

## Northfield Village Caucus

October 1, 2013

The meeting was called to order at Clarkson Park by Tracey Mendrek, Chair at **7:00** pm.

Caucus Members present at the meeting were:

Ken Bley	Finley Maxson
Jennifer Bishop-Jenkins	Tracey Mendrek
Thomas Bolling	Bobbie Moore
Al Chircop	Jerry Mulick
David Detlefsen	Keith Reed
Jonathan Don	Tom Terrill
Kathy Estabrooke	Crickett Trutter-Hauf
Ruth Lucchesi	David Woodyatt

Guests:

Stacy Sigman	Village Manager
John Gregorio	Village Trustee
Dan Castino	Resident

Tracey presented the agenda. Al Chircop moved to approve, Jerry Mulik seconded. Agenda was unanimously approved. Tracey then presented the minutes from the previous meeting. Keith Reed moved to approve, Ruth Lucchesi seconded. Agenda unanimously approved.

Tracey introduced Stacy Sigman. Stacy stated that she would like to give us the highlights of the Village. She began with Willow Road. The Willow Road project has been broken down into 5 phases. 1<sup>st</sup> phase is to move the utilities, 2<sup>nd</sup> phase is to build out the north side of the road, 3<sup>rd</sup> phase is to build out the south side of the road, 4<sup>th</sup> phase is the addition of the medians and the 5<sup>th</sup> side is the finishing touches (landscaping).

The project from Sunset Ridge west, is on schedule and might be finished yet this year. The bridge has had several issues. The current issue is AT&T cables are in the way of the new sanitary main and sewer. When installing the new cables the encountered asbestos piping. They are in the process of getting bids for their removal.

The storm sewer project started today (Oct 1).

The portion of the road east of the river has a Nicor conflict. The intersection will need to be shut down for 5 days. The gas main is shallow and will need to be moved. We need to be watchful of detours as they work through the utility issues. Most closures should be limited to a week. Some will be as long as 3 weeks.

Jonathan Don asked do we have direct contact with the Contractor. Stacy answered that we do not.

John Gregorio stated he is disappointed that no one seems to be working. He has been receiving many calls on this issue. He explained that there is a \$300,000 change order going through the system and once that is approved he believes we will see them kick into gear.

Dave Detlefsen was wondering why the closure, west of Willow and why is no one working on that project. Stacy answered that project isn't part of our scope but she was attending a meeting the next day and would try to get an answer.

The discussion then turned to the storm water project. The installation of 5-1/2 miles of storm water sewers is being installed; 3 miles as part of the Willow Road project, 2-1/2 miles of Village tie in.

The mains on Churchill and Bosworth are under the road so no trees were damaged during installation.

Water is all set in this area. However, there is a water pressure issue. This could be because the connection from Winnetka is not connected under the bridge. The project should wrap up before winter.

Ken Bley asked if we would be adding more water to the river. Stacy stated that we will be adding more water to the river but we will be moving water in a "more civilized" way. The pipe capacity to the river is more than we need - Our own "deep tunnel" project.

The discussion then moved to the Kraft renovation. They are adding space for a capacity of 2,200 employees. This is an extra 1,000 people added to the mix. They will be shopping in the area, eating in the area, etc.

Update on the new businesses: PC Nation is up and running. They have a wonderful retail floor which is fun to visit.

Blue Pearl Emergency Veterinary Clinic is opened and is a wonderful gateway to our Village.

1900 Willow under construction. They plan to be under roof with interior work to start in December. Their plan is to open early spring. There are 4 Sushi restaurants looking at the space and one woman's boutique.

Shred 415 and a specialty meat shop (which was approved by the Planning and Zoning Commission last night) are occupying the space vacated by Capriccio's restaurant.

Northfield has the lowest un-occupancy rate on the North Shore.

Stacy then turned the meeting over to John Gregorio who stated that he has been a Trustee for 5 months. He stated that Stacy and her staff are dedicated and doing an excellent job.

He believes the Trustees are a good and intelligent board and one that works well together. He stated that the Village is doing well, but is not without challenges. He believes their job is to focus on core objectives and funding them.

He believes the Village's biggest achievement is receiving their AAA bond rating. There are only 12 in Illinois.

