



Incorporated January 25, 1960

**MINUTES OF THE VILLAGE BOARD OF TRUSTEES REGULAR BOARD MEETING OF THE VILLAGE OF GREEN OAKS, LAKE COUNTY, ILLINOIS HELD WEDNESDAY, JANUARY 28, 2026 MEETING ROOM OF THE VILLAGE HALL AT 2020 O'PLAINE ROAD IN THE VILLAGE, AND AT VIRTUAL LOCATIONS.**

**CALL TO ORDER:**

**ROLL CALL:** Village President Bernard Wysocki, Village Administrator Denise Kafkis, Trustees Jack Flaig, Pete Furlong, Kevin Griffin, Mahdi Sellami, Dan Sugrue. Also present: Village Attorney Rudy Magna. Village Engineer Ben Metzler. Jeremiah Yeksavich, (Virtual). Absent: Rich Glogovsky.

**PRAYER**

**PLEDGE OF ALLEGIANCE**

**Non Agenda Items and Visitors:**

The Village President and Board of Trustees Allocate Fifteen Minutes at this time for those Individuals who would like the Opportunity to Address the Village

**Approve the Following Minutes:**

**MOTION:** Trustee Griffin moved the Board Approve the Minutes of the Regular Board Meeting Held Wednesday, December 17, 2025. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried.

**MOTION:** Trustee Griffin moved the Board Approve the Minutes of the Continued Regular Board Meeting Held Wednesday, November 22, 2025. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**VILLAGE PRESIDENT:**

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**MOTION:** Trustee Sugrue moved the Board Approve Village Engineer Memo Dated 11-26-25 re: R E Decker Professional Land Surveyors Proposal for an ALTA Survey for Truck City Property (o Herky & 13840 Leola Drive) in the Amount Not to Exceed \$2,400. Seconded by Trustee Sellami. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried.

**MOTION:** Trustee Flaig moved the Board Accept and Approve Village Engineer Memo Dated 1-20-26 re: Trees R Us Invoice 1 in the Am Motion to Approve Amount Not to Exceed \$100,000 for the Demolition Project at 13840 Leola Drive. Seconded by Trustee Flaig. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Furlong moved the Board Approve Village Engineer Memo Dated 1-19-26 re: Trees R Us Invoice 2 in the Amount Not to Exceed \$54,000 for the Demolition Project at 13840 Leola Drive. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky.

**Committees:**

**ANNEXATION, PLANNING & ZONING – CHAIRMAN GLOGOVSKY**

**BUILDING – CHAIRMAN FURLONG**

**FINANCE – CHAIRMAN SELLAMI**

**MOTION:** Trustee Sellami moved the Board Accept and Approve January 2025 Bills for Payment in the Amount of \$237,266.48 and Acknowledge Deposit Exhibits for December 2025 and January 2026 in the Amount of \$395,369.11. Seconded by Trustee Flaig. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellam, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried

**MOTION:** Trustee Sellami moved the Board Accept and Approve the January 2025 TIF Fund Bills for Payment in the Amount of \$67.194.08. Seconded by Trustee Griffin. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried.

**MOTION:** Trustee Sellami moved the Board Approve The Treasurer's Report for December 2025 and place on file. Seconded by Trustee Furlong . Roll call vote:

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AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried.

**PUBLIC AFFAIRS – CHAIRMAN GRIFFIN**

**PUBLIC WORKS – CHAIRMAN FLAIG**

There was discussion with Possible Acceptance and Approval of Village Engineer Memo Dated January 19, 2026 re Lexington Rd Lift Station Repairs. This will be on the February Agenda.

**STREETS AND ROADS – CHAIRMAN SUGRUE**

**MOTION:** Trustee Sugrue moved the Board Approve Village Engineer Memo Dated 1-19-26 re: Fiscal Year 26-27 RIP (Road Improvement Program in the Amount Not to Exceed \$110,355. Seconded by Trustee Sellami. Roll call vote: AYE: Trustees Flaig, Furlong, Griffin, Sellami, Sugrue. NAY: None. Absent: Trustee Glogovsky. Motion carried.

Trustee Glogovsky joined the meeting.

**VILLAGE ATTORNEY**

There was discussion regarding the Comprehensive Rate Study, Sewer Line 16% completed, the initial payment and the deposit of the Village Share.

There was discussion regarding the Sheridan being sold, finalizing documents. An explanation of the transaction was given, the redevelopment agreement was discussed, the signing of a short Agreement to pay TIF Revenues to Bank rather than the developers themselves.

**VILLAGE ADMINISTRATOR**

Bills paid for the month of December:

TIF with motions: \$121,194.08

TIF bills payable: \$67,194.08, add \$54,000 for Trees R Us = \$121,194.08.

General bills payable is \$237,266.48.

There was discussion regarding the hiring of an Assistant for 2 days a week.

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**ORDINANCES FOR PASSAGE/PROCLAMATIONS/RESOLUTIONS FOR ADOPTION  
Last Ordinance Passed – 2026-O-0 & Resolutions – 2026-R-0**

**OLD BUSINESS**

Possible Sewer Extension/Rockland Road

**NEW BUSINESS**

**UNFINISHED BUSINESS**

Lake County/Libertyville Sewer Agreement.

**Next Meeting Dates:**

**February 2026 Meeting Schedule Below:**

Cancelled Combined TIF and Committee Meeting Wednesday, February 4, 2026  
@7:00 pm

TIF Working Group Meeting Wednesday, February 11, 2026 @ 6:00 pm

Plan Commission Meeting Wednesday, February 11, 2026 @7:30 pm

Committee of the Whole Meeting Wednesday, February 18, 2026 @7:00 pm

Regular Board Meeting Wednesday, February 25, 2026 @7:00 pm

**March 2026 Meeting Schedule Below:**

Combined TIF and Committee Meeting Wednesday, March 4, 2026 @ 7:00pm

TIF Working Group Meeting Wednesday, March 11, 2026 @6:00 pm

Plan Commission Meeting Wednesday March 11, 2026, 7:30 pm

Committee of the Whole Meeting Wednesday, March 18, 2026 @ 7:00 pm

Regular Board Meeting Wednesday, March 25, 2026 @7:00 pm

**April 2026 Meeting Schedule Below:**

Combined TIF and Committee Meeting Wednesday, April 1, 2026 @7:00 pm

TIF Working Group Meeting Wednesday, April 8, 2026 @6:00 pm

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Plan Commission Meeting Wednesday, April 8, 2026 @ 7:30 pm

Committee of the Whole Meeting Wednesday, April 15, 2026 @7:00 pm

Regular Board Meeting Wednesday, April 22, 2026 @ 7:00pm

**Adjourn:**

**MOTION:** Trustee Flaig moved the Board Adjourn at 7:24 pm. Seconded by Trustee Sellami. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

Approved: 2-25-26

Clare Michelotti

Clare Michelotti – Village Clerk