



Village of Green Oaks

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

Posted ~ February 25, 2019 at 3 pm

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

**Wednesday, February 27, 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 Appoint John Wagener Village President Pro Tem in the Absence of the Village President**
- 6.0 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 Board**
- 7.0 Approve Minutes and Place on File**
 - 7.1 Minutes of the Village Board of Trustees Regular Board Meeting Held January 23, 2019** (Pg. 1)
 - 7.2 Minutes of the Village Board of Trustees Committee of the Whole Executive Session Held March 21, 2018** (Pg. 5)
 - 7.3 Minutes of the Village Board of Trustees Committee of the Whole Meeting Held June 6, 2018** (Pg. 6)
 - 7.4 Minutes of the Village Board of Trustees Committee of the Whole Executive Session Held June 6, 2018** (Pg. 8)
- 8.0 Village President**
- 9.0 Annexation, Planning and Zoning, Chairman Muskat**
 - 9.1 Update: Ordinance Granting a Change of Zoning to the Mixed Use ("MX") District and a Zoning Map Amendment on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of IL. Rt. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois)**
 - 9.2 Update: Ordinance Approving a Final Plat of Subdivision for The Green Oaks Business Park Subdivision on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of IL. RT. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois)**

Annexation, Planning and Zoning, Chairman Muskat ~ Continued

- 9.3** Update: Ordinance Granting a Special use to the Green Oaks Business Park Subdivision For a Mixed Use Development Pursuant to the Provisions of Chapter 8-7G of The Village of Green Oaks Village Code on the Petition of Rockland Industrial Properties 176 LLC, With Conditions
- 9.4** Update: An Ordinance Granting Final Plan Approval for Lot Number 2 of the Green Oaks Business Park Subdivision Pursuant to the Provisions of Chapter 8-7G of the Village of Green Oaks Village Code on the Petition of the CIT Group, Inc., with Conditions
- 9.5** Update: An Ordinance Granting Final Plan Approval for Lot Number 1 of the Green Oaks Business Park Subdivision Pursuant to the Provisions of Chapter 8-7G of The Village of Green Oaks Village Code on the Petition of Panattoni Development Company, Inc., With Conditions

Building, Chairman Glogovsky

Finance, Chairman Milroy

- 9.6** Motion to Approve February 2019 Bills for Payment in the Amount of \$277,299.34 and Acknowledge Deposit Exhibits for December 2018 and January 2019 in the Amount of \$300,862.05 (Pg. 9)
- 9.7** Motion to Approve the February 2019 TIF Fund Bills for Payment in the Amount of \$18,159.08 (Pg. 16)
- 9.8** Acknowledge TIF Expenditure and Revenue Reports for January 2019 (Pg. 18)
- 9.9** Approve the Treasurer's Report for January 2019 and Place on File (Pg. 23)

Public Affairs, Chairman Furlong

Public Works, Chairman Wagener

- 9.10** Motion to Accept and Approve Hey & Associates Invoice No#16-0078-9644 for Vegetation Management in the Amount Not to Exceed \$600.00 (Pg. 38)

Streets and Roads, Chairman Sugrue

- 9.11** Motion to Approve Private Road Snow Plowing Agreement for Winter 2019 Between and Among the Village of Green Oaks, Illinois and a Body Corporate and Politic ("Village") and the Undersigned Owners and /or Occupiers of Parcels ("Ownership Group") of Land Lying Along Baker Road (Pg. 40)

10.0 Village Attorney

- 10.1** Discussion on Bond Issue

11.0 Village Administrator

12.0 Ordinances for Passage ~ Proclamations & Resolutions for Adoption ~ Last Ordinance Passed 2019-O-1 and Resolutions 2019-R- _____

- 12.1** Motion to Approve an Ordinance Granting a Change of Zoning to the Mixed Use ("MX") District and a Zoning Map Amendment on the Petition of Rockland Industrial Properties 176 LLS for Approximately 33 Acres Located in the N.E. Quadrant of IL. Rt. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois) (Pg. 45)

Ordinances for Passage ~ Proclamations & Resolutions for Adoption ~ Last Ordinance Passed 2019-O-1 and Resolutions 2019-R- ____ ~ Continued

- 12.2** Motion to Approve an Ordinance Approving a Final Plat of Subdivision for the Green Oaks Business Park Subdivision on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of IL. RT. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois) (Pg. 54)
- 12.3** Motion to Approve an Ordinance Granting a Special use to the Green Oaks Business Park Subdivision for a Mixed Use Development Pursuant to the Provisions of Chapter 8-7G of the Village of Green Oaks Village Code on the Petition of Rockland Industrial Properties 176 LLC, with Conditions (Pg. 58)
- 12.4** Motion to Approve a Resolution Concerning a Hearing Required to be Held Pursuant to the Bond Issue Notification Act of the State of Illinois Prior to the Sale of General Obligation Bonds (Alternate Revenue Source), Series 2019 of the Village of Green Oaks, Lake County, Illinois (Pg. 69)

13.0 Old Business

14.0 Unfinished Business

- 14.1 Lake County Amended Sewer Service Agreement

15.0 New Business

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 REGULAR BOARD MEETING OF THE VILLAGE OF GREEN OAKS, LAKE COUNTY, ILLINOIS HELD WEDNESDAY, FEBRUARY 27, 2019, IN THE MEETING ROOM OF THE VILLAGE HALL AT 2020 O'PLAINE ROAD IN THE VILLAGE.

ROLL CALL

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

There was 1 visitor present.

Denise Kafkis led the Prayer.

