

**AGENDA**  
**VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING**  
**WEDNESDAY February 15, 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 January 18, 2017 (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 The Sheridan- Bill- Subdivision Plat status
  - 6.3 Green Oaks Commons- Bryan
  - 6.4 TIF Area Non-Conforming Properties Inventory- AI (Attachment)  
**MOTION to Recommend Approval of Rolf Campbell Contract Amendment for Non-Conforming Property Inventory to Increase the Upper Limit of the Fee By An Additional \$6,500**
- 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 (Handout)  
**MOTION to recommend approval of the LFPD Agreement to the Village Board**
  - 9.2 RFPD- Rudy
  - 9.3 TIF \_Call Log / Correspondence- Bryan
  - 9.4 TIF Redevelopment Plan Update:
    - 9.4a West Rondout Area Drainage Improvements Easements Update/Schedule 2017- Bill Olson, Duroweld, PCI (Attachment)
    - 9.4b Discussion of Agreement status with RHMG - Bill (Handout)

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9.4c Baker Road Improvements □ ROW update/Schedule 2017 □ Bill (Attachment)  
**MOTION** to Authorize Attorney and Engineer to Develop Options □ Document  
to Obtain Necessary Right of Way for Baker Road Project

9.4d Project Priorities Schedule - updating required in 2017 (Attachment)

9.5 TIF Finance Report □ Pam

9.6 Inland Update- Rudy

9.7 Knollwood Sign relocation status- Bill

**10.0 New Business**

**11.0 Next Meeting Date: March 15, 2017**

**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**  
**2020 O'PLAINE ROAD**  
**MINUTES OF THE TIF COMMITTEE MEETING**  
**February 15, 2017**

**Call to Order:** The Meeting was called to Order by Chairperson Muskat at 6:00 PM

**Present:** Committee Members Muskat, Wagener, Glogovsky and Milroy. Others in attendance included Village Attorney Rudolph Magna, Village Planner Al Maiden and Village Engineer Bill Rickert

**Absent:** Ken Marabella

**Approve last Meeting Minutes:** Pam Milroy made a motion to approve the January minutes, 2<sup>nd</sup> by John Wagener, voice vote ayes: Milroy, Wagener and Muskat. Abstain: Glogovsky

**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 reported that the upgraded pump station panel is complete and set to start up in March. There has been a preliminary request from Spectrum to add additional garages on the northern portion of the property. Spectrum is proposing additional landscaping and a berm to minimize the sight impact. Spectrum will be presenting their proposal at the next Village Committee of the Whole. There was brief discussion of whether this is a "Major" change to the development which would require a public hearing and go before the Plan Commission or a "Minor" change which the Village Board of Trustees has the authority to approval. Upon our initial review the consensus was that this is a "minor" change.

**Sheridan At Green Oaks-** Plat continues its way through the process and is awaiting final signatures. The Sheridan is very close to requesting their TCO.

**Green Oaks Commons-** No response to date regarding our questions regarding their TIF application.

**Performance of Prior TIF Projects-** NO REPORT

**Report on Current Marketing Efforts-** No Activity

**Non-Conforming properties/uses in the TIF District-** Al reported that the report was much more extensive than originally anticipated and is requesting additional village funding to complete the report. Motion: John Wagener made a favorable motion to increase the upper limit fee by an additional \$6500.00. Motion: John Wagener, 2<sup>nd</sup> Rich Glogovsky Voice vote all "Ayes".

**Chairperson/TIF Administrator's Status Report-**

**Libertyville Fire Protection District-** Rudy recommended that we approve the final draft document for submittal to LFPD. Motion: Pam Milroy, 2<sup>nd</sup> Bryan Muskat. Voice vote all "Ayes".

**Rockland Fire Protection District-** Rudy commented that The Village has received a number of FOIA requests regarding information pertaining to the RFPD and the Sheridan. The Village has been complying with the request.

**TIF Call Log-** No activity

**Redevelopment Plan Update.**

**West Rondout Area Drainage Improvements Easement and Engineering-** Bill reported that the agreements are out with Duroweld and Olson. The PCI agreement is in the final stages of completion and will be reviewed with their representatives prior to final submittal.

**Baker Road-** The TIF Committee authorized the Village Attorney and Engineer to develop a "Options" document for the Village to acquire the ROW for the Baker Road project. Motion by: John Wagener, 2<sup>nd</sup> Rich Glogovsky voice vote all "ayes".

**Project Priorities-** - Briefly reviewed the current project schedule.

**Finance Report-** Pam indicated that we are running under budget through January.

**Inland Update-** There has been no activity regarding the Panek proposal or development.

**Knollwood Sign-** No activity

**Old Business-** NONE

**New Business-**

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

**Adjourn-** Motion by Glogovsky seconded by Milroy to adjourn. Motion approved by voice vote.

The meeting was adjourned at 7:25 pm

**APPROVED:** March 15, 2017

**TIF Committee Chairman**



**(Bryan Muskat)**