



# Village of Green Oaks

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

*Posted September 23<sup>rd</sup>, 2019 at 4 pm*

**VILLAGE OF GREEN OAKS  
VILLAGE BOARD OF TRUSTEES  
REGULAR BOARD MEETING**

**Wednesday, September 25<sup>th</sup>, 2019  
7:30 p.m.**

**Village Hall Board Room  
2020 O'Plaine Road  
AGENDA**

- 1.0 Call to Order**
- 2.0 Prayer**
- 3.0 Pledge of Allegiance**
- 4.0 Roll Call**
- 5.0 Non Agenda Items and Visitors**  
**The Village President and Board of Trustees Allocate Fifteen (15) Minutes at This Time for those Individuals Who Would like the Opportunity to Address the Village**
  - 5.1** Kevin McCanna of Speer Financial, Inc. Re: TIF Bond Series 2019A Term Scenarios
- 6.0** Approve the Minutes of the Board of Trustees Public Hearing Held August 28<sup>th</sup>, 2019, the Minutes of the Board of Trustees Regular Board Meeting Held August 28<sup>th</sup>, 2019, the Minutes of the TIF Committee Held August 7<sup>th</sup>, 2019 and Place on File (pg.1)
- 7.0 Village President**
  - 7.1** Meeting on Monday, September 23<sup>rd</sup> with Ms. Dianne Yacconti of Lambs Farm and Dr. Jenny Wojcik of Rondout School Re: Village Updates
  - 7.2** Update: IML Conference Thursday, September 19<sup>th</sup> through Saturday, September 21<sup>st</sup>
- 8.0 Committees:**  
**Annexation, Planning & Zoning ~ Chairman Muskat ~ Absent**
  - 8.1** Motion to Approve CDM Smith Invoice #3 for Non TIF Property Acquisition Assistance in the Amount Not to Exceed \$348.75 and TIF Eligible Acquisition Assistance in the Amount not to Exceed \$2,762.41 and CDM Smith Invoice #5 for Non TIF Property Acquisition Assistance in the Amount Not to Exceed \$1,023 and TIF Eligible Acquisition Assistance in the Amount not to Exceed \$3,287.67 (pg.12)
  - 8.2** Motion to Approve TIF Comprehensive Plan Proposal (pg.19)  
**Building ~ Chairman Glogovsky ~ Absent**
  - 8.3** Motion to Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 11, 2019 Re: Pay Request No. 1 to Alpine Demolition Service in the Amount Not to Exceed \$59,375 for the Demolition Project at 13648 Rockland Road (pg.25)

## **Agenda ~ Regular Board Meeting**

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### **Finance ~ Milroy**

- 8.4** Motion to Approve September 2019 Bills for Payment in the Amount of \$278,799.39 & Acknowledge Deposit Exhibits for August 2019 and September 2019 in the Amount of \$154,230.49 (pg.41)
- 8.5** Motion to Approve the September 2019 TIF Fund Bills for Payment in the Amount of \$15,754.58 (pg.48)
- 8.6** Acknowledge TIF Expenditure and Revenue Reports for September 2019 (pg.50)
- 8.7** Acknowledge TIF Increment Received to Date, September 24<sup>th</sup>, 2019 (pg.55)
- 8.8** Motion to Approve the Treasurer's Report for August 2019 and Place on File (pg.58)
- 8.9** Motion to Approve Annual Financial Audit Report for Year Ended April 30, 2019

### **Public Affairs ~ Chairman Furlong**

- 8.10** Update: Ethylene Oxide Town Hall Meeting Wednesday, October 2<sup>nd</sup> from 6:30 pm to 8:00 pm at the College of Lake County, Auditorium A011, 19351 West Washington Street in Grayslake. The Illinois Environmental Protection Agency (IEPA) will present to the public (pg.78)

### **Public Works ~ Chairman Wagener**

- 8.11** Motion to Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 13, 2019 Re: Banbury Lake Outlet and Cranbrook Road Ditch Improvements Project Award to Mark Meade Excavators in the Amount Not to Exceed \$174,744.65 (pg.79)
- 8.12** Motion to Accept and Approve Village Engineer Letter Dated September 23, 2019 Re: Emergency Culver Repairs Not to Exceed \$6,500 (pg.82)

### **Street & Roads ~ Chairman Sugrue**

- 8.13** Motion to Accept and Approve Snow Plow Contract From Midwest Snow Solutions for 2019-2020 Season in the Amount Not to Exceed \$175,000 (pg.83)
- 8.14** Motion to Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 23, 2019 Re: 2019 Road Improvement Plan Contract "A" Payment Request No. 3 to Peter Baker & Son Co. in the Amount Not to Exceed \$498,544.22 (pg.90)
- 8.15** Motion to Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 23, 2019 Re: 2019 Road Improvement Plan Contract "B" Payment Request No. 1 to Peter Baker & Son Co. in the Amount Not to Exceed \$94,657.32 (pg.164)

### **9.0 Village Attorney**

- 9.1** TIF Bond Series 2019A Term Scenarios
- 9.2** Discuss Proposed Modification of Inland Redevelopment Agreement

### **10.0 Village Administrator**

- 10.1** Village Administrator 3<sup>rd</sup> Quarter Report

### **11.0 Ordinances for Passage ~ Proclamations & Resolutions for Adoption Last Ordinance Passed ~ 2019-O-17 & Resolutions ~ 2019-R-10**

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**12.0 Old Business**

**13.0 Unfinished Business**

**14.0 New Business**

**15.0 Next Meeting Dates**

**15.1** TIF Committee: Wednesday, October 2, 2019 at 7:30 pm

**15.2** COW: Wednesday, October 2, 2019 at 7:30 pm

**15.3** TIF Working Group: Tuesday, October 8, 2019 at 6:00

**15.4** Annual TIF JRB: Wednesday, October 9, 2019 at 3:00 pm

**15.5** Plan Commission: Wednesday, October 9, 2019 at 7:30 pm

**15.6** COW: Wednesday, October 16, 2019 at 7:30 pm

**15.7** Regular Board: Wednesday, October 23, 2019 at 7:30 pm

**16.0 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.

**MINUTES OF THE VILLAGE BOARD OF TRUSTEES REGULAR BOARD MEETING OF THE VILLAGE OF GREEN OAKS, LAKE COUNTY, ILLINOIS HELD WEDNESDAY, SEPTEMBER 25, 2019, IN THE MEETING ROOM OF THE VILLAGE HALL AT 2020 O'PLAINE ROAD IN THE VILLAGE.**

**CALL TO ORDER:**

**ROLL CALL:**

President Bernard Wysocki, Trustees Peter Furlong, Pam Milroy, Dan Sugrue, John Wagener. Absent: Trustees Rich Glogovsky, Bryan Muskat. Other Officials present: Village Attorney Rudolph Magna, Village Administrator Denise Kafkis.

There were 4 visitors present.

Denise Kafkis led the Prayer.

President Wysocki led the Pledge of Allegiance.

**NON AGENDA ITEMS AND VISITORS**

Kevin McCanna of Speer Financial, Inc. re: TIF Bond Series 2019A Term Scenarios. He spoke regarding what to do with the surplus, and if it would go back to the schools. There was discussion regarding comparing projected projects for surplus funds.

A resident addressed the Board regarding the concern over ETI. She stated she was happy the Village has taken an interest/concern on this issue.

**APPROVAL OF MINUTES**

**MOTION:** Trustee Furlong moved the Board approve the Minutes of the Board of Trustees Public Hearing Held August 28<sup>th</sup>, 2019, the Minutes of the TIF Committee Held August 7<sup>th</sup>, 2019 and Place on File. Seconded by Trustee Wagener. Roll Call Vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky, Muskat. Motion carried.

**VILLAGE PRESIDENT:**

An Update was given regarding the Meeting on Monday, September 23<sup>rd</sup> with Ms. Dianne Yacconti of Lambs Farm and Dr. Jenny Wojcik of Rondout school re: Village

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Updates. There was discussion regarding Lucky Lake, and the expansion of Impact.

President Wysocki commented that the seminars at the IML Conference were great.

**STANDING COMMITTEE REPORTS:**

**ANNEXATION, PLANNING & ZONING – CHAIRMAN MUSKAT**

**MOTION:** Trustee Milroy moved the Board Approve CDM Smith Invoice #3 for Non TIF Property Acquisition Assistance in the Amount Not to Exceed \$348.75 and TIF Eligible Acquisition Assistance in the Amount not to Exceed \$2,762.41 and CDM Smith Invoice #5 for Non TIF Property Acquisition Assistance in the Amount Not to Exceed \$1,023 and TIF Eligible Acquisition Assistance in the Amount not to Exceed \$3,287.67. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustees Glogovsky, Muskat. Motion carried.

**MOTION:** Trustee Furlong moved the Board Approve TIF Comprehensive Plan Proposal. Seconded by Trustee Wagener. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: NONE. Absent: Trustees Glogovsky, Muskat. Motion carried.

**BUILDING – CHAIRMAN GLOGOVSKY**

**MOTION:** Trustee Glogovsky moved the Board Accept and Approve Village Engineer RHMG Recommendation letter dated September 11, 2019 re: Pay Request #1 to Alpine Demolition Service in the Amount Not to Exceed \$59,375 for the Demolition Project at 13638 Rockland Road. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky, Muskat. Motion carried.

