

**AGENDA**  
**VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING**  
**WEDNESDAY January 6, 2016 6:00P.M.**  
**2020 O'PLAINE ROAD**

- 1.0 Call to Order**
- 2.0 Roll Call**
- 3.0 Non Agenda Items and Visitors**  
**The Village of Green Oaks TIF Committee Allocate Fifteen (15) Minutes At This Time for those Individuals Who Would like the Opportunity to Address the Village**
- 4.0 Approve Meeting Minutes from December 2, 2015**
- 5.0 Old Business - Review POA (Points of Action) From Last Meeting – Update from person assigned to handle the POA**
- 6.0 Updates on TIF Projects Permits**
  - 6.1 Spectrum
  - 6.2 Hilltop
  - 6.3 Hilltop Commercial
  - 6.4 Atkinson Road Improvements
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 General Discussion Relative to Marketing TIF District**
  - 8.1 Entry signage at TIF projects
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
  - 9.1 LFPD update
  - 9.2 TIF – Call Log
  - 9.3 December 2015 Budget Report Update- Trustee Milroy
  - 9.4 Green Oaks 10% TIF Fund Contribution
  - 9.5 TIF Redevelopment Plan Update:
    - 9.5 A West Rondout Area Drainage Improvements Engineering
  - 9.6 Discuss Project Priorities from TIF Redevelopment Plan
  - 9.7 Inland update- Rudy
  - 9.8 General Information
    - 9.8 A TIF Association
    - 9.8 B 2015 Village Audit
- 10.0 New Business**
- 11.0 Next Meeting Date: February 3, 2016**
- 12.0 Adjourn**

The Village of Green Oaks is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting or the facilities are required to contact Village Administrator Elaine Palmer at (847) 362-5363 promptly to allow the Village to make reasonable accommodations for those persons.

VILLAGE OF GREEN OAKS  
MINUTES OF THE TIF COMMITTEE MEETING  
January 6, 2016

2020 O'PLAINE ROAD

**Call to Order:** The Meeting was called to Order by Trustee John Wagener at 6:00 PM

**Present:** Committee Members John Wagener and Pam Milroy were present. Others in attendance included Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, Village Planner Jeramiah Yeksavich, Village Engineer Bill Rickert and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

**Absent:** Bryan Muskat and Richard Glogovsky.

**The Meeting was cancelled for lack of a quorum at 6:01PM**

*Kenneth Marabella (MAI)* Approval April 6, 2016  
TIF Administrator

**VILLAGE OF GREEN OAKS**  
**TIF COMMITTEE MEETING NOTES**  
**January 6, 2016**

**2020 O'PLAINE ROAD**

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**Present:** Committee Members John Wagener and Pam Milroy were present. Others in attendance included Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, Village Planner Jeramiah Yeksavich, Village Engineer Bill Rickert and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

**Absent:** Bryan Muskat and Richard Glogovsky.

**The Meeting was cancelled for lack of a quorum at 6:01PM**

Even though the meeting was cancelled, those in attendance still went through the Agenda to receive updates and discuss relevant items.

**Updates on Projects in the TIF District:**

**Spectrum Senior Living-** Bill Rickert reported that Spectrum said they are now 10% complete with construction. Most slabs and associated plumbing is in the ground.

**Hilltop Senior Living-** Bill reported that Hilltop said they are now 20% complete.

**Hilltop Commercial-** Bill reported the developer also reports about 20% of the building complete. Bill also reported a meeting was held on site between RHMG, the owners and contractors regarding ongoing problems with soil and erosion control issues. The meeting went very well, with all sides agreeable to doing their parts to resolve the issue. Rudy pointed out the final covenants need to include a provision for storm water management. Finally, Bill said he will continue to remind Nancy that they need to continue submitting their quarterly reports to the Village.

Bill also reported on a conversation he had with Tom McCabe of Spaceco relative to Atkinson Road Improvements. In their continuing discussions with North Chicago, the City has relented on requirements related to some of the lighting on Waukegan Road, and the total reconstruction of Atkinson Road. A process of pulverizing and repaving will be acceptable in place of total reconstruction.

**Report on Current Marketing Efforts-** Mr. Marabella reported that North Shore sign called and will submit a proposal for two new Village signs this week.

**Chairperson/TIF Administrator's Status Report-** No news from LFPD.

The TIF Call Log showed no new calls in December.

December TIF expenditures of \$10,036.23 were noted. In addition, the Village's annual 10% contribution to the TIF Fund of \$262.71 was made.

The group then discussed the draft TIF Project Schedule with Possible Prioritization. This exhibit, prepared by Jeramiah, was previously handed out to the Committee and shows potential projects and revenues for the life of the TIF, with more specific detail by year for the first ten years. The projects are all of those included in the initial estimated project costs included in the documentation to create the TIF. The Trustees reiterated that the Village wishes to pursue projects and programs on a cash basis (no bonds). They also believe the Mayor and Board are in favor of accepting private roads and ROW areas in order to undertake TIF eligible improvements.

Bill Rickert then reported the West Rondout Area Drainage Improvements Engineering design is still in a holding pattern due to the need to resolve one final easement from the Olsons. Trustee Wagener will attempt to reach out to them through a third party.

Trustee Wagener said that after the West Rondout Area Drainage Project, Baker Road is the top priority. Jeramiah will distribute an exhibit he recently prepared for Baker Road identifying all parcels, along with PINs, addresses, and Tax Payer of record.

Attorney Magna reported that he has been told the recent announcement of the Inland Corporation sale will not impact the current efforts on their property in Green Oaks.

Trustees Wagener and Milroy recommended that Mr. Marabella attend the TIF Association Spring Conference in Moline.

Mr. Marabella pointed out the references to the TIF Project in the just received Village Audit for FY 16.

The next scheduled meeting of the TIF Committee is February 3, 2016.

The informal discussion ended at 7:20pm.

Meeting notes prepared by Ken Marabella, January 8, 2016