



Village of Green Oaks

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

Posted August 30, 2019 at 12pm

VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING

**Wednesday, September 4, 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 August 7, 2019 (Pg. 1)**
- 5.0 TIF Chief Administrative Officer – Village President**
 - 5.1 Façade/Blight Elimination Grant Program (Pg. 4)**
 - 5.2 TIF IL Comptroller Report Due October 27, 2019-Not Posted as of 8/29/19**
 - 5.3 Joint Review Board Meeting Wednesday, October 9, 2019 at 3pm (Pg. 13)**
 - 5.4 Inland IDOT Status (Pg. 16)**
 - 5.5 Update: Inland Bond**
 - 5.6 Update: Baker Road**
- 6.0 Village TIF Committee:**
 - Annexation, Planning & Zoning – Chairman Muskat**
 - 6.1 Update: Streetscape Program**
 - 6.1a Arcadia Lane/Landscape Status (Pg. 17)**
 - 6.1b Screening Wall Status**
 - 6.2 Motion to Accept TIF Comprehensive Plan Proposal (Pg. 23)**
 - 6.3 TIF Redevelopment Plan Discussion**
 - 6.4 Update: Inland Commercial-Gas/Service Station Standards**
 - 6.5 Update: Inland Off-Site Completion Schedule**

Agenda – TIF Committee Meeting

September 4, 2019

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Building – Chairman Glogovsky

6.6 Update: 13648 Rockland Road

6.6a Landscape Plan Proposal

(Pg. 26)

6.7 Update: Code Enforcement

6.8 Update: Panattoni Interior Permit Submitted 8/1/19 Estimated Cost 2.8M

6.9 Update: CIT

Finance – Chairman Milroy

6.10 FY 2020 TIF Increment Received To Date

(Pg. 27)

6.11 Create Project Funds and Debt Services Discussion

6.12 Update: TIF Escrow Accounts

(Pg. 28)

Public Affairs – Chairman Furlong

6.13 Green Oaks Business Identification Monument Signs

(Pg. 29)

Public Works – Chairman Wagener

6.14 Update: Sewer Tech Televising Sewer Project

6.15 Update: Water and Sewer Easements

6.16 Update: GROOT Clean-Up For TIF District

Streets and Roads – Chairman Sugrue

6.17 Inland Roadways-R/I and R/O

6.18 Update: Phase 1 of Rt. 176 4 Lane Road Expansion

7.0 **Village Administrator**

8.0 **Old Business**

9.0 **Unfinished Business**

10.0 **New Business**

11.0 **Executive Session**

11.1 Potential Land Acquisition

12.0 **Next Meeting Date: October 2, 2019**

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 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, SEPTEMBER 4, 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, Rich Glogovsky, Pam Milroy, Bryan Muskat, John Wagener. Other Officials present: Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, TIF Project Manager Ken Marabella. **ABSENT:** Trustee Dan Sugrue.

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.

A resident addressed the Board regarding Baker Road.

Review Minutes:

Review the Minutes of the Village TIF Committee Meeting Held August 7, 2019, with corrections. They will be approved at the next meeting.

TIF Chief Administrative Officer – Village President

Facade/Blight Elimination Grant Program was discussed. There was discussion regarding painting bids.

TIF IL Comptroller Report Due October 27, 2019 – Not Posted as of 8/29/19

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

Inland IDOT Status. A rough draft of the Premature Ordinance was discussed. There will be a Parameter Ordinance at the COW meeting.

Update: Inland Bond

Update: Baker Road. There was discussion regarding additional parts for carts and recyclables. There was discussion regarding what to get rid of. Mr. Marabella will put an inventory together. There was discussion regarding screening, identification regarding what is needed for screening, code violations. There was discussion regarding enforcement and writing citations.

Creation of a larger roadway on Route 176 was discussed. The working group will discuss Phase 1 further at the next meeting.

Village TIF Committee:

Annexation, Planning & Zoning – Chairman Muskat

Update: Streetscape Program

Arcadia Lane/Landscape Status is being proposed. There was discussion regarding possibly having to take down the proposed landscaping. There was discussion regarding a Plat of Survey of the area to show where the property lines are. There was discussion regarding using TIF funds to improve State Property within the Village. Clearing the area as opposed to adding landscaping was discussed so as not to take down expensive landscaping if Route 176 is widened.

Screening Wall Status was discussed with regard to trees versus a fence. An estimate will be given for a landscape greenway and maintenance.

Page Two – Minutes of The TIF Committee Meeting on September 4, 2019

Motion to Accept TIF Comprehensive Plan Proposal was discussed with regard to \$50,000 to do the TIF portion of the Village will be up for acceptance this month.

TIF Redevelopment Plan Discussion with regard to acquiring properties for redevelopment. Non conforming businesses not contributing was discussed. This will be explored more, discussed at the next working group, and discussed with consultants.

Update: Inland Commercial – Gas/Service Station Standards, will be kept in committee.

Update: Inland Off-Site Completion Schedule is now November.

Building – Chairman Glogovsky

Update: 13638 Rockland Road/ Landscape Plan Proposal was discussed.

Update: Code Enforcement will be discussed as it comes along.

Update: Panattoni Interior Permit Submitted 8/1/19 Estimated Cost 2.8M. Distribution and Corporate Office was discussed, to be in by March 1st.

Update: CIT. A design Architect has been secured, but a permit has not been applied for.

Finance – Chairman Milroy

FY 2020 TIF Increment Received to date

Create Project Funds and Debt Services Discussion, a possible Ordinance for Funds that would be a surplus for repayment of Bonds. Projects and debt service funds need to be established before an accurate Ordinance can be proposed.

Update: TIF Escrow Accounts

Public Affairs – Chairman Furlong

Green Oaks Business Identification Monument Signs was discussed with regard to the budget for the signs and concerned business owners. There was discussion regarding easements, costs on electric to the signs, proximity to the road and moving forward quickly.

Public Works – Chairman Wagener

Update regarding Sewer Tech Televising Sewer Project started today.

Update Water and Sewer Easements was discussed. Introduction letters to property owners have been sent out. Water and sewer Easement packets will be provided.

Update: GROOT Clean-Up For TIF District

Streets and Roads – Chairman Sugrue

Inland Roadways – R/I and R/O

Update: Phase 1 of Rt. 176 4 Lane Road Expansion was discussed with regard to how many lanes? Cost differences and environmental impacts needs to be discussed. Phase 1 Engineering will allow the determination of lanes to be developed.

Village Administrator

Old Business

Unfinished Business

New Business

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Executive Session

MOTION: Trustee Furlong moved the Board go into Executive Session at 8:40 pm. To discuss Potential Land Acquisition. Voice Vote: "ALL AYE". NAY: None. Motion carried.

The Board came out of Executive Session at 9:00 pm

Next Meeting Date: October 2, 2019

Adjourn:

MOTION: Motion by Trustee Milroy to adjourn this meeting. Seconded by Trustee Furlong. Voice Vote: "ALL AYE". Nay: None. Motion carried.

Approved: 10/2/19.

Clare Michelotti
Village Clerk
Clare Michelotti