

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
June 27, 2019, 7:30 p.m.



1. **Call to Order.** at 7:30 p.m. by Mayor Amrich
2. **Roll Call** Present: Trustees Chris Carlsen, Chuck Cermak, Harold England, Richard McLaughlin and Will Ziegler. Also present: Mayor Charles R. Amrich; Clerk Georgine Cooper; Attorney David McArdle; Treasurer Ed McGinty; Public Works Director Brian Bartnick; Chief Dan Palmer; Director of Technology & Strategic Innovation George Muligano, Building Inspector Ken Adkins; Planning and Zoning Chair Joe Zeinz
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Public Comment** included: Bob Carpenter: Memorial Day Commemoration and Cobra helicopter rededication was cancelled due to rain; the TAPS player wanted to play and did for those who stayed; rededication will take place at 2:00 p.m. following the picnic on July 4th. Tina Loos: On behalf of her family and former trustees, objected to Trustee Ziegler's post; asked for an apology about posts she felt were in error. Sandy Doehler: Expressed concerns and asked for an apology regarding the Community Facebook page posts; expressed that Village Board should be professional; asked for respectful exchanges and that Trustee Ziegler refrain from comments representing the Village on the page. Richard Klein: Asked who his neighbor can call to have the approach to her driveway repaired; it was damaged in the water main work. Karen Keating: As a volunteer working with Tina Loos, praised Tina's work as Events Coordinator; felt that her volunteering had been put down; asked for apology on the website. Amy Kunz: Has been honored to volunteer for and donate items for Events; asked for civility of discourse and face to face interaction instead of behind the screen of social media; had conversations with Camping World about new flag with concern about light pollution from the light on the flag. Resident: Feels she has received different answers about loud band on her street; the police department checked and said it was within the decibels. Resident: Concerned about speed of vehicles on Burnett and other roads.
5. **Annexation agreement hearing requested by the Island Lake Partners, LLC for the proposed Beech Street Senior Housing Project, 27888 N. Beech Street, Island Lake, consisting of approximately five (5) acres of land (formerly, Sheltering Oak Nursing Home)**
John Green, representing Island Lake Partners, has asked Village to annex property and bring it in R-5 for senior housing; had a hearing before the Planning and Zoning Commission [on June 20, 2109]; will market the property for senior housing. Site plan approval is not part of this process; developer will need to do that; number of parking spaces will be appropriate for the use.

Mark Beeson: Asked if most of the people will be non-drivers; expressed concern about parking; asked if it would be ½ senior and ½ low income; would like to see the development for people who want to remain in Island Lake. Response: In assisted living, most do not have cars; development will be all seniors.

Sandy Doehler: Asked if the developer would go for state funding. Response: No.

Motion to close the public hearing by Trustee Carlsen, Second by Trustee Cermak.
Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.
6. **Action on proposed motions relating to Beech Street Senior Housing Project, 27888 N. Beech Street, Island Lake**
Attorney McArdle asked about existing water main capacity. Response by Brian Bartnick: Yes, it is available. Attorney McArdle asked board about whether the Annexation agreement as it exists is acceptable. Response: Yes.

a. Motion to adopt Ordinance # 1589-19, An Ordinance Authorizing Execution of an Annexation Agreement between the Village of Island Lake and Island Lake Partners LLC

Discussion:

Motion to adopt Ordinance # 1589-19, An Ordinance Authorizing Execution of an Annexation Agreement between the Village of Island Lake and Island Lake Partners LLC by Trustee England, Second by Trustee Cermak

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler and Mayor Amrich; Nays: none. Motion carried.

b. Motion to adopt Ordinance # 1590-19, An Ordinance Authorizing Annexation of Property at 27888 N. Beech Street, Island Lake Illinois

Motion to adopt Ordinance # 1590-19, An Ordinance Authorizing Annexation of Property at 27888 N. Beech Street, Island Lake Illinois by Trustee Carlsen, Second by Trustee England

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin, Ziegler and Mayor Amrich; Nays: none. Motion carried.

c. Motion to adopt Ordinance # 1591-19, An Ordinance Classifying the Property at 27888 N. Beech Street, Island Lake, Illinois as R-5 Residential with a special use permit for senior citizen housing

Motion to adopt Ordinance # 1591-19, An Ordinance Classifying the Property at 27888 N. Beech Street, Island Lake, Illinois as R-5 Residential with a special use permit for senior citizen housing by Trustee England, Second by Trustee Carlsen

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler and Mayor Amrich; Nays: none. Motion carried.

