



# 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, OCTOBER 17, 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)**
  - 4.1 MOTION to approve Minutes from the September 19, 2018 TIF Committee Meeting**
- 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 Updates on TIF Area Projects**
  - 6.1 The Sheridan at Green Oaks TIF expense review- Bill
  - 6.2 Baker Road Investment Options Summary- Bryan (Attachment)
  - 6.3 Baker Road Options Due November 15, 2018 - Bryan
- 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 Annual JRB Meeting held October 10, 2018- Bryan
- 9.0 TIF Redevelopment Plan Update:**
  - 9.1 West Rondout Area Drainage Improvements Project Update- Bill
  - 9.2. CDM land acquisition update- Bill
  - 9.3 Administrative Adjudication Information – Update- Rudy
  - 9.4 Inland Update- Question of continuing use of existing facilities on property for 25 years- Bryan

**VILLAGE OF GREEN OAKS  
MINUTES OF THE TIF COMMITTEE  
October 17, 2018  
2020 O'PLAINE ROAD**

**Call to Order:** The Meeting was called to Order by Chairperson Muskat at 6:06 PM

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

**Absent:** Glogovsky

**Approve last Meeting Minutes:**

**MOTION by Milroy seconded by Wagener to approve the September 19, 2018 TIF Committee Minutes. APPROVED by voice vote. Absent- Glogovsky**

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

The TIF Committee went into Executive Session at 6:07pm.

**Motion by Milroy seconded by Wagener to Reconvene the TIF Committee meeting. Chairperson Muskat reconvened the TIF Committee at 6:41pm. Upon a Roll call- AYES 3 Milroy, Wagener, Muskat, NO- None, Absent 1-Glogovsky MOTION PASSED**

The TIF Committee was reconvened at 6:41 pm. No Action was taken from the Executive Session.

**MOTION by Milroy seconded by Muskat to recommend to the Village Board approval of the Village Staff Invoice #14 dated September 28, 2018 in the amount of \$463.06 for TIF Support. Upon a roll call vote AYES- Milroy, Muskat and Wagener, NO- None Absent- 1 Glogovsky MOTION PASSED**

**MOTION by Muskat seconded by Wagener to recommend to the Village Board approval of the CDM Invoice dated September 24, 2018 for services related to the purchase of property in the amount of \$7541.76. Upon a roll call vote AYES 3 Muskat, Wagener and Milroy NO- none Absent- 1 Glogovsky MOTION PASSED**

**The Sheridan-** The Final amount of the eligible reimbursement from the Sheridan project has been determined by Bill and Rudy, in the amount of approximately \$2,900,000, vs the RDA original cap of \$4,300,000. While not submitted at this time, additional costs may be submitted by the Sheridan for Interest payments if they determine to follow the procedure and make a request. In the meantime, we are waiting for the Certified Request for Payment from The Sheridan, and their Requisition Letter for Village Board consideration. It is expected to approximately \$118,000.

**Baker Road Update-** The Baker Road Area Investment Options Summary prepared by Rolf Campbell Associations, dated October 11, 2018 was discussed. Four Options were presented in the Summary, 1) Baker Road Improvement, 2) Baker Road Improvement with improved code Enforcement, 3) Baker Road Improvement and Property/Business Owner Commitments, and 4) Redevelopment Plan and Implementation. The Options were discussed.

Trustee Wagener reported he has been in contact with representatives of the Baker Road owners, and in short, they want a new Zoning Category for Baker Road that will permit the owners to continue doing everything they are doing now, into the future, regardless of current or future non-conformities in Zoning and use. He further said the owners generally understand that they are not conforming now and will not be in the future. If their properties are damaged/destroyed by 50% or more, they want to be able to rebuild. These conditions are requested in order for them to approve the Options Agreements the Village had proposed for the Village to accept their private road and spend approximately \$3,500,000 (\$5,000,000 including interest) to undertake the roadway and utility improvements.

Chairperson Muskat, Committee members and consultants discussed the purpose of the TIF, and the desire to significantly improve the area, address the various blighting conditions, and increase the EAV for the benefit of all of the JRB members (other taxing bodies).

Trustee Wagener recommended pursuing Option 4 of the RCCA Summary, to create a Redevelopment Plan and Implementation. There was a consensus of the Committee to recommend this approach to the Village Board. It was also noted, that the Village would not be pursuing the individual owner Option Agreements. He asked Mr. Maiden and Mr. Rickert to begin working on an outline of a project to create the Redevelopment Plan.

Trustee Wagener also said he believes another meeting with the Owners and a few Village representatives would be appropriate to discuss this course of action.

**Inland Update-** Chairperson Muskat reported that, as discussed at the September TIF Committee meeting, Inland has proposed a 25-year term to keep their current Billboard installations on their property as part of the proposed Redevelopment Agreement (RDA). The Billboards would be removed at the end of the 25-year period. After some discussion, there was a unanimous consensus of those present to recommend approval of the 25-year period to the Village Board.

**CDM Land Acquisition Update-** There was discussion of steps to pursue the property at 13648. 1) Bill has received a Phase 1 Environmental Study proposal from Ed Cooney for \$2450, plus \$1750 for a pre-demolition asbestos assessment. It was distributed to the Committee members. 2) There was discussion about obtaining a proposal for a Survey and Survey Staking for the property; two proposals for demolition; and a recommendation to the Village Board, at their October 24, 2018 Meeting, to authorize the payment of \$115,000 for the purchase price, including draws for earnest money against it. The Closing is set for November 15.

**Old Business- None    New Business- None**

**Next Regular Meeting Date November 21, 2018 at 6PM**

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

The meeting was adjourned at 7:29pm

Approved November 21, 2018



Marabella Associates, Inc.

Kenneth Marabella, President

TIF Administrator