

## Northfield Village Caucus

October 1, 2015

The meeting was called to order by Jonathan Don, Chair at 7:04 pm.

Caucus Members present at the meeting were:

Marsha Balsamo	Jon Don	Ruth Lucchesi
Ken Bley	Kathy Estabrooke	Jerry Mulick
Frank Charhut	Cricket Hauff	Keith Reed
David Detlefsen	Jon Kemper	David Woodyatt

Guests:

David Aul  
Ericka Foster  
Brian Kozminski

As first order of business, Jon asked each member/guest to introduce themselves and thanked us all for attending.

He then asked for a motion to approve the agenda for the evening. Motion to approve by Keith Reed seconded by Ruth Lucchesi. Approved unanimously.

A motion to approve the minutes of the July 23, 2015 meeting was entered by Marsha Balsamo, seconded by Ruth Lucchesi and unanimously approved.

Jon introduced Village Trustee Brian Kozminski, who was asked to address the caucus regarding our village government and how it works. Since our main charge is to slate candidates for the village board it is good for us to have exposure to the village government and what it takes to be a trustee.

Brian gave us an update on the village infrastructure, specifically the Northfield Road corridor. He spoke about the Open House held at the Senior Center where consultants gave a presentation on their Northfield Road vision. There is still more work to do on the planning of this corridor.

The board and staff recently met with the auditors. Once the auditors make their presentation the staff leaves the room and the Trustees have a private question and answer session with the auditors.

The village has a AAA bond rating which is an amazing achievement for our size.

The village just went through the budget process. 80% of the spend is salaries and benefits. 30% of our money comes from property taxes, 20% from water. The next largest share comes from sales tax at 15%. 67.3% of our sales tax dollars comes from our car dealers and 12.6% comes from Mariano's.

However, we have our challenges with Springfield regarding our sales tax dollars. They are starting to withhold monies. So their issues are now becoming village issues.

The village is a well-oiled machine. We maintain 6 month operating expenses in reserve. The village is fiscally responsible. As an example the village is putting away money for an ambulance they will need 10 years from now.

The village does not budget for road or storm sewers. We are very good at finding money for storm sewers through grants.

We are working with the County to redo Winnetka Avenue with storm sewers.

Our police pension is 56% funded. Each % is \$250,000. We have no fire pension fund.

Our concern now is protecting our reserve. If Springfield decides to take our reserve we'll fund the pensions with those monies.

State is mandating to combine 911 centers. This is a concern. Currently we have 2 cops at night and if there is an arrest that puts the village and our officers in a dangerous position.

The impact of Kraft is not as much as we feared. Kraft doesn't own the property so the property taxes will still come in.

We are hoping for another corporate tenant because we not only benefit from property taxes but the taxes on corporate jets, phones, not to mention that they eat and shop in town.

Northfield Road - The buildings for the most part are tired and old. The road needs to be fixed. The buildings aren't suited for retro-fit. The village hired Teska Associates who provides professional services for community planning, site design, landscape architecture, and development economics. They interviewed business owners, neighbors. They held town meetings and the last one was last night. With all of this input they will create a presentation of their findings to be presented at the Village Board meeting in December.

The AT&T site is being looked at by the same company who developed Fox Meadow and Hibbard Gardens. Unfortunately that site sits on a flood plain so that makes development a bit trickier.

The south end of Northfield Road is civic oriented and the north end is anchored by Mariano's.

Bike lanes, sidewalks and on street parking are being considered along with east/west connectivity. Alice Place connectivity is also being considered.

Dave Aul asked, how do they plan to work out this plan? Brian answered, by changing the permitted use for the corridor.

Ruth Lucchesi asked about first floor retail with apartments above. Brian stated that this is not a part of the plan.

Kathy Estabrooke said that the current zoning is definitely a challenge for the Plan and Zoning Commission.

Dave Woodyatt asked, you met with the auditors, how about the actuaries? Do you meet with them? Brian answered, we meet face to face with the auditors, not the actuaries. Steve Noble works with the actuaries. We look at the numbers once a year.

The Wall Street Journal had an article about municipalities using old mortality tables. Brian said, we picked a more aggressive mortality table.

Cricket Hauff asked, what's the best part of being a Trustee? Brian answered, I love it because it's always something different. The biggest issue at one point was Chief Keef but then you have the pension issue.

Brian said when looking for a candidate, pick one that is level headed. Jon asked if there any more questions. Seeing none, he thanked Brian for his presentation and his services. Those sentiments were echoed by those in attendance.

Jon asked the committee chairs to begin their presentations.

#### Finance - Frank Charhut

Frank said Brian gave a good overview of what he would have presented. He had nothing more to add.

Jon stated that our website had some issues. He dispersed \$170.00 to our web consultant for services rendered in bringing the site back up.

