

## **Minutes**

### **Joint Review Board Meeting**

#### **Green Oaks Redevelopment Project Area 1: Rondout area (RPA 1)**

**Wednesday October 9, 2019**

**Village of Green Oaks Village Hall  
2020 O'Plaine Road, Green Oaks, IL 60048**

**Call to Order-** Bernard Wysocki, Mayor, TIF Chief Administrative Officer and Chairperson called the meeting to order at 3:05 pm. The Mayor explained that the meeting was called pursuant to Statute on the date set by the JRB last year.

**Roll call-** TIF Special Projects Manager Ken Marabella called the roll. Present were Voting members: Libertyville Township Supervisor Kathleen O'Connor, Chief Rich Carani representing the Libertyville Fire Protection District, Superintendent Dr. Lonnie Lemon of the Oak Grove School District 68, Constance Kravitz Comptroller Finance Department of the College of Lake County, Superintendent Dr. Jennie Wojack of Rondout School District 72, Assistant Superintendent Daniel Stanley of Libertyville High School District 128, Gordon Long the Public Representative of the Village of Green Oaks, and Green Oaks Village Representative Trustee Bryan Muskat,

Also in attendance were Village of Green Oaks Mayor Bernard Wysocki, and Village Administrator Denise Kafkis, Village Attorney Rudy Magna, Village Engineer Bill Rickert of RHMG, Assistant Village Engineer Ben Metzler, Village Planner Al Maiden of RCCA, TIF Special Projects Manager Ken Marabella of Marabella Associates, Inc., TIF Special Projects Assistant Manager Caitlin Wagener.

Absent were Voting members Board Chairperson Sandy Hart of the County of Lake, David Archer of the Cook Memorial Library District,

Also absent were Non-Voting members from Libertyville Township/Road and Bridge, Lake Bluff Mosquito Abatement District, the North Shore Sanitary District, Lake County Forest Preserve District and the Central Lake County Joint Action Water Agency.

**Approval of Minutes-** Motion by Carani seconded by O'Connor to approve the Minutes from October 10, 2018. Upon a voice vote, all AYES, Minutes approved.

**Introduction-** Chairperson Wysocki then announced the purpose of today's meeting was to meet the Statutory requirements, to provide information on TIF activities, and to take questions from the members and public. He noted it has been almost five years since the TIF District was created, and that there has been significant progress. He will cover progress made from the creation of the TIF to date in the Power Point presentation.

He then introduced Village Representative and Village Board Annexation and Zoning Chairperson Trustee Bryan Muskat, Village Administrator Denis Kafkis, Village Attorney Rudy Magna, Village Engineer Bill Rickert, Ben Metzler Assistant Village Engineer, Village Planner Al Maiden of RCCA, TIF Project Manager Ken Marabella (Marabella Associates, Inc.), and Assistant TIF Project Manager Caitlin Wagener. Chairperson Wysocki thanked the entire team for their outstanding efforts on behalf of the TIF District.

He then announced today's JRB Meeting fulfills the Village's statutory requirement for the TIF District. The various items in the Agenda Packet including the Notice to Convene, Agenda, FY 18 Minutes, FY 19 Draft Annual Tax Increment TIF Report for the Office of the Illinois Comptroller, the FY 19 Activities, the FY 20 Budget Summary and future activities are all provided. Mr. Wysocki then directed everyone's attention to the Power Point presentation where the information was discussed in detail.

The reports show there was NO SURPLUS in FY 2019. In fact, there is \$643,044 due the Village as a result of startup loans from the Village to the TIF District. The TIF received a tax increment of \$957,032 in FY 19. The EAV Increment is \$29,314,587.

Chairperson Wysocki, using the Power Point presentation, then provided an update on the Green Oaks Senior Living project, the Sheridan at Green Oaks, and Hill Top Commons. He also summarized the \$488,375 West Rondout Are Drainage Project which has significantly improved drainage in the area. The Village also acquired two properties; one for road right of way to connect Herky Drive with the anticipated extension of Bradley Road, and the other a house located at 13648 Rockland Road that was located in a floodway.

Thereafter, Chairperson Wysocki identified the information related to TIF on the Village's Website, and explained some internal restructuring of the TIF processes to increase functionality. All elected officials now have the opportunity to comment at the earliest stages of proposed Village or private party activities in the TIF District. The Village Building department continues to use the TIF Non-Conforming Uses and Conditions Study while evaluating new projects in the TIF area.

Current FY 20 is already experiencing significant activity. With the aid of both still pictures and drone video, Chairperson Wysocki explained the 35-acre, lot Inland parcel which is currently under construction. The new North Shore Care Supply facility is already well under construction with a 160,000 sq ft building that is scheduled for occupancy by Spring of 2020. They will employ 50 people. CIT Trucking has also purchased lot 2 of the property and is working on their building plans.

As part of this project, Inland is extending Bradley Road and connecting it to Herky Drive on the north. They are also performing intersection improvements at Bradley and Rt 176, along with making Herky Drive a right in right out intersection at Rt 176. The Village will issue TIF Bonds to basically cover the costs of those improvements estimated at \$3,700,000.

Additional activities included the annual payment to the Libertyville Fire Protection District for ambulance depreciation in the amount of \$15,595.20, and sanitary sewer televising and cleaning for \$20,439 to SewerTech, LLC. The Village continues to meet with various TIF District property owners, work to address non-conformities in building and zoning, and consideration of future land acquisitions and easements. The potential Baker Road Project still needs easements before it can be considered for further attention.

Chairperson Wysocki also noted the Village continues to look at area infrastructure for redevelopment/replacement, a new Site Improvement/Façade Improvement Program, a Streetscape Improvement Program, TIF District promotions, and land/easement acquisition. Signage Improvements are presently being considered at intersections with Rt 176 (Herky, Baker, Laura, and Nagel) that would consist of Business Identification Signs, that would eliminate the current sign pollution at those intersections. Finally, the Village is working with IDOT and state legislators to begin the process to recognize and begin the steps necessary to have Rt 176 widened from the current two lanes that runs through the heart of the TIF District.

Next year's JRB Meeting was scheduled for Wednesday, October 14, 2020 at 3pm.

### **Questions/Comments-**

Member O'Connor offered her congratulations to the Village for the extraordinary accomplishments of the TIF in such a short time. Chairperson Wysocki thanked her for her comments and said in another five years the TIF District EAV could potentially double.

Member Kravitz said this is a fantastic TIF Project and offered CLC's desire to partner with the Village when it comes to job training. Chairperson Wysocki thanked her and directed her to Village Administrator Kafkis to pursue her offer, especially with our new businesses in the TIF.

Member Stanley asked what's going on at Green Oaks Commons. Chairperson Wysocki said the owner's efforts to find a tenant have not been successful to date. The Village has offered to work with the owners, but so far, no response. Attorney Magna pointed out that Green Oaks Commons has not received any TIF Funding for their project or building...it is all privately funded.

Member Long asked who would be paying for the signage program that was mentioned. Chairperson Wysocki said the business identification signs would be 100% funded by the TIF. The proposed Façade Improvement Program would be a 50/50 match. The program, including eligible expenses, is expected to be considered this month by the Village Board.

Member Wojack asked about the timeline for the commercial development on the Inland Property. Chairperson Wysocki said Inland is working on attracting businesses,

especially a Circle K Gas Station for the corner. There is no specific schedule at this time.

Chairperson Wysocki thanked everyone for their attendance at today's JRB meeting.

Motion to adjourn by Lemon, seconded by Long. Upon a voice vote, the AYES were unanimous, and the meeting was adjourned at 3:34 pm.