



Village of Green Oaks

2020 O'Plaine Road • Green Oaks, IL 60048 • (847)362-5363 • Fax (847)362-5375

Posted July 8th, 2019 at 2pm

VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING

**Wednesday, July 10, 2019
7:30 pm**

**Village Hall Board Meeting
2020 O'Plaine Road**

AGENDA

- 1.0 Call to Order**
- 2.0 Roll Call**
- 3.0 Non Agenda Items and Visitors:
The Village TIF Committee Allocates Fifteen (15) Minutes at this time for those individuals who would like the opportunity to address the Village**
- 4.0 Review Minutes**
 - 4.1 Review the Minutes of The Village TIF Committee Meeting Held June 5, 2019**
- 5.0 Village President Wysocki**
 - 5.1 Blight Elimination/Potential Façade Grant Program Discussion**
 - 5.2 Draft Major Project List**
 - 5.3 TIF IL Comptroller Report Due In Late October 2019**
 - 5.4 Joint Review Board Meeting Wednesday, October 9, 2019 at 3pm**
 - 5.5 Inland IDOT Permit Status**
- 6.0 Village TIF Committee:**
 - Annexation, Planning & Zoning – Chairman Muskat**
 - 6.1 Update: Arcadia Entrance Landscape Status**
 - 6.2 Consider Initiating TIF Comprehensive Plan Discussion**
 - 6.3 Research Design For Inland Commercial**
 - Building – Chairman Glogovsky**
 - 6.4 Update: 13648 Rockland Road Demolition Status and Landscape Status**
 - 6.5 Update: Panattoni**
 - 6.6 Update: CIT**

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Finance – Chairman Milroy

- 6.7** Update: Fiscal Year 2020 Budget Draft (Pg. 2)
- 6.8** TIF Monthly Finance Report for June 2019 At Village Board Meeting
- 6.9** TIF Audit Timing
- 6.10** FY 2020 TIF Increment Received To Date \$931,244.91 (Pg. 4)
- 6.11** Create Project Funds and Debt Services Discussion
- 6.12** Motion To Approve the Village of Green Oaks TIF Invoice #23 In The Amount of \$650.07 (Pg. 5)

Public Affairs – Chairman Furlong

- 6.13** Update: TIF Roadwork Construction Sign (Pg. 8)
- 6.14** Update: Harley Davidson Sign
- 6.15** Update: Green Oaks Senior Living Sign

Public Works – Chairman Wagener

- 6.16** Televising Sewer Bid Results
- 6.17** Water and Sewer Easement Locations (Pg. 9)
- 6.18** Motion to Recommend to the Village Board to Approve the West Rondout Drainage Area Improvements Project Copenhagen Construction Pay Request No. 4 (Final) and Change Order No. 2 (Final) In The Amount Of \$50,153.97 (Pg. 15)
- 6.19** West Rondout Drainage Project Status

Streets and Roads – Chairman Sugrue

7.0 Village Attorney

- 7.1** Update: Inland
- 7.2** Update: TIF Interested Parties (Pg. 43)
- 7.3** Motion to Recommend Adoption of Bond Ordinance (Pg. 46)
- 7.4** Possible Inland Commercial TIF Assistance

8.0 Village Engineer

9.0 Old Business

10.0 Unfinished Business

11.0 New Business

12.0 Executive Session

- 12.1** Potential Land Acquisition

13.0 Next Meeting Date: August 7, 2019

14.0 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 Denise Kafkis at (847) 362-5363 promptly to allow the Village to make reasonable accommodations for those persons.

**VILLAGE OF GREEN OAKS
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE TIF COMMITTEE
WEDNESDAY, JULY 10, 2019**

**VILLAGE HALL BOARD ROOM
2020 O'PLAINE ROAD**

Call to Order: The Meeting was called to Order at 7:30 p.m.

Present: Committee Members present: President Bernard Wysocki, Trustees Peter Furlong, Richard Glogovsky, Pam Milroy, Bryan Muskat, Dan Sugrue, John Wagener. Other Officials present: Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, TIF Project Manager Ken Marabella

Non Agenda Items and Visitors:

The Village TIF Committee Allocates Fifteen (15) Minutes at this time for those individuals who would like the opportunity to address the Village.

Review Minutes:

Review the Minutes of the Village TIF Committee Meeting Held June 5, 2019.

Village President Wysocki:

Blight Elimination/Potential Façade Grant Program Discussion. A checklist of items that Business Owners could request will be put together in coordination with the Village. Ken Marabella addressed the Board for possible input. He reviewed possible projects and clean up that could be performed, and wanted to know if the Board is interested in these things, and if so, he's requesting some direction. There was discussion regarding the back of the building and if that would help if they fixed up the back of the building.