Jon stated he's looking for a web expertise within the caucus so we have more internal understanding of our site.

#### Membership - Keith Reed

Keith introduced our guests again, Erika Foster and David Aul. We have a 3<sup>rd</sup> possible member, Leonard Rubin. His bio, along with Erika and David's, are available, but Leonard was unable to attend tonight. Jon thanked our guests for attending.

#### Nominating – Jon Don (for Al Chircop)

Jon stated we have a new calendar. Interviews will be held in September rather than August due to vacations.

#### Platform – Marsha Balsamo

The committee looked at the platform and made some changes and presented those changes prior to the meeting.

A discussion ensued regarding the Northfield Village Center Design Study and the Comprehensive Vision Plan and how these two documents work with the platform. Specifically building heights within the village was discussed.

Asking for any more questions, finding none, the platform was submitted for a vote. Lengthy discussion followed whether the platform should be voted on at this meeting because revisions of paragraph B.2 and 4 were conveyed separately as an addition to the final draft.

Ruth Lucchesi motioned to vote on the platform as presented to us with the revision of paragraphs B.2 and 4 and trust that the committee will transcribe the paragraph as written, deleting the word "rigorously" from the paragraph and indicating that the survey was performed in 2012. Ken Bley seconded. Jon asked for a vote. The vote was unanimous. The platform was ratified. (Draft version – Exhibit II)

#### Board Meeting Reports:

The board is working on a 10 year Infrastructure plan. There was discussion on the referendum. Ruth said that because the village is Home Rule, we don't have to go to referendum to float

bonds. However, the Trustees agreed to continue going to referendum but it is not legally necessary.

Dave Aul asked if we should add this to the Platform, but we can't because we can't bind them. We covered it in the Platform under Financial Responsibility.

Northfield Next - The next meeting is October 3<sup>rd</sup>. Marsha thinks the meetings are rough because people want things to happen but don't want to work.

Village Board Meetings –

We are getting new electric meters. They are state of the art. ComEd can ping them to see if they are working and can read them remotely.

The County allowed us to decide when Winnetka Avenue will be replaced. This will include 10 storm sewers. They will be rerouting feeders in that sewer and will bypass the river.

Update on Sunset Ridge School - the money set aside isn't enough. A full updated wasn't available.

The next caucus meetings:

January 28, 2016  
April 22, 2016  
July 21, 2016  
October 6, 2016

Jon asked if there was any new business. Finding none he asked for a motion to adjourn.

Motion to adjourn was entered by Keith Reed, seconded by Ruth Lucchesi. The meeting was adjourned 8:46p

Respectfully submitted,



Kathleen A. Estabrooke  
Acting Secretary – Northfield Village Caucus

## Brief Biography of:

### **E. Leonard Rubin, Principal, LRubinLaw**

*270 Sunset Drive - Northfield*

E. Leonard Rubin is principal counsel with the law firm LRubinLaw, a firm that represents individuals and business clients worldwide. Mr. Rubin, who concentrates his practice in copyright, trademark, defamation, trade secret, privacy and entertainment law, resigned his position a number of years ago as Vice President, General Counsel and Corporate Secretary for Playboy Enterprises, Inc., where he had been for 13 years, to return to private practice. He is an arbitrator and certified mediator and has extensive experience handling negotiations, internet implications and complex litigation in the copyright, trademark, communications, publishing, computer, music, television, theatrical and motion picture areas, among others.

Mr. Rubin is a past Trustee and immediate past president of the Midwest Chapter, and has sat on the Executive Committee, of the Copyright Society of the United States. He has written numerous articles and spoken both in this country and abroad on copyright, trademark, defamation, entertainment and data protection issues. He is a member of the Chicago, Illinois, New York State and American Bar Associations, and is admitted to practice before the Illinois and New York state courts as well as the U.S. Supreme Court and the Fifth and Seventh U.S. Circuit Courts of Appeal.

Mr. Rubin is an Adjunct Professor at John Marshall Law School, teaching Entertainment Law. He is a former Adjunct Professor at Northwestern University School of Law (Copyright Law), the University of Illinois College of Law (Entertainment Law, Copyright and New Technologies Law), and Loyola University Law School (Advanced Copyright Law). He is a former Trustee and Executive Committee member of the Copyright Society of the U.S.A. Mr. Rubin is a past president and Board member of Lawyers for the Creative Arts (which provides free legal help to indigent artists, authors and composers), was a Director of CBA-TV Inc., and for 35 years was the director and co-author of "Christmas Spirits," the annual social and political musical satire show produced by the Chicago Bar Association.

## **Ericka K. Foster**

305 Sunset Drive, Northfield, Illinois 60093 • (773) 331-4379 • [erickafoster@gmail.com](mailto:erickafoster@gmail.com)

My husband, Nathan and I have two children, William and Emily. William will be attending Middlefork Elementary and Emily will be attending Northfield Community Nursery School in Fall. We moved from Chicago to Northfield in 2012. As a family, we are avid participants in a variety of Northfield activities including through the schools, park district, and recreational opportunities.

