



Village of Green Oaks

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

**AGENDA
VILLAGE OF GREEN OAKS
TIF COMMITTEE
March 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 (Handout If Appropriate)**
4.1 MOTION to Approve Minutes from the February 20, 2019 TIF Committee Meeting
- 5.0 Updates on TIF Area Projects**
5.1 Revised TIF Project Priorities- Hold for next meeting
- 6.0 Marketing**
- 7.0 TIF Administrator's (Committee Chairperson's) NO Report- Bryan**
- 8.0 TIF Redevelopment Plan Update**
8.1 Inland RDA Discussion (**Attachment**) – Exhibits C, D, E to be sent under separate cover
8.2 MOTION To Authorize RHMG To Preform A Height Evaluation For The CIT Sign Not To Exceed The Amount of \$2,500
- 9.0 TIF Finance Report**
9.1 Village Administrator's Office Financial Report February 2019 (**Attachment**)
9.2 Village Invoice #19 (**Attachment**)
MOTION To Approve Village Invoice 19 In The Amount of \$400.73
- 10.0 New Business**
10.1 Attorney Information- Rudy
- 11.0 Next Meeting Date:** TIF Committee Meeting April 17, 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.



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

1.0 Call to Order

The meeting was called to order at 6:10 PM by Chairman Bryan Muskat.

2.0 Roll Call Trustees Muskat, Wagener, Milroy, Present and Absent Trustee Glogovsky

Also in attendance were Mayor Wysocki, Trustee Furlong, Village Administrator Kafkis, Village Attorney Magna, Village Engineer Bill Rickert and Village Planning and Zoning Consultant Al Maiden. Others attending the meeting included Inland Vice President David Howat, and Attorney Jerry Callaghan.

3.0 Non-Agenda Items and Visitors:

The Village of Green Oaks TIF Committee allocated fifteen (15) minutes at this time for those individuals who would like the opportunity to address the TIF Committee. Chairman Muskat asked if anyone wanted to address the Committee and no one came forward.

4.0 Approve Meetings Minutes (Handout):

4.1 MOTION to Approve Minutes from the February 20, 2018 TIF Committee Meeting:

Chairman Muskat stated that he had previously reviewed the draft minutes and found them appropriate and noted that copies of the draft minutes have been provided as handouts at tonight's meeting. Chairman Muskat asked if there were any questions or comments or if someone was ready to make a motion.

Motion by Wagener, second by Milroy to approve the minutes as provided. Per voice vote, all ayes, no nays. The Motion was approved.

Chairman Muskat stated that he has requested Al Maiden to take notes and prepare draft minutes for tonight's TIF Committee Meeting for the Chairman's review prior to sending copies of the draft minutes to others.

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.

Village Engineer Bill Rickert wanted everyone to know that there is a scheduled Pre-construction meeting tomorrow morning for Inland and the property owner for the Harley

Davidson property. Mr. Rickert also stated that Ben Metzler from his office is working on a letter that will be sent to other businesses and property owners in the area that will be impacted by the proposed improvements and a follow up meeting will be scheduled.

Village Engineer Bill Rickert also noted that at last month's TIF Committee Meeting, he was requested to get a proposal for having the property at 13648 Rockland Road boarded up and he reviewed a proposal from JB Glass that was received for a total of \$2,125.00. Village Attorney Magna stated that for safety and security reasons it would be appropriate to have this accomplished as soon as possible. Trustee Wagener asked if the proposal included having security fencing for the property. Mr. Rickert stated that it did not, and Mr. Rickert was requested to get a quote for having security fencing provided for the property for next month's TIF Committee meeting.

Motion by Milroy, second by Wagener to recommend to the Village Board to approve the proposal of JB Glass for the boarding up of the property at 13648 Rockland Road for a not-to-exceed amount of \$2,125.00. Per voice vote, all ayes, no nays. The Motion was approved.

- 6.0 Marketing. Committee Chairman Bryan Muskat stated he is not aware of any updates and will look for an update from TIF Administrator Marabella at next month's meeting.
- 7.0 TIF Administrator's (Committee Chairperson's) Status Report - No report this month.
- 8.0 TIF Redevelopment Plan Update:
 - 8.1 Inland Redevelopment Agreement (RDA) Update - Village Attorney Rudy Magna noted that a Draft 9, dated March 19, 2019 was included in the TIF Committee's packet that was sent out in advance of the meeting. Mr. Magna stated that the 9th draft had been reviewed by the Village Bond Council and there were various refinements added that are now reflected in the 10th draft, dated March 20, 2019. It was noted the terms of the RDA remain basically the same where Inland will be fronting the costs of the various improvements and the Village will be reimbursing Inland through Alternative Revenue Sources including the Village Bonds, and it was further noted that the specific terms of the Bonds will be discussed at a future Village meeting regarding TIF revenues and paying off the Bonds. Impact Fees have also been addressed in the RDA. It was noted that the final permit from the Illinois Department of Transportation (IDOT) has not been received, and the requirement of the right turn lane issue from northbound Bradley Road at Route 176 is still to be addressed, specifically how the funding of this improvement will be addressed. It was also noted that if IDOT does not include the right turn lane as part of the current Permit Application then an additional IDOT Permit Application may need to be prepared. The specific funding of this right turn lane will need to be addressed before the Village considers the specific provisions of the Bonds. The timing for the right in-right out improvements at Route 176 and Herky Drive were noted as not occurring until after the alternative access improvements are available to provide access to and from Herky Drive to the Bradley Road extension including access to the new traffic signal at Route 176 and the Bradley Road. Mr. Magna reviewed some of his recent discussions with the current owner of the Harley Davidson property and noted that there will be some changes in the percentage of ownership of the Harley Davidson business, but the ownership of the property/building will remain as currently exists. It was noted that there are provisions that provide for Panattoni to complete the improvements if Inland does not complete the improvements necessary for the development of the Panattoni property as part of the

overall mixed-use development. Finally, Mr. Magna noted that the specific date for the removal of the existing billboard signs has been added to the RDA.

Motion by Milroy, second by Wagener to recommend to the Village Board the approval of the RDA dated March 20, 2019. Per voice vote, all ayes, no nays. The Motion was approved.

- 8.2 MOTION to authorize RHMG to perform a height evaluation for the CIT Sign Not-to-Exceed the amount of \$2,500. The Members of the TIF Committee discussed the need for this type of study. Chairman Muskat noted concerns by Trustee Glogovsky that was not able to attend tonight's TIF Committee meeting. Based on Trustee Glogovsky's concerns, Committee Chairman Muskat made a Motion, second by Milroy to recommend to the Village Board that RHMG be authorized to perform a height evaluation for the CIT sign not-to-exceed the amount of \$2,500.00. Per voice vote, all ayes, no nays. The Motion was approved.

9.0 TIF Finance Report

- 9.1 Village Administrator's Office Financial Report February 2019 was provided as an Attachment to the Agenda Packet. Trustee Milroy briefly reviewed the report and the Committee accepted the report as provided.

9.2 Village Invoice #19 (Attachment)

MOTION by Milroy second by Wagener, to recommend to the Village Board the Approval of Invoice #19 in the amount of \$400.73.

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 April 17, 2019. This item was noted with no discussion.

12.0 Adjourn - MOTION to Adjourn.

Motion to adjourn by Milroy, second by Wagener. Per voice vote, all ayes, no nays. The Motion was approved, and the Chairman noted that the meeting was adjourned at 7:10 PM.

Approved May 1, 2019



Bernard Wysocki
Village of Green Oaks President