



# 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 MEETING**  
**WEDNESDAY August 15, 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 July 31, 2018 Special TIF Committee Minutes**

**5.0 MOTION to go into Executive Session, for the purpose of discussing the purchase or lease of real property for the use of the public body, including the purpose of discussing whether a particular parcel should be acquired pursuant to 5 ILCS 120/2 (C) (5)**

**6.0 MOTION to recommend to the Village Board of Trustees the purchase of a parcel of property for roadway extension and to further recommend that the Village Board take up the details to its consideration of such purchase in an executive session before taking any final action thereon.**

**7.0 MOTION to recommend payment to E. Cooney Associates, Inc Environmental Consultants for Phase I Review of Herky Dr connector, in the amount of \$1897.50. (Attachment)**

**8.0 MOTION to recommend to the Village Board approval of the Village Staff Invoice #12 dated July 2, 2018 in the amount of \$489.78 for TIF Support. (Attachment)**

**9.0 Baker Road Improvements Presentation Information and Preview– Bryan/all**

**10.0 Updates on TIF Area Projects**

10.1 The Sheridan at Green Oaks TIF expense review – Bill

**MOTION to recommend payment of annual TIF reimbursement to The Sheridan in the amount of \$TBA**

**11.0 Performance of Prior TIF Projects: No action required**

**12.0 Marketing**

**13.0 TIF Administrator's (Committee Chairperson's) Status Report – Bryan**

13.1 TIF-Call Log/Correspondence – No new contacts

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**14.0 TIF Redevelopment Plan Update:**

14.1 West Rondout Area Drainage Improvements Project Update- Notice to Proceed issued August 3, 2018 – Bill

14.2. CDM Land Acquisition Update – Bill

14.3 Administrative Adjudication Information – Update- Rudy

14.4 Inland Update – Panattoni Information – Rudy

14.4a. Inland Street Names

14.5 Inland Escrow Information – Rudy

14.6 Proposed Bradley/Herky Connector Road- Bill/Ken

14.7 Sanitary Sewer Televising Update – Bill

**15.0 TIF Finance Report**

15.1 Pam’s Financial Report July 2018 – Will be available at Village Board Meeting

15.2 FY 18 TIF Audit Update – Ken

**16.0 New Business**

16.1 Attorney Information – Rudy

16.2 TIF Joint Review Board Meeting October 10, 2018

**17.0 Next Meeting Date: Special TIF Committee Meeting August 16, 2018**

**18.0 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  
August 15, 2018**

**2020 O'PLAINE ROAD**

**Call to Order:** The Meeting was called to Order by Chairperson Muskat at 6:03 PM

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

**Absent:** Glogovsky

**Approve last Meeting Minutes:**

**MOTION by Wagener seconded by Milroy to approve the July 31, 2018 Special TIF Committee Minutes. APPROVED by voice vote.**

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

**MOTION by Milroy, seconded by Wagener to go into Executive Session, for the purpose of discussing the purchase or lease of real property for the use of the public body, including the purpose of discussing whether a particular parcel should be acquired pursuant to 5 ILCS 120/2 (C) (5)**

**Upon a roll call vote AYES- Milroy, Wagener, Muskat No –None Absent- Glogovsky**

**MOTION PASSED**

The TIF Committee went into Executive Session at 6:09pm.

Chairperson reconvened the TIF Committee at 6:38pm.

**MOTION by Wagener seconded by Milroy to recommend to the Village Board of Trustees the purchase of a parcel of property for roadway extension and to further recommend that the Village Board take up the details to its consideration of such purchase in an executive session before taking any final action thereon. Upon a roll call vote AYES- Wagener, Milroy, Muskat No- None Absent-Glogovsky MOTION PASSED**

**MOTION by Wagener seconded by Milroy to recommend payment to E. Cooney Associates, Inc Environmental Consultants for Phase I Review of Herky Dr Connector, in the amount of \$1897.50. Upon a roll call vote AYES- Wagener, Milroy, Muskat No- None Absent- Glogovsky MOTION PASSED**

**MOTION by Muskat seconded by Milroy to recommend to the Village Board approval of the Village Staff Invoice #12 dated July 2, 2018 in the amount of \$489.78 for TIF Support. Upon a roll call vote AYES- Muskat, Milroy, Wagener No- None MOTION PASSED**

**MOTION by Wagener seconded by Milroy to recess the TIF Committee Meeting for a Special Village Board Meeting. Upon a voice vote the motion was approved. Chairperson Muskat recessed the TIF Committee Meeting at 7:30pm.**

Chairperson Muskat reconvened the TIF Committee Meeting at 7:50pm

**Special TIF Committee Meeting – Baker Road-** Chairperson Muskat then led the Committee and consultants through the Agenda and PowerPoint presentation for the Special TIF Committee Meeting on Thursday, August 16 regarding Baker Road. All of the owners, taxpayers, and businesses along Baker Road have been invited to discuss the potential improvement of Baker Road and utilities. In order to expend TIF Funds, all owners must dedicate property for road right-of-way to create a Public Roadway. Trustees Muskat and Wagener, along with consultants Magna, Rickert and Marabella will each make part of the presentation to the owners. Several issues related to parking, landscaping, non-conformance, cost and project schedule were included in the presentation and anticipated to being discussed at the meeting. The Draft Option Agreement which 100% of the owners must sign was explained by Attorney Magna. The Option Agreements must be signed and returned to the Village within ninety days in order to be considered. It is anticipated that individual onsite meetings will be held with each property owner to explain the impact the right-of-way grant, and the construction will have on each property.

**Business-** None

**Old Business-** None

**New Business-** None

**Next Special Meeting Date:** August 16, 2018 at 7 PM

**Next Regular Meeting Date:** September 19, 2018 at 6PM

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

The meeting was adjourned at 8:30pm

Approved September 19, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator