

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY January 18, 2017 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**
 - 4.1 December 21, 2016 (Attachment)
MOTION to approve the Minutes.
- 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 Area Projects**
 - 6.1 Green Oaks Senior Living- Bill
 - 6.2 Sheridan at Green Oaks- Bill- Subdivision Plat status
 - 6.3 Green Oaks Commons- Ken
 - 6.4 TIF Area Non-Conforming Properties Inventory- Al
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 Marketing**
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
 - 9.1 LFPD update- Rudy-
 - 9.2 RFPD- Rudy
 - 9.3 TIF – Call Log / Correspondence- Ken
 - 9.4 TIF Redevelopment Plan Update:
 - 9.4a West Rondout Area Drainage Improvements Easements Update/Schedule 2017- Bill Olson, Duroweld, PCI (Attachment)
 - 9.4b Baker Road Improvements – ROW update/Schedule 2017 – Bill (Attachment)
 - 9.4c Project Priorities Schedule - updating required in 2017 (Attachment)
 - 9.5 TIF Finance Report – Ken

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9.6 Inland Update- Bryan Rudy

9.7 IDOT Meeting December 9, 2016 Bill (Attachment)

9.8 Knollwood Sign relocation status- Bill

10.0 New Business

11.0 Next Meeting Date: February 15, 2017 (Tentative)

12.0 Adjourn
MOTION to 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 Denise Kafkis 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 18, 2017
2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:05 PM

Present: Committee Members Muskat, Wagener, and Milroy were present. Others in attendance included Village Attorney Rudolph Magna, Village Planner Al Maiden, Village Engineer Bill Rickert, and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: Rich Glogovsky

Approve last Meeting Minutes: Motion by Wagener seconded by Milroy to approve the Minutes from December 21, 2016. Motion approved by voice vote (Glogovsky absent)

Non-Agenda Items and Visitors: There were none.

Old Business/Review POA (Points of Action from Last Meeting-Update from person assigned to handle the POA: See individual items below.

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported that interior work is proceeding at a good pace. The exterior work for roadwork, interior paving and landscaping will continue in the spring. The Lake County Public Works department is continuing prep work for the Rockland Road lift station installation.

Sheridan At Green Oaks- Bill reported basically the same levels of work at the Sheridan. There has been no new information regarding the Plat of Subdivision from IDOT. Bill will follow up.

Green Oaks Commons- Ken reported we have not received a response on the December letter sent to Mr. Zisook regarding the petitioner's submission of their Pre Application for TIF assistance in November.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- No recent activity.

Non-Conforming properties/uses in the TIF District- Al reported he is still working on the preliminary draft of the project report. He said he will be recommending text amendments to provide consistency among zoning districts. He will provide a draft to Rudy soon for review. Thereafter, it will be presented to the Working Group, then on to the TIF Committee.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported he spoke to attorney Brett Henney, and the District is working on the total number of ambulance runs/calls/trips requested by the Committee.

Rockland Fire Protection District- Rudy reported that he learned there are some discussions going on related to a potential agreement for ambulance and fire services between the RFPD and at least one other service provider. The Village should monitor this situation as it may well impact any future agreement we may pursue in relation to the TIF District.

TIF Call Log- No new calls were reported.

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Bill reported good progress on the easements. He said that Rudy will be reviewing: (1) ownership/title issues regarding the Olson property, and (2) the final agreement with Duroweld.

The "potholing" on the PCI property has been completed. Bill will now meet with PCI to show how the Village will be able to accommodate their concerns during construction.

Baker Road- Trustee Wagener reported he spoke to Lynne Trefalco of 124 Baker (Bark 'N Park) regarding parking related questions. He will be providing her additional information.

Project Priorities- - Ken reminded the Committee that we will be working on updating all project schedules in the coming months to take into account the latest information on easement acquisition, income, and projected construction timing

Finance Report- Ken provided financial reports prepared by Pam that show the overall TIF Project is within our budget.

Inland Update- Chairperson Muskat reported the Village has received an inquiry from Green Oaks residents regarding an idea of using the property for multi-use turf soccer fields and a potential hotel city-center.

Mr. Magna reported leaving a phone message for Inland's attorney in an effort to obtain copies of reports Inland may have on soils information. The Village is interested in learning if there are any structural or environmental issues related to the soils.

IDOT Meeting Related to an Add Lanes Project on Rt 176 - Bill sought direction regarding whether to work with LCDOT to pursue this idea through the LC Council of Mayors. The Committee did not wish to pursue this potential project at this time. This issue should be considered again when the overall TIF Priorities are revisited later this year.

Knollwood Sign- No discussion due to time.

Old Business- NONE

New Business-

The next scheduled meeting of the TIF Committee is Wednesday February 15, 2017.


Adjourn- Motion by Milroy seconded by Wegener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:29 pm

APPROVED: February 15, 2017

TIF ADMINISTRATOR:


(Kenneth Marabella)