

# 2026 GLMV “Ask The Mayor”

Bernard Wysocki







# OAK GROVE SCHOOL

**Rated No. 3**

**Elementary School**  
**in Lake County**

**Serves 926 Students**

**Grades PK • K ~ 8**

**Student ~ Teacher Ratio 12 to 1**

NORTH SHORE

*~ by Niche.com*

**NATIONAL BLUE RIBBON SCHOOL**

***Rated No. 2  
Elementary School  
in Lake County***

***Serves 149 Students  
Grades K ~ 8***

***Student ~ Teacher Ratio 8 to 1***

*~ by Niche.com*

A large, light-colored stone sign for Rondout School, featuring the school's name in bold, black, sans-serif capital letters. A small, stylized logo of a person's head is positioned between the words 'RONDOUT' and 'SCHOOL'. The sign is supported by two brick pillars with concrete bases. The background shows a green lawn and trees under a cloudy sky.

**RONDOUT SCHOOL**



***Rated No. # 7***

**High School in Lake County**

***Serves 1,805 Students***

***Grades 9 ~ 12***

***Student ~ Teacher Ratio 14 to 1***

***~ by Niche.com***

*Welcome to*  
**Libertyville High School**



*Home of the  
Wildcats!*





# 2026 Village Road Signage Improvement Projects

Decorative Street • Regulatory • Warning Signs  
Phase I & II • Summer 2026



## TIF Monument Signs

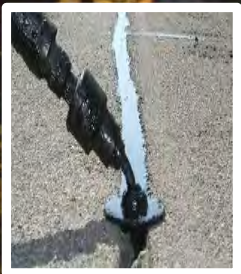
Corner at  
Rt. 176 & Bradley Rd



Completed in FY 25•26







# 2026 Village Improvement Projects

## Streets • Roads

### **Crack Sealing & Pavement Rejuvenator Application**

- 4 Subdivisions & O'Plaine Rd

### **Repaving**

- Polo Park in Business District

### **Rt. 176 Crosswalk** • Begins Summer/Fall 2026

- Providing Accessibility from North Shore Bike Path North to Business District



## Public Works

### **Hydrant Painting • Flushing & Repairs**

- 400+ Hydrants

### **Stormwater Pond Repairs**

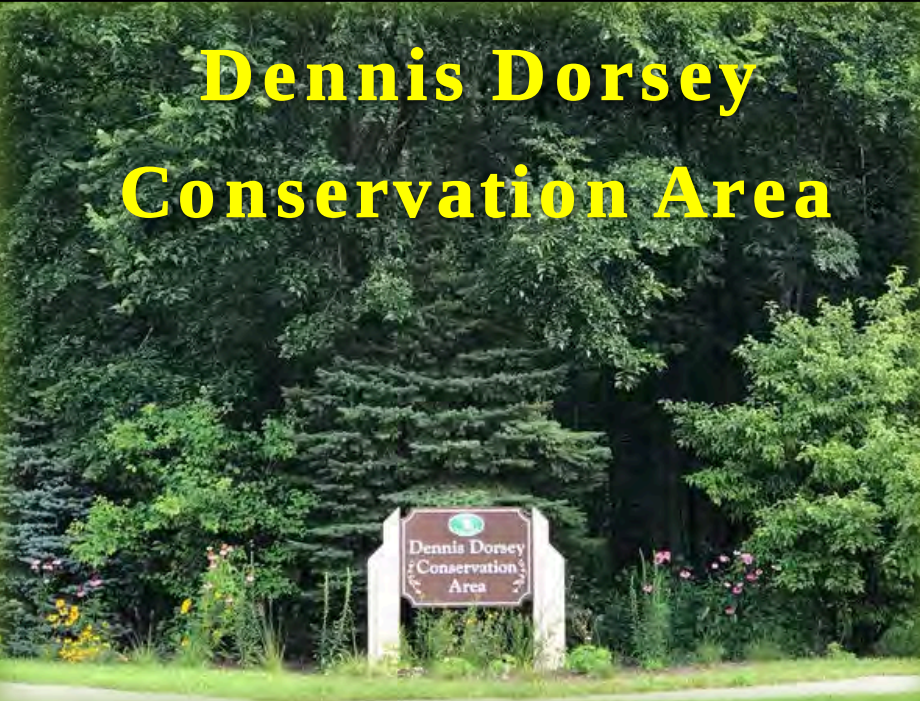
- Brookhaven & Creekside Path Subdivisions

### **Lift Station Repairs**

- Hanlon Rd • O'Plaine Rd • Polo Trail • Rockland & Lexington Roads



# Dennis Dorsey Conservation Area



# Memorial Garden



# Ecological Restoration

# Lake Kathryn



# Arbor Lakes







# **TIF Redevelopment Project Area 1: Rondout Area Year 11**

## **EAV & Tax Increments**

### **IL Department of Revenue PTAX 251-TIF**

| <b>Tax Year</b> | <b>EAV Increment</b> | <b>Tax Increment</b> | <b>Fiscal Year</b> |
|-----------------|----------------------|----------------------|--------------------|
| <b>2014</b>     | <b>\$ 39,519</b>     | <b>\$ 2,627</b>      | <b>FY 16</b>       |
| <b>2015</b>     | <b>\$ 423,365</b>    | <b>\$ 28,159</b>     | <b>FY 17</b>       |
| <b>2016</b>     | <b>\$ 2,690,614</b>  | <b>\$ 171,324</b>    | <b>FY 18</b>       |
| <b>2017</b>     | <b>\$14,381,067</b>  | <b>\$ 957,891</b>    | <b>FY 19</b>       |
| <b>2018</b>     | <b>\$29,314,587</b>  | <b>\$1,928,301</b>   | <b>FY 20</b>       |
| <b>2019</b>     | <b>\$32,962,791</b>  | <b>\$2,235,558</b>   | <b>FY 21</b>       |
| <b>2020</b>     | <b>\$33,309,028</b>  | <b>\$2,278,575</b>   | <b>FY 22</b>       |
| <b>2021</b>     | <b>\$31,761,111</b>  | <b>\$2,244,963</b>   | <b>FY 23</b>       |
| <b>2022</b>     | <b>\$32,940,925</b>  | <b>\$2,364,297</b>   | <b>FY 24</b>       |
| <b>2023</b>     | <b>\$35,410,963</b>  | <b>\$2,571,423</b>   | <b>FY 25</b>       |
| <b>2024</b>     | <b>\$39,336,961</b>  | <b>\$2,743,948</b>   | <b>FY 26</b>       |
| <b>2025</b>     | <b>\$42,005,648</b>  | <b>\$2,840,301</b>   | <b>FY 27</b>       |

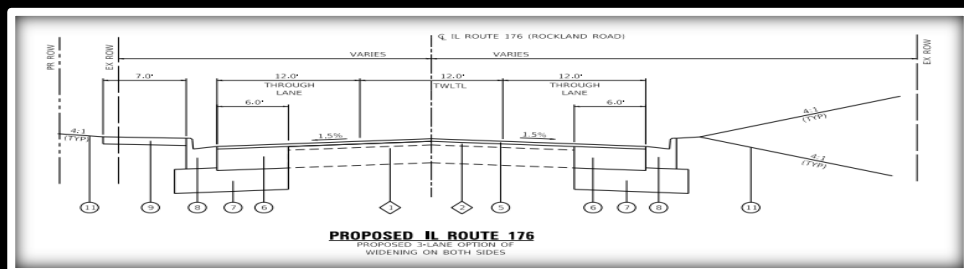
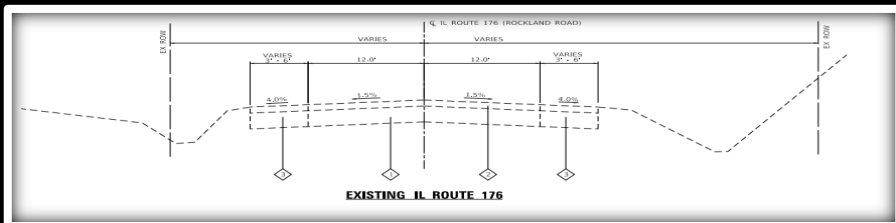




# Route 176 Widening • Streetscape Program



- Rt. 176 Widening through the TIF District from Bradley Rd to Ashford Dr as a Priority Project with Multi-Jurisdictional Benefits
- **Phase 1:** Essential Step in the Process of Obtaining Future Federal Funding • Phase I Draft Report has been sent to IDOT
- **Phase 2:** Engineering Design Begins in 2026



