



# Village of Green Oaks

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

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**REVISED AGENDA  
VILLAGE OF GREEN OAKS  
TIF COMMITTEE  
February 20, 2019 6:00P.M.  
2020 O'PLAINE ROAD**

- 1.0 Call to Order**
- 2.0 Roll Call Trustees Muskat, Wagener, Glogovsky, Milroy**
- 3.0 Non-Agenda Items and Visitors**  
The Village of Green Oaks TIF Committee Allocate Fifteen (15) Minutes at This Time for those Individuals Who Would like the Opportunity to Address the TIF Committee
- 4.0 Approve Meeting Minutes (3 Attachments) NOTE: January 2019 TIF Committee Meetings Cancelled**
  - 4.1 MOTION to Approve Minutes from the December 19, 2018 TIF Committee Meeting**
  - 4.2 MOTION to Approve Minutes from February 2018 TIF Committee Meeting**
  - 4.3 MOTION to Approve Minutes from March 2018 TIF Committee Meeting**
  - 4.4 Designate Minute Taker for Tonight's Meeting
- 5.0 Updates on TIF Area Projects**
  - 5.1 Revised TIF Project Priorities (Attachment)
- 6.0 Marketing**
- 7.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan**
  - 7.1 TIF-Call Log / Correspondence- TIF Registry List request- Lynn T
- 8.0 TIF Redevelopment Plan Update:**
  - 8.1 13648 land acquisition update- Phase 1 status, Asbestos/Lead, Demolition, wells/septic, cost proposals, FY 20 budget, fence/barrier/boarding up, cars- Bill/Rudy  
Proposals for Demolition- Bryan, Bill (Attachment)
  - 8.2 Inland Update- Zoning Petitions- Submissions- Schedule- Rudy  
Harley Meeting Report- Rudy

**Agenda**  
**TIF Committee Meeting**  
**February 20, 2019**  
**Page 2**

8.3 Inland Plan Commission/Zoning Proposals report- Bryan/Rudy

IDOT- Update- Rudy/Bill

8.4 Panattoni- Zoning Petition- Submissions- Schedule- Rudy

8.5 CIT- Zoning Petition- Submissions- Schedule- Rudy

8.6 Sanitary Sewer Televising Update FY 20 - Bill

8.7 West Rondout Area Drainage Improvements Project Update- Payment modifications

**8.7a MOTION to recommend approval of additional work and compensation to RHMG on the W Rondout Drainage Project per Bill Rickert's letter dated November 27, 2018 in the amount of \$29,327, bringing their total fee to \$92,903 (Attachment)**

**9.0 TIF Finance Report**

9.1 Village Administrator's Office Financial Report January 2019 (Handout)

9.2 FY 18 TIF Report Filed with the Illinois Comptroller- Ken (Attachment)

9.3 Projected Incremental Tax Revenues update January 6, 2019- Jeremiah (Attachment)

**10.0 New Business**

10.1 Attorney Information- Rudy

**11.0 Next Meeting Date:** TIF Committee Meeting March 20, 2019

**12.0 Adjourn**

**MOTION to 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

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VILLAGE OF GREEN OAKS  
TIF COMMITTEE  
FEBRUARY 20, 2019/6:00 P.M.  
2020 O'PLAINE ROAD

1.0 Call to Order

The meeting was called to order at 6:00 P.M. by Chairman Bryan Muskat.

2.0 Roll Call

Trustees Present: Muskat, Wagener, Milroy and Absent: Glogovsky.

Also, in attendance were Village Attorney, R. Magna; Village Engineer, Bill Rickert; and Village Planning and Zoning Consultant, Al Maiden. Others attending the meeting included local business owner Lynn Tagliaferro and her husband.

3.0 Non-Agenda Items and Visitors

The Village of Green Oaks TIF Committee allocate fifteen (15) minutes at this time for those individuals who would like the opportunity to address the TIF Committee.

Lynn Tagliaferro indicated that she would like to address the TIF Committee with questions regarding the status of the Village's plans for possible Baker Road improvements. She stated that, after working with the Village and the other Baker Road property owners in 2018, she has not received a formal response from the Village regarding the status of the potential Baker Road improvements, and she has only heard general comments from other Baker Road property owners with their opinions on the status of the potential Baker Road improvements. Trustee Bryan Muskat informed her that the costs for making the improvements to Baker Road are not and were not in the current year's TIF budget. Mrs. Tagliaferro asked if the cost of these potential Baker Road improvements will be in next year's TIF budget. Village Attorney Magna and several TIF Committee members commented on the need for cooperation of all of the Baker Road property owners. Mrs. Tagliaferro commented that she thinks that 100 percent of the Baker Road property owners are willing to cooperate with the Village for these improvements. Committee Members noted that a number of the Baker Road property owners have indicated that their cooperation is contingent upon the Village granting the property owners special zoning agreements and that some of these special zoning agreements appear to be inconsistent with the purpose of a TIF District to try to eliminate blight. Mrs. Tagliaferro stated that she thinks the Baker Road property owners may not be continuing to require these special zoning agreements. The TIF Committee members suggested that she continue to work with the other Baker Road property owners to confirm that 100 percent of the Baker Road property owners support this project without tying the support on special zoning agreements. Mrs. Tagliaferro thanked the TIF Committee for giving her the opportunity to review this matter, and she indicated that she will be contacting other Baker Road property owners with updates.

- 4.0 Approve Meeting Minutes (3 Attachments) NOTE: January 2019 TIF Committee Meeting Cancelled
- 4.1 MOTION to Approve Minutes from the December 19, 2018 TIF Committee Meeting  
Motion by Pam Milroy, second by Bryan Muskat. Per voice vote, all ayes, no nays. The Motion was approved.
- 4.2 MOTION to Approve Minutes from February 2018 TIF Committee Meeting  
Motion by John Wagener, second by Pam Milroy. Per voice vote, all ayes, no nays. The Motion was approved.
- 4.3 MOTION to Approve Minutes from March 2018 TIF Committee Meeting  
Motion by John Wagener, second by Pam Milroy. Per voice vote, all ayes, no nays. The Motion was approved.
- 4.4 Designate Minute Taker for Tonight's Meeting  
Committee Chairman Bryan Muskat asked Al Maiden to take notes & prepare draft meeting minutes for review.
- 5.0 Updates on TIF Area Projects
- 5.1 Revised TIF Project Priorities (Attachment)  
Committee Chairman Bryan Muskat noted this Agenda Item is continued but will need further review.
- 6.0 Marketing  
Committee Chairman Bryan Muskat said he is not aware of any updates and will look for an update from TIF Administrator Marabella at next month's meetings.
- 7.0 TIF Administrator's (Committee Chairperson's) Status Report - Bryan
- 7.1 TIF-Call Log/Correspondence  
TIF Registry List request from Lynn Tagliaferro. Committee Chairman Bryan Muskat noted that she has been added to TIF Registry as an individual, not in the same manner as a local real estate taxing body in the TIF. Lynn Tagliaferro also addressed the TIF Committee tonight under Agenda Item 3.0 (see above).
- 8.0 TIF Redevelopment Plan Update
- 8.1 13648 Rockland Road land acquisition update  
Phase 1 status, Asbestos/Lead, Demolition, wells/septic, cost proposals, FY 20 budget, fence/barrier/boarding up, cars- Rudy Magna stated that all of the closing documents are complete and the property at 13648 Rockland Road is now officially owned by the Village.

**8.2 Proposals for Demolition - Bryan, Bill (Attachment)**

Bill Rickert stated that proposals have been submitted with a range of costs. Committee Chairman Bryan Muskat noted that, in consideration of this range of costs, proceeding with the demolition will need to be postponed until the start of the next Fiscal Budget starting in May 2019. Committee Chairman Bryan Muskat requested Bill Rickert to obtain bids for boarding up the house and fencing the property and noted that this will need to be reviewed at the March TIF meetings.

**8.3 Inland Update - Zoning Petitions – Submissions – Schedule**

Rudy Magna noted that the Inland Zoning documents have been received by the Village and Village Staff distributed the documents to the Members of the Village Plan Commission before the Plan Commission's Public Hearing.