7. Annexation agreement hearing requested by Island Lake Properties, LLC for the 9.896 acres of Property at the northwest corner of River Road and Route 176, east of Griswold Avenue, and north to Burnett Road, if extended, west of River Road, with immediate development plans to include a gasoline station, convenience store and carwash facilities on the south 3.193 acres

On behalf of Bob Kenny from Schain Banks; Peter Eisenberg; Phil [Circle K property owner] Bob Kenny described the 9 acre property description; Circle K will build gas station and convenience store; there is no plan at this time for the remainder of the property. RDK Ventures is listed on the Annexation Agreement as contract purchaser will not be the purchaser. Mac's Convenience Stores will be the purchaser under the umbrella of RDK Ventures

Public Comment: Pete: Will there be diesel fueling/trucks or just cars: Response: Will be trucks. Kiki Becker: Is there any kind of contingency for alternative fueling should the gas station become a liability? Who will take care of the property if the station goes out of business? Response: Under the State of Illinois and federal regulation, Circle K will be responsible. We have space available as need arises for charging stations. John Burke: Have they worked out with County about access? This will be similar to Thornton's. Citizen: expressed concerned about lake on the north side and water table. Response: Will meet all standards and federal laws. Citizen: Have showers and parking spaces be considered? Response: No.

Motion to close Public Comment by Trustee Carlsen, Second by McLaughlin

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

Attorney McArdle: This is different from the previous consideration as there is no vote on this. Would like direction on how to address issues with the annexation: at a regular meeting, a special meeting or committee meeting. Should communications via email continue? Consensus from the Board: Yes on email communications.

OLD BUSINESS

8. Motion to table action on the Melrose Pyrotechnics proposal for the 2020 Fireworks to the July 11, 2019 meeting

Discussion: Will Ziegler: Spoke with Melrose; their ready to go. We decided as a board to go with \$17,500.00 for 18 minutes; we like using Skinner Amusements—only available dates are last weekend of July; we want to keep fireworks and carnival married.

Motion to table action on the Melrose Pyrotechnics proposal for the 2020 Fireworks to the July 11, 2019 meeting by Trustee Ziegler, Second by Trustee Carlsen

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler and Mayor Amrich; Nays: none. Motion carried.

9. Motion to authorize Mayor Amrich to sign the Affordable Flooring Direct Proposal in the amount of \$11,239.90 for new flooring in the Creative Playtime area

Discussion: Trustee Ziegler: Multiple quotes obtain; this was the only commercial quote and it was the lowest; will include Creative Playtime classrooms and hallways. The window for getting the floor done is in July. Trustee England: Would like to see other commercial quotes.

Motion to authorize Mayor Amrich to sign the Affordable Flooring Direct Proposal in the amount of \$11,239.90 for new flooring in the Creative Playtime area contingent upon receiving two more comparable quotes for commercial flooring by Trustee Ziegler Second by Trustee Carlsen

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

10. Motion to provide advice and consent to the reappointment of the following officers:

Discussion: These are expired and need to be reappointed; need unanimous vote to do this item together. Request to do it individually by Trustee McLaughlin.

- Joseph Zeinz, Planning and Zoning Commission Chair; term to expire in 2023
Discussion: Mayor Amrich praised Joe Zeinz's service on the Planning and Zoning Commission as a member and later as chair for over 20 years.

Motion to approve reappointment as stated above by Trustee England, Second by Trustee Cermak
Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

- Robert Gebelhoff, Planning and Zoning Commission member; term to expire in 2023
Discussion: Mayor Amrich praised Mr. Gebelhoff's service; mentioned that he is an architect and has been on the board for about 20 years.