**The Streetscape Improvement Program** • Developed to improve aesthetics & site lines for traffic entering Route 176 • Ongoing Ecological Restoration to remove invasive species like Buckthorn & other weedy growth within the Route 176 Right-of-Way • Between Route 176 & North Shore Bike Trail • Train Tracks up to Arcadia Rd

Before



After







# 2026-2027 Annual Appropriation Ordinance

## Summary of Appropriations

|                |             |                  |             |
|----------------|-------------|------------------|-------------|
| General        | \$2,313,150 | TIF              | \$5,526,093 |
| Road & Bridge  | \$ 268,645  | Local Road Rehab | \$ 880,558  |
| Motor Fuel Tax | \$1,014,181 | SSA No. 11       | \$ 98,286   |
| Public Utility | \$1,325,255 | SSA No. 13       | \$ 56,276   |
| Public Works   | \$ 380,478  | SSA No. 14 & 15  | \$ 93,476   |

**GRAND TOTAL OF ALL REVENUE FUNDS APPROPRIATED \$11,956,398**



Oak Grove School Dist #68  
Libertyville Comm High School Dist #128  
County of Lake  
CLC  
Libertyville Fire Prot Dist  
Cook Memorial Library District  
Village of Green Oaks  
Forest Preserve  
Township of Libertyville  
Road & Bridge Libertyville

**Green Oaks  
60048  
Taxing Body  
Rate ~ 7.30%**



Libertyville Comm. High School Dist #128  
Rondout School Dist #72  
County of Lake  
CLC  
Libertyville Fire Prot Dist  
Cook Memorial Library District  
Village of Green Oaks  
Forest Preserve  
North Shore Water Reclamation Dist  
Township of Libertyville  
Road & Bridge Libertyville  
West Skokie Drainage  
Central Lake County JAWA

**Green Oaks  
60044 & 60045  
Taxing Body  
Rate ~ 6.43%**





# LAMBS FARM MASTER PLAN GROUND BREAKING CEREMONY



- ELEMENTS**
1. FAIRGROUNDS
  2. LIFE ON THE FARM
  3. FARMYARD
  4. FESTIVAL GROUNDS
  5. DISCOVERY GARDEN
  6. ENTRY COURTYARD
  7. GATEWAY ENTRY
  8. ENTRY LANDSCAPE
  9. PARKING LOT
  10. DETENTION AREA
- EVENTS**
- PHOTO SHOTS
  - COW MILKING
  - ANIMAL PETTING
  - DEMONSTRATION AREA







# TIF Projects & Redevelopment

## LAMBS FARMYARD DEVELOPMENT



**North Entrance**



**South Entrance**





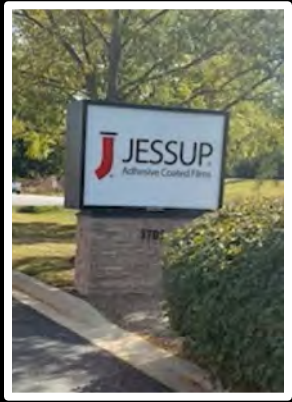
# Façade Improvement Blight Elimination Grant Program

Developed to Incentivize the Improvements to the Façade and Exterior of Properties

## Eligible Expenses for Reimbursement Include:

- Exterior of Building • Landscaping & Fencing • Removal of Materials/Debris Elimination • Signs
- Waste Stream Mitigation & Clean-Up • Walkways/Windows/Walls/Siding • Parking Lots & Lighting
- Reimbursement is limited to 50% or up to \$25,000 • Applications Available Online & at Village Hall
- ***Façade Grant Application Received & Reimbursed @ 1701 Rockland Rd for \$25,000***

