

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY April 19, 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 March 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 – Bill
 - 6.2a TCO Issued (Attachment)
 - 6.2b Subdivision Plat Completed
 - 6.3 Green Oaks Retail (Commons) – Update- Rudy/Ken
 - 6.4 TIF Area Non-Conforming Properties Inventory – Al
 - 6.5 OTB Update – 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 (Attachment)
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)

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9.4a1 Olson, Duroweld, PCI Updates – Bill

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 (Attachment)

9.6 Inland Update – Bryan and Rudy

9.7 Knollwood Sign Relocation Status – Bill

10.0 New Business

11.0 Next Meeting Date: May 17, 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
April 19, 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 (arrived 7pm), and Milroy were present. Others in attendance included Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, Village Planner Al Maiden, Village Engineer Bill Rickert, Ben Metzler (RHMG) and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: None

Approve last Meeting Minutes: Chairperson Muskat said he would provide the March TIF Committee Minutes at the May meeting. 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 the upgrades to the lift station including pumps and controls are now completed. Paving and landscaping will be completed as the weather improves. Green Oaks Senior can now use the Rockland Road lift station. They are anticipated to request a TCO in late June. They will be building two garages at this time; one on the west side and one on the northwest side.

Sheridan At Green Oaks- Bill reported the Final Plat of Subdivision has been received and is now recorded. A TCO has been issued, with the first clients expected to arrive next week. The TCO has been provided to the Assessor's office by Village staff. Ben provided new pictures of the inside of the buildings. Rudy pointed out the owners still need to install final "corner pins." Bill will follow up. Ken will speak to the Assessor to find out the cutoff date for inclusion of new properties in the 2017 Assessment.

Green Oaks Commons- Ken reported that he, Rudy and Al will be meeting with representatives of Green Oaks Commons to discuss their request for TIF assistance on Friday.

OTB Update- Bill said they are expecting a request for a TCO tomorrow. Denise reported there is an outstanding balance of \$5900 that needs to be replenished prior to issuing the TCO.

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 provided copies of the report to the Working Group. Rudy and Bryan will provide comments at the next Working Group Meeting.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported the Agreement has been signed by the District.

MOTION by Millroy seconded by Glogovsky to recommend approval of the Agreement to the Village Board. MOTION APPROVED by voice vote.

Rockland Fire Protection District- Rudy reported that if the RFPD/LFPD conclude actions to transfer the Sheridan to the LFPD, the Template for the next Agreement is in place.

TIF Call Log- Al reported he received a call from Lambs regarding TIF info. He referred them to Ken. They have not yet called Ken.

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 has now provided PCI with the final information they requested. Given recent media reports of financial issues at Westinghouse, there is some concern about the timing of this easement.

Baker Road- Rudy provided the Template for the Option Agreement needed from each property owner along Baker Road. Bill and or Rudy will be discussing next steps with Trustee Wagener.

Project Priorities- - Ken briefly mentioned that the Schedules and cost estimates for the West Rondout Drainage Project, Baker Road, and the overall Project Priorities will be updated in the next 2-3 months.

Finance Report- Pam provided the March 2017 financial reports.

Inland Update- Chairperson Muskat mentioned the need that a potential buyer for the property has expressed for a second building, in addition to the primary manufacturing facility proposed for the site. The spec building would be needed to offset the additional costs due to offsite roadwork and soils issues. Committee members expressed the need to have more information about the use of the spec building.

Knollwood Sign- Ben reported he and Denise met with Knollwood representative and selected a site for the Sign. The Village will assist with the installation, once Knollwood has received the appropriate permit from IDOT.

Old Business- NONE

New Business-

The next scheduled meeting of the TIF Committee is Wednesday May 17, 2017.

Adjourn- Motion by Milroy seconded by Wegener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:25 pm

APPROVED: May 17, 2017

TIF ADMINISTRATOR:



(Kenneth Marabella)