



# 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 September 19, 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 (Attachments)**
  - 4.1 **MOTION to approve Minutes from the August 15, 2018 TIF Committee Meeting**
  - 4.2 Special TIF Committee August 16, 2018 Cancelled for lack of Quorum
- 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(s) 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 to the Village Board of Trustees the purchase of a parcel of property for the use of the public body and to further recommend that the Village Board take up the details of its consideration of such purchase in an executive session before taking any final action thereon.**
- 8.0 **MOTION to recommend to the Village Board approval of the Village Staff Invoice #13 dated August 2, 2018 in the amount of \$516.49 for TIF Support. (Attachment)**
- 9.0 **Updates on TIF Area Projects**
  - 9.1 The Sheridan at Green Oaks TIF expense review- Bill
  - 9.2 Baker Road Update- Interviews- John/Ken
  - 9.3 Baker Road Options Due November 15, 2018
  - 9.3 Zoning Interpretation- "Truck Terminal" and "Outdoor Storage" - Rudy
- 10.0 **Marketing**

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**11.0 TIF Administrator's (Committee Chairperson's) Status Report- Bryan**

11.1 TIF-Call Log / Correspondence- No new contacts

**11.2 Annual JRB Meeting October 10, 2018**

- a) Save the Date sent (**Attachment**)
- b) Notice to Convene (**Attachment**)
- c) JRB Meeting Agenda (**Attachment**)
- d) IL Comptroller Annual TIF Report- DRAFT- (**Attachment**)
- e) Annual Village of Green Oaks TIF Audit- Date TBD
- f) IL Comptroller Annual TIF Report Request for Extension (**Attachment**)

**MOTION to authorize Village Staff /Consultants to request an extension to FY 18 Annual TIF Report if needed.**

**12.0 TIF Redevelopment Plan Update:**

- 12.1 West Rondout Area Drainage Improvements Project Update- Bill
- 12.2. CDM land acquisition update- Bill
- 12.3 Administrative Adjudication Information – Update- Rudy
- 12.4 Inland Update- Question of continuing use of existing facilities on property- Rudy
- 12.5 Inland Escrow Information – Rudy
- 12.6 Bradley/Herky Connector Road- Bill/Ken
- 12.7 Sanitary Sewer Televising Update - Bill

**13.0 TIF Finance Report**

- 13.1 Pam's Financial Report September 2018- will be available at Village Board Meeting
- 13.2 FY 18 TIF Audit update- Ken

**14.0 New Business**

14.1 Attorney Information- Rudy

**15.0 Next Meeting Date: TIF Committee Meeting October 17, 2018**

**16.0 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  
September 19, 2018  
2020 O'PLAINE ROAD**

**Call to Order:** The Meeting was called to Order by Chairperson Muskat at 6:01 PM

**Present:** Committee Members Muskat, Wagener, Glogovsky 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:** Wagener

**Approve last Meeting Minutes:**

**MOTION by Muskat seconded by Milroy to approve the August 15, 2018 TIF Committee Minutes. APPROVED by voice vote. Abstained- Glogovsky**

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

**MOTION by Muskat, seconded by Glogovsky 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 3- Muskat, Glogovsky, Milroy No –None Absent 1- Wagener MOTION PASSED**

The TIF Committee went into Executive Session at 6:03pm.

Chairperson reconvened the TIF Committee at 6:38pm. Roll call- Muskat, Glogovsky, Millroy, Wagener (joined meeting at 6:25pm) all present

**MOTION by Muskat seconded by Wagener 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- Muskat, Wagener, Milroy, Glogovsky No- None Absent none MOTION PASSED**

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

**MOTION by Milroy seconded by Glogovsky to recommend to the Village Board approval of the Village Staff Invoice #13 dated August 2,, 2018 in the amount of \$516.49 for TIF Support. Upon a roll call vote AYES- Milroy, Glogovsky, Wagener, Muskat No- None Absent- none MOTION PASSED**

**The Sheridan-** The Final amount of the reimbursement has been determined by Bill and Rudy. They will be providing it to the Committee soon, so staff can set up the proper accounting format for accounting

for the annual income and expense. In the meantime, we are waiting for the Certified Request for Payment from The Sheridan, and their Requisition Letter.

**Baker Road Update-** Trustee Wagener and Mr. Marabella reported the initial interviews with all the property owners on Baker Road is now complete. Both said they confirmed some prior information we had, learned some new things as well. There will have to be a meeting dedicated to discussing the next steps. Ken said staff will be preparing a report, hopefully ready in time to discuss at the next Working Group Meeting.

**Baker Road Option Agreements Due-** It was noted that the Signed Option Agreements are due by November 15, 2018.

**Zoning Interpretation-** Attorney Magna, in response to a question posed by Bark N Park, that the storage of semi trackers on their property is an a permittable use.

**2018 TIF Joint Review Board Meeting-** This year's JRB meeting will be held October 18. The Save the Date email has already been sent. In addition, Mr. Marabella included the Notice to Convene, the JRB Agenda, and the Draft Illinois Comptroller's FY 2018 TIF Report. The Comptroller's Report is only a draft since the annual TIF Audit is not yet available. The Village Treasurer has suggested requesting an extension until the Audit becomes available.

**MOTION by Milroy, seconded by Muskat to authorize Village Staff/Consultants to request an extension to the FY 18 Annual TIF Report if needed. Motion Approved by Voice Vote**

**West Rondout Area Drainage Improvement Project-** Village Engineer Bill Rickert reported the project is underway. The watermain on the PCI property was lowered last weekend, and work continues.

**Inland Update-** Attorney Magna reported the Village received a portion of the TIF Application from Inland today. Additional Application information will be sent via Fed Ex tomorrow. He also noted a meeting with Panattoni will be held next week with Wkg Group consultants to discuss size, setbacks, height, and other building related items. Rudy also reported the biggest item facing the Village and Inland is the issue of the existing facilities on the property. Inland will be proposing a 25 year term to keep the facilities. In the meantime, they are looking at calming the negative impact of the current lighting.

Ken reported we received an email this afternoon reporting that the Inland escrow replenishment had been approved, a check cut, and should be sent tomorrow.

**Sanitary Sewer Televising-** Bill reported the work should begin soon.

**Financial Reports-** Ken distributed Finance Reports and bills for September prepared by Pam, along with the PTAX Form from the State with the Final EAVs for the TIF District (EAV for determining the TAX Increment is \$14, 381,067)

**Business-** None

**Old Business-** None

**New Business-** None

**Next Regular Meeting Date: October 17, 2018 at 6PM**

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

The meeting was adjourned at 7:18pm

Approved October 17, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator