

**Village Board Meeting Minutes**  
**VILLAGE OF ISLAND LAKE**  
**3720 Greenleaf Avenue, Island Lake, IL 60042**  
**June 26, 2025, 7:00 p.m.**



1. **Call to Order** at 7:00 p.m. by Trustee Cermak  
**Roll Call:** Present: Trustees Brittany Alers, Chuck Cermak, Steve Deasey, Thadd Lewis, Wendy Mills and Will Ziegler (remotely). Clerk Georgine Cooper, Attorney David McArdle, Police Chief Jennifer Paulus, Public Works Director Chris Carlsen, Treasurer Mike Marro, Building Official Ken Adkins, Consultant Kevin Lockhart

Motion to appoint Trustee Cermak Mayor Pro Tem in the absence of Mayor McLaughlin

by Trustee Lewis, Second by Trustee Alers

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

2. **Pledge of Allegiance** led by Kevin Lockhart

3. **Presentation of the Budget**

Kevin Lockhart, Consultant: Brought here in March to do the budget; has been doing budgets for 40 years. The budget is a guideline for the governing body; the Board always retains the authority to make policy. There is one policy change in this budget based on Board direction; took into account that events and summer camp and programs will be profitable; General Ledger is set up to track the programs. The hope is that revenues are higher and expenses are lower; this budget is lower than 2024-2025. Largest revenue items are projected from various resources; met with staff on expenditures. Staff have done an excellent job in prior year coming under budget. Last year was 8.9 million; this year is 8.3 revenue; 8.2 in expenses. Revenues are projected higher this year than last. RE: Balanced Budget: Total of all revenues and expenses has been presented; the only one with a surplus is the water fund and that surplus is dwindling. While the budget is balanced, there is a deficit that is largely due to Police Pension Fund transfers. Growth of surplus overall is due to water; if the Village is to move forward with infrastructure and equipment, will have to look at water rates and to cover future expenses. Salaries and benefits are 52.3 percent of budget and that's normal; no capital improvements here that would offset. Department Head highlights: Water Department big expenditure is for meters and equipment. MCMRMA insurance costs have gone down significantly; IT expenses are up due to equipment upgrade needs; early warning sirens with a switch to LakeComm; lake treatment costs are up due to aggressive treatments. Final comments: Board should seriously consider water rate study to plan for future infrastructure, staffing and equipment; increase dollars for general fund. Revenues have not changed from dispensary; should be coming in from State; Village should put together capital improvements budget to address long-term needs; revenues that do not impact residents are impact fees; Bartlett experienced increased financial growth from impact fees. Appropriation Ordinance put together by Treasurer Marro reflects the budget.

4. **Public Comment** included: Resident: Has been here for the last 4 meetings and is waiting for approval for fences; how did fireworks donations start coming in? Intern for Rep. Martin McLaughlin of 52<sup>nd</sup> district reported that the office at 28662 W. NW Highway, Lake Barrington is open to assist constituents with various services and issues; are providing phone numbers to businesses; will hold a drug disposal and shred event and mobile DMV. Rep. McLaughlin is available for town halls and public meetings. Reach Rep. McLaughlin at [Repmclaughlin@gmail.com](mailto:Repmclaughlin@gmail.com).

#### Action Items

5. **Consent Agenda**
  - a. **Approve payment of bills in the amount of \$ 388,075.93**
  - b. **Approve minutes of the 6/12/2025 meeting**
  - c. **Adopt Resolution 702-25 Authorizing Rebuild Illinois Funding for the Lakeview Bridge Replacement Project**
  - d. **Adopt Ordinance 1706-25 An Ordinance Amending Title 4, Chapter 8 Park Hours and Rules**

**e. Authorize Mayor to sign the Intergovernmental Agreement for Countywide Police Assistance**

Discussion: Trustee Alers: Asked for clarification about matching charges/invoices for both water and general. Director Carlsen: Shirts for Public Works and Water come out of different funds.

Motion to adopt the Consent Agenda as read by Trustee Lewis, Second by Trustee Mills

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**6. Adopt 2025-2026 Fiscal Year Budget in the amount of \$ 8,193,768**

Motion to adopt the 2025-2026 Fiscal Year Budget in the amount of \$ 8,193,768 by Trustee Ziegler, Second by Trustee Mills

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**7. Adopt Ordinance 1705-25 An Ordinance Making Appropriations for the Corporate Purposes of the Village of Island Lake, Lake and McHenry Counties, Illinois for the Fiscal Year Commencing on the 1<sup>st</sup> Day of May, 2025 and Ending on the 30<sup>th</sup> Day of April, in the amount of \$ 8,379,933**

Motion to adopt Ordinance 1705-25 An Ordinance Making Appropriations for the Corporate Purposes of the Village of Island Lake, Lake and McHenry Counties, Illinois for the Fiscal Year Commencing on the 1<sup>st</sup> Day of May, 2025 and Ending on the 30<sup>th</sup> Day of April, in the amount of \$ 8,379,933

by Trustee Ziegler, Second by Trustee Lewis

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**8. Authorize the Mayor, in consultation with the Village consulting engineer Steve Zehner, to accept the lowest responsible and responsive contractor bid for the 2025 MFT Roadwork Program and award the contract to said contractor**

Motion to authorize the Mayor, in consultation with the Village consulting engineer Steve Zehner, to accept the lowest responsible and responsive contractor bid for the 2025 MFT Roadwork Program and award the contract to said contractor by Trustee Alers, Second by Trustee Deasey

Discussion: Bids were opened at 10:00 a.m. this morning. Engineer Zehner: The lowest apparent responsive bid was for \$195,000—approximately 24.4% lower than the engineering estimate; it's a good bid. Director Carlsen: That means more MFT money can be spent.

Trustee Alers amended the motion to accept the Chicagoland Paving bid in the amount of \$195,000; amended second by Trustee Deasey

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**9. Adopt 1707-25 An Ordinance amending Title 8, Chapter 2, Fence Restrictions of the Village of Island Lake Code**

Discussion: Attorney McArdle: Change would allow solid vinyl fencing as an exception; other solid face and stockade fencing are prohibited without stockade fencing definition. Trustee Ziegler: Why not stockade fencing? Response: At some point in the past, the Village didn't like solid or stockade fencing except when it abuts commercial or industrial. Trustee Lewis asked Building Official Adkins for his expertise and reasons for concern. Response: Stockade fences begin to degrade after two years; cedar does not rot as quickly; doesn't have a problem with the vinyl fences—they are more expensive and they stand up and hold up; doesn't have a problem with cyclone [chain link] fences;. Trustee Deasey: Wasn't solid fencing an issue for safety? Chief Paulus: In an emergency, police have access regardless of fencing. Trustee Cermak: There should be an opening of at least 3/8" for safety reasons for first responders to know what they're facing when they enter a yard. Trustee Lewis: Asked former Fire Chief Kane if it was a safety concern. Chief Kane agreed with Trustee Cermak about 3/8" for safety. Trustee Mills agreed that it is a safety concern.

Questions: Attorney McArdle: Are we amending the ordinance for 3/8" gap fencing; asked for clarification on where the 3/8" opening would be. Trustee Lewis asked Building Official Adkins if this is doable. Response: Yes.

Motion to adopt the proposed ordinance as amended to require 3/8" opening by Trustee Cermak, Second by Trustee Alers

Ayes: Trustees Alers, Cermak, Deasey, Mills, and Ziegler. Abstain: Trustee Lewis. Nays: none. Motion carried.

**10. Adopt Ordinance 1709-25 An Ordinance Authorizing Renewal of Aggregation Program for Electrical Load [NIMEC/Northern Illinois Municipal Electric Aggregate Collaborative]**

Discussion: Treasurer Marro: Benefit to the Village is that we get \$1,500 per month/\$18,000 annual (up from \$1,250); is no savings or cost increase; matches ComEd rates. This a 2 year renewal. It would take place September 1, 2025. A one-year would require additional round of notices.

