



Incorporated January 25, 1960

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**MINUTES OF THE VILLAGE BOARD OF TRUSTEES REGULAR BOARD MEETING OF THE VILLAGE OF GREEN OAKS, LAKE COUNTY, ILLINOIS HELD WEDNESDAY, DECEMBER 17, 2025 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, Rich Glogovsky, Kevin Griffin, Mahdi Sellami, Dan Sugrue. Also present: Village Attorney Rudy Magna. Village Engineer Ben Metzler. Jeremiah Yeksavich, (Virtual).

**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, November 22, 2025. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. 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.

## **Page Two – Minutes of the Regular Board Meeting on Dec. 17, 2025**

### **VILLAGE PRESIDENT:**

The success of the Annual Holiday Party and the Annual Santa Parade was mentioned.

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. See 1 Ordinances & Resolutions for Passage Item # 11.1.

**MOTION:** Trustee Glogovsky moved the Board Accept and Approve Letter Agreement Regarding Cost-Sharing and Payments for Raftelis (Consultant to Performa 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. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

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

### **Committees:**

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

#### **BUILDING – CHAIRMAN FURLONG**

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

## **Page Three – Minutes of the Regular Board Meeting on Dec. 17, 2025**

**MOTION:** Trustee Furlong moved the Board 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). Pay 75% at the present and pay balance at Completion. Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Furlong moved the Board Approve 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). Seconded by Trustee Sellami. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

### **FINANCE – CHAIRMAN SELLAMI**

**MOTION:** Trustee Sellami moved the Board Accept and Approve December 2025 Bills for Payment in the Amount of \$326,579.90 and Acknowledge Deposit Exhibits for November and December 2025 in the Amount of \$178,842.40. Seconded by Trustee Flaig. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried

**MOTION:** Trustee Sellami moved the Board Accept and Approve the December 2025 TIF Fund Bills for Payment in the Amount of \$277,143.78. Seconded by Trustee Griffin. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. 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: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Sellami moved the Board 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. Seconded by Trustee Glogovsky. Roll call vote : AYE: Trustees Flaig, Furlong, Glogovsky, Griffin , Sellami, Sugrue. NAY; None. Motion Carried.

**Page Four – Minutes of the Regular Board Meeting on Dec. 17, 2025**

**MOTION:** Trustee Sellami moved the Board Accept and Approve TIF Assistance Payment to SHI-II SLD Green Oaks, LLC in the Amount of \$258,67.17. Seconded by Trustee Sugrue . There was discussion regarding permission from the Village, redevelopment agreement, independent living/help for patrons. There was discussion regarding United Development concept and rented vs owned. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

Recommend Approval of an Ordinance Abating the \$169,250 Tax Heretofore Levied for Tax 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) – See 11.0 Ordinances and Resolutions for Passage Item #11.2

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 (Alternate 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) – see 11.0 Ordinances and Resolutions for Passage Item #11.3

Recommend Approval of an Ordinance Abating the \$444,000 Tax Heretofore Levied 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) – See 11.0 Ordinances and Resolutions for Passage Item # 11.4

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) – See 11.0 Ordinances and Resolutions for Passage Item #11.5

**Page Five – Minutes of the Regular Board Meeting on Dec. 17, 2025**

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) – See 11.0 Ordinances and Resolutions for Passage Item #11.6

**PUBLIC AFFAIRS – CHAIRMAN GRIFFIN**

The success of the Santa Parade was mentioned.

**PUBLIC WORKS – CHAIRMAN FLAIG**

**MOTION:** Trustee Flaig moved the Board Approve David Eubanks Invoice Dated 11-3-25 in the Amount Not to Exceed \$3,600 for Lake Kathryn Ecological Restoration. Seconded by Trustee Griffin. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Flaig moved the Board Accept and Approve Village Engineer Memo Dated 10-23-25 re: Pay Request #4 in the Amount Not to Exceed \$65,777.89. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**STREETS AND ROADS – CHAIRMAN SUGRUE**

**VILLAGE ATTORNEY**

There was discussion regarding Home Rule Sales Tax, The Sheridan and wiring instructions.

There was further discussion regarding Truck City Security, removal of concrete, removal of foundation and lighting.

**VILLAGE ADMINISTRATOR**

Total Bills paid for the month of December is \$429,403.42. TIF funds payable amount is \$549,085.95.

**ORDINANCES FOR PASSAGE/PROCLAMATIONS/RESOLUTIONS FOR ADOPTION  
Last Ordinance Passed – 2025-O-13 & Resolutions – 2025-R-9**

**Page Six – Minutes of the Regular Board Meeting on Dec. 17, 2025**

**MOTION:** Trustee Griffin moved the Board to Approve Ordinance #2025-O-14, an Ordinance Approving the Annual Tax Levy of the Village of Green Oaks, Lake County Illinois for the Fiscal Year Beginning May 1, 2025 & Ending April30, 2026. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Glogovsky moved the Board Approve Ordinance #2025-O-15, 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). Seconded by Trustee Sugrue . Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Sellami moved the Board Ordinance #2025-O-16, 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 (Alternate 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). Seconded by Trustee Flaig. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Sellami moved the Board Approve Ordinance #2025-O-17, 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 (Alternative 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). Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**MOTION:** Trustee Glogovsky moved the Board Approve Ordinance #2025-O-18, 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). Seconded by Trustee Sugrue. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

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**MOTION:** Trustee Sellami moved the Board Approve Ordinance #2025-O-19, an Ordinance to Approve Abating the \$86,475 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. Seconded by Trustee Flaig. Roll call vote: AYE: Trustees Flaig, Furlong Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.

**OLD BUSINESS**

Possible Sewer Extension/Rockland Road

**NEW BUSINESS**

**UNFINISHED BUSINESS**

Lake County/Libertyville Sewer Agreement.

**Next Meeting Dates:**

**January 2026 Meeting Schedule Below:**

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

TIF Working Group Meeting Wednesday, January 14, 2026 @6:00 pm

Plan Commission Meeting Wednesday, January 14, 2026 @7:30 pm

Committee of the Whole Meeting Wednesday, January 21, 2026 @7:00 pm

Regular Board Meeting Wednesday, January 28, 2026 @7:00 pm

**February 2026 Meeting Schedule Below:**

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

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**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

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 Griffin moved the Board Adjourn at 7:47 pm. Seconded by Trustee Furlong. Roll call vote: AYE: Trustees Flaig, Furlong, Glogovsky, Griffin, Sellami, Sugrue. NAY: None. Motion carried.



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Clare Michelotti – Village Clerk

Approved: 01/28/2026