The Village recently passed a Property Maintenance Code which is a positive step to code enforcement; a formal way to protect property values.

Tracey asked, what is the procedure? Stacy stated that the procedure would not change. The procedure is to work with the property owner first. Create a plan then follow up in a week of the violation. If the violation continues after the warning, a ticket will be issued and local adjudication. The difference is that the code is clearer.

Stacy stated that foreclosures are another story because it's not always clear who is the rightful owner of the property.

Keith Reed asked how many foreclosures does Northfield have? Stacy stated that it's just shy of 20. Some still occupied. 5-6 abandoned.

Tom Terrill stated that if we know where mortgages are being collected that bank is responsible. Stacy stated that she agree, but 1/3 of the time we get no response at all from the bank.

Bobbie Moore asked to change the focus and stated that there are so many dead trees on private properties that are not being removed. Stacy said that the Village is taking charge through the Planning Department's Linnea O'Neill. The Code reads if the tree can cause disease to another tree or if it can be dangerous, then 95% of the time they will remove it.

John Gregorio stated that they have had success with the intergovernmental agreements. A perfect example is we purchased a ladder truck to share with the Village of Glenview. The truck cost \$800,000. Glenview has the new truck. We received their old truck and sold our old truck for \$300,000.

John then turned the discussion to the subject of Walmart requesting to build a superstore in Northbrook. This has become a very urgent matter. The impact to us (Northfield and its residents) is large. There have been several Public Hearings in Northbrook. The atmosphere is 95% opposed. The argument of those in favor is tax revenue.

Northfield residents have rallied. Posting NO WALMART signs and attending the meetings. The best thing Northfield residents can do is to support the public pressure and support the legal team financially.

One of the major issues is traffic. Not just the volume of traffic (an estimated 6,000 cars) but also the type of traffic (large semis). Traffic studies of Skokie Blvd and Dundee are a disaster. Sunset Ridge Road was not designed to handle this type of traffic. Voltz Rd is the only "west out" between Willow and Dundee and is not a main thoroughfare.

It is documented that where Walmart's are constructed in residential areas the property values decrease. Walmart brings an element of criminal activity; 200 calls per year.

Walmart's MO is to wipe out competition. We need to protect our Northfield businesses.

John continued by telling us that our Village President, Fred Gougler, wrote a letter to the Village President of Northbrook and to all Illinois legislators (See Exhibit I attached) stating our position.

The occupants of the office buildings on Skokie Blvd have written letters of opposition as well.

John has talked to the Northfield Village Attorneys and attorneys at his law firm. Nothing can be done legally until an official decision is made by Northbrook. The best for all concerned would be if Northbrook's Zoning Commission denies Walmart's request.

The next Public Hearing is October 23<sup>rd</sup> 7 pm at Glenbrook North High School's Center for the Performing Arts. (See Flyer – Exhibit II attached).

Tom Terrill asked when do you see a decision? John stated that it is still up in the air.

Stacy stated that it would be easy for Northbrook to say no. The property is not zoned for a Walmart. It's not in Northbrook's development plan and it would take a special use and variations to comply.

Ken Bley - Has anyone spoken to our Chamber of Commerce? I wouldn't bet on the life of Dominick's with a Walmart down the street.

Tracey stated that any concerned Caucus Member can make a motion if they so desire.

Tom Terrill made the motion, State ye or nay to having a Walmart in Northbrook.

Keith stated that he would feel better is we went to all our neighbors to see how they felt.

Bobbie stated that she knows exactly how her neighbors feel.

Dave Detlefsen stated that he doesn't want it built there, but if it were, he would shop there.

Bobbie stated although it may not impact you, I would hope that you could support your east side neighbors.

Ken amended the motion (See Exhibit III)

Discussion ensued regarding Walmart's employee base, their integrity, a no win for the community.

Bobbie asked what to do with the motion on the table.

Keith called the motion. A vote was taken. The motion was unanimously approved with a 16-0 vote.

John stated that he and Village are working another angle. Tonnage or weight limit on Sunset Ridge. They've contacted the County. The County is looking into it. The key is based on capacity of the bridge. However, the bridge can handle the tonnage.

John stated that this is challenging but not impossible.

Keith thanked Stacy for the reinstatement of the Village Tree Program.

Tracy asked for more questions, seeing none she thanked Stacy and John for their insight and their time.

Tracey stated that we have caucus business to attend to so let's get started.

Ruth Lucchesi - Financial

Ruth stated that there is no change in our financial status, but again reminded us that we are severely underfunded for a survey. (Exhibit IV)

Dave asked how many pieces of mail do we receive in our post office box? He felt the PO Box is an extravagance we just don't need.

Ruth explained that it's a good idea to have it. It gives us presence and gives us an address. \$77.00 is hefty but worth it. Ruth confessed that there is a penalty in that amount for not paying the yearly fee on time. She professed to do better.

Keith Reed – Membership

Keith introduced Danny Castino 125 Eddy Lane as a potential new member. Danny comes highly recommended.

Danny will decide if the caucus is an undertaking he is interested in taking.

#### Tracey – Caucus Overview Document

Tracey introduced the Caucus Overview Document that was emailed to each member prior to tonight's meeting. The document describes the two main functions of the Caucus, the structure of the Caucus and gives an overview of each of the committees and Officer Positions. (Exhibit V)

Tracey stated that the current officers are at the end of their term and we are looking for members to serve as officers.

She also stated that the membership should be canvassing our neighbors looking for candidates for Village Trustees. We will also need to slate a Village President this cycle.

We also need to familiarize ourselves with the current Caucus Platform. The Caucus Platform is the interpretation of our resident's thoughts and concerns conveyed to us through the survey. If we determine that a survey is not needed this cycle, it is hard to change the platform but not impossible.

Frank Charhut, our Finance Chairman will be busy since it is strategic planning time at the Village.

Tracey then asked for any additional business. The discussion turned back to Walmart. It was decided that it is logical to make a statement to Northbrook Village Board. We should also post our position on the Caucus website, through a press release to all local newsprints. As residents we should consider placing current No Walmart sign in our front yards

Dan Castino said that he didn't know anything about Walmart before this meeting tonight.

Tom Terrill stated we should authorize our officers to take any and all steps in stating the resolution we just passed.

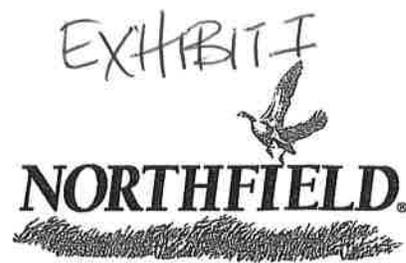
Al Chircop stated that Ken needs to draft the resolution as presented and we need to identify 2-3 people who can put together a communication to go along with it. Ken Bley, Al Chircop, Jennifer Bishop-Jenkins and Tracey Mendrek will draft the communication. It will then be emailed to all Caucus members so everyone has a copy of exactly what transpired here tonight.

Dave Detlefsen asked if it is part of our charter to make Northfield residents aware of the Walmart issue or is it the Village's responsibility. It was decided that we are a small community and it is everyone responsibility to make sure all residents are aware of the issue that pertain to the Village.

Tracey asked again if there was any more additional business. With no additional business at hand she asked for a motion of adjournment. Bobbie Moore made a motion to adjourn. Jerry Mulick seconded. The motion was approved. The meeting was adjourned at 8:45pm.

Respectfully submitted,

Kathleen A. Estabrooke  
Secretary – Northfield Village Caucus



September 24, 2013

The Honorable Sandy Frum  
Village President  
Village of Northbrook  
1225 Cedar Lane  
Northbrook, IL 60062

**President**  
Fred Gougler

**Board of Trustees**

Joan Frazier  
Jane Goldenberg  
John F. Gregorio  
Allan M. Kaplan  
Brian Kozminski  
George F. Warga

Dear Sandy,

I am writing to express and reinforce the deep concerns that many Northfield residents have related to the proposed Wal-Mart at Sunset Ridge Road and Skokie Highway. Northfield enjoys a strong and collaborative relationship with Northbrook. We have worked on many regional issues together, including the longstanding resolution of Willow Road. The impact of the proposed Wal-Mart and its location will have potentially adverse impacts beyond your geographic boundaries. Indeed, the scale of the development and its location has significant regional implications. I believe it is incumbent upon you and your Board of Trustees to consider these adverse impacts as you evaluate this proposal.

