

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
December 8, 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 (remotely). Absent: none. Also present: Mayor Richard McLaughlin, Clerk Georgine Cooper, Attorney David McArdle, Chief Dan Palmer, Water Department Consultant Dan Hughes, Building Official Ken Adkins: Planning and Zoning Chair Joe Zeinz, Wauconda Fire District Chief Patrick Kane
3. **Pledge of Allegiance** was led by Ed Venner.

4. **Presentation by Robinson Engineering on proposal for professional engineering services for Lake Michigan water application: Paul Ruscko and Steve Zehner**

Steve Zehner: Brought forth proposal for assistance in the application process based on alternatives outlined at a prior [10/13/2022] meeting. Paul Ruscko: Step 1 was to look at opportunities; confirm that Lake Michigan is reasonably accessible and available; has been in conversations with JAWA. The proposal is to follow statutory process to show need and cost effectiveness. One of the criteria is to determine if more water is extracted than can be sustained. Ten years of previous data and 10 years projection are part of it. Must make sure water used is not being lost; possibility of refurbishing infrastructure. Mayor McLaughlin: Would it be 5-6 years to institute? Response: 5-7 years and a year has already passed. Public participation/hearings will be part of the process. Once the application is submitted, it will be 6-12 months for the next step. Trustee Cermak: Is there any limitation on how much water we can use? Response: You still will have an allocation; if you're not using the allocation, IDNR will reduce your allocation—unless you can justify use. In any given year, you may use more or less.

Mayor McLaughlin: If others connect to our system and purchase our water. Response: Their use would have to go through the process. Trustee Pyne: Is the \$76, 600 just for the application—even if we get turned down? Response: Yes. Trustee Cermak: If our number of homes doubles, will our allocation? Response: We will have to justify growth and request larger allocation; will have a baseline projection. If we deviate from that, we'll have to justify it. Trustee Powell: To clarify, it is more than an application; it is a series of other reports and research.

5. **Public Comment:** none
6. **Mayor's Address:** rescheduled for January 12, 2023 Meeting
7. **Adopt Ordinance 1659-22 granting Special Use for Adult-Use Cannabis Dispensing and On-site Consumption Lounge for the property at 660 E. State Road**

Motion to adopt Ordinance 1659-22 granting Special Use for Adult-Use Cannabis Dispensing and On-site Consumption Lounge for the property at 660 E. State Road by Trustee Powell,
Second by Trustee Lewis

Discussion: Trustee McManus: Who has done the due diligence on effect on neighboring areas, including a park. Have we reviewed other operations? What are the proposed hours? Trustee Lewis: Lake County Treasurer Holly Kim, who was a trustee when the Mundelein ordinance was passed, addressed the Planning and Zoning Board saying that it improved property values in Mundelein. Attorney McArdle: Is everyone good with the 2-hour limit? Mayor McLaughlin: Do you apply a 2-hour limit to bars and restaurants. Response by petitioners: The recommendation of Planning and Zoning was to include the 2-hour condition. The Mundelein business self-imposed a 2-hour limit; hours of operation 9:00am to 9:00pm. Trustee Cermak: Will you sell other products? Response: Lounge is for consumption of purchased products onsite. Trustee McManus: Will there be an outside odor? Response: No. Trustee Powell: Are you aware of the Chicago ordinance RE: smoking businesses? Response by Building Official Ken Adkins: It's just the city. The Building Department and engineering will be examining this; there are many steps to go through with building renovation. Attorney McArdle: The ordinance before the Board has that limit; make clear in the motion if the limit will not be included.

Trustee Powell amended the motion deleting Section 2, Subsection 3 [to eliminate the 2-hour limit]; Trustee Lewis amended his second.
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: Trustee. Motion carried.

8. Approve sign for Kelley's Gas Station and Market

Discussion: Attorney McArdle: We adopted ordinances at the last meeting; approved signing of annexation agreement pending sign approval.