I currently work full-time as Assistant General Counsel for McGladrey LLP in Chicago, an audit, tax and consulting firm with more than 8,000 partners and employees. In my role as Assistant General Counsel, I have sole responsibility for all employment law matters for the firm. I manage all employment litigation in state and federal courts. I consult on employment and litigation matters in connection with corporate transactions. I collaborate with national and regional HR and business leaders regarding employment matters and strategy. I regularly provide advice to senior leaders and Board regarding governance matters including voting, elections, and board minutes. Prior to joining McGladrey I was an attorney at Sidley Austin, Paul Hastings and Jones Day. Until recently, I was on the Board of Directors of The Common Pantry, a food pantry in Chicago. I attended the University of Wisconsin-Madison for both undergrad and law school.

My husband and I are very pleased to be members of the Northfield community. I would welcome the opportunity to become more involved in the community through the Northfield Village Caucus. I believe my skills as an attorney and a prior Board of Directors member, would be beneficial to a role on the Caucus.

David J. Aul

I live at 167 Thackeray Lane with my wife of ten years, Bianca, our daughter, Sydney (6), and our son, David (4). Our children are enrolled at Middlefork School and Northfield Community Nursery School, and we attend Northfield Community Church.

Since 2003, I have been the Practice Manager at Care Animal Hospital of Arlington Heights, a twelve-doctor full-service veterinary hospital. There, I manage the day-to-day operations of the practice and its affiliates. Prior to working at Care, I was a project manager at W.P. Carey & Co., and commercial real estate finance company headquartered in New York, where I focused on using new technologies to improve the company's operations. Before joining W.P. Carey, I was a consultant for Comdisco, where I helped companies manage the cost of operating large portfolios of computer equipment. I started my career at Alex. Brown, a Baltimore investment bank, developing and managing various information systems. I am a graduate of St. Viator High School, The Johns Hopkins University (B.S., Materials Science & Engineering) and Northwestern University's Kellogg School of Management.

## 2012-2013 (Proposed Modifications for 2015-2016) NORTHFIELD VILLAGE CAUCUS PLATFORM

Approved on July 18, 2012

### Purpose

The Village of Northfield Caucus Platform is a statement of expectations setting out the basic policies and goals for our elected Northfield Village officials and serves as a guide for administering Village affairs. The Caucus develops a platform with input-views and opinions from residents, and it seeks to create the vision ~~reflects the views and opinions~~ of Village residents on/about Village direction and administration. The platform is general in nature with the goal of maintaining and enhancing the small-town character of the village as a predominantly single-family residential community. The Caucus addresses specific actions or policies in the platform when they find a majority of residents surveyed support a particular action or policy. The Caucus expects Trustee candidates to concur with the Platform prior to slating.

### A. Administration Strategy

#### 1. Representation and Communication

The Village Trustees should fully inform residents concerning Village affairs (including current studies and proposed projects) through all appropriate communication channels, such as e-news, appropriate social media, newsletters, and press releases, as well as face to face interaction. They should also promptly post notices in public places such as the Village Hall, the Community Center, the



Library, and the Village Website, in addition to using local access cable television channels. Official notification, meeting schedules and agendas need to be posted in advance, as provided by law. The Village Board should post approved minutes in the same location(s) within one business day after approval.

Over time, changing circumstances may create significantly new perspectives and dictate approaches to issues different from those set forth in this Platform. Prior to adopting any such new perspectives or approaches, the Trustees should solicit the views of the Caucus and the community in general concerning the implications to ensure full understanding of the proposals and identify any unintended consequences in advance. It is important that each Village Trustee attend a Caucus meeting annually in order share thinking and seek input from Caucus members and residents on Village issues.

Note: The paragraph previously located here was moved to Section C. "Resident Services."

Village Board members acknowledge their duty to follow the majority opinion of village residents; while respecting the rights of the minority.

## 2. Financial Responsibility

Residents expect strongly prefer that the Village Board will assure maintenance of the high investment grade quality of Northfield's debt obligations as a reflection of sound fiscal management and to assure continued access to liquidity. This objective is attained through ongoing maintain a balanced budget and strict control of costs. ~~They also say, however, that maintaining the current level of without detracting in quality of such essential services as Police, Fire and basic Public Works services is a high priority. The Village Board needs to develop a long-term strategy to meet Northfield's future financial obligations.~~

## B. Planning, Development and Land Use

### 1. Planning and Development



The Caucus strongly encourages the Village Board, as well as its various commissions, to follow the Comprehensive Vision Plan and ~~town-center development, Northfield Village Center Design Study, refining zoning and other requirements, to continue to project~~ ~~maintaining~~ the small-town character of the Village.