The primary concern expressed by Northfield residents is the adverse impact of increased traffic flow on Sunset Ridge Road. Sunset Ridge is a narrow county road with sidewalks and schools in close proximity to the pavement. It is bordered by a lovely residential neighborhood, St. James the Less Episcopal Church and Sunset Ridge School. Sunset Ridge Road was never conceived as a thoroughfare and it is often congested beyond its capacity. Sidewalks, often used by children walking or biking to school, are just a few feet from the pavement. There are no curbs and gutters to provide security for pedestrians. Sunset Ridge Road simply is not designed for significant increases in commercial traffic.

As Trustees in our villages, in addition to the safety of our residents, another priority is surely the preservation of property rights and the property values of our residents. Sunset Ridge Road abuts some of the most desirable properties in Northbrook and Northfield. I share the concern of residents that the increased traffic on Sunset Ridge Road will adversely impact their quality of life and the value of their property.

I trust that you will add my comments to the public record and share my deep concerns with your fellow trustees and commissioners. I also trust that you will consider the lasting impact of the decision that you will make. Residential communities and their evolution take decades if not longer to develop. Neighborhoods are formed, families grow together and a lifestyle is established. Ultimately they define the character of a community. Commercial developments are enticing but they must be carefully assessed in the context of the surrounding neighborhoods which will be forever changed. As trustees we have one chance to strike the right balance before we change the character of our communities forever. Once built, we can never reclaim what we have lost.

Please feel free to reach out to me if you would like to discuss this further.

Fond regards,



Fred Gougler  
Northfield Village President



EXHIBIT II

Home

Contact Us

# NORTHBROOK SAYS NO!

*Save the Village of Friendly Living*

**NEXT PUBLIC HEARING ON OCTOBER 23 at 7:00 pm**

Public Testimony will continue at the Northbrook Planning Commission Meeting at Glenbrook North High School

**STOP WALMART**

**Join the REZONING FIGHT!**

**Sign the petition AGAINST REZONING 1000 Skokie Blvd. and the PROPOSED Super WALMART Store.**

Please click on the link below to sign the petition against the rezoning of 1000 Skokie Blvd. as requested by the owner and Walmart.

<http://youpower.democracyforamerica.com/petitions/northbrook-say-no-to-wal-mart>

**Help preserve** the **wonderful neighborhoods** adjacent to the site, including the homes along and off of Sunset Ridge Road, Midway Road, and Voltz Road.

**Protect** the small businesses in our community both along Skokie Blvd and in town.

**Together** we can make certain the Village Trustees understand what we want.

**BE HEARD** and sign the petition today!

SHARE THIS PAGE:

Signs!     *lesliejward@gmail.com*

**UNANIMOUS RESOLUTION OF THE NORTHFIELD VILLAGE CAUCUS  
Adopted at Northfield, Illinois, on October 1, 2013**

**Whereas,** The Northfield Village Caucus is a non-partisan political organization composed of members residing within the Village boundaries, whose purpose is to represent the interests of the community in matters of Village government.

**Whereas,** the Caucus Platform adopted on July 18, 2012, provides, among other things, that:

"The Village Board should actively engage with other governments to identify areas of cooperation and coordination that improve services and/or reduce costs."

"The Caucus strongly encourages the Village Board, as well as its various commissions, to follow the Comprehensive Vision Plan and town center development, maintaining the small-town character of the Village."

"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 or large chain stores, are not appropriate for Northfield, relative to the size of the Village."

"The expansion of the size and number of lanes on any road should be kept to a minimum."

"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."

**Whereas,** Walmart Stores, Inc. a multinational corporation headquartered in Bentonville, Arkansas has applied to the Village of Northbrook, Illinois, for zoning variances and other permits to erect a 151,000 square foot Walmart Supercenter at 1000 Skokie Boulevard, Northbrook, Illinois.

**Whereas,** the Caucus is aware of various media reports of the proposed Supercenter in particular and Walmart in general, as well as vocal and widespread local opposition to the Supercenter.

