

Posted December 15th, 2025 at 3:00pm

**VILLAGE BOARD OF TRUSTEES
REGULAR BOARD MEETING**

Wednesday, December 17, 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: 262 253 835 682 Passcode: nucDGi

1.0 Call to Order

2.0 Prayer

3.0 Pledge of Allegiance

4.0 Roll Call

5.0 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

6.0 Approve the Following Minutes:

- Minutes of the Regular Board Meeting Held Wednesday, November 19, 2025 (pg.1)
- Minutes of the Continued Regular Board Meeting Held Wednesday, November 22, 2025

7.0 Village President

7.1 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.9)

~ See 11.0 Ordinances & Resolutions for Passage Item No. 11.1 ~

7.2 Motion to Accept 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.18)

7.3 Motion to Accept and Approve FGMA • FGM Architects Inc. Proposal for Architectural Services for Village Hall Improvements and Community Center in the Amount Not to Exceed \$43,560 (pg.19)

8.0 Committees:

Annexation, Planning & Zoning ~ Chairman Glogovsky

Building ~ Chairman Furlong

8.1 Motion to Approve CBBEL (Christopher B. Burke Engineering, Ltd.) Proposal Re: Libertyville Railroad Quiet Zone Re-Affirmation • Updated Letter of Understanding for Metra Crossing Quiet Zone In the Amount Not to Exceed \$1,000 Payable to CBBEL Towards the Completion of Paperwork to Re-Affirm the Quiet Zone (pg.23)

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8.0 Committees • Continued

Building ~ Chairman Furlong

- 8.2 Motion to Accept and Approve Village Engineer Memo Dated 10.23.25 Re: Village Hall Sidewalk Repairs Payment Not to Exceed \$9,927.50 to CRC Concrete Raising and Repair for Work through 10.24.25 (Proposal or a Maximum of \$25,000) (pg.40)
- 8.3 Beautification Grant Payment to Forest Cove HOA in the Amount Not to Exceed \$25,000 (50% Cost Share w/ Forest Cove HOA of the \$62,975 Proposal or a Maximum of \$25,000) (pg.41)

Finance ~ Chairman Sellami

- 8.4 Motion to Accept and Approve December 2025 Bills for Payment in the Amount of \$326,579.90 & Acknowledge Deposit Exhibits for December & November & 2025 in the Amount of \$178,842.40 (pg.43)
- 8.5 Motion to Accept and Approve the December 2025 TIF Fund Bills for Payment in the Amount of \$277,143.78 (pg.50)
- 8.6 Motion to Approve Treasurer's Report for November 2025 and Place on File
- 8.7 Motion to Accept and Approve 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.53)
- 8.8 Motion to Accept and Approve TIF Assistance Payment to SHI-II SLD Green Oaks, LLC in the Amount of \$258,667.17 (pg.57)
- 8.9 Recommend Approval of an Ordinance Abating the \$169,250 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.58)

~ See 11.0 Ordinances & Resolutions for Passage Item No. 11.2 ~

- 8.10 Recommend Approval of an Ordinance Abating the \$249,500 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.62)

~ See 11.0 Ordinances & Resolutions for Passage Item No. 11.3 ~

- 8.11 Recommend Approval of an Ordinance Abating the \$444,000 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.65)

~ See 11.0 Ordinances & Resolutions for Passage Item No. 11.4 ~

- 8.12 Recommend Approval of an Ordinance Abating the \$36,000 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.68)

~ See 11.0 Ordinances & Resolutions for Passage Item No. 11.5 ~

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8.0 Committees • Continued

Finance ~ Chairman Sellami

8.13 Recommend Approval of an Ordinance Abating the \$88,475 Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service on \$1,155,000 General Obligation Bonds (Alternate Revenue Source), Series 2025, of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Levy Year 2025 Bond Levy; Series 2025 SSA 14 & 15) (pg.71)
~ See **11.0 Ordinances & Resolutions for Passage Item No. 11.6** ~

Public Affairs ~ Chairman Griffin

Public Works ~ Chairman Flraig • Absent

8.14 Motion to Approve David Eubanks Invoice Dated 11.3.25 in the Amount Not to Exceed \$3,600 for Lake Kathryn Ecological Restoration (pg.73)

8.15 Motion to Accept and Approve 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.74)

Street & Roads ~ Chairman Sugrue

9.0 Village Attorney

10.0 Village Administrator

11.0 Ordinances for Passage • Proclamations & Resolutions for Adoption

Last Ordinance Passed ~ 2025-O-13 & Resolutions ~ 2025-R-10

11.1 Motion to Approve 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.9)

11.2 Motion to Approve an Ordinance Abating the \$169,250 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.58)

11.3 Motion to Approve an Ordinance Abating the \$249,500 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.62)

11.4 Motion to Approve an Ordinance Abating the \$444,000 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.65)

11.5 Motion to Approve an Ordinance Abating the \$36,000 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.68)

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11.0 Ordinances for Passage • Proclamations & Resolutions for Adoption • Continued

Last Ordinance Passed ~ 2025-O-13 & Resolutions ~ 2025-R-10

11.6 Motion to Approve an Ordinance Abating the \$88,475 Tax Heretofore Levied for Tax Levy Year 2025 to Pay Debt Service on \$1,155,000 General Obligation Bonds (Alternate Revenue Source), Series 2025, of the Village of Green Oaks, Lake County, Illinois (Abatement of Entire Tax Levy Year 2025 Bond Levy; Series 2025 SSA 14 & 15)

(pg.71)

12.0 Old Business

12.1 Possible Sewer Extension/Rockland Road

13.0 New Business

14.0 Unfinished Business

14.1 Lake County/Libertyville Sewer Agreement

15.0 Next Meeting Date

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.
- Committee of the Whole Meeting Wednesday, January 21, 2026 @ 7:00 p.m.
- Regular Board Meeting Wednesday, January 28, 2026 @ 7:00 p.m.

February 2026 Meeting Schedule Below:

- Combined TIF and Committee Meeting Wednesday, February 4, 2026 @ 7:00 p.m.
- TIF Working Group Meeting Wednesday, February 11, 2026 @ 6:00 p.m.
- Plan Commission Meeting Wednesday, February 11, 2026 @ 7:30 p.m.
- Committee of the Whole Meeting Wednesday, February 18, 2026 @ 7:00 p.m.
- Regular Board Meeting Wednesday, February 25, 2026 @ 7:00 p.m.

March 2026 Meeting Schedule Below:

- Combined TIF and Committee Meeting Wednesday, March 4, 2026 @ 7:00 p.m.
- TIF Working Group Meeting Wednesday, March 11, 2026 @ 6:00 p.m.
- Plan Commission Meeting Wednesday, March 11, 2026 @ 7:30 p.m.
- Committee of the Whole Meeting Wednesday, March 18, 2026 @ 7:00 p.m.
- Regular Board Meeting Wednesday, March 25, 2026 @ 7:00 p.m.

April 2026 Meeting Schedule Below:

- Combined TIF and Committee Meeting Wednesday, April 1, 2026 @ 7:00 p.m.
- TIF Working Group Meeting Wednesday, April 8, 2026 @ 6:00 p.m.
- Plan Commission Meeting Wednesday, April 8, 2026 @ 7:30 p.m.
- Committee of the Whole Meeting Wednesday, April 15, 2026 @ 7:00 p.m.
- Regular Board Meeting Wednesday, April 22, 2026 @ 7:00 p.m.

16.0 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.