

Village Board Meeting Agenda
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
October 9, 2025, 7:00 p.m.



1. **Call to Order** at 7:00 p.m. by Mayor McLaughlin
2. **Roll Call** Present: Trustees Brittany Alers, Chuck Cermak, Steve Deasey, Thadd Lewis, Wendy Mills, Will Ziegler. Absent: none. Also present: Mayor Richard McLaughlin, Attorney David McArdle, Police Chief Jennifer Paulus, Public Works Director Chris Carlsen, and Chief Financial Officer Mike Marro.
3. **Pledge of Allegiance** led by Steve Ramos
4. **Public Comment** included: Trevor Mock, Island Lake Lions Club thanked the Village for use of Converse Park for Fall Fest; IDNR will come on October 30, 2025 to shock the lake for invasive carp; also on October 30, Lions Club will make lunch for Public Works in gratitude for support for Lions.
5. **LRS Presentation, Steve Ramos**
Lakeshore Recycling Systems 5-year contract with the Village expires 12/31/2025; would like to propose another 5-year contract with the same services at an 8% price increase; current single family monthly rate would increase from \$24.48 to \$26.50; seniors would still receive 20% discount, from \$19.58 to \$21.20; townhomes would increase from \$22.04 to \$23.85; are proposing the same services. Current contract is strong with unlimited garbage, unlimited recycling and basically unlimited yard waste (*15 bags and/or bundles during the season); that's not typical in a residential contract—which is