



Incorporated January 25, 1960

---

**MINUTES OF THE VILLAGE OF GREEN OAKS JOINT REVIEW BOARD MEETING  
GREEN OAKS REDEVELOPMENT PROJECT AREA 1: RONDOUT AREA (RPA 1)  
WEDNESDAY, OCTOBER 13, 2021 @ 3:00 P.M.**

**GREEN OAKS VILLAGE HALL, BOARD ROOM (Virtual) 2020 O'PLAINE ROAD,  
GREEN OAKS, IL. 60048**

**ROLL CALL OF JOINT REVIEW BOARD MEMBERS**

Village President Bernard Wysocki, Village Administrator Denise Kafkis, Village Trustees Rich Glogovsky, Mahdi Sellami. Also present: Village Engineers Bill Rickert, Ben Metzler, Village Attorney Rudy Magna, Caitlin Wagener, Jeremiah Yeksavich, Kathleen O'Connor, Chief Rich Carani, David Archer, Susan Bush, Daniel Stanley, Allison Sherman, Dr. Jenny Wojcik.

**Approval of Minutes**

**MOTION:** Trustee Glogovsky moved the Board Approve the Minutes of the Joint Review Board Meeting Held October 14, 2020 and Place on File. Seconded by Chief Carrati. Roll call vote: AYE: Kathleen O'Conner, Chief Carani, David Archer, Susan Bush, Daniel Stanley, Allison Sherman, Rich Glogovsky, Mayor Wysocki. NAY: None. Motion carried.

**Discussion Items**

Introduction

Draft FY 21 Annual Tax Increment Finance Report to the Office of the Illinois Comptroller. TIF Reporting was discussed with regard to funds going to projects.

## **Page Two – Minutes of the Joint Review Board Meeting on Oct. 13, 2021**

FY 22 TIF Budget Summary was discussed with regard to the Annual Appropriations Ordinance.

FY 21 Activities: A Power Point was given regarding Rondout Development, Cash Disbursements, Total Fund Balance, Progress made in the Rondout Area for tax purposes, the Senior Living Residences, TIF Implementation Activities, Options and Deeds to reconstruct Roadway will begin in early spring 2022, signage on the roadways and a business directory, repair of manholes, façade improvement, route 176 expansion, Inland parcel, roadway improvements on Bradley Road, non conforming uses – Streetscape improvement, buckthorn removal, land acquisition with regard to the comprehensive plan for eminent domain.

FY 22 Activities Update PowerPoint: All projects will be posted.

**Next Meeting Date:** October 12, 2022

**MOTION:** Kathleen O’Conner moved the Board set the next meeting Date for October 12, 2022. Seconded by Chief Carani. Roll call: AYE: Kathleen O’Connor, Chief Carani, David Archer, Susan Bush, Daniel Stanley, Allison Sherman, Rich Glogovsky, Mayor Wysocki. NAY: None. Motion carried.

### **Questions/Comments**

Someone discussed Administrative Fees. The overall projects, engineering, possible loan repayment, running of the TIF and an itemization for an answer will be emailed.

### **Motion to Adjourn**

**MOTION:** Kathleen O’Connor moved the Board Adjourn this JRB at 3:35 p.m. Until October 12, 2022. Seconded by Allison Sherman. Voice Vote: “ ALL AYE”. Motion carried.

Approved:- \_\_\_\_\_

\_\_\_\_\_  
Clare Michelotti – Village Clerk

\*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

**ANNUAL APPROPRIATION ORDINANCE**

An Ordinance making appropriations for all corporate purposes for the VILLAGE OF GREEN OAKS, ILLINOIS for the Fiscal Year Commencing on the 1st day of May, 2022 and ending on the 30th day of April, 2023.

BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES  
OF THE VILLAGE OF GREEN OAKS, ILLINOIS:

**SECTION I:** That the amounts hereinafter set forth, or so much thereof as may be authorized by law, as may be needed and the same is hereby appropriated for the corporate purposes of the Village of Green Oaks, Illinois, to defray all necessary expenses and liabilities of said Village of Green Oaks, as hereinafter specified for the fiscal year commencing the 1st day of May, A.D., 2022 and ending the 30th day of April, A.D., 2023.

**SECTION II:** The amount appropriated for each object and purpose is as follows:

**SECTION III:** All ordinances, resolutions and orders or parts of ordinance, resolutions and orders in conflict with this Ordinance are repealed to the extent of such conflict. The Village Clerk shall cause this Ordinance to be published in pamphlet form.

**SECTION IV:** This Ordinance shall be in full force and effect after passage and publication as provided by law.

**VI TIF FUND****Expenses  
Administration**

|                                                      |           |                |
|------------------------------------------------------|-----------|----------------|
| TIF Consultant                                       | \$        | -              |
| The Sheridan RDA Reimbursement                       | \$        | 214,000        |
| Code Enforcement                                     | \$        | 30,000         |
| Other Professional Services-Clerk Services (Minutes) | \$        | 1,500          |
| Staff Reimbursement                                  | \$        | 20,000         |
| Village Treasurer and Audit Services                 | \$        | 2,000          |
| CDM Smith Consultants                                | \$        | 20,000         |
| Title Searches & Appraisals                          | \$        | 15,000         |
| LFPD Ambulance Expenses                              | \$        | 25,000         |
| TIF Conference                                       | \$        | 750            |
| Real Estate Taxes                                    | \$        | 3,400          |
| Miscellaneous                                        | \$        | 3,000          |
| <b>TIF Administration Total</b>                      | <b>\$</b> | <b>334,650</b> |

**Debt Service**

|                                                                                            |           |                |
|--------------------------------------------------------------------------------------------|-----------|----------------|
| Debt Service on Gen'l Obligation Bonds (Alternate Revenue Source), Series 2019A Bonds (4M) | \$        | 480,000        |
| Bond Services-Legal                                                                        | \$        | -              |
| Bond Service Fee                                                                           | \$        | 1,000          |
| Closing Costs/Bond Expense                                                                 | \$        | -              |
| Bank Service Fees                                                                          | \$        | -              |
| <b>Debt Service Total</b>                                                                  | <b>\$</b> | <b>481,000</b> |

**Legal**

|                                                                    |           |                |
|--------------------------------------------------------------------|-----------|----------------|
| General Legal Services                                             | \$        | 65,000         |
| Meetings / Legal                                                   | \$        | 10,000         |
| Baker Road Project / Legal                                         | \$        | 3,000          |
| Bank Service Charge                                                | \$        | -              |
| Fire Protection Districts / Legal                                  | \$        | 1,000          |
| Sewer/Water Projects / Legal                                       | \$        | 5,000          |
| Bradley Rd-176 Intersection / Legal                                | \$        | -              |
| Land Acquisition & Easements / Legal                               | \$        | 97,000         |
| Gas Station - Redevelopment Lots 1 & 2 of Green Oaks Business Park | \$        | -              |
| Redevelopment Agreements / Legal                                   | \$        | 7,000          |
| Cannabis Zoning                                                    | \$        | 10,000         |
| <b>TIF Legal Total</b>                                             | <b>\$</b> | <b>198,000</b> |

**Expenses**  
**Engineering**

|                                                                    |    |         |
|--------------------------------------------------------------------|----|---------|
| General Engineering Services                                       | \$ | 10,000  |
| Meetings / Engineering                                             | \$ | 30,000  |
| GIS Mapping / Engineering                                          | \$ | 4,800   |
| Bradley-Herkey Connector / Engineering                             | \$ | 1,500   |
| Baker Road Project (Pavement & Drainage) / Engineering             | \$ | 44,000  |
| Sewer/Water Projects / Engineering                                 | \$ | 20,500  |
| Land Acquisition & Easements / Engineering                         | \$ | 10,000  |
| Inland Related Roadway Improvements / Engineering                  | \$ | 5,000   |
| Rt. 176 Widening Project * IDOT Phase 1 Year 2 Engineering         | \$ | 572,700 |
| Monument Signs                                                     | \$ | 10,000  |
| Gas Station - Redevelopment Lots 1 & 2 of Green Oaks Business Park | \$ | 10,000  |
| 176 Streescaping                                                   | \$ | 24,000  |

|                              |           |                |
|------------------------------|-----------|----------------|
| <b>TIF Engineering Total</b> | <b>\$</b> | <b>742,500</b> |
|------------------------------|-----------|----------------|

