

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY September 7, 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 August 10, 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- Bill**
 - 6.2 Sheridan at Green Oaks- Bill**
 - 6.2a Report on Old Rockland Road Partial Vacation (attachment)**
 - 6.3 Green Oaks Commons- Bill**
 - 6.4 Atkinson Road Improvements- Bill**
 - 6.5 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 Chairman's) Status Report**
 - 9.1 LFPD update- Rudy**
 - 9.2 TIF – Call Log / Correspondence (attachment)- Ken**
 - 9.3 TIF Redevelopment Plan Update:**
 - 9.3a West Rondout Area Drainage Improvements Schedule (attachment)**
Easements Update - Bill
 - 9.3b Baker Road Improvements Schedule (attachment) - Bill**
 - 9.3c Baker Road Engineering Update- Bill**
 - 9.4 TIF Finance Report**
 - 9.4a Projected Increment Tax Revenues Update July 13, 2016 (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 on costs**
 - 9.8 Knollwood Sign relocation status- Bill**
 - 9.9 TIF Joint Review Board Meeting October 12, 2016**
- 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: October 5, 2016

12.0 Adjourn

**VILLAGE OF GREEN OAKS
MINUTES OF THE TIF COMMITTEE MEETING
September 7, 2016**

2020 O'PLAINE ROAD

Call to Order: The Meeting was called to Order by Chairperson Muskat at 6:02 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 Engineers Bill Rickert and Ben Metzler, and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: None

Approve last Meeting Minutes: Motion by Milroy seconded by Glogovsky to approve the Minutes from August 10, 2016. Motion approved by voice vote (Wagener abstained as he was absent August 10).

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 buildings are proceeding at a good pace. The sanitary sewer casing has been placed under Rt 176. Work at the lift station has not been completed. Ben reported on his research into the possibility of vacating all or a portion of the old Rockland Road ROW. The issue is complex due to the potential for underlying private ownership. Ben will continue his research of Township records and provide to Rudy. Committee members expressed the thought that perhaps the Village should just continue the status quo.

Sheridan At Green Oaks- Bill reported the contractor estimates the project is now 70% completed.

Green Oaks Commons- Bill also reported the first commercial building is now at 99% completion. He will continue to follow up with Nancy/North Chicago regarding the signed plat. At this time the plat is awaiting the signature of the Mayor of North Chicago. Thereafter, it will be sent to IDOT, and then Green Oaks.

Atkinson Road- Ben reported work on the Atkinson Road access has begun. Lake County had expressed their concern that North Chicago's detour route includes a County Road, and LCDOT had not been notified.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Bryan reported on progress he is making on the Economic Development/TIF sign at Atkinson and Waukegan Roads.

Chairperson/TIF Administrator's Status Report-

Libertyville Fire Protection District- Rudy reported we have received the District's draft. He has advised them to revise to include a not to exceed amount, include the true up provision, modify the formula to make sure it works, and demonstrate the capital expense incurred by the District for the ambulance. He is hopeful to have this resolved prior to the JRB meeting in October.

Rockland Fire Protection District- The District has requested a meeting with the Village. Bryan will suggest a future meeting for he and Rudy to meet with them.

TIF Call Log- Ken reported the Mayor had received a TIF Application from Mr. Zisook of Green Oaks Commons. Ken and Rudy did a cursory review and noted several problems, including missing the first step in our process by not submitting the Pre Application, developer escrow and check, several lines left unfilled, some exhibits missing, and other issues. As a result, it was concluded the submission was incomplete and returned to Mr. Zisook. In the accompanying letter dated August 18, 2016, we expressed our interest in working with them, provided the appropriate applications, developer escrow and other direction in order for them to resubmit.

TIF Finance Report- August expenses and year to date information was provided. Thru the first four months of FY 17 the TIF expenditures total \$55, 275.18, or 22.85% of our budget.

Redevelopment Plan Update-

West Rondout Area Drainage Improvements Easement and Engineering- Bill reported Ben had worked on a number of the next issues, and as a result was attending this evening, but at RHMG's expense, not the TIF. He was thanked by the Committee.

Bill pointed out the work required to obtain the easements for this project have been well beyond their original time estimates, and even beyond the recent increase approved by the Board in September. He explained a multitude of issues and extras, mostly related to the PCI easement and the multiple accommodations requested by PCI. Some of the issues involve relocating a watermain, temporary relocation of two trailers and their 480 volt electric services, contingency access, and both horizontal and vertical utility locates. As a result, the Committee asked Bill to (1) estimate the additional engineering and construction costs for the accommodations, (2) explore another alternative path, ie Baker Road, and (3) revise and resubmit his fee request letter.

Baker Road- Bill noted their work on this phase of the project is nearing completion, as all the information and exhibits have been generated. Ben and Bill reported the cost to place all of the overhead utilities underground, will cost approximately \$4.50 per foot, or \$900,000.

Trustee Wagener will be meeting with the owners on Baker Road in the near future to explain the project, the need for dedicating property for ROW, and to gauge their interest/support for the project. Staff was directed to provide whatever last minute information may be needed.

Ken pointed out that due to additional costs being incurred on the West Rondout Drainage Project, that we may want to limit our immediate future expenses on Baker Road in order to stay within our Budget. Rudy pointed out we do need to determine if we will be able to obtain all of the easements for this project, so John's meetings with the owners need to be supported. We need to be able to confirm that we have Baker Road as a project. Any additional expenses on this project however, will need to be

carefully considered. Final engineering and the beginning of construction will depend on easements and funding, but will probably not begin until at least 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- No report as we ran out of time.

Project Priorities- update on status of adding a 3rd and/or 4th lane to Rt 176. No report as we ran out of time.

Non-Conforming properties/uses in the TIF District- The agreement with Rolf Campbell was approved by the Board. Work is expected to take 60-90 days.

Knollwood Sign- Bill and Ben noted the relocation of this sign is on hold pending the outcome of the walkway and wetland issue. The Committee expressed a strong desire to relocate the Knollwood sign to the south of Muir Avenue. This will be subject to Knollwood and IDOT representatives.

JRB Meeting- Ken announced the JRB for the TIF District will be meeting Wednesday October 12, 2016. A save the date email will be sent this week to all JRB members.

Conservation Area at the Sheridan- Bryan would like to explore the possibility of having an environmental/tree survey undertaken and appropriate maintenance. This issue will be discussed soon along with funding options.

Old Business- NONE

New Business- The Committee noted the new TV display for presentations in the Boardroom. Chairperson Muskat utilized the monitor multiple times during the meeting which significantly facilitated the discussions. Well done Mr. Chairperson!

The next scheduled meeting of the TIF Committee is Wednesday October 5, 2016

Adjourn- Motion by Muskat seconded by Wagener to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:30pm

APPROVED: November 16, 2017

TIF ADMINISTRATOR:

A handwritten signature in black ink, appearing to read 'Ken Marabella, MAI'.

(Kenneth Marabella)