Motion to approve reappointment as stated above, term to expire in 2023 by Trustee Carlsen, Second by Trustee Ziegler
Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

- Peter Worlatchek, Planning and Zoning Commission Member; term to expire in 2022
Discussion: Mayor Amrich praised Mr. Worlatchek's service; mentioned has a contracting business and has been on the board for about 20 years.

Motion to approve reappointment as stated above by Trustee Carlsen, Second by Trustee Ziegler:
Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

- David Sobieski, Lake Management Committee; term to expire in 2023
Mayor Amrich: David has been on Lake Management for 10 years

Motion to approve reappointment as stated above by Trustee Ziegler, Second by Trustee England

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

- Arnold Epstein, Fire and Police Commission; term to expire in 2022
Mayor Amrich: Arnie has been on Police Commission for 4 ½ years and has done excellent job.

Motion to approve reappointment as stated above by Trustee McLaughlin, Second by Trustee England

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

11. Motion to provide advice and consent to the reappointment of Ed McGinty to the Office of Treasurer

Discussion: Mayor Amrich asked Attorney McArdle to explain why this is on the agenda; it is the only one that is stated for annual reappointment.

Motion to provide advice and consent to the reappointment of Ed McGinty to the Office of Treasurer by Trustee England, Second by Trustee Carlsen

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

12. Motion to approve Ordinance #1587-19 An Ordinance Authorizing Disposal of Surplus Property

Discussion: This allows us to get rid of excess equipment.

Motion to approve Ordinance #1587-19 An Ordinance Authorizing Disposal of Surplus Property by Trustee England, Second by Trustee Carlsen

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

13. Motion to approve the 2019-2020 Fiscal Year Budget

Discussion: Treasurer McGinty thanked trustees and department heads. Last year's revenues did not come to fruition. This year involved cutting and some projects were terminated. We will go after grants. It's balanced budget.

Motion by to approve an amended the budget to take 10-11-5370 for legal fees out until an attorney is appointed by Trustee Ziegler, Second by Trustee Carlsen

Question by Trustee Cermak: This is just an estimate, would you recommend a number instead of 0 (zero)? Trustee Ziegler: We can pay on an invoice basis. Treasurer McGinty: This is a guideline. If we take it out, we won't pay any attorney. It has to have a number. Suggests approving budget as is and meet intention at a later date. Leave the money in there; you'll have an attorney no matter what.

Trustee Carlsen rescinded his second; Trustee Ziegler rescinded his motion.

Motion to table the 2019-2020 budget to the July 11, 2019 meeting by Trustee McLaughlin, Second by Trustee Ziegler

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

14. Motion to adopt Ordinance #1592-19, 2019-2020 Appropriation Ordinance

Discussion:

Motion to adopt Ordinance #1592, 2019-2020 Appropriation Ordinance in the amount of \$9,466,264.00 by Trustee Carlsen, Second by Trustee Cermak

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

15. Discuss sending notice to residents within the Proposed R-3 Residence Overlay Zoning District

Discussion: Planning and Zoning Chair Joe Zeinz: Some Planning and Zoning Commissioners asked if we should send out notices to those in the proposed R-3 Overlay. Attorney McArdle: Text amendments require only newspaper publication. Commission requested discussion at board level. Trustee England: What would be the cost? Attorney McArdle: The board would have to determine if owners would be

notified. Trustee Carlsen: Have we determined if the residents affected would like notification? Will this negatively impact residents in the district?

Commissioner Zeinz: In a preliminary review of ordinances, it looks like 85% of variances have come from the old part of town. We are trying to allow what was historically allowed before the R-3 requirements changed. It is costly to apply for a variance and it takes time. We are trying to give as much relief as we can to that side of town. We have asked the building inspector to give guidance on setbacks in 40' lots. Question: Will people on 40' lots need to come for a variance? Response: Not necessarily.

Do we need to do any more than the newspaper publication? It has been published in both Lake and McHenry Counties. The additional cost will be \$1,500. Suggestion by Joe Zeinz to have Public Work posts signs in the area.