Still looking for obtaining other programs, and a 50-50 match with repair costs. There was discussion regarding eligibility requirements, outstanding code violations, funding from the Village, and a sliding percentage incentive to comply with Village Ordinances which will kept in Committee. There was discussion regarding funding for clean up of Junk Cars.

Draft Major Project List was discussed. The task of project priorities was discussed. Mr. Marabella is requesting other projects the Board would like undertaken or re-prioritized. There was discussion regarding reaching out to Elected Officials to get these projects on IDOT's list. Then the Village would make a decision. Meeting with County Representatives as well as State and Regional was recommended. Setting priorities was mentioned. Looking at projects for next year was mentioned, as well as a budget.

TIF IL Comptroller Report Due in Late October 2019.

Joint Review Board Meeting Wednesday, October 9, 2019 at 3pm

Inland IDOT Permit Status, they have gotten the approval.

Village TIF Committee:

Annexation, Planning & Zoning – Chairman Muskat

An Update was given regarding the Arcadia Entrance Landscape Status, looking into the permit.

There was discussion regarding Initiating TIF Comprehensive Plan Discussion, including the updating of the comprehensive plan,

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There was discussion regarding the Design For Inland Commercial, re: what type of design of overall street scape would the Village want should a gas station want to be there. This issue is in Committee.

Building – Chairman Glogovsky

An Update was given regarding Arcadia Entrance Landscape Status. The demolition date has not been set. There was discussion regarding IDOT and North Shore Gas.

An Update was given re: Panattoni, a fee schedule has been set.

An Update was given re: CIT, they are closed and waiting on the next phase of this project. There was discussion regarding adequate turn radius for semi trucks.

Finance – Chairman Milroy

Update: Fiscal Year 2020 Budget Draft.

TIF Monthly Finance Report for June 2019 at the next Village Board Meeting.

TIF Audit Timing

FY 2020 TIF Increment Received to Date \$931,244.91

Create Project Funds and Debt Services Discussion, was talked about with regard to debt payback on Bonds. Attorney Magna stated to avoid surplus, setting up accounts within the incremental fund for debt service or projects.

Motion to Approve the Village of Green Oaks TIF Invoice #23 In the Amount of \$650.07.

Public Affairs – Chairman Furlong

An Update was given regarding the TIF Roadwork Construction Sign.

An Update was given regarding the Harley Davidson Sign. A ground sign/monument sign may be pursued. A table sign was also mentioned.

An Update was given regarding the Green Oaks Senior Living Sign, there has been no permit application.

Public Works – Chairman Wagener

Televising Sewer Bid Results was discussed with regard to different bidders, reference checking, good references with the low bidder, Sewer Tech. This will be on the agenda for approval this month.

Water and Sewer Easement Locations was discussed. Preparing legal descriptions and exhibits is in progress, and discussion regarding pursuing easements.

A Motion to Recommend to the Village Board to Approve the West Rondout Drainage Area Improvements Project Copenhagen Construction Pay Request #4 (Final) and Change Order #2 (Final) in the Amount of \$50,153.97, will be on the agenda in two weeks.

The West Rondout Drainage Project Status was given.

Streets and Roads – Chairman Sugrue

Village Attorney

An Update was given re: Inland, the IDOT permit was mentioned, on-site water, storm sewer, and sanitary, curb and gutter on Bradley, asphalt binder, and Bond TIF are all done, or being finalized. Com-Ed Sleeves was mentioned. Street lights that are out are on a 6 week back order.

An Update was given re: TIF Interested Parties, regarding a requests and entitlement.

Motion to Recommend Adoption of Bond Ordinance at the next meeting. Purposes and Uses of Funds was discussed, as well as additional projects that may require Bond Funding.

Possible Inland Commercial TIF Assistance

TIF Assistance being paid to the Sheridan was discussed.

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Village Engineer

Old Business

Unfinished Business

New Business

Executive Session

Potential Land Acquisition

MOTION: Trustee Furlong moved the Board go into Executive Session to discuss land acquisition. Seconded by Trustee Muskat. Voice Vote: "ALL AYE". Nay: None. Motion carried.

The Board came out of Executive Session at 9:40 p.m.

There was no action taken in the Executive Session.

Next Meeting Date: August 7, 2019

Adjourn:

MOTION: Trustee Milroy moved the Board Adjourn this Meeting at 9:40 p.m. Seconded by Trustee Sugrue. Voice Vote: "ALL AYE". Nay: None. Motion carried.

The meeting adjourned at 9:40

Approved: _____

8/7/19.



Village Clerk
Clare Michelotti