President Wysocki led the Pledge of Allegiance.

NON AGENDA ITEMS AND VISITORS

APPROVAL OF MINUTES

MOTION: Trustee Furlong moved the Board approve the Minutes of the Village Board of Trustees Regular Board Meeting Held January 23, 2019, Minutes of the Village Board of Trustees Committee of the Whole Executive Session held March 21, 2018, Minutes of the Village Board of Trustees Committee of the Whole Meeting held June 6, 2018, and Minutes of the Village Board of Trustees Committee of the Whole Executive Session Held June 6, 2018. Seconded by Trustee Muskat. Voice Vote: "ALL AYE". NAY: None. Motion carried.

VILLAGE PRESIDENT:

STANDING COMMITTEE REPORTS:

ANNEXATION, PLANNING AND ZONING - CHAIRMAN MUSKAT

An Update was given re: Ordinance Granting a Change of Zoning to the Mixed Use ("MX") District and a Zoning Map Amendment on the Petition of Rockland Industrial Properties 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois)

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An Update was given re: Ordinance Approving a Final Plat of Subdivision for the Green Oaks Business Park Subdivision on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of IL. Rte. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois).

An Update was given re: Ordinance Granting a Special Use to the Green Oaks Business Park Subdivision For a Mixed Use Development Pursuant to the Provisions of Chapter 8-7G of the Village of Green Oaks Village Code on the Petition of Rockland Industrial Properties 176 LLC, with Conditions.

MOTION: Trustee Muskat moved the Board Authorize the Village Attorney to prepare a Draft Ordinance for the Special Use Permit for Impact Networking. Seconded by Trustee Milroy. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY:None. Motion carried.

BUILDING – CHAIRMAN GLOGOVSKY

FINANCE – CHAIRMAN MILROY

MOTION: Trustee Milroy moved the Board Approve February 2019 Bills for Payment in the amount of \$277,299.34 and acknowledge deposit exhibits for December 2018, and January 2019 in the in Amount of \$300,862.05. Seconded by Trustee Glogovsky . Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

MOTION: Trustee Milroy moved the Board approve the February 2019 TIF Fund Bills for Payment in the Amount of \$18,159.08. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

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

MOTION: Trustee Milroy moved the Board Approve the Treasurer's Report for January 2019 and place on file. Seconded by Trustee Glogovsky. Roll call vote: AYE: Trustees Furlong, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

PUBLIC AFFAIRS – CHAIRMAN FURLONG

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PUBLIC WORKS – CHAIRMAN WAGENER

MOTION: Trustee Wagener moved the Board Accept and Approve Hey & Associates Invoice #16-0078-9644 for Vegetation Management in the Amount Not to Exceed \$600.00. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

STREETS AND ROADS – CHAIRMAN SUGRUE

MOTION: Trustee Sugrue moved the Board Approve Transmittal of Private Road Snow Plowing Agreement for Winter 2019 Between and Among the Village of Green Oaks, Illinois and a Body Corporate and Politic ("Village") and the Undersigned Owners and / or Occupiers of Parcels ("Ownership Group") of Land Lying Along Baker Road. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

VILLAGE ATTORNEY

There was discussion on the Bond Issue.

VILLAGE ADMINISTRATOR

Total bills paid for the month of February 2019 is \$277,899.34.

ORDINANCES FOR PASSAGE/PROCLAMATIONS/RESOLUTIONS FOR ADOPTION

MOTION: Trustee Muskat moved the Board Approve Ordinance #2019-O-02, an Ordinance Granting a Change of Zoning to the Mixed Use ("MX") District and a Zoning Map Amendment on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of Il. Rt. 176 and the Tri-State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois). Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

MOTION: Trustee Milroy moved the Board Approve an Ordinance #2019-O-03, an Ordinance Approving a Final Plat of Subdivision for the Green Oaks Business Park Subdivision on the Petition of Rockland Industrial Properties 176 LLC for Approximately 33 Acres Located in the N.E. Quadrant of Il Rt. 176 and the Tri-

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State Tollway (Common Address 14100 West Rockland Road, Green Oaks, Illinois). Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

MOTION: Trustee Glogovsky moved the Board Approve Ordinance #2019-O-04, an Ordinance Granting a Special Use to the Green Oaks Business Park Subdivision for a Mixed Use Development Pursuant to the Provisions of Chapter 8-7G of the Village of Green Oaks Village Code on the Petition of Rockland Industrial Properties 176 LLC, with Conditions. The Trustees discusses the conditions and ISR Relief which are contained in Sections 8, 9, and 10 of Ordinance #2019-O-04. Seconded by Trustee Muskat. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

MOTION: Trustee Sugrue moved the Board Approve Resolution #2019-R-03, a Resolution Concerning a Hearing Required to be Held Pursuant to the Bond Issue Notification Act of the State of Illinois prior to the sale of General Obligation Bonds, (Alternate Revenue Source), Series 2019 of the Village of Green Oaks, Lake County, Illinois. Seconded by Trustee Milroy. Roll call vote: AYE: Trustees Furlong, Glogovsky, Milroy, Muskat, Sugrue, Wagener. NAY: None. Motion carried.

UNFINISHED BUSINESS

The Lake County Amended Sewer Service Agreement.

NEW BUSINESS

ADJOURN:

MOTION: Trustee Furlong moved the Board Adjourn this meeting at 8:30 p.m. Seconded by Trustee Muskat. VOICE VOTE: "ALL AYE". NAY: None. Motion carried.

Approved: Apr. 24, 2019

Clare Michelotti

Clare Michelotti – Village Clerk