

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
August 11, 2022, 7:00 p.m.



1. **Call to Order** at 7:00 p.m. by Mayor McLaughlin
2. **Roll Call** Present Trustees Chuck Cermak, Thadd Lewis, Julie McManus, Dan Powell, Stacey Pyne, Will Ziegler. Absent: none. Also present: Mayor Richard McLaughlin, Clerk Georgine Cooper, Attorney David McArdle, Treasurer Dennis Murray, Police Chief Dan Palmer, Public Works Director Chris Carlsen, Building Official Ken Adkins; Planning and Zoning Chair Joe Zeinz, Fire Chief Patrick Kane
3. **Pledge of Allegiance** led by Mayor McLaughlin
4. **Presentation by Kelley Williamson Company / Kelley's Market, Clif Morris and Suzanne Dorsey-Sterling**
Moved to 8/25/2022 next meeting

5. Annexation Hearing: 4035 Roberts Road

Attorney for petitioner Mark Saladin: It is the vacant 5-acre parcel. Tom Partridge also representing property and Bruce Kaplan, Real Estate Broker. Owner of property feels it would be in their best interest to annex and zone it in the Village of Island Lake. Make it clear: had a Phase 1 Environmental Study that came back clear. No dumping from Arlington Race Track; no violations against this property.

Mayor McLaughlin: Current zoning in the McHenry County? Why wouldn't they want to sell it in County? Response: A-1. Bruce Kaplan 6,500 a day traffic count on Roberts; not suitable for retail and no market for office; couldn't get water and sewer access in the County. Attorney McArdle: Owners are not going to develop it; just want to sell it. Response: Correct. Tom Partridge: The property will be used for charity; it's owned by his cousin who lives out of state. A carpentry shop was interested in it but he has no utilities as this point. One of original owners passed away; looking to sell for approximately \$400,000. Attorney Saladin: Zoning was discussed at Planning and Zoning meeting; they voted 5-1 for Light I and there were no objectors present.

Chair Zeinz: We have quite a few zoning districts in that small area; doesn't make sense to have another. ORI provides more control of use and more green space. In response to question from Mayor McLaughlin, Chair Zeinz did not hear from any of the Planning and Zoning Commissioners about a change of heart on vote.

Mayor McLaughlin asked Mr. Kaplan if there was any interest in the property? Response: Mostly trucking. Attorney Saladin: The small manufacturing is not permitted in ORI. Trustee Pyne: I'm in favor of annexing but not with hodgepodge zoning. ORI gives us more leeway. Director Carlsen: Most of our industrial zoning is on Burnett Road.

Official Adkins: Has had conversation someone interested in the property with 62,000 square foot building—not a pole barn—and would employ about 10 people. Trustee McManus: Is this type of business allowed in ORI. Trustee Pyne: Who pays for service to be installed? What happens if the property doesn't pass Phase 2 Environmental? Response: Builder pays.

Chair Zeinz: ORI does allow manufacturing uses [Title 9, 9-2-5]. Attorney McArdle: Why doesn't potential buyer work with the seller with questions.

Trustee Cermak: ORI is more appropriate. Trustee Lewis: Rather have ORI than have them go to the county. Trustees Powell, McManus, Ziegler and Pyne: ORI.

Public Comment: none

Motion to close hearing by Trustee Lewis, Second by Trustee Ziegler

Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

Trustee McManus: Why the 20 years? Attorney McArdle: Zoning survives the 20 years and protects petitioner.

Public Comment:

6. **Public Comment:** Peggy Raynor thanked Director Carlsen for adjusting the spillway and protecting properties from flooding; has been flooding in the past. Director Carlsen: We will put a benchmark to monitor levels. Trustee Pyne: Check Army Corps of Engineers permitting/permission to adjust spillway.

7. **Committee and Department Reports**

- a. Public Works, Trustee Powell
- b. Lakes, Parks, Recreation, and Education, Trustee Pyne
- c. Economic Development and Grants, Trustee McManus
- d. Building and Zoning, Trustee Cermak
- e. Police, Public Safety, and Ordinances, Trustee Lewis
- f. Finance and Administration, Trustee Ziegler

8. **and 9. Adoption of ordinance authorizing execution of an Annexation Agreement between the Village of Island Lake and Jack Doheny Illinois Properties, LLC regarding the property at 4035 Roberts Road with ORI Zoning**

9. [combined with 8]

Motion to adopt Ordinance 1650-22 authorizing execution of an Annexation Agreement between the Village of Island Lake and Jack Doheny Illinois Properties, LLC regarding the property at 4035 Roberts Road with the change in zoning from I-Light to ORI Zoning
by Trustee McManus, Second by Trustee Ziegler
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Mayor McLaughlin. Nays: none.
Motion carried.

10. **Adopt Ordinance 1651-22 Annexing the Property at 4035 Doheny Drive to the Village of Island Lake with ORI zoning**

Motion to adopt Ordinance 1651-22 Annexing the Property at 4035 Doheny Drive to the Village of Island Lake with ORI zoning by Trustee Ziegler, second by Trustee Cermak
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

11. **Adopt Ordinance Zoning the Property at 4035 Doheny Drive ORI**

Motion to adopt Ordinance Zoning the Property at 4035 Doheny Drive ORI Trustee Ziegler,
Second by Trustee Cermak
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

12. **Consent Agenda**

- a. **Approve payment of bills totaling \$ 460,179.18**
- b. **Approve Minutes of the 7/28/2022 Village Board Meeting**
- c. **Ratify Intergovernmental Agreement with SWALCO for Clothing and Textile Collection Site**
- d. **Ratify Resolution 680-22 Authorizing Transfer of Bank Accounts from Blackhawk Bank to Wintrust Bank**

Motion to approve Consent Agenda as stated by Trustee Powell, Second by Trustee Cermak
Questions: Trustee Powell: Where will Clothing and Textile collection be located? Director Carlsen: Will meet with Mayor McLaughlin to determine.
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

OLD BUSINESS: none (No paperwork was received RE: Peter Baker payment so it will be on agenda)

NEW BUSINESS: none

13. **Mayor Comments** included: Met with developer looking at Filipo property who provided an initial proposal that included commercial/retail, gated residential and a boardwalk; looking at the possibility of donation; floated an idea about Village purchasing property and developer building a Village Hall and indoor park/community center facility; 7 acres of the lake are part of the property. Trustee Cermak: Mylith and Williams Park owns top of lake; tricky situation. Trustee Powell: Opens up a good entrance to Village; Trustee Ziegler: Looks good. Director: Is just one concept. Mayor McLaughlin: Path cut on the property behind Walgreens; waiting for owner response on Savemore property; Dollar General is progressing; we are getting properties fixed up—it's not about the revenue. Water Tower painting update. Steve Zaynor: Has not started; waiting on contractors; by mid-October, it is too late; we are on schedule. Whiskey Kitten Band on 8/10/2022; Two Beer Tommy on 8/18/2022
14. **Trustee and Staff Comments** included: Cermak: Thanked Chair Zeinz for clarification on zoning of annexed property. Trustee Lewis: Praised Planning and Zoning on Comprehensive Plan work for going beyond their customary role; invited public to attend meetings and give input; enjoyed concert in the Park. Trustee Powell: Glad to see builders are coming; good feedback on PubWorks system, is working to get access for data assessment; working with the team; looking forward to data. Trustee Pyne asked about water tower design; praised National Night Out; support Cop on the Roof on August 19. Response: Just name; Director Carlsen: Will have sign honoring FBLA winners; participated with Mayor McLaughlin in a Township Recycling Event; Holiday Hills president passed away; watermain break on Beech. Chief Palmer: Lake County received grant money to develop 911 Center, planning in early stages, will need to make decisions in the next couple years about our participation. Treasurer Murray: Thanks for ratifying bank agreement; are in the process of setting up Wintrust accounts; will have Wauconda accounts on next financial report. Official Adkins: Working on Beech Street development; have been writing citations; 95% of people have resolved issues; building department busy. Chair Zeinz: Received site plans for Beech Street housing; will review for possible Planning and Zoning review.
15. **Public Comment** none

Motion to go into Executive Session for the purpose of discussing potential litigation and personnel

Motion by Trustee Lewis, Second by Trustee Powell

Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

Return to Public Session

Roll Call: Present: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Absent: none.

Motion carried.

No action taken as a result of Executive Session.

16. Adjournment

Motion to adjourn by Trustee Lewis, Second by Trustee Powell

All were in favor. Meeting adjourned at 8:45 p.m.

Submitted by Georgine Cooper