

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
July 27, 2023, 7:00 p.m.



1. **Call to Order** at 7:00 p.m. by Clerk Cooper
2. **Roll Call** Present: Trustees Brittany Alers, Chuck Cermak, Thadd Lewis, Dan Powell, Stacey Pyne, Will Ziegler. Also present: Clerk Georgine Cooper, Treasurer Dennis Murray, Police Chief Jennifer Paulus, Fire Chief Patrick Kane
3. **Pledge of Allegiance** led by Ed McGinty

Motion to appoint Trustee Cermak Mayor Pro Temp by Trustee Powell, Second by Trustee Lewis
Ayes: Trustees Alers, Cermak, Lewis, Powell, Pyne and Ziegler. Nays: none. Motion carried.

4. **Northern Illinois Municipal Electric Collaborative (NIMEC) Aggregation Information, Adam Hoover**

NIMEC managed the Island Lake program in 2012 – 2014. Rates will remain the same as ComEd whether you are in the program or not. You can opt out of program at any time from the program with no penalty. We do program because supplier will make a contribution to the municipality. We work with 45 towns, population of 1,250,000. ComEd will continue to bill and deliver electricity.

Questions (Q) / Responses (R)

Q: What is ComEd rate?

R: 6.8 – 7.5 for the next year. 6.8 cents this month, but fluctuates month to month. Aggregation is a 2-year program.

Q: Will there be a difference between summer and winter?

R: Yes. All residents in program will match ComEd.

Q: How much money will the Village will get?

R: Civic contribution will be about \$30,000 over the 2-years. Resident comment it's a wealthy company and could afford to give more. What does Mc2 do? Response: They make the energy; ComEd no longer makes the electricity; ComEd delivers it.

Comment, Trustee Ziegler: There were 2 letters—one for those who get ComEd energy who have to opt out. Others have to opt in.

R: You wouldn't want to opt in if you have solar panels. If you are with another supplier and want to stay with them, you can.

Mr. Hoover will send an updated PowerPoint to put on the website for resident reference. Mc2 uses Midwest suppliers. NIMEC could not find a rate to beat ComEd. Resident expressed opinion that it was a benefit to the Village.

5. **Public Comment** included: Donald Saville: Attended a NMWRD meeting to ask about how they set rates. NMWRD bills \$44.75 per month. Would like to have a special meeting of residents about NMWRD. The NMWRD board is appointed by State representatives; feels NMWRD is taking advantage of the residents of Island Lake; would like to challenge NMWRD. Would like the Village Board to help.
6. **Consent Agenda**
 - a. **Approve bill sheet for payments in the amount of \$826,624.65**
 - b. **Approve minutes of the 7/13/2023 meeting**
 - c. **Authorize Mayor to sign contract with Bounty Hunter band for 8/17/2023 Concert in the Park in the amount of \$1,000**

Discussion: **

Motion to approve the Consent Agenda as stated by Trustee Ziegler Second by Trustee Powell

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

Action Items

7. Discussion and possible action on Kelley's Market and Island Lake Properties request for exception to subdivision control in Title 10 for the property at the northwest corner of Route 176 and River Road

Discussion: Attorney McArdle: Kelley's would like to close on the purchase of approximately 3 acres of the property owned by Island Lake Properties (ILP); however, the State and County curb cuts have not yet been approved so division of the property complies with the Plat Act but not the Village subdivision ordinance. Kelley's and ILP desire to proceed without dividing the property via subdivision by ILP selling 5 acres of the land to Kelley's (more than it needs), thus complying with the Plat Act with a side agreement to convey approximately 1.5 acres back to ILP when the County and State approve the proposed curb cuts. To move forward with this transaction, Kelley's and ILP requested an exception to the subdivision requirement and excuse subdivision of the property for the stated purpose. The risk in not granting the request is that ILP may cancel the sale contract to Kelley's in search for another buyer.

Trustee Lewis: Our subdivision control exists to prevent parceling out large parcels of land. This is not the case here. Kelley's is accepting the risk that that County or State curb cuts are not approved and Kelley's owns the land without adequate permits to build the C-store and station. This is a very unusual situation, however, it is of no concern of the Village to grant the exception and facilitates potential development of the property by Kelley's which has been in the works for years.

Motion to waive compliance with the Village subdivision control regulations with regard to the conveyance of title to approximately 5 acres of land at the southwest corner of River Road and Route 176 by Island Lake Properties, LLC to Kelley Williamson Company as depicted in the ARC Design Resources survey dated July 11, 2023 by Trustee Lewis, Second by Trustee Ziegler

Question: Is this an amendment? It would have to be public hearing. Response

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

Attorney McArdle: Offered help to Kelley's with IDOT process.

8. Mayor Comments (absent)

9. **Trustee and Staff Comments** included: Trustee Ziegler: Stay cool and safe; OktoberFest information will be coming out; Lake Fest was a good time. Trustee Alers: Thanked residents for attending and participating. Trustee Powell: Thanked residents for coming out and having questions; RE: Spillway, went out and viewed it and it was where it was supposed to be; if you see water going over the spillway it is because there is too much water in the lake; the gate is where it should be. Trustee Lewis: Thanked residents for coming out and speaking up; it helps to have their perspective; August 1 is National Night Out. Trustee Pyne: One more week of camp; met with an aerator company—didn't turn aerators on because they weren't helping, according to a lake management group; another company will come back with recommendations; fountains are what work; there is nothing can be done to help the channel at this point; restoration project must be done; WaterGator has been ordered; it operates remotely and can work in 4" of water. Chief Paulus: National Night Out Tuesday, August 1 from 6:00 – 8:00pm. Food, music and games.

Adjournment

Motion to adjourn by Trustee Ziegler Second by Trustee Alers

All in favor. Motion carried at 7:47 p.m.

Submitted by Georgine Cooper