~~The Caucus recognizes that a vibrant community must include a suitable combination of work related, entertainment and residential facilities. Based on the 2012 survey, residents wanted more information about town-center development. The residents support~~ They were in favor of mixed use, ground-level retail space with office or ~~condo living space in upper floors~~ condominiums above in low rise structures within the central business area. The Edens corridor is seen as appropriate for continued development of, taller buildings thereby increasing commercial office space in the Village. north of Willow Road along the Edens' corridor, and There continues to be great interest in suitably located family-style restaurants, specialty food and wine and ice cream ~~shop~~ shop type establishments attractive to worker traffic during the week day as well as to families in the evenings and weekends. To the south of Willow Road, r Residents are sensitive to higher and larger buildings being close to single family and low rise housing and impinging on the residential nature of the Village. ~~expressed concern in select areas about the height of buildings closer to residential zoning.~~

## 2. Building and Zoning Density

Northfield should be dedicated to remaining primarily a residential community, and any new development should adhere to the principle of low density. Large commercial developments, such as shopping malls, large and complex mixed use or large chain stores, are not appropriate for Northfield, relative to the size of the Village. ~~Construction of townhouses or multi-unit dwellings should be limited.~~ Buildings should be constructed in a style consistent with neighboring properties. Impact on traffic congestion and local travel patterns (e.g., presence of school children) should be carefully analyzed before building.

The Caucus supports strict enforcement of all building codes and zoning ordinances, and encourages the Board to enforce setback and floor area ratio restrictions that are consistent with surrounding properties. The Board should regulate tear-downs or subdivision of existing properties to maintain the character of the neighborhood and to preserve property values. Significant policy exceptions should be carefully evaluated with a high degree of transparency.

### 3. Traffic

The Village should continue to explore various ways to enhance traffic flow ~~on all major thoroughfares and intersections. The expansion of the size and number of lanes on any road should be kept to a minimum. Residents strongly support pedestrian and bicycle access throughout the Village and make Northfield attractive to pedestrian and bicyclist.~~ Pedestrian safety is the priority.

### 4. Noise Abatement

~~The Caucus encourages the Village Board to continue to study and explore, in conjunction with other communities, various ways to reduce noise levels in the Village, especially noise from Edens Expressway.~~

### 5. Drainage and Flooding

Replacing, maintaining and improving Village infrastructure for drainage management and flood prevention are critical to Northfield residents and should continue to be a high priority. ~~Survey results showed flooding is a top issue of concern for residents. The Village Board should take action to implement a Village Flood Control Plan comply with the high-level guidance of the current Storm Water Management Plan Report. Since this plan is a living document, timely updates should be performed reflecting changes in problem areas, technology and regulations. It should also make improving drainage and flood control infrastructure a high priority.~~

## C. Resident Services

In a 2012 Northfield Caucus survey, a majority of respondents rated the services provided by Village administration, police, fire, public works and garbage collection as “good to excellent.” This is a positive reflection on the effort and quality of work performed by all Village personnel. The Village Board should manage its human resources in order to maintain the existing level of professional service delivery.

**Note: The following paragraph was relocated from Section A.1. “Representation and Communication.”**

The Village Board should actively engage with other governments to identify areas of cooperation and coordination that improve services and/or reduce costs. Any time an issue involves local parks or schools, the Village Board should actively cooperate with the Park District(s) or School District(s) to ensure that the interests of Northfield citizens are protected. ~~Potential issues include, but are not limited to, traffic, parking, and possible impact on neighboring properties. Any use of park or school properties should not detract from the existing character of the Village and its property values.~~

## B.2 Building and Zoning Density

. . . The Caucus supports strict enforcement of all building codes and zoning ordinances, and encourages the Board to enforce setback and floor area ratio restrictions that are consistent with surrounding properties. The Board should regulate tear-downs or subdivision of existing properties to maintain the character of the neighborhood and to preserve property values. The Board should rigorously enforce property maintenance codes which are violated by abandoned properties and ensure compliance with applicable life safety standards. Significant policy exceptions should be carefully evaluated with a high degree of transparency.

## 54. Drainage and Flooding

Replacing, maintaining and improving Village infrastructure for drainage management and flood prevention are critical to Northfield residents and should continue to be a high priority. ~~Survey results showed flooding is a top issue of concern for residents.~~ The Village Board should ~~take action to implement a Village Flood Control Plan~~ comply with the high-level guidance of the current Storm Water Management Plan Report. Since this plan is a living document, timely updates should be performed reflecting changes in problem areas, technology and regulations. ~~It should also make improving drainage and flood control infrastructure a high priority.~~ Necessary maintenance and repair of the storm water system should be diligently performed. System enhancements should be explored and sources of funding actively pursued for the installation of recommended improvements.