

AGENDA
VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING
WEDNESDAY DECEMBER 2, 2015 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 from November 4, 2015**
- 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 Projects Permits**
 - 6.1 Spectrum
 - 6.2 Hilltop
 - 6.3 Hilltop Commercial
- 7.0 Performance of Prior TIF Projects: No action required**
- 8.0 General Discussion Relative to Marketing TIF District**
 - 8.1 Entry signage at TIF projects
- 9.0 TIF Administrator's (Committee Chairman's) Status Report**
 - 9.1 LFPD update
 - 9.2 TIF – Call Log
 - 9.3 November Budget Report Update- Trustee Milroy
 - 9.4 TIF Redevelopment Plan Update:
 - 9.4 A West Rondout Area Drainage Improvements Engineering
 - 9.4 B Discuss Project Priorities from TIF Redevelopment Plan
 - 9.5 Inland update- Rudy
- 11.0 New Business**
- 12.0 Next Meeting Date: January 6, 2016**
- 13.0 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
December 2 2015**

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, Richard Glogovsky and Pam Milroy were present. Others in attendance included Village Attorney Rudolph Magna, Village Planner Jeramiah Yeksavich, Village Engineer Bill Rickert and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

Absent: None

Approve last Meeting Minutes: Motion by Wagener seconded Milroy to approve the Minutes from November 4, 2015. 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:

Spectrum Senior Living- Bill Rickert reported the work on the building is proceeding. He noted they are going to wait until Spring to perform the offsite sanitary sewer. The excavation around the lake is almost complete.

Hilltop Senior Living- The permit was issued and the building and the underground is proceeding.

Hilltop Commercial- Bill reported the project is slowing down. Hilltop has resubmitted their proposed plat including the additional 10 feet of ROW for IDOT, and recorded Covenants and Annexation Agreement. Village Landscape Architect David McCallum has already reviewed the revised landscape plan and sent a letter recommending the revised plan be approved. Al Maiden has indicated the Board will be requested to approve a minor plan modification. The balance of Staff will review and comment on the latest revisions. Finally, Bill will remind Hilltop they still need to submit their quarterly report to the Village.

Performance of Prior TIF Projects- NO REPORT

Report on Current Marketing Efforts- Mr. Marabella reported that per the last meeting, he has contacted North Shore Signs and asked for an estimate of the cost for new entry signs to be potentially placed on Spectrum and Hilltop properties in order to make the point that both projects are located in the Village of Green Oaks. North Shore Sign should respond shortly.

Chairperson/TIF Administrator's Status Report- LFPD will be meeting December 9 to review the Green Oaks proposal regarding TIF reimbursement.

The TIF Call Log showed no new calls in November.

Trustee Milroy presented her first financial report of expenditures through November 2015. Expenditures total \$88,556.75, with \$59,751.25 remaining in the Budget.

Jeremiah Yeksavich then presented his November 20, 2015 revised exhibits related to financial projections for the life of the TIF. His estimates included the annual Tax Increment (including the 10% from the Village) from both senior living projects, the Hilltop Commercial, and the balance of the District. It also included the payments to Hilltop per the RDA. He also included sales tax projections from the TIF district related to the Village TIF contribution. The main update included a slight downward revision to the Hilltop EAVs based on the GAP analysis prepared by Hilltop rather than the building permit estimates they submitted.

In addition, Staff has been working on preparing a draft TIF Project Schedule with Possible Prioritization for discussion. This exhibit, prepared by Jeremiah, was handed out to the Committee and shows potential projects and revenues for the life of the TIF, with more specific detail by year for the first ten years. The projects are all of those included in the initial estimated project costs included in the documentation to create the TIF. The Working Group will be revising this preliminary schedule and provide to the Committee for more discussion at the January meeting.

Bill Rickert then reported the West Rondout Area Drainage Improvements Engineering design is still in a holding pattern due to the need to resolve one final easement issue.

Attorney Magna reported that discussions with Inland are proceeding. They are updating their KLOA traffic study proposal consistent with input from Bill and Al, who spoke to their attorney, Steve Bauer, and Louay Aboona, of KLOA. They discussed the need for two access points for Harley, the length of the Bradley Road extension along their property, an 80 foot ROW for Bradley Rd, and a connection to Herky. We expect some additional information to review in January.

Old Business- NO REPORT

New Business-

Chairperson Muskat asked Attorney Magna about the status of the Kaplan property, immediately adjacent to the TIF. Due to multiple issues, the consensus of the Committee was to recommend the Village to begin the process to revoke the Special Use for the property.

The next scheduled meeting of the TIF Committee is January 6, 2016

Adjourn- Motion by Wagener, seconded by Glogovsky to adjourn.

Motion approved by voice vote.

The meeting was adjourned at 7:20pm

Kathy Marshall (MAI)
TIF Administrator

Approved April 6, 2016