**Jessup Manufacturing • 1701 Rockland Road**



**Before**



**After**







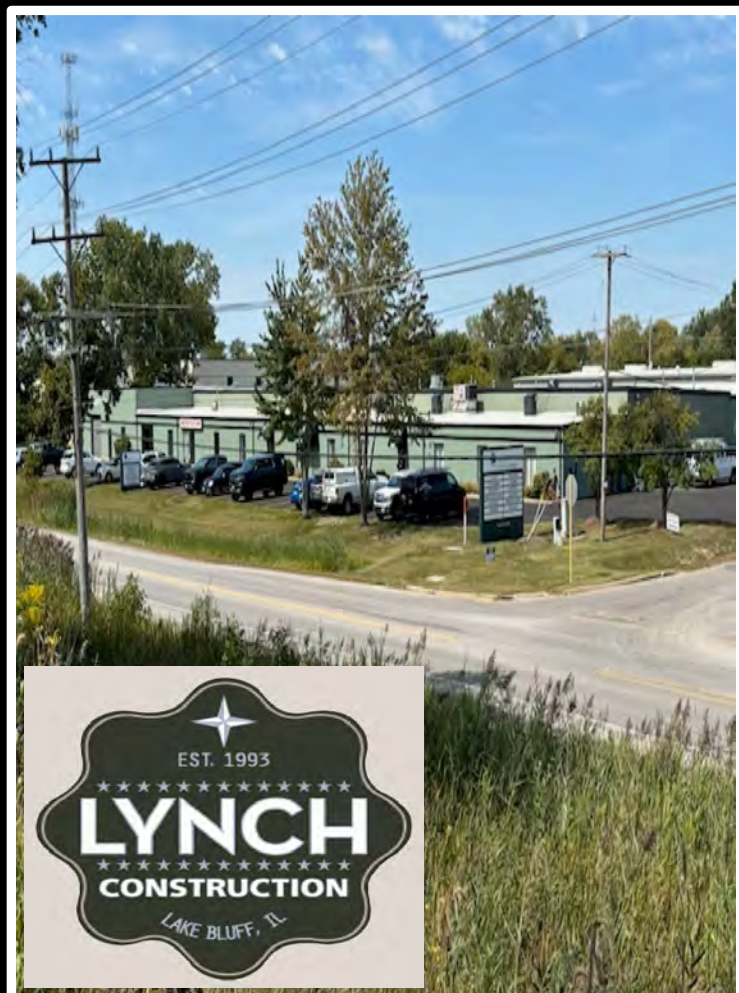
# TIF Implementation Activities

## Façade Improvement • Blight Elimination Grant Program

Developed to Incentivize the Improvements to the Façade and Exterior of Properties

• Façade Grant Application Received • Not Yet Reimbursed @ 1701 Rockland Rd for \$25,000

*13110 Rockland Road*



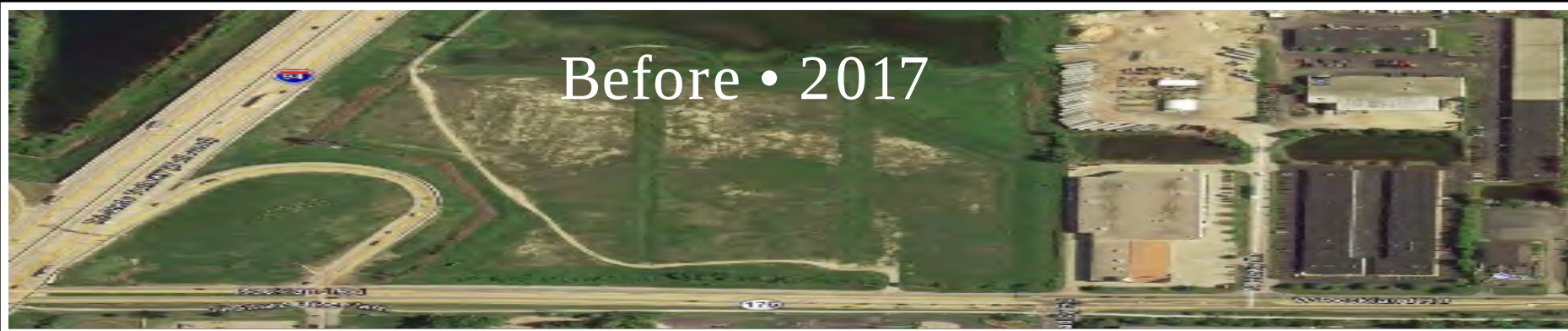
**Paving Project  
After Picture**





# TIF Redevelopment Green Oaks Business Park

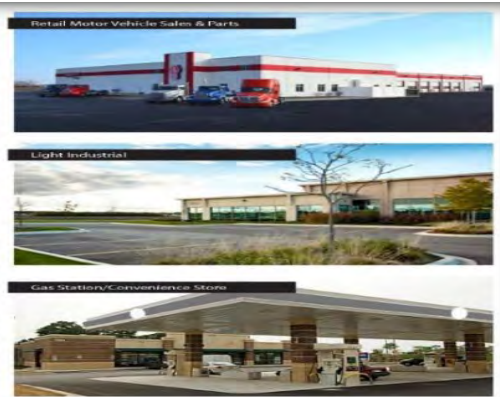
Northeast Corner of Route 176 & Interstate 94