**Whereas,** the proposed site for the Supercenter is near the border of Northbrook and Northfield, and near the junction of two important local roads providing access between Northfield and its northern neighbors.

**Whereas,** the massive size and industrial appearance of the Supercenter would be physically incompatible with the small town character of Northfield and its neighboring North Shore villages.

**Whereas,** the intense activity, bright lights, and noise that will be generated by the proposed Supercenter would be incompatible with quiet character of Northfield and its neighboring North Shore communities. The public nuisance will be exacerbated if the Supercenter operates

**Whereas,** Walmart admits that the proposed Supercenter will attract substantially in excess of 7,000 vehicles every day. Other experts predict more than 10,000 additional vehicles every day. In addition, there will be substantial increases in heavy commercial truck traffic. There already have been substantial increases in construction and vehicle traffic on all roads between Northfield and Northbrook resulting in frequent traffic jams, increased risks for children and other pedestrians, air and chemical pollution, and diminished commerce for local businesses. Further increases in traffic will create non-stop, large traffic jams at the intersections of Skokie Boulevard, Dundee Road, Sunset Ridge Road the Edens Expressway frontage road, along with backups on the Edens Expressway ramps at Lake Cook, Dundee, and Willow Roads. The additional traffic and weight loads will necessitate more frequent and more expensive road repairs, further disrupting local travel and commerce.

**Whereas,** Walmart admits that its operations will precipitate at least 200 public safety incidents per year. Moreover, the traffic caused by the Supercenter will increase demand upon police, fire and ambulance services, many of which will be using loud sirens and flashing lights and further disrupting traffic flow.

**Whereas,** Walmart is widely reported to be a very aggressive, allegedly "cut-throat" competitor. The proposed Supercenter will directly compete against local grocery stores, hardware stores, toy stores, electronics retailers, hardware stores, furniture stores, and other businesses important to Northfield and neighboring communities. Based upon past history, Walmart's size and business practices are almost certain to drive many local retailers out of business. There are widespread reports in the media of alleged a predatory pricing and other allegedly unfair business practices by Walmart that have been harmful to local commerce.

**Whereas,** Walmart is widely reported to pay employees lower compensation than local merchants.

**Whereas,** local business are unlikely to gain much, if any, business from Walmart.

**Whereas,** to the extent that Walmart diverts sales from existing local businesses, there will be no increase in sales tax revenue. To the extent that Walmart increases sales to non-residents, those sales will be accompanied by proportionate increases in the costs of building and maintaining roads and bridges, sewers, flood controls, infrastructure, police, fire and ambulance services, apprehension, arrest and prosecution of crimes such as shoplifting, need to care for homeless and other indigents, cleaning up litter, surveillance of out-of-state truckers and other strangers who may pose risks to local children.

**Now, therefore, the Northfield Village Caucus unanimously finds that:**

The proposed Walmart Supercenter would (a) contravene important public policies and community values expressed in the Northfield Village Caucus Platform and shared by the most residents of North Shore communities, (b) seriously degrade the quality of life in Northfield and neighboring communities, (c) jeopardize local standards of living, (d) irreparably damage local commerce, (e) yield little if any net economic or other benefits to Northfield or any other neighboring community, and (f) inflict unnecessary and unwarranted economic, budgetary, social, cultural, aesthetic, environmental, commercial and other burdens and damage on Northfield and other North Shore communities.

**The Northfield Village Caucus unanimously resolves that:**

1. The Northfield Village Caucus opposes the proposal to erect a 151,000 square foot Walmart Supercenter at 1000 Skokie Boulevard, Northbrook, Illinois.
2. Caucus members, the Northfield Village government and officials, residents, local institutions, local business enterprises, fraternal associations and other clubs, township, county, state and federal officials, and all affected neighboring communities are encouraged to actively oppose the proposed Walmart Supercenter.
3. The officers of the Northfield Village Caucus are authorized to take any and all such measures as they deem useful to articulate, explain, publicize and effect this resolution including, without limitation: (a) Preparing and distributing to the media and public one or more press releases, and (b) communicating and cooperating with officials of the Village of Northfield, the Village of Northbrook, neighboring communities, Northfield township, government officials, neighboring caucuses, local business and other organizations.

