

Village of Riverwoods
Continued Public Hearing Regarding Approval of the Milwaukee
Avenue Tax Increment Finance Redevelopment
August 16, 2005

1

In Attendance:

William Kaplan
Linda Dunn
Sherry Graditor
Bruce Masterson
John Norris
William Svatik
Eileen Stanger
Bruce Huvad
Pat Glenn
Morry Weinstein

Absent:

Michael Haber

Minutes taken by Debbie Limer

The Public Hearing was called to order at 8:00 PM.

Atty. Huvad told the board we have heard from the owners. They have a new team. One of the new members worked on Colonial Courts. We will meet with them at our staff meeting on Tuesday. Atty. Huvad stated he would give a report at the next meeting.

Trustee Norris moved to adjourn the Public Hearing and continue it until the September 20th board meeting. Trustee Graditor seconded the motion. The motion was carried by voice vote.

The public hearing adjourned at 8:05PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods
Continued Public Hearing Regarding Approval of the Milwaukee
Avenue Tax Increment Finance Redevelopment
July 5, 2005

1

In Attendance:
William Kaplan
Linda Dunn
Sherry Graditor
Michael Haber
Bruce Masterson
John Norris
William Svatik
Eileen Stanger
Bruce Huvad
Pat Glenn
Russ Kraly
Morry Weinstein

Minutes taken by Debbie Limer

The public hearing was called to order at 8:00 PM.

Atty. Huvad told the board that we have a meeting with the new owners of the 37 acres a week from Thursday. We are hoping for some progress.

Trustee Haber moved to continue the public hearing until the next board meeting. Trustee Norris seconded the motion. The motion was carried by voice vote.

Trustee Graditor moved to adjourn the public hearing. Trustee Svatik seconded the motion. Motion was carried by voice vote.

The public hearing adjourned at 8:05PM.

Respectfully Submitted,

Debbie Limer

Village of Riverwoods
Continued Public Hearing Regarding Approval of the Milwaukee
Avenue Tax Increment Finance Redevelopment
June 7, 2005

1

In Attendance:
William Kaplan
Linda Dunn
Sherry Graditor
Bruce Masterson
John Norris
William Svatik
Eileen Stanger
Jack Siegel
Bruce Huvad
Pat Glenn
Russ Kraly
Morry Weinstein

Minutes taken by Debbie Limer

The Public Hearing was called to order at 8:00 PM.

IV. Approval of Minutes

Public Hearing – May 17, 2005

Trustee Masterson moved to approve the minutes. Trustee Graditor seconded the motion. Motion was carried by voice vote.

Atty. Huvad told the board that we have had a meeting with the current owners. We wanted to establish a status time line. The Plan Commission has closed their hearing on the special use, remapping and text amendment.

Trustee Haber arrived at 8:02PM.

Atty. Huvad explained that the board has three options of what to do with the Plan Commissions recommendations. The board can accept, accept with conditions, or send back the Plan Commission's recommendations. He added that by closing the Plan Commission hearing, the Board of Trustees can have their own hearing on the annexation. We cannot complete the TIF until the property is annexed. Atty. Huvad told the board that we have laid out the timeline with the owners. He stated that the owners are very anxious to get something started. They want the TIF. The major task is to come up with a flexible design that attracts tenants. The access to BP, the light on Milwaukee, and the out lots will not change. Atty. Huvad pointed out the newest design plan submitted by the owners. This is the best that we have seen so far. It is very similar to the last one. The big box development has been broken down to a few smaller ones. It is more interesting. The

Village of Riverwoods
Continued Public Hearing Regarding Approval of the Milwaukee
Avenue Tax Increment Finance Redevelopment
June 7, 2005

2

elevations are similar. Everything is constructed from brick. Atty. Huvad stated that the owners are going to work to get a grocery store in the development. We can continue the Public Hearing for the TIF to the next meeting. He will let them know that we are ready to act. Atty. Siegel asked who is representing them. Atty. Huvad reported that it is not clear. He thinks OPUS North will take the lead. They are looking at this as a long term hold. The 260K square feet of the proposed development is smaller than the last design. There are factors guiding the design such as detention and access. Trustee Svatik stated that the design looks good. Johannes Aschman of 72 Treasure Lane indicated that it looks too much like boxes. He questioned if the design could be more creative

Trustee Norris moved to continue the Public Hearing until the next meeting. Trustee Graditor seconded. Motion was carried by voice vote.

The Public Hearing closed at 8:10PM.

Respectfully Submitted,

Debbie Limer

Eileen S. Stanger