

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
August 8, 2019, 7:30 p.m.



1. **Call to Order** at 7:33 p.m. by Mayor Amrich
2. **Roll Call** Present: Trustees Chuck Cermak, Harold England, Richard McLaughlin, Dan Powell and Will Ziegler. Absent: Trustee Chris Carlsen. Also present: Mayor Charles R. Amrich; Clerk Georgine Cooper; Attorney David McArdle; Treasurer Ed McGinty; Director of Public Works Brian Bartnick; Chief Dan Palmer; Director of Technology & Strategic Innovation George Muligano, Building Official Russell Kraly; Planning and Zoning Chair Joe Zeinz and a Wauconda Fire District Representative
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Public Comment** included: Praise for the National Night Out event.
5. **Committee and Department Reports**
 - a. Public Works, Trustee England
 - b. Lakes, Parks, Recreation, and Education, Trustee Ziegler
 - c. Economic Development and Grants, Trustee Cermak
 - d. Building and Zoning, Building Official Russell Kraly
 - e. Police, Public Safety, and Ordinances, Trustee McLaughlin
 - f. Finance and Administration, Treasurer McGinty
6. **Consent Agenda**
 - a. **Approve payment of bills totaling \$367,426.40**
 - b. **Approve minutes from, 7/11/2019 and 7/25/2019 Village Board Meetings**
 - c. **Authorize Mayor Amrich to sign the Melrose Pyrotechnics contract in the amount of \$17,500.00 for an 18-minute display, including barge cost, on July 18, 2020 with a rain date of July 19, 2020**

Motion to approve the Consent Agenda as presented by Trustee Ziegler, Second by Trustee Cermak
Ayes: Trustees Cermak, England, McLaughlin, Powell and Ziegler; Nays: none. Motion carried.

OLD BUSINESS

7. **Discussion of and possible motion to approve the following Ordinances relating to Island Lake Properties, LLC and property at the northwest intersection of IL Rte. 176 and River Road, all subject to the Owner fully reimbursing the Village for all retained personnel expenses incurred prior to August 8, 2019**
 - a. *An Ordinance Authorizing Execution of an Annexation Agreement with Island Lake Properties, LLC*
 - b. *An Ordinance Annexing the Island Lake Properties, LLC Property to the Village of Island Lake*
 - c. *An Ordinance Granting a Zoning Petition for the Property at the Northwest Corner of Route 176 and North River Road, Island Lake, Illinois*
 - d. *An Ordinance Granting Preliminary Plat of Subdivision for the Property at the Northwest Corner of Route 176 and North River Road, Island Lake, Illinois*
 - e. *An Ordinance Granting Special Use and Sign Variations for the Proposed Lot 4 of the Clark Street Island Lake Subdivision Located at the Northwest Corner Route 176 and North River Road, Island Lake, Illinois*

Discussion: Attorney McArdle walked the Board through the packets provided by petitioners' attorney Bob Kennedy. Exhibits provided signage drawings. Trustee England spoke with Circle K about altering the signage. Attorney McArdle cautioned that this is not stated in the Annexation Agreement. Exhibit D represents a 2 - 3, 10' tall sign panel sign that will advertise the lots to the north. Attorney McArdle: That's an off-premise sign; some municipalities consider it a billboard. Attorney Kenny: It's an off the ground sign—not a monument sign.

Attorney McArdle: Every point addressed with the developers was resolved favorably. Board needs to approve and engineer needs to confirm. Regarding roads: Attorney Kenny: IDOT has provided comments; one was about sidewalks. An issue is that they are "sidewalks to nowhere." No comments were made about access. Attorney McArdle: County has not yet replied; they may require intersection improvements at Burnett Rd and this would be costly. Attorney Kenny: Would not make improvements prior to development of other lots; currently don't have users.

Attorney McArdle: Page 13, paragraph Q on Disconnection. Attorney Kenny: We would have to come back to the Village with a use. If we can't agree, we want the right to disconnect and development in the County. Attorney McArdle: If the gas station does not happen and we cannot agree on other use, they would also like to disconnect. Once something is built, they cannot disconnect. Main hole in the agreement is that we have not reached a sales tax agreement.

Roads, signage, disconnection and tax sharing are 4 major points.

Mayor Amrich: Asked if they [Circle K] have a budget for building. Response from Phil Boldock of Circle K by phone: Budget is based on last year's costs; they are confident they are in the ballpark.

Attorney McArdle: No letter of credit; we will allow a bond.

Trustee Cermak: This puts it together in one bundle. Attorney McArdle: Asked if there was hesitation because we are missing a trustee.

Motion to approve the following Ordinances relating to Island Lake Properties, LLC and property at the northwest intersection of IL Rte. 176 and River Road, all subject to the owner fully reimbursing the Village for all retained personnel expenses incurred prior to August 8, 2019 by Trustee England, Second by Trustee Cermak

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

NEW BUSINESS

8. Motion to adopt Ordinance 1594-19, An Ordinance Amending Title 1, Chapter 16, Annual Fee Ordinance, Water Service Charges, of the Island Lake Village Code

Discussion: Per 1,000 gallon rate from \$4.18 to \$5.00. Treasurer McGinty: We are still in the middle of the road with rates in Lake and McHenry County; we will need to do work to our water system.

Motion to adopt Ordinance 1594-19, An Ordinance Amending Title 1, Chapter 16, Annual Fee Ordinance, Water Service Charges, of the Island Lake Village Code by Trustee Powell, Second by Trustee England

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

9. Mayor Comments included: Two openings on the Planning and Zoning Board; have one request from a Westridge resident; also have an opening on the Liquor Commission. At the last meeting a resident asked about a stoplight on Hale and 176; it would require a traffic study at a cost of approximately \$2,000. Received a call from Marvin Keys of the Rockford Group about the property behind Walgreens and McDonald's; Marvin will attend a future meeting regarding a video gaming use and the former clinic building. First National Bank of McHenry was bought out by Blackhawk Bank; had a ribbon cutting on Tuesday; welcome them to Island Lake.

10. Trustee and Staff Comments included: Trustee Cermak: RE: Dispensaries, Grayslake is considering banning them; the state allows imposing a 3% sales tax; where would they go? Attorney McArdle: It's up to the Village to determine where they're allowed. Trustee Powell: Thanked Treasurer McGinty for handling Finance and Admin report. Trustee England: Trustees Ziegler and Carlson and Director Bartnick were looking at improvements that need to be made at Converse Park; seeking volunteers for a weekend to do the work; discuss it at the next meeting.

Commissioner Zeinz: Planning and Zoning meeting next week; hope to wrap up Zoning Overlay District. Director Muligano: Might want to contact his daughter, owner of Young Scholars who spearheaded the

Converse Park Project; external access scanners have just come in; will be out of town from August 21 – September 8; for 3 weeks; have a backup company—Computer Help Key, by remote, ready as he will be out of cellular range; will be attending a meeting tomorrow morning. Director Bartnick: New mechanic is doing an excellent job. Fire Chief: New truck at Station 2; will do a presentation.

- 11. Public Comment** included: Question about whether closing of Subway was expected. Trustee Cermak: Business was slow. Question for Trustee England about receipt of Circle K.
- 12. Motion to go into Executive Session** for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2(c)(1), appointments, pending litigation 5 ILCS 120/2(c)(11), purchase of real estate 5 ILCS 120/2(c)(5) and/or real estate sale price 5 ILCS 120/2(c)(6)
Discussion:

Motion to go into Executive Session for the purpose pending litigation 5 ILCS 120/2(c)(11), by Trustee Ziegler, Second by Trustee Powell

Second and Motion rescinded.

13. Adjournment

Motion to adjourn by Trustee Cermak, Second by Trustee McLaughlin
All were in favor. Meeting adjourned at 9:00 p.m.

Submitted by Georgine Cooper