Cook Architects to turn around a design study and plan in a timely manner, completely independent of the time limitation of any such extension.

Following discussion on possible time lines for the MCA study, Evan Karnes made a motion to recommend to the Village Board an eight (8) month extension of the current moratorium on development in the Village Center, Ruth Lucchesi seconded the motion. There was unanimous support to recommend an eight (8) month extension of the moratorium. The Task Force discussed the ability to retract the moratorium should a plan be adopted sooner, and believed it was better to err on the safe side, being conservative with a time line rather than once again having to extend the moratorium six (6) months down the road. The importance of outlining how the plan for the Village Center will be enacted was raised by Bill Vaselopulos. He noted that it may have several prongs; including codifying the plan, creating design guidelines, and assigning responsibility to the proper Board or Commission to oversee its implementation. Staff was directed to create a meeting schedule and identify specific dates of Task Force meetings for the period of December through April.

Next the Task Force discussed the draft Letter of Agreement with Myefski Cook Architects, Inc. which outlined the Scope of Services and expected list of deliverables. It was the consensus of the Task Force that the Design Study should incorporate various degrees of redevelopment — min/med/max density levels and should examine how the Village may adopt a sliding scale for “density bonuses” for enhanced architectural design. It was also suggested that the Design Study incorporate Willow Road, both in its current configuration as well as its future configuration, based on the findings of the Lakota Study. The projected timeline for the study was discussed and it was the consensus that a status update in early October to review MCA’s schematic plans would likely be the next meeting.

There being no further discussion, the meeting adjourned at 7:35 p.m.