**8.4 Harley Meeting Report**

Rudy Magna noted that he had been in contact with the attorney for Harley Davidson before the Plan Commission's Public Hearing and the attorney had a number of questions that Rudy mentioned he generally addressed and suggested that the attorney attend the Plan Commission's Public Hearing to ask any further questions where the representatives for Inland can address his questions in more detail.

**8.5 Inland Plan Commission/Zoning Proposals report**

Committee Chairman Bryan Muskat noted that the Plan Commission is sending a favorable recommendation to the Village Board for the zoning map amendment to the Mixed-Use District and the Special Use for the Mixed-Use Plan and for the Subdivision Plat and this matter will be reviewed in more detail at the Committee of the Whole meeting later this evening. Rudy Magna handed out a letter from the attorney for Harley Davidson that is dated today and summarizes some of their comments based on the discussions at the Plan Commission Public Hearing and noted that the letter will also be reviewed in more detail at the Committee of the Whole meeting later this evening.

**8.6 IDOT Update**

Bill Rickert noted that IDOT has issued a Temporary Permit for some of the work related to utilities for the Route 176/Bradley Road intersection improvements, but the Final Engineering Permit is continuing to be reviewed by IDOT.

**8.7 Panattoni - Zoning Petition – Submissions – Schedule**

Rudy Magna stated that Panattoni has recently submitted the required submissions to the Village Consultants for review of their Final Development Plan, and Panattoni has requested a Special Plan Commission meeting for next Tuesday (2-26-19). The Village Consultants and Village Staff are working with Plan Commission Chairman Tim Snell to confirm that he can get a quorum for this Special Plan Commission Meeting and coordinate the distribution of the various submissions.

**8.8 CIT - Zoning Petition - Submissions- Schedule**

Committee Chairman Bryan Muskat noted that the Plan Commission is sending a favorable recommendation with conditions to the Village Board for the CIT Final Development Plan. The conditions noted by the Plan Commission relate to clarifications and possible refinements for the lighting plan, the height of the free-standing sign proposed along Route 176, and truck spaces used for storage of trucks in the parking area to the rear of the property. Rudy Magna noted that one possible refinement for the plans for the storage of trucks in the parking area to the rear of the property is to have these areas designated for this type of use. There were also discussions for the possible requirements for stickers that the Village could issue to indicate which trucks may be part of the truck storage use. Rudy Magna mentioned that he has had some general conversations with some of the CIT representatives and they have indicated that there will be provisions for 24-hour security. Rudy Magna noted that the details for this 24-hour security could be addressed by the Village in the approvals for the CIT Final Development Plan.

8.9 Sanitary Sewer Televising Update FY 20

Bill Rickert stated that additional televising may need to be included in the next Fiscal Year's Budget.

8.10 West Rondout Area Drainage Improvements Project Update - Payment modifications

- a. MOTION to recommend approval of additional work and compensation to RHMG on the W Rondout Drainage Project per Bill Rickert's letter dated November 27, 2018 in the amount of \$29,327, bringing their total fee to \$92,903 (Attachment).

Motion by John Wagener, second by Pam Milroy. Per voice vote, all ayes, no nays. The Motion was approved.

9.0 TIF Finance Report

9.1 Village Administrator's Office Financial Report January 2019 (Handout). This item was noted with no discussion.

9.2 FY 18 TIF Report Filed with the Illinois Comptroller - Ken (Attachment). This item was noted with no discussion.

9.3 Projected Incremental Tax Revenues update January 6, 2019 - Jeramiah (Attachment). This item was noted with no discussion at tonight's TIF Committee meeting, but further review is anticipated at next month's TIF meeting.

10.0 New Business

10.1 Attorney Information - Rudy Magna stated that he has no further updates at this time from the comments earlier in tonight's meeting.

11.0 Next Meeting Date: TIF Committee Meeting March 20, 2019. This item was noted with no discussion.

12.0 Adjourn - MOTION to Adjourn.

Motion by John Wagener, second by Pam Milroy. Per voice vote, all ayes, no nays. The Motion was approved, and the Chairman noted that the meeting was adjourned at 7:17 P.M.

Approved March 20, 2019

A handwritten signature in black ink, appearing to read "B Muskat". The signature is written in a cursive, flowing style.

Bryan Muskat

Village of Green Oaks Trustee

TIF Committee Chairman