

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY August 3, 2016 6:00P.M.
2020 O'PLAINE ROAD

- 1.0 Call to Order**
- 2.0 Roll Call Bryan Muskat, Pam Milroy, John Wagener, Rich Glogovsky**
- 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 July 6, 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**
 - 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- Review Concept Exhibits (attachment)**
 - 9.4 TIF Finance Report (attachment)**
 - 9.4a Revised TIF Revenue Projections (attachment)**
 - 9.4b Run Rate Sheet Information (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- Bill's follow up report**
 - 9.8 Non-conforming properties/uses in the TIF District- Rolf Campbell inventory proposal- (attachment)**
 - 9.9 Knollwood Sign relocation update**
- 10.0 New Business**

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.

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11.0 Next Meeting Date: September 7, 2016

12.0 Adjourn

**VILLAGE OF GREEN OAKS
MINUTES OF THE TIF COMMITTEE MEETING
August 3, 2016**

2020 O'PLAINE ROAD

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

Present: Committee Members Bryan Muskat, 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: John Wagener

Approve last Meeting Minutes: Motion by Glogovsky seconded by Milroy to approve the Minutes from July 6, 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. Ken reported that Assessor Peggy Freese has determined that, contrary to her earlier position to place "shell building" value on the buildings under construction, she will not be placing any value on the buildings because they are not close to occupancy. Rudy recently determined that the State law had changed beginning 2016 regarding when new EAV can be placed on property under construction.

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

Ken reported that Ben had located the proposed Village welcome sign (including a temporary sign "Economic Development Opportunities Available") to determine what landscaping will have to be relocated. The contractor has agreed to relocate as necessary when the Village is ready to install.

Green Oaks Commons- Bill will follow up with Nancy/North Chicago to find out when the Final Plat will be signed.

Bill contacted the Engineer for Hilltop to inquire about placing overhead utilities at Atkinson and Waukegan underground, per the Committee's request. Hilltop has no plans to do so.

The Committee asked staff to include placing these utilities underground as a TIF Project.

Atkinson Road- Bill reported he is still waiting for a construction schedule for the Atkinson Road access. Bill has a letter from North Chicago approving the proposed improvements

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Ken reported there was a Lake County Contractor “mixer” at North Shore Distillery recently. This location is an excellent place for a tour and party, and could serve as a destination location for entertainment in the TIF District.

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 July 2016.

TIF Finance Report- July consultant expenses were provided by Trustee Milroy and included in the Agenda packet. Responding to a request regarding reimbursement of funds being spent by the Village, Ken noted that all funds loaned to the TIF from the Village are scheduled to be repaid from future tax increment as directed by the Village Board. Ken noted that as a result of the revised EAVs, the revenue projections will be extended one year. Monitoring of TIF expenses is being reported monthly, and as a result, Pam, Bryan and Ken will meet to discuss whether there is any need for the original “run-rate” sheets to be continued.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Bill reported the easement documents have been sent to all three parties, Olson, Duroweld and PCI. Construction will depend on final easements and funding, but should take place in 2017 or 2018. A new exhibit has been prepared by RHMG which includes the route of the storm sewer and all easements.

Bill also reported that the West Skokie Drainage District is clearing the Middle Fork of the Skokie Drainage Ditch through the Village, including along the east boundary of the PCI property. This project will help to facilitate flow through the Village.

Baker Road- Bill provided engineering Concept Exhibits for discussion. This project will require coordination with the County (water), along with all property owners and other utility providers. Due to the unique circumstances of the area, there was discussion about perhaps considering a special zoning district to accommodate potential parking and setback issues. Bill noted that parking could be permitted on one side of the new roadway. Bill was asked to obtain estimates to place overhead utilities underground. Finally, Bill was asked to investigate extending Baker Road around to Bradley on the north, along the RR tracks. This connection could be added to the current project, or added later, as a separate project. Final engineering and the beginning of construction will depend on easements and funding, but will probably not begin until 2019/20.

Project Priorities- Bill reported he spoke to Bruce Christianson of LCDOT regarding the possibility of any state or county funding would be available for adding a third and or fourth lane to Rt 176 from the Village boundaries on the east to the Inland property on the west. Mr. Christianson confirmed the possibility of the Economic Development Program Fund from IDOT as a possibility. Bill was directed to work with Mr. Christianson to set up a meeting with IDOT and Village officials.

Inland- Attorney Magna reported he has just received an updated Traffic Study and development proposal from Steve Bauer. The new information will be reviewed by the Working Group.

Non-Conforming properties/uses in the TIF District- Per the Committee's request, Al Maiden presented a proposal from RCCA to undertake a project to prepare an "Inventory and analysis of Non-Conforming Uses outside of Buildings and Note Non-Conforming Business Uses in Buildings." The Committee unanimously recommended to the full Board to approve the proposal dated July 27, 2016 with a fee range of \$5900-\$9400. Mr. Muskat said this will be added to the COW Agenda on August 17.

Knollwood Sign- Bill presented an exhibit he and Ben prepared regarding the relocation of the Knollwood sign for southbound Waukegan Road. During their research, they found that IDOT has required a new sidewalk to be placed on the west side of Waukegan Road for the entire length of the project. This sidewalk will interfere with the existing Knollwood sign, the wetlands, and the proposed sign. Bill will follow up with IDOT. The Committee expressed a desire to relocate the Knollwood sign between the south entrance to the Project on Waukegan Road, and Muir Avenue, wherever IDOT will approve, subject to sight limitations and the wetlands

Old Business- NONE

New Business- NONE

The next scheduled meeting of the TIF Committee is Wednesday September 7, 2016

Adjourn- Motion by Muskat seconded by Milroy to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 8:45pm

APPROVED: September 7, 2016

TIF ADMINISTRATOR:

A handwritten signature in black ink, appearing to read "Kenneth Marabella, MAIT". The signature is written in a cursive, somewhat stylized font.

(Kenneth Marabella)