NEW BUSINESS

16. Declaration by Mayor of appointment of John Burke, 4503 Vista Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal and request for the advice and consent of the Corporate Authorities

Mayor Amrich declared his appointment of John Burke, 4503 Vista Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal, and requested the Corporate Authorities act by providing its advice and consent and proposed the following motions in the alternative:

Alternative Proposed Motions

- **Motion to provide advice and consent to the Mayor's recommendation to appoint John Burke, 4503 Vista Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal;**
or
- **Motion to reject the Mayor's recommendation to appoint John Burke, 4503 Vista Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal**

Motion by Trustee McLaughlin, Second by Trustee Carlsen to postpone Item 16 for four weeks and Items 17 and 18 for eight weeks.

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler; Nays: none. Motion carried.

17. If necessary, alternative declaration by Mayor of the appointment of Mark Beeson, 429 Hillside Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal and request for the advice and consent of the Authorities.

Alternative Proposed Motions

- **Motion to provide advice and consent to the Mayor's recommendation to appoint Mark Beeson, 429 Hillside Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal;**
or
- **Motion to reject the Mayor's recommendation to appoint Mark Beeson, 429 Hillside Drive, Island Lake, Illinois, to fill the unexpired term of the vacant Village Trustee position formerly held by Jennifer Villarreal**

No motion.

18. If necessary, declaration by Mayor regarding trustee vacancy

No declaration.

19. Mayor Comments included: Received a resignation from Kelli Anderson as events coordinator effective July 4, 2019; Cobra helicopter dedication on July 4th. Wauconda Township thanked the Village and the Public Works Department for help with the recycling event.

20. Trustee and Staff Comments included: Trustee Cermak: Noticed in newspaper that tobacco sales to those under 21 will be illegal; how is our Village going to handle marijuana dispensaries when it becomes legal? Mayor and Presidents of incorporated towns can now perform marriages in Illinois. Trustee Carlsen: Welcome to new building inspector Ken Adkins; there will also be cultivating and craft cultivating licenses; we should prepare. Trustee McLaughlin: Concerns about our recent elections; spoke to the County and said Village did not turn in the votes; the Lake County Clerk did not receive votes.

Commissioner Zeinz: Lake County has different teams and different judges from McHenry County. We assist people in getting their votes in the boxes. Write in process: To be a valid write-in, candidate must be registered. The tape tells us if they darkened the oval for the write in; it shows up on the scanner. I report if there were write-ins to check; judges who sort and determine validity. The judges determine the voter's intent. Richard McLaughlin: Candidates are getting an attorney to have the ballots opened to determine what happened.

Trustee Ziegler: Over the past two weeks Tina Loos and Sandy Doehler spoke to him; RE: Donations, size of the donation doesn't matter; Tina, Sandy and Amy's comments were fair. I agree and apologize.

21. Public Comment included: Resident: I was #178 and took a picture of my vote; expressed concern about whether senior development would pay taxes; think the board would be at a disadvantage without a woman trustee; do something about ants. Rich Klein: Thanked Brian Bartnick and Public Works for helping with a tree; Public Works does a lot. Kiki Becker: Expressed concern that discussion about write-in votes is borderline electioneering. Asked Trustee McLaughlin thoughts about trustee appointments.

Mark Beeson: Expressed concern about new trustees not having background in meetings; expressed concerns about terminating the building commissioner without talking to him and other issues, including being removed from Community Facebook.

Ken Adkins thanked the board for appointed him and resigned verbally.

22. Motion to go into Executive Session for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2(c)(1) and pending litigation 5 ILCS 120/2(c)(11)

Motion to go into Executive Session to discuss personnel by Trustee Ziegler, Second by Trustee Cermak to discuss personnel

Ayes: Trustees: Carlsen, Cermak, England, McLaughlin and Ziegler. Nays: None. Motion carried.

Roll call on return to open session: Present: Trustees Chris Carlsen, Chuck Cermak, Harold England, Richard McLaughlin and Will Ziegler

23. Adjournment

Motion to adjourn by Trustee Ziegler, Second by Trustee Cermak.

All were in favor. Meeting adjourned at 10:39 p.m.

Submitted by Georgine Cooper