Motion to approve monument sign by Trustee Lewis, Second by Trustee McManus

Discussion: Petitioner: Prefers the pole for better visibility; digital pricing is easier to see on the pole. Monument sign is 12 feet with base. It will be farther back on the property. Mayor McLaughlin: Feels a monument sign will look better. Trustee Powell: Question about number of signs. Response: It is just 2 signs at this site. Trustee Cermak: People at the light will have a chance to see it.
Ayes: Trustees Cermak, Lewis, McManus, Powell, Pyne and Ziegler. Nays: none. Motion carried.

Mayor McLaughlin requested to address item #12, Beech St. Senior Lofts; Board approved.

9. 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

10. Consent Agenda

- a. **Approve payment of bills in an amount not to exceed \$ 225,000**
- b. **Approve Minutes of the 11/10/2022 Village Board Meeting**
- c. **Approve Resolution 682-22, 2023 Meeting Schedule**

Motion to approve the Consent Agenda as stated with payment of bills in amount of \$213,424.19
by Trustee Ziegler, Second by Trustee Powell

Question: Trustee Cermak: About bill for water main break; did we agree to use only that company? They handled Roberts Road watermain break. Contractor Hughes: Will address it with Director Carlsen; the first company may not have been available. Trustee Powell: Break was at Wembley and Hale and was an immediate need. Mayor McLaughlin: We'll check contract.

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

Action Items

11. Adopt Ordinance 1658-22 An Ordinance Levying Taxes for All Corporate Purposes for the Village of Island Lake for the 2022 Tax Year in the amount of \$1,421,654.

Motion to adopt Ordinance 1658-22 An Ordinance Levying Taxes for All Corporate Purposes for the Village of Island Lake for the 2022 Tax Year in the amount of \$1,421,654 by Trustee McManus, Second by Trustee Ziegler

Discussion: Trustee McManus: Have never calculated it this way in experience at two municipalities; Treasurer Murray is calculating on collections that have not yet been received. If the money isn't collected, we'll have a loss. We are making less than 1% with the proposed levy. Will approve it but will do research on this interpretation. Attorney McArdle: This will be exacerbated next year if it's low. Attorney McArdle asked if the Board wanted to schedule a special meeting; the effect of any loss will be cumulative.

The motion was rescinded. A special meeting will be scheduled for Tuesday, December 20.

12. Approve final site, landscape, architectural and schematic plans for 27888 N Beech Street Senior Lofts

Discussion: Hume An, Petitioner: Fifty-two unit senior housing for 55 and older, 3 stories, thirty-nine one-bedroom thirteen 2-bedroom; community amenities, dog run, theater room, outdoor patio. Also submitted landscape plan with tree survey; storm water management engineering. Mayor McLaughlin:

All questions were addressed; building is attractive. Trustee Lewis: All action points were addressed. Trustee Pyne: Am disappointed at the number of trees coming down; it will change the view. Response: Followed the ordinance. Trustee Cermak: Spoke with Mylith Park residents who were pleased about the development.

Motion to Approve final site, landscape, architectural and schematic plans for 27888 N Beech Street Senior Lofts by Trustee Cermak, Second by Trustee Pyne

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

13. Authorize Mayor to sign Intergovernmental Agreement between the Township of Wauconda and the Village of Island Lake—Snow & Ice Control Services for backup

Discussion: Mayor McLaughlin: This would be after all union people have been used. Trustee McManus clarified that it would be on-staff union people. Trustee McManus: Are there limits to the amount of time staff can be on be on the plows; will need to research.

Motion to authorize Mayor to sign Intergovernmental Agreement between the Township of Wauconda and the Village of Island Lake—Snow & Ice Control Services for backup by Trustee Pyne, Second by Trustee Powell

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

14. Authorize the Mayor to sign the revised Gifting Agreement between Sunil Puri and The Village of Island Lake for the conveyance of 11.159 acres in the Village of Island Lake, McHenry County and to sign the closing documents

Discussion: Mayor McLaughlin: We have addressed it before; we couldn't do anything with the property. Now, we have flexibility after 15 years—including selling it or having other uses. Attorney McArdle: Matching funds would be committed through 2025; new drawing was sent that indicated drainage area we would be responsible for.

Motion to authorize the Mayor to sign the revised Gifting Agreement between Sunil Puri and The Village of Island Lake for the conveyance of 11.159 acres in the Village of Island Lake, McHenry County and to sign the closing documents by Trustee Lewis, Second by Trustee Ziegler

Trustee McManus: Still no; shouldn't take on management of it; it comes off the tax rolls and we can't do anything with it for 15 years. Trustee Cermak: Agree with Trustee McManus. A gift should be a gift. We don't have money to do anything with it; property in the Village is required to be 8" cut by ordinance. Out of 26 parks, 5 have equipment. It would cost approximately \$6,000 for Frisbee golf, for example. Trustee Lewis: We can begin use of it as soon as it is ours; it's a good investment long and short term and all of the money doesn't have to come out of our pockets. Trustee Ziegler: It's just the outer portion that will be cut; we don't have to cut the full acres. Trustee Powell: One idea was Frisbee golf; was originally against accepting the property because we had no flexibility; think it is a good idea now; use it as a preservation area for the time being; it is an opportunity. Trustee McManus: We have to get back to basics and conserve money; we shouldn't be toying with more property. Trustee Pyne: What tax money do we get from it? Trustee Lewis: The property includes the commercial piece; we look lose a couple hundred per year. The current PIN includes commercial.

Ayes: Trustees Lewis, Powell and Ziegler. Nays: Cermak, McManus and Pyne. Aye: Mayor McLaughlin. Motion carried.

15. Discussion and possible action for repair on Well # 9

Discussion: Consultant Hughes: Well #9 provides 80% of drinking water; is a deep well; we need to have a company come out and work on it; it is critical to get it back in service; was last serviced in 2015; will be an emergency repair. Costs will be \$16,000-\$20,000 to pull pump. The low proposal is \$50,869 for pulling the pump. Cost to repair will be \$160,000-180,000. This was unexpected; we hoped to have 3 more years before it would be needed. We will be evaluating all the wells. Back up wells are working.

Put it on 12/20/2022 special meeting agenda. Trustee Powell: What is turn-around time for repair? One of the contractors has a motor in stock; in 2015 the repair took 2 months.

16. Mayor Comments included: Merry Christmas; tree lighting went well; Craft Fair went well; cutting dead trees at Converse Park; water tower paint looks great. No news on Island Foods sale. | January 17, 2023, Secretary of State mobile unit at the Village Hall.

17. Trustee and Staff Comments included:

Trustee Lewis: Thanked Historical Society for star lighting; wonderful tree lighting ceremony; be safe over the holiday. Trustee Ziegler: Merry Christmas. Trustee McManus: Praised Parks and Lake Commission and Trustee Pyne for great work. Chief Palmer: Real ID requirement has been extended to 2025; doing additional training on Safe-T Act; will likely be expenses related. Building Official Adkins: Merry Christmas; working with Engineer Baumann and McHenry County DOT on new gas station; working with Mr. Hume and architect for Senior Lofts; will be busy review season in the next couple months; will collect Fire District Impact Fees from Senior Loft development. Chief Kane: Senior Lofts has an impact on Fire District Services; Chair Joe Zeinz: Merry Christmas. Attorney McArdle asked that Official Adkins inform Mr. Hume about the fees. Clerk Cooper: Vehicle stickers sales in progress; working with schools on holiday meals and angel giving.

Mayor McLaughlin asked for additional public comment: Resident: New mics needed. Resident: Glad to have additional park land. Resident: Is it a medical dispensary? Response: Not at this time. Agrees with acceptance of land. Trustee Pyne expressed condolences to resident Ken on loss of his wife.

18. Adjournment

Motion to adjourn by Trustee Cermak, Second by Trustee Powell
All were in favor. Motion carried at 8:44 p.m.

Submitted by Georgine Cooper