Subdivided into a 5-lot Industrial Subdivision



• Lot 2 ~  
CIT Trucking



• Lot 1 ~  
NorthShore Care Supply

• Lots 3, 4 & 5 Consolidated into 1 lot  
Gas N Wash







# 13840 Leola Drive • 3.8925 Acres



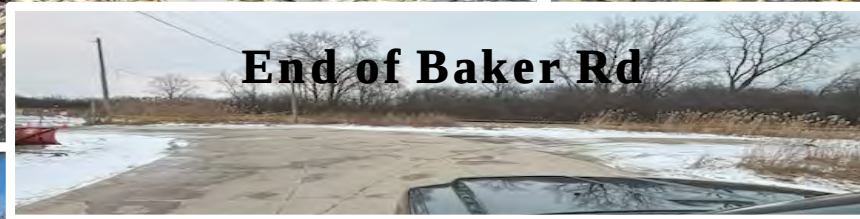
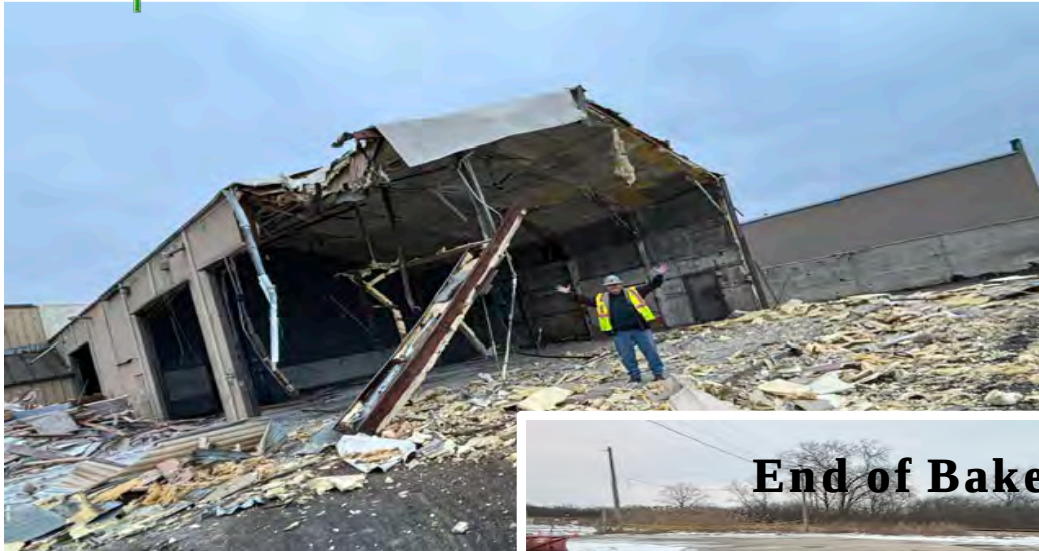




# TIF Activities & Projects

## Land Acquisition & Redevelopment

13840 Leola Drive • 3.8925 Acres







# UHAUL & Storage of Green Oaks

14045 West Rockland Road



After



Before







# LFPD Intergovernmental Agreements

Consistent with the Recommendation of the Joint Review Board, the Village Approved IGAs with the LFPD for both Green Oaks Senior Living & Modena Green Oaks Projects.

- *Payment in 2025 of \$30,090.70*
- *Total Annual Reimbursements from 2018 to 2025 in the Amount of \$157,858*

**Libertyville Fire Protection District  
Station 3 • 13415 Atkinson Rd**







# TIF Development in Review

## Green Oaks Senior Living

### Spectrum Development

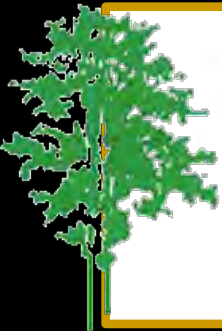
Before • 2017



After







# MODENA

## GREEN OAKS

BY SOLERA SENIOR LIVING



Before • 2017







VILLAGE OF  
**GREEN OAKS**

MAYOR BERNARD WYSOCKI

**GREEN  
OAKS  
AWESOME  
TOWN!**

NORTH SHORE

