



Village of Green Oaks

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

Posted November 4, 2019 at 2pm

VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING

**Wednesday, November 6, 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 October 2, 2019** (Pg. 1)
- 5.0 TIF Chief Administrative Officer – Village President**
 - 5.1 Inland IDOT Status**
 - 5.2 Update: Inland Bond** (Pg. 3)
 - 5.3 Potential Future Projects Discussion & Rankings**
 - 5.4 TIF IL Comptroller Report Filed 10/30/19** (Pg. 49)
 - 5.5 TIF Submission of Consultant Bills Procedure** (Pg. 50)
 - 5.6 S&P Global Rating Letter and Report** (Pg. 51)
- 6.0 Village TIF Committee:**
 - Annexation, Planning & Zoning – Chairman Muskat**
 - 6.1 TIF Redevelopment Plan Discussion**
 - Building – Chairman Glogovsky**
 - 6.2 Update: Code Enforcement**
 - 6.3 Update: Panattoni**

Finance – Chairwoman Milroy

6.4 Create Project Funds and Debt Services Discussion

6.5 Acknowledge and Recommend Approval to the Village Board of Trustees of Analytical Services Rendered in Connection with the TIF General Obligation Bonds (Alternative Revenue) Series 2019A Invoice #11381202 in the Amount of \$11,700 (Pg. 62)

Public Affairs – Chairman Furlong

6.6 Green Oaks Business Identification Monument Signs (Pg. 63)

6.7 Green Oaks Business Wall/Banner Signs (Pg. 69)

6.8 Spectrum Monument Sign (Pg. 74)

Public Works – Chairman Wagener

6.9 Update: Water and Sewer Easements

Streets and Roads – Chairman Sugrue

6.10 Update: Rt. 176 4 Lane Road Expansion

6.11 Baker Road Rehab (Pg. 78)

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: December 4, 2019

13.0 Adjourn

**VILLAGE OF GREEN OAKS
VILLAGE BOARD OF TRUSTEES
MINUTES OF THE TIF COMMITTEE
WEDNESDAY, NOVEMBER 6, 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 Pete Furlong, Rich Glogovsky, Pam Milroy, Bryan Muskat, Dan Sugrue. Other Officials present: Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, TIF Project Manager Ken Marabella. **ABSENT:** Trustee John Wagener.

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 clear communication from the Board. There was discussion regarding violations. A new Infrastructure was discussed, regarding non conforming use versus code violations, a grant program was mentioned and will be discussed. Plowing was discussed and will put in Committee to discuss a snow plow plan.

Review Minutes:

Review the Minutes of the Village TIF Committee Meeting Held October 2, 2019.

TIF Chief Administrative Officer – Village President

Inland IDOT Status. There was discussion regarding the modification agreement.

Update: Inland Bond has been approved, and the Triple A rating was mentioned. Closing on December 11 was mentioned.

Potential Future Projects Discussion & Rankings

TIF IL Comptroller Report Filed 10/30/19.

TIF Submission of Consultant Bills Procedure

S&P Global Rating Letter and Report, shows the financial stability of the Board.

Village TIF Committee:

Annexation, Planning & Zoning – Chairman Muskat

TIF Redevelopment Plan Discussion, this will go into the working group to discuss future projects.

Building – Chairman Glogovsky

Update: Code Enforcement, met with the Building Department to discuss visiting the Businesses on Baker Drive to discuss Code Enforcement. There was discussion regarding reviewing the Businesses to address code issues.

Update: Panattoni, the Building is closed off and work is going on inside.

Finance – Chairman Milroy

Create Project Funds and Debt Services Discussion.

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Acknowledge and Recommend Approval to the Village Board of Trustees of Analytical Services Rendered in Connection with the TIF General Obligation Bonds (Alternative Revenue) Series 2019A Invoice #11381202 in the Amount of \$11,700

Public Affairs – Chairman Furlong

Green Oaks Business Identification Monument Signs, these will be discussed as to approving them at the next Wednesday meeting after keeping them in Committee to address the addresses and the owners of the businesses. There was discussion regarding general signs that should be removed.

Green Oaks Business Wall/Banner Signs

Spectrum Monument Sign

Public Works – Chairman Wagener

Update Water and Sewer Easements. There was discussion from the Village Engineer about encountering challenges, and drainage issues.

Streets and Roads – Chairman Sugrue

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

Baker Road Rehabilitation was discussed with regard to improvements in the Road. Options will be put together with regard to non imposing on non conforming issues. There was discussion regarding the Building Inspector, the Grant Program, a list of things to be corrected, and non conforming uses. This is targeted to be out to them by the end of the year. Updates will be given after each meeting via E-mail. There was discussion regarding compliance with the lenders for those with a mortgage. There was discussion regarding seeking variation from the set back, and a report for where the right of way would be.

Village Administrator

Old Business

Inland Bonds Meeting was discussed with regard to seeing any red flags, and completion by December 11.

Unfinished Business

Executive Session

Potential Land Acquisition

MOTION: Trustee Furlong moved the Board go into Executive Session. Seconded by Trustee Muskat.

Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

The Board came out of Executive Session at 8:35 p.m.

Next Meeting Date: December 4, 2019

MOTION: Trustee Sugrue moved the Board Adjourn this meeting at 8:35. Seconded by Trustee Milroy. Voice Vote: "ALL AYE". Motion carried.

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Approved: 12.18.19.

Clare Michelotti
Village Clerk – Clare Michelotti