**Planning**

|                                                            |    |        |
|------------------------------------------------------------|----|--------|
| General Planning Services                                  | \$ | 10,000 |
| Meetings / Planning                                        | \$ | 7,000  |
| Baker Road Project / Planning                              | \$ | 5,000  |
| Sewer/Water Projects / Planning                            | \$ | -      |
| Rt. 176 Widening Project *IDOT Phase 1 Year 2 / Planning   | \$ | 5,000  |
| Land Acquisition & Easements / Planning                    | \$ | 24,500 |
| TIF Comprehensive Plan / Planning                          | \$ | -      |
| TIF Redevelopment Planning                                 | \$ | 10,000 |
| Signs / Planning                                           | \$ | 2,000  |
| Train Feasibility Study                                    | \$ | -      |
| Gas Station - Redevelopment Lots 1 & 2 *G.O. Business Park | \$ | 1,000  |
| Matching Grant Program                                     | \$ | 2,000  |
| 176 Streescaping                                           | \$ | 2,000  |
| Cannabis Zoning                                            | \$ | 10,000 |

|                           |           |               |
|---------------------------|-----------|---------------|
| <b>TIF Planning Total</b> | <b>\$</b> | <b>78,500</b> |
|---------------------------|-----------|---------------|

**Capital Projects**

|                                                                              |    |           |
|------------------------------------------------------------------------------|----|-----------|
| General Construction Services                                                | \$ | -         |
| Land Appraisals                                                              | \$ | 6,000     |
| Phase 1 Environmental Studies                                                | \$ | 5,000     |
| Land Acquisition & Costs /Capital Projects                                   | \$ | 2,000,000 |
| Inland GO Commercial Subdivision Public Improvememnts - Bradley Road         |    |           |
| Extension - Including Bradley Rd to Herky Dr Connector (Inland Bond)         |    |           |
| Matching Grant Program / Clean-up, Signs & Blight                            | \$ | 25,000    |
| 176 Streescaping Phase 2 Section 2                                           | \$ | 163,951   |
| 176 Streescaping Environmental Stewardship/Maintenance                       |    |           |
| Green Oaks TIF Monument Signs                                                | \$ | 45,490    |
| Intermodal Train Station/Feasibility Study                                   | \$ | -         |
| Rt 176 Widening Project 3yr Project IDOT Phase 1 Year - 3 Plan & Engineeri   | \$ | 433,200   |
| Watermain Replacement (Subject to IGA w/ Lake County)                        | \$ | -         |
| Sanitary Sewer Repairs/Replacement (Lining)                                  | \$ | 98,903    |
| Baker Road Reconstruction                                                    | \$ | 650,000   |
| Gas Station - Redevelopment Lots 3, 4 & 5 *G.O. Business Park - CONSTRUCTION |    |           |

|                                   |           |                  |
|-----------------------------------|-----------|------------------|
| <b>TIF Capital Projects Total</b> | <b>\$</b> | <b>3,427,544</b> |
|-----------------------------------|-----------|------------------|

|                               |           |                  |
|-------------------------------|-----------|------------------|
| <b>TOTAL TIF FUND EXPENSE</b> | <b>\$</b> | <b>5,262,194</b> |
|-------------------------------|-----------|------------------|

**ITEM #4.4**

**TIF ACTIVITIES**

**ITEM #4.5**

**TIF POWERPOINT**