



# Village of Green Oaks

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

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*Posted August 5, 2019 at 2pm*

## **VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING**

**Wednesday, August 7, 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 July 17, 2019 (Pg. 1)
- 5.0 Chairman Muskat**
  - 5.1** Potential Blight Elimination/ Façade Grant Program Discussion (Pg. 4)
  - 5.2** TIF IL Comptroller Report Due In Late October 2019
  - 5.3** Joint Review Board Meeting Wednesday, October 9, 2019 at 3pm
  - 5.4** Inland IDOT Status
  - 5.5** Update: Inland Bond
  - 5.6** Update: Baker Road
  - 5.7** Update: Sheridan Commercial
- 6.0 Village TIF Committee:**
  - Annexation, Planning & Zoning – Chairman Muskat**
    - 6.1** Update: Arcadia Entrance Landscape Status
    - 6.2** TIF Comprehensive Plan Discussion (Pg. 13)
    - 6.3** Update: Inland Commercial
  - Building – Chairman Glogovsky – Absent**
    - 6.4** Update: 13648 Rockland Road Demolition and Landscape Status

**Building – Chairman Glogovsky – Absent (Continued)**

**6.5** Update: Panattoni

**6.6** Update: CIT

**Finance – Chairman Milroy**

**6.7** TIF Monthly Finance Report for July 2019 At Village Board Meeting

**6.8** FY 2020 TIF Increment Received To Date

**6.9** Create Project Funds and Debt Services Discussion

**6.10** Motion To Approve the Village of Green Oaks TIF Invoice #24 In The  
Amount of \$774.74 (Pg. 18)

**Public Affairs – Chairman Furlong**

**6.11** Update: Harley Davidson Sign

**Public Works – Chairman Wagener**

**6.12** Update: Televising Sewer Project

**6.13** Update: Water and Sewer Easements

**Streets and Roads – Chairman Sugrue**

**6.14** Inland Roadways

**7.0 Village Attorney**

**7.1** Update: Inland

**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:** September 4, 2019

**14.0 Adjourn**

**VILLAGE OF GREEN OAKS  
VILLAGE BOARD OF TRUSTEES  
MINUTES OF THE TIF COMMITTEE  
WEDNESDAY, AUGUST 7, 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: Trustees Peter Furlong, Pam Milroy, Bryan Muskat, Dan Sugrue, John Wagener. Other Officials present: Village Administrator Denise Kafkis, Village Attorney Rudolph Magna, TIF Project Manager Ken Marabella. **ABSENT:** President Bernard Wysocki, Trustee Richard Glogovsky.

**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 of the Lucky Lake Subdivision addressed the Board regarding recent developments on her lot 17 and Impact Networking. She expressed concern over the current Impact Plan having negative impact on her lot with regard to affecting her view from her home, and the sixth floor roof deck party room. She is asking the Board to mediate the height of the building to what is appropriate for an adjacent residence. There was also discussion regarding overflow parking, and increased traffic. She requested that the Village make this a model for other communities on how to handle this issue.

There was discussion regarding Truck City moving the trucks back.

**Review Minutes:**

Review the Minutes of the Village TIF Committee Meeting Held July 17, 2019. They will approved at the next meeting.

**Chairman Muskat:**

Potential Blight Elimination/Façade Grant Program Discussion. Attorney Magna discussed TIF assistance to private parties was not subject to the prevailing wage act if assistance was to be utilized in construction type projects. This policy may be reversed by the Pritzker administration. There was discussion regarding the possibility of this being retroactive. The definition of landscaping and façade improvement will be looked into.

TIF IL Comptroller Report Due In Late October 2019 will be given.

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

Inland IDOT Status was discussed, waiting on a pay for permit. A schedule of the completion of the improvements will be given. The Final lift for the asphalt on the new roads, and Mast arms for the traffic signals will be requested. New lane configuration should be expected on August 19. Gas load numbers was discussed, as well as a service station and a convenience store. There was discussion regarding the dates on the construction, impact on traffic with different traffic patterns, and a movie was reviewed

Update was given re: Inland Bond

**Page Two – Minutes of the TIF Committee Meeting on Aug. 7, 2019**

Update was given re: Baker Road. This project will keep moving forward, with many factors being contemplated tied in with funding. There was discussion regarding the sign agreement, conditions, proposals, and that the project was dropped. It's been budgeted this year to do planning.

Update was given re: Sheridan Commercial.

**Village TIF Committee:**

**Annexation, Planning & Zoning – Chairman Muskat**

An Update was given regarding the Arcadia Entrance Landscape Status. There was discussion regarding landscaping and fencing.

TIF Comprehensive Plan Discussion included updating the Plan and zoning. A comprehensive plan will be developed with regard to the Whole Village, and the TIF. It will take nine months to develop the plans. There was discussion regarding the project list, budget, and targeting what non conforming lots to be consolidated. Separate plans for the TIF and the Village was discussed, with regard to land acquisition, road extensions. A working group meeting is scheduled dedicated to the Bradley Road Extension, and how it will impact Baker Road. A development plan will be produced regarding the Bradley Road extension.

There was discussion regarding a legal non conforming use of a house. Acquiring property, bringing the property into conformity, condemning the property, relocating the residences, what was the actual use, An Update: Inland Commercial

**Building – Chairman Glogovsky**

An Update was given re: 13648 Rockland Road Demolition and Landscape Status.

An Update: Panattoni residence, the video was viewed by the Board.

An Update: CIT was given.

**Finance – Chairman Milroy**

TIF Monthly Finance Report for July 2019 at Village Board Meeting

FY 2020 TIF Increment Received to Date

Create Project Funds and Debt Services Discussion

Motion to Approve the Village of Green Oaks TIF Invoice #24 mood the amount of \$774.74

**Public Affairs – Chairman Furlong**

An Update was given regarding the Harley Davidson Sign.

**Public Works – Chairman Wagener**

An Update was given regarding the Televising Sewer Project. It was awarded at the last meeting and contract documents to be signed have been sent.

An Update was given regarding the Water and Sewer Easements.

**Streets and Roads – Chairman Sugrue**

The Inland Roadways was discussed earlier.

The name Confidence way was discussed and this will be decided soon. A notice will be given to businesses on Herky to notify them of the change. Signage was discussed, regarding Herky drive, entrance on Bradley Road.

**Page Three – Minutes of the TIF Committee Meeting on Aug. 7, 2019**

**Village Attorney**

An Update was given re: Inland.

**Village Engineer**

**Old Business**

**Unfinished Business**

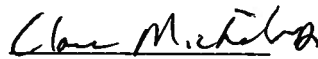
**New Business**

**Next Meeting Date:** September 4, 2019

**Adjourn:**

**MOTION:** Trustee Furlong moved the Board Adjourn this Meeting at 9:15 p.m. Seconded by Trustee Milroy. Voice Vote: "ALL AYE". Nay: None. Motion carried.

Approved: 9/4/19.



Village Clerk  
Clare Michelotti