



# Village of Green Oaks

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

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## AGENDA

### VILLAGE OF GREEN OAKS TIF COMMITTEE MEETING

WEDNESDAY July 18, 2018 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 (Attachment)**  
  
**MOTION to approve the June 20, 2018 Minutes**
- 5.0 **Updates on TIF Area Projects**
  - 5.1 The Sheridan at Green Oaks TIF expense review- Bill
- 6.0 **Performance of Prior TIF Projects: No action required**
- 7.0 **Marketing**
- 8.0 **TIF Administrator's (Committee Chairperson's) Status Report- Bryan**
  - 8.1 TIF-Call Log / Correspondence- No new contacts
  - 8.2 TIF Redevelopment Plan Update:
    - 8.2a West Rondout Area Drainage Improvements Project Update- Bill
    - 8.2b Baker Road Improvements and non-conforming issues- Update – John/Rudy
    - 8.2c. CDM land acquisition update- Bill
    - 8.2d Administrative Adjudication Information – Update- Rudy
    - 8.2e Inland Update- Panattoni Information- Rudy (**Attachments**)
    - 8.2f Inland Escrow Information – Rudy- (**Attachment**)
    - 8.3g Proposed Bradley/Herky Connector Road- Bill
    - 8.2h Sanitary Sewer Televising Update - Bill

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**8.3 TIF Finance Report**

**8.3a MOTION to recommend to the Village Board approval of the Village Staff Invoice #11 dated June 8, 2018 in the amount of \$382.92 for TIF Support. (Attachment)**

**8.3b Pam's Financial Report June 2018- will be available at Village Board Meeting**

**9.0 New Business**

**9.1 Attorney Information- Rudy**

**10.0 Next Meeting Date: August 15, 2018**

**11.0 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**  
**MINUTES OF THE TIF COMMITTEE MEETING**  
**July 18, 2018**

**2020 O'PLAINE ROAD**

**Call to Order:** The Meeting was called to Order by Trustee Wagener at 6:30 PM

**Present:** Committee Members, Glogovsky, Wagener and Milroy were present. Others in attendance included Mayor Wysocki, Village Administrator Denise Kofkas, Village Planner Al Maiden, Attorney Rudy Magna, Village Engineer Bill Rickert and TIF Administrator Kenneth Marabella (Marabella Associates, Inc.)

**Absent:** Chairperson Muskat

**MOTION BY Milroy seconded by Glogovsky to elect Trustee Wagener Chairperson Pro Temp. Motion approved by voice vote.**

**Approve last Meeting Minutes:**

**MOTION by Milroy seconded by Glogovsky to approve the June 20, 2018 Minutes. APPROVED by voice vote.**

**Non-Agenda Items and Visitors:** There were none.

**Old Business-** None

**Updates on Projects in the TIF District:**

**The Sheridan-** Bill reported after contacting Nancy, she provided responses to Bill's last review with most all of the information except certified payrolls (still working on these). He will review the information.

Rudy suggested setting up a project account to track the total amount due to the Sheridan, with annual deductions for sums paid until the Village's obligation is met. Once the eligible expenses are determined, the amount due the Sheridan will be determined. Pam is working on this with Kevin.

Pam noted the crosswalk light at Atkinson and Waukegan Roads is now working. Bill is working on the final

**Report on Current Marketing Efforts-** Ben/Bill are anticipating the installation of the Atkinson/Waukegan Rd sign soon. There is some landscaping that needs adjustment.

**Chairperson/TIF Administrator's Status Report-** No report

**TIF Call Log-** No new contacts

**Redevelopment Plan Update.**

**West Rondout Area Drainage Improvements Easement and Engineering-** Bill reported a three-hour preconstruction meeting was held last Thursday at PCI, and all went well. David Falls from PCI was in attendance and was helpful. He offered to see if some of the weekend work could be performed during

the week, as that would reduce the construction days needed to complete the project. The Notice to Proceed has not yet been issued, as Copenhagen has not submitted the signed contract documents as this time. In a response to a question from Ken, Bill said there is no need to seek extensions to the construction easements as all work is expected to be completed during 2018.

Bill said it was made very clear to all at the pre-con meeting that all communications with the contractor must be through RHMG. An issue last week arose when a construction was doing some "recon" on the site and ran into a PCI employee, that resulted in a "communications" issue. Bill reiterated to the Committee, that all future communications with the contractor must go through RHMG.

**Baker Road-** Trustee Wagener had some questions regarding the timing of the Drainage project, as he wants to include some of that information in a letter he is drafting to the owners along Baker Road. He said he/the Village, will be pursuing the Options Agreements for the Baker Road Project. It was noted that this potential project could be about two years in the future and would require TIF Bonding to get it constructed in a timely fashion. Rudy will work with John to update the Options letter.

**Administrative Adjudication Process-** Attorney Magna said the Village's first experience with the new process is now underway with an actual case being pursued.

**CDM land acquisition update-** Bill reported the appraisal for the house along Rt 176 is expected next Monday.

**Inland Update-** Ken reported the Village received a "draft" GAP Analysis last Friday from Inland. It has been distributed to the Working Committee for review. Jeremiah has provided the Group with his initial draft review. It will be reviewed in detail at the next Wkg Group Meeting. In summary, Inland is proposing a 150,000 sq ft light industrial building, a 30,000 sq ft truck sale center, and 18,000 sq ft of retail outlots. They are estimating the roadwork to cost \$3,500,000 and would be financed by the Village through some kind of TIF related Bond. They also estimate \$275,000 to \$325,000 in sales tax for the Village. NOTE: all of these numbers are preliminary and are in DRAFT form.

Bill noted that most of the engineering for the roadwork is now completed. Since changes will be made to the intersection of Bradley and Rt 176, a meeting will be scheduled soon with DP Fox, the owners of the building at the NE corner to explain the revised configuration and the impact it will have.

It was noted there are multiple issues related to the Inland Project including the roadwork, the RI/RO at Herky, the Herky Bradley connector, the intersection, a Redevelopment Agreement, and all the normal issues related to construction of new commercial/industrial buildings. We are also waiting for the appraisal for the Herky connector. Once received, we can discuss an offer for the property for this connection.

Rudy also noted he has requested a replenishment of an additional \$25,000 into the Inland Escrow.

**Sanitary Sewer Televising-** Bill reported we are waiting for the signed documents from the Contractor in order to issue the Notice to Proceed for this Inland related project.

**MOTION BY Milroy seconded by Glogovsky to recommend to the Village Board approval of the Village staff Invoice #11 dated June 8, 2018 in the amount of \$382.92 for TIF Support. MOTION APPROVED by voice vote.**

**Finance Report-** Finance Committee Chairperson Milroy reported the monthly reports will be available next week.

**Old Business-** None

**New Business-** None

**Next Meeting Date: August 15, 2018 at 6 PM**

**Adjourn-** Motion by Wagener, seconded by Glogovsky to adjourn. MOTION APPROVED by voice vote

The meeting was adjourned at 7:28 pm.

Approved August 15, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator