

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY March 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 February 15, 2017 (Handout)
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 – (A) TCO requested March 3, 2017; (B) Bill- Subdivision Plat status
 - 6.3 Green Oaks Retail (Commons) -Update
 - 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 Chairperson's) Status Report**
 - 9.1 LFPD Update- Rudy
MOTION to recommend approval of the LFPD Agreement to the Village Board
 - 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- (Attachment)
 - 9.4a1 Olson, Duroweld, PCI Updates- Bill
 - 9.4a2 Discussion of Agreement Amendment status with RHMG- Bill (Attachment)

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Motion to Recommend Approval of RHMG Agreement Amendment for West Rondout Area Drainage Improvements to the Village Board

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 □ Pam

9.6 Inland Update- Bryan and Rudy (auto use, manufacturing use, ownership)

9.7 Knollwood Sign relocation status- Bill

10.0 New Business

11.0 Next Meeting Date: April 19, 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
MINUTES OF THE TIF COMMITTEE MEETING
March 15, 2017**

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:10 PM

Present: Committee Members Muskat, Wagener, and Milroy were present. Others in attendance included Village Attorney Rudolph Magna and Village Engineer Bill Rickert

Absent: Rich Glogovsky, Ken Marabella and Al Maiden

Approve last Meeting Minutes: Pam Milroy made a motion to approve the February minutes, 2nd by John Wagener, voice vote all ayes.

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 the sewer connections will be completed in April. Spectrum has requested to build additional garages on site as per the plan submitted. It is the recommendation that these changes be considered "minor" and left to the board to review and approve. Upon reviewing the detailed submittal the TIF committee made a favorable motion to recommend to the Board that the garages be permitted. Motion by John Wagener, 2nd by Pam Milroy. Voice vote Ayes: Wagener, Milroy and Muskat. Nays: None

Sheridan At Green Oaks- Sheridan requested and was granted their TCO on March 3, 2017. In addition the final Plat has been formally approved by all concerned parties and recorded. Bill reported the Final Plat of Subdivision has been received and is now recorded. Bond has been posted for remaining work. Final inspection is still pending. The Sheridan has requested to activate their wells for landscape watering. While we are supportive of this request the final decision lies with Lake County Public Works.

Green Oaks Commons- It was agreed that Ken, Rudy and Al meet with the representatives of Green Oaks Commons to discuss their request for TIF assistance. Their request is still not justifiable and does not warrant any action until it can meet our TIF policies and procedures.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Chairperson Muskat asked to have pictures of the Senior Projects and the OTB placed on the Website.

Non-Conforming properties/uses in the TIF District- Al reported he is in the final stages of finishing this document and awaiting final feedback from the committee.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- This is in the final stages of approval with LFPD. Our recommendation will be made after Libertyville approves the agreement.

Rockland Fire Protection District- Rudy reported that the Rockland FPD has requested to disconnect from The Sheridan development. This now goes for a 90 public notice period. Once this is concluded LFPD will take over the fire and ambulatory services of the development. It is expected that we will use the same development agreement as a template for the Sheridan as was used for The Spectrum development.

TIF Call Log- No activity

Redevelopment Plan Update.

West Rondout Area Drainage Improvements Easement and Engineering- Bill reported the Village has received the Duroweld Agreement. He said that Olson's attorney was supposed to contact Rudy to discuss their easement. Bill was developing the final plans for submittal to PCI. Motion to make a favorable recommendation for approval of RHMG's agreement amendment for the West Rondout Area Drainage Improvements to the Village Board. Motion by: John Wagener, 2nd Pam Milroy. Voice Vote Aye's: Wagener, Milroy and Muskat. Nay's: None.

Baker Road- Bill reported that the legal descriptions are being gathered for the easement agreements. Rudy to prepare a generic agreement that can be used for each property owner.

Project Priorities- - Briefly discussed updating the project schedule to reflect the Baker Road and Bradley Road options and prioritizations.

Finance Report- Pam indicated that the budgets are on track and a report will follow next month.

Inland Update- Chairperson Muskat mentioned the need that a potential buyer for the property has expressed for a second building and in our initial review of the new layout we would recommend scaling back the second building to allow greater retail utilization on the front outlots.

Knollwood Sign- No activity

Old Business- NONE

New Business-

The next scheduled meeting of the TIF Committee is Wednesday April 19, 2017.

Adjourn- Motion by Milroy seconded by Wegener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:25 pm

APPROVED: April 19, 2017

TIF Committee Chairman


(Bryan Muskat)