**Attested to be true and correct recitation of the foregoing resolution by the Northfield Village Caucus,**

Kathleen A. Estabrooke  
**Secretary**

~\*~\*~

EXHIBIT IV

Northfield Caucus  
P. O. Box 8034  
Northfield, IL 60093-8034

Accounts Held At  
Northview Bank Trust  
Northfield, IL 60093

Income Statement  
for the Calendar Year  
Ended 31 Dec 2013

1 January 2013 Beginning Balance		1,100.13	
Revenue	Contributions	300.00	
	Interest year-to-date	<u>0.20</u>	
		300.20	
Expenses	ck 1017	Post Office Box	77.00
		<u>77.00</u>	
30 September 2013 Balance			<u><u>1,323.33</u></u>

Contributors include:

Chircop      Al & M. Gaye  
Lucchesi     Ruth & Claude

## 2013 Northfield Village Caucus October 1, 2013

### **The Northfield Caucus has two main functions:**

1. To develop a platform that reflects the residents' views and opinions.
2. To identify, interview and recommend qualified candidates to fill positions on the Village of Northfield Board of Trustees.

The Caucus utilizes an annual survey of the village residents as a basis to develop the current platform. Current Board members, village staff and other parties are interviewed to select survey topics. This annual survey is distributed and the results are tabulated. These results provide the direction and basis for the Caucus to develop their platform for the upcoming year. This platform is used to provide qualified Board candidates with an idea of the views and opinions of village residents'.

**Duties of Caucus Members:** Members are required to attend the four quarterly Caucus meetings held during the course of a year. In addition, members are encouraged to attend Village Board and other village meetings to maintain a level of understanding of issues affecting the community. All members are encouraged to be active in the platform development process and candidate selection process outlined below.

### **Platform development timeline** – can be adjusted as required by current events.

1. January to March - develop and refine 3 or 4 areas of focus for the survey. Begin to evaluate issues through interviews, discussion and attendance at Village Board meetings.
2. April to May – continue investigation and formulate questions for the survey
3. June to August – submit survey for review and approval by full Caucus.
4. September - release survey to the community.
5. October – tabulate responses to survey and deliver to Platform Committee and full Caucus.
6. October to November - the Platform Committee then formulates platform statements and drafts the current platform. The new Platform is then presented to the full Caucus for ratification and use in the candidate selection process.

### **Candidate selection timeline**

1. January to June – solicit and identify potential candidates. Post the application on the Caucus web site and develop criteria for evaluating candidates.
2. September to October – collect all applications and make sure the October 31<sup>st</sup> submission deadline is well publicized.
3. November – interview all candidates who submitted an application and develop the slate of candidates for presentation to the full Caucus.
4. December or January – Present candidate recommendations at the Annual Village Board meeting.

**Structure of the Caucus:** The By Laws of the Caucus provide for a two year term for each member commencing on May 1<sup>st</sup> of the Village election year. An Executive Committee oversees and supports the work of the Caucus. The Executive Committee positions are:

1. Chair – oversees the Executive Committee, corresponds with Caucus members, conducts Caucus and Town Meetings and serves as spokesperson for the Caucus.
2. Vice-Chair – aids the Chair and oversees membership development.
3. Secretary – keeps record and minutes and is responsible for distributing materials to Caucus members.
4. Treasurer – maintains all financial records and prepares all financial reports.

The Caucus By Laws further provide for the following committees:

1. Nominating committee – all Caucus members who agree to be present for all slate making sessions and interviews of potential candidates can participate.
2. Platform committee – not less than six members are selected to serve on this platform committee responsible for reviewing and updating the platform.
3. Communications committee – the members are responsible for the annual survey, all general mailings, any publicity functions and the Caucus web site.
4. Oversight committee – this committee may be set up to attend and monitor Village Board and other meetings as deemed necessary to report on items of importance to the Village.
5. Membership committee – this committee reviews the credentials of prospective members and accepts qualified individuals into membership subject to ratification by the full Caucus. A concerted effort shall be made to include members from all Districts in the Village.