Motion to adopt Ordinance 1709-25 An Ordinance Authorizing Renewal of Aggregation Program for Electrical Load [NIMEC/Northern Illinois Municipal Electric Aggregate Collaborative] by Trustee Lewis, Second by Trustee Mills

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**11. Authorize Mayor to sign the contract with Johnny Rockets Fireworks Display Company in an amount not to exceed \$20,000 so long as funds provided by donors only are used to pay the expense.**

Discussion: Trustee Cermak: We have \$14,300 donated plus \$3,000 from vendor; a check for \$1,000 is on the way. Director Carlsen: Will change location of shooting off fireworks to the Big Island; will help with reduce the phosphorus in the lake; visibility will be greater; fireworks can be a big problem for lakes. Director Carlsen mentioned that fireworks will be set off from the Big Island.

Motion to authorize Mayor to sign the contract with Johnny Rockets Fireworks Display Company in an amount not to exceed \$20,000 so long as funds provided by donors only are used to pay the expense by Trustee Alers, Second by Trustee Mills

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, and Ziegler. Nays: none. Motion carried.

**Discussion Items**

**a. Discussion, Consensus and next steps RE: Proposal of an ordinance for Village Code Title 9 for allowing poultry in residential zoning to Planning and Zoning Commission Hearing**

Attorney McArdle: In some towns, public comment is taken, then a consensus of the Board about proceeding. Resident: I did not buy my house to look at chickens; conflicting stories; will be dogs barking and other animals. Trustee Lewis: Looked into it with Trustee Mills; even in Villages that have passed it, they have trouble with monitoring and enforcing; doesn't seem that we can put together a safe ordinance that will allow for it; doesn't think it is worth going forward. Trustee Deasey: Has spoken to residents and has not heard any support for it; it is fraught with problems; expense, attraction of rodents and other animals, smell. Trustee Alers: Has spoken to many residents; biggest issue is staffing and nuisance to neighbors; thanked Trustee Mills and Lewis for looking into it. Trustee Mills: Municipalities who have it experience compliance issues. Trustee Cermak: Customers from the Village are concerned about animals that come in and problems that occur. Consensus is not to proceed.

**12. Mayor Comments** included: Trustee Cermak conveyed the Mayor's well wishes in his absence.

**13. Trustee and Staff Comments** included:

Trustee Alers: Thank residents for coming out; thanked Trustee Lewis and Mills for looking into chicken ordinance; staging of fireworks from Big Island will improve safety and viewing. Will be having a Parks Planning and Development Committee Meeting soon; Park Beach is messy; hope to look at restructuring; will look into rip-rap around it; are excited about lake plan; Public Works is out there working hard. Trustee Deasey: Thanked residents who came out for Lake Fest; families enjoyed

themselves; look forward to seeing folks at 4<sup>th</sup> of July event; continue to practice safety on the streets. Trustee Lewis: Thanked residents for coming to meetings and bringing ideas; things may move slowly but there are many consideration; keep providing input; thanked Lake Fest attendees. 4<sup>th</sup> of July picnic and parade planning in progress; need volunteers to help with staging; staging at Village Hall, will step off from Juniper. Trustee Mills: Happy 4<sup>th</sup>. Did ride along with Public Works; department does a lot with little manpower; meter replacement is critical as water bills are often underestimated; money is needed; will advocate for improvements; will meet with Public Works; 5 Island Lake students will go to National FBLA competition; wish students good luck. Trustee Cermak: Thanked Kevin Lockhart for budget work. Director Carlsen: Thanked Trustee Mills for working on research for water rates; thank you for pulling permits to raise money; will work on Park Beach rip-rap to clean it up. Bassler Dr. and Williams Park Rd. are the 2025 MFT Projects; just because a bid is lower, doesn't mean the standards are lower; our engineers will be overseeing. Chief Paulus: Good response [for applications] to Community Service Officer (combined with Code Enforcement) and; have had several interviews and hope to have someone next week.

Treasurer Marro: Thanked Kevin Lockhart for doing the presentation and guidance on the budget; also thanked Chief Paulus and Director Carlsen; thanked the Board for the smooth process. Building Official Adkins: Working on lots of permits. Clerk Cooper: Thanked stalwart folks who manned the hotbox of a ticket booth at Lake Fest.

#### **14. Adjournment**

Motion to adjourn by Trustee Cermak Second by Trustee Lewis  
All were in favor. Meeting adjourned at 8:07 p.m.

Submitted by Georgine Cooper