

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY July 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 (attachment)**
 - 4.1 June 1, 2016
- 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
 - 6.2 Sheridan at Green Oaks (attachment)
 - 6.3 Green Oaks Commons
 - 6.4 Atkinson Road Improvements
- 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
 - 9.2 TIF – Call Log
 - 9.3 TIF Redevelopment Plan Update:
 - 9.3a West Rondout Area Drainage Improvements Schedule (attachment)
Easements Update
 - 9.3b Baker Road Improvements Schedule (attachment)
 - 9.3c Baker Road Engineering Update
 - 9.4 TIF Finance Report (attachment)
 - 9.5 Inland Update- Rudy
 - 9.6 General Information
 - 9.7 Project Priorities- Consider adding left turn lane (or 4-lane) Bradley Rd East to Village limits
 - 9.8 Non-conforming properties/uses in the TIF District- Discuss need for strategies and procedures for evaluating building permits
- 10.0 New Business**
- 11.0 Next Meeting Date: August 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
July 6, 2016**

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:03 PM

Present: Committee Members Bryan Muskat, John Wagener, Rich Glogovsky and Pam 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: None

Approve last Meeting Minutes: Motion by Wagener seconded by Glogovsky to approve the Minutes from June 1, 2016. Motion approved by voice vote.

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: NO REPORT

Updates on Projects in the TIF District:

Green Oaks Senior Living- Bill Rickert reported the work on the building is proceeding. Their construction schedule shows completion in May 2017. Ken reported he met with Peggy Freese today regarding EAVs for both seniors' projects and GO Commons. At a minimum she is anticipating "shell" value for both senior projects. When her preliminary assessments are available she will provide us the info.

Sheridan At Green Oaks- Bill reported this project is also continuing. Their construction schedule shows completion December 2016.

Rudy recommended continuing to pursue a portable/temporary sign promoting the TIF to be attached to the Village of Green Oaks sign on their property. Mr. Muscat suggested something like "Economic Development Opportunities Available." The Committee agreed.

Additional signage will be presented to the Plan Commission next week, generally consistent with prior Plan Commission Preliminary Approval. Mr. Muscat will send an email to Nancy reminding her to confirm the names of the projects as Green Oaks Commons, and the Sheridan at Green Oaks, as well as the process for them to obtain sign permits.

Green Oaks Commons- Bill reported that work on the first building is now 90% completed. Their construction schedule shows completion this month, June 2016.

Atkinson Road- Bill reported he is still waiting for the Hilltop Subdivision Plat to be signed by North Chicago. Permits for construction will be issued by North Chicago. Bill has a letter from North Chicago approving the proposed improvements

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Mr. Muskat reported several discussions he had recently promoting the TIF District during the OTB meetings and follow up conversations. A newspaper article touting the new OTB was provided to the Committee.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported he is waiting for the District to revise and send him their latest draft of the Agreement.

TIF Call Log- No new calls in June 2016.

TIF Finance Report- Trustee Milroy explained the attached three financial reports including the budget (\$241,855) with new account numbers, expenditures by project (June expenses were \$9249.01), and expenditures by functional area. The Committee was pleased with the overall transparency of the reports.

Chairperson Muskat and Attorney Magna discussed the expenses spent to date to create and manage the TIF Project. Staff will review the original Board Resolution to determine how much of the "creation" expenses can be repaid to the Village.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Trustee Wegener reported the easement documents have been sent to Mr. Olson and Duroweld. PCI will receive theirs next week, per Bill. The project is on schedule. Construction will depend on funding and should take place in 2017 or 2018.

Baker Road- Bill reported the engineering Exhibits will be completed this month per the schedule. Final engineering and the beginning of construction will depend on funding, but will probably not occur until 2019.

Project Priorities- Chairperson Muskat suggested the Committee consider adding a project to the priorities. He proposed a left turn lane from Bradley Road, all the way east to the Village limits. This idea had come up during recent discussions regarding road work and the OTB.

The Committee expressed interest in adding this potential project.

Bill reported he spoke to LCDOT regarding the possibility of any state or county funding. Mr. Christianson of LCDOT said it is an IDOT road, and this project is not currently programmed. No STP funding would be available given it is not a local road, but there may be money in an Economic Development Fund the State maintains. Bill will follow up with Mr. Christianson on this and any other possibilities.

Inland- Attorney Magna reported he spoke to Steve Bauer. Inland is talking to an industrial/office user, however, they do not have any details to share with the Village at this time.

Bill reported he will be meeting with Inland next week to review their 10 year maintenance and monitoring responsibilities of their onsite wetland.

Non-Conforming properties/uses in the TIF District- Ken reminded the Committee the non-conforming property located at 13620 Rockland Road (Star Fence) is continuing to go through a process

to bring their property into compliance with a previous agree order. RHMG is working with the owner to assure compliance.

Ken then asked the Board about other properties in the TIF District that are non-conforming when it comes to considering new building permit applications. After discussion, it was decided the Village may want to establish a strategy and procedures for addressing non-conforming properties. The first step would be to identify those properties within the district, especially those along Route 176.

Al Maiden was asked to provide a proposal to create an inventory of non-conforming properties.

Old Business- NONE

New Business- NONE

The next scheduled meeting of the TIF Committee is Wednesday August 3, 2016

Adjourn- Motion by Wagener seconded by Milroy to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:24pm

APPROVED: August 3, 2016

TIF ADMINISTRATOR:

A handwritten signature in black ink, appearing to read "Kenneth Marabella, MAI". The signature is written in a cursive style with some capital letters.

(Kenneth Marabella)