**FINANCE – CHAIRMAN MILROY**

**MOTION:** Trustee Milroy moved the Board Approve September 2019 Bills for Payment in the amount of \$ 278,799.39 and acknowledge deposit exhibits for August 2019 and September 2019 in the Amount of \$154.230.49. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky, Muskat. Motion carried.

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**MOTION:** Trustee Milroy moved the Board Approve the September 2019 TIF Fund Bills for Payment in the Amount of \$15,754.58. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustees Glogovsky, Muskat. Motion carried.

The TIF Expenditure and Revenue Reports for September 2019 were acknowledged.

The TIF Increment Received to Date, September 24<sup>th</sup>, 2019 was acknowledged.

**MOTION:** Trustee Milroy moved the Board Approve the Annual Financial Audit Report for Year Ended April 30, 2019. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustees Glogovsky, Muskat. Motion carried.

**PUBLIC AFFAIRS – CHAIRMAN FURLONG**

The Ethylene Oxide Town Hall Meeting will be held on Wednesday, October 2<sup>nd</sup> from 6:30 pm to 8:00 at the College of Lake County, Auditorium A011, 19351 West Washington Street in Grayslake, The Illinois Environmental Protection Agency (IEPA) will present to the public. There was discussion regarding getting information on the Website and a link to the Lake County Website for Access to Data.

There was a reminder for the Newsletter Articles.

**PUBLIC WORKS – CHAIRMAN WAGENER**

**MOTION:** Trustee Wagener moved the Board Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 13, 2019 re: Banbury Lake Outlet and Cranbrook Road Ditch Improvements Project Award to Mark Meade Excavators in the Amount Not to Exceed \$174,744.65. Seconded by Trustee Milroy. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustees Glogovsky, Muskat. Motion carried.

**MOTION:** Trustee Wagener moved the Board Accept and Approve Village Engineer Letter Dated September 23, 2019 re: Emergency Culvert Repairs not to exceed \$6,500. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustees Glogovsky, Muskat. Motion carried.

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**STREETS AND ROADS – CHAIRMAN SUGRUE**

**MOTION:** Trustee Sugrue moved the Board Accept and Approve Snow Plow Contract from Midwest Snow Solutions for 2019-2020 Season in the Amount Not to Exceed \$175,000. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky Muskat. Motion carried.

**MOTION:** Trustee Sugrue moved the Board Accept and Approve Village Engineer RHMG Recommendation letter dated September 23, 2019 re: 2019 Road Improvement Plan Contract “A” Payment Request #3 to Peter Baker & Son Co. in the Amount Not to Exceed \$498,544.22. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky, Muskat. Motion carried.

**MOTION:** Trustee Sugrue moved the Board Accept and Approve Village Engineer RHMG Recommendation Letter Dated September 23, 2019 re: 2019 Road Improvement Plan Contract “B” Payment Request #1 to Peter Baker & Son Co. in the Amount Not to Exceed \$94,657.32. Roll call vote: AYE: Trustees Furlong, Milroy, Sugrue, Wagener. NAY: None. ABSENT: Trustee Glogovsky, Muskat. Motion carried.

**VILLAGE ATTORNEY**

The TIF Bond Series 2019A Term Scenarios will be discussed next week.

There was discussion regarding the Proposed Modification of Inland Redevelopment Agreement, the final lift of asphalt, signalization for route 176 improvements.

**VILLAGE ADMINISTRATOR**

The third quarter report was given, and there was discussion regarding total permit fees incurred and types of permits.

Total bills paid for the month of September is \$1,113,922.33

**ORDINANCES FOR PASSAGE/PROCLAMATIONS/RESOLUTIONS FOR ADOPTION –  
Last Ordinance Passed – 2019-O-17 & Resolutions – 2019-R-10**

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**OLD BUSINESS**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

There was discussion regarding GIS Map Boundaries re: where sales tax is going. There was discussion regarding annexation of property, making sure the address is in our boundary to get the tax revenue.

**Next Meeting Dates**

TIF Committee: Wednesday, October 2, 2019 at 7:30 pm

COW: Wednesday, October 2, 2019 at 7:30 pm

TIF Working Group: Tuesday, October 8, 2019 at 6:00 pm

Annual TIF JRB: Wednesday, October 9, 2019 at 3:00 pm

Plan Commission: Wednesday, October 9, 2019 at 7:30 pm

COW: Wednesday, October 16, 2019 at 7:30 pm

Regular Board Meeting: Wednesday, October 23, 2019 at 7:30 pm

**MOTION:** Trustee Furlong moved the Board Adjourn 8:30 p.m. Seconded by Trustee Sugrue. Voice Vote: "ALL AYE". Motion carried.

Approved:- 10/23/19

Clare Michelotti

Clare Michelotti – Village Clerk