

*Posted December 1<sup>st</sup>, at 3:00 pm*

**VILLAGE BOARD OF TRUSTEES  
COMBINED TIF & COMMITTEE OF THE WHOLE MEETING**

**Wednesday, December 3, 2025 at 7:00 p.m.**

Village Hall Board Room • 2020 O'Plaine Road • Green Oaks, IL 60048

**AGENDA**

*This meeting is also available virtually by clicking on the link below:*

**[Join the meeting now](#)**

**Microsoft Teams**

**Meeting ID: 231 131 267 568 • Passcode: fP9B4a**

- 1.0 Call to Order**
- 2.0 Roll Call**
- 3.0 Non-Agenda Items and Visitors**  
**The Village President and Board of Trustees Allocate Fifteen (15) Minutes at This Time for those Individuals Who Would like the Opportunity to Address the Village**
- 4.0 Village President**
  - 4.1** Update: Strategic Planning Meeting to be Held Saturday, January 17, 2026 8am • Noon
  - 4.2** Update: Memorial Garden Project • 1961 Buckley Rd Demo Project
  - 4.3** Recommend Acceptance and Approval of the Annual Tax Levy Ordinance of the Village of Green Oaks, Lake County Illinois for the Fiscal Year Beginning May 1, 2025 & Ending April 30, 2026 (pg.)
  - 4.4** Recommend Acceptance and Approve Letter Agreement Regarding Cost-Sharing and Payments for Raftelis (Consultant to Perform a Comprehensive Sewer Rate Study of the Libertyville Sewage Treatment Plant) Total Cost of Study \$53,101 • Each Party Share \$13,275 • Payable to Lake County Public Works, c/o Austin McFarlane, 650 W. Winchester Road • Libertyville • IL • 60048 (pg.)
  - 4.5** Recommend Acceptance and Approval of FGMA • FGM Architects Inc. Proposal for Architectural Services for Village Hall Improvements and Community Center in the Amount Not to Exceed \$43,560 (pg.)
  - 4.6** Discussion Re: The Sheridan (pg.)
- 5.0 Committees:**
  - Annexation, Planning & Zoning ~ Chairman Glogovsky**
    - 5.1** Discussion Re: Route 176 Quiet Zone
    - 5.2** Update: Signage • North Shore Distillery on Bradley Rd & Rt. 176 • U-Haul
  - Building ~ Chairman Furlong**
    - 5.3** Building Department Report for November 2025 (pg.)
    - 5.4** Recommend Acceptance and Approval of Village Engineer Memo Dated 10.23.25 Re: Village Hall Sidewalk Repairs Payment to CRC Concrete Raising and Repair for Work through 10.24.25 (pg.)

**5.0 Committees• Continued**

**Building ~ Chairman Furlong**

- 5.5** Discussion and Possible Recommendation and Approval for a Beautification Grant Program Request for the Lucky Lake HOA in the Amount Not to Exceed \$18,439.35 (50% Cost Share with Lucky Lake HOA of the \$36,878.70 Proposal) (pg.)
- 5.6** Recommend Acceptance and Approval of Beautification Grant Payment to Forest Cove HOA in the Amount Not to Exceed \$20,000 (50% Cost Share w/ Forest Cove HOA of the \$62,975 Proposal or a Maximum of \$20,000) (pg.)
- 5.7** Village Hall Updates • Parking Lot Light Poles

**Finance ~ Chairman Sellami**

- 5.8** Recommend Acceptance and Approval the Eighth Memorandum of Understanding Made as of December 17, 2025 By and Between the Village of Green Oaks, and SHI-II SLD Green Oaks, LLC, and to Authorize the Payment as TIF Assistance Pursuant Thereto Upon the Receipt of the Seventh Memorandum signed by SHI-II-SLD Green Oaks, LLC (pg.)
- 5.9** Recommend Acceptance and Approval of the TIF Assistance Payment to SHI-II SLD Green Oaks, LLC in the Amount of \$258,667.17 (pg.)
- 5.10** Recommend Approval of an Ordinance Abating the \$x Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service On \$1,780,000.00 General Obligation Refunding Bonds, Series 2014, of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Year 2025 Bond Levy; Series 2014 G.O. Refunding Bonds; Atkinson Road Improvements) (pg.)
- 5.11** Recommend Approval of an Ordinance Abating the \$x Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service on \$3,500,000 General Obligation Bonds (Alternative Revenue Source), Series 2019 of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Year 2025 Bond Levy; Series 2019 Road Referendum) (pg.)
- 5.12** Recommend Approval of an Ordinance Abating the \$x Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service on \$4,000,000 General Obligation Bonds (Alternate Revenue Source), Series 2019A, of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Levy Year 2025 Bond Levy; Series 2019A Inland TIF Project) (pg.)
- 5.13** Recommend Approval of an Ordinance Abating the \$x Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service on \$1,200,000 General Obligation Bonds (Alternate Revenue Source), Series 2021, of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Levy Year 2025 Bond Levy; Series 2021 Additional Road Funds) (pg.)

**Public Affairs ~ Chairman Griffin**

- 5.14** Santa Parade • Saturday, December 13<sup>th</sup> • Begins @ 1pm • Sip w/ Santa • North Shore Distillery from 5-6:30pm (pg.)

**5.0 Committees• Continued**

**Public Works ~ Chairman Flaig**

- 5.15** Recommend Acceptance and Approval of David Eubanks Invoice Dated 11.3.25 in the Amount Not to Exceed \$3,600 for Professional Stewardship Services for Lake Kathryn Ecological Restoration (pg.)
- 5.16** Recommend Acceptance and Approval of Village Engineer Memo Dated 10.23.25 Re: Pay Request No. 4 in the Amount Not to Exceed \$65,777.89 Payable Joel Kennedy For all Worked Performed through September 2025 (pg.)

**Street & Roads ~ Chairman Sugrue**

- 5.17** Winter Snow Event November 28<sup>th</sup> thru November 30<sup>th</sup>

**6.0 Village Engineer**

- 6.1** Status Report for November 2025 (pg.)

**7.0 Village Attorney**

**8.0 Village Administrator**

- 8.4** Green Oaks Holiday Dinner • December 10<sup>th</sup> • Jimmy's Charhouse @ 6pm

**9.0 Ordinances for Passage ~ Proclamations & Resolutions for Adoption  
Last Ordinance Passed ~ 2025-O-13 & Resolutions ~ 2025-R-8**

**10.0 Old Business**

- 10.1** Possible Sewer Extension/Rockland Road

**11.0 New Business**

**12.0 Unfinished Business**

- 12.1** Lake County/Libertyville Sewer Agreement

**13.0 Next Meeting Date**

**December 2025 Meeting Schedule Below:**

- *Cancelled TIF Working Group Meeting Wednesday, December 10, 2025 @ 6:00 p.m.*
- *Cancelled Plan Commission Meeting Wednesday, December 10, 2025 @ 7:30 p.m.*
- *Cancelled Committee of the Whole Meeting Wednesday, December 17, 2025 @ 7:00 p.m.*
- ***Rescheduled Regular Board Meeting Wednesday, December 17, 2025 @ 7:00 p.m.***
- *Cancelled Regular Board Meeting Wednesday, December 24, 2025 @ 7:00 p.m.*

**Happy New Year 2026!**

**January 2026 Meeting Schedule Below:**

- Combined TIF and Committee Meeting Wednesday, January 7, 2026 @ 7:00 p.m.
- TIF Working Group Meeting Wednesday, January 14, 2026 @ 6:00 p.m.
- Plan Commission Meeting Wednesday, January 14, 2026 @ 7:30 p.m.
- ***Strategic Planning Meeting Saturday, January 17, 2026 @ 8:00 a.m.***
- Committee of the Whole Meeting Wednesday, January 21, 2026 @ 7:00 p.m.
- Regular Board Meeting Wednesday, January 28, 2026 @ 7:00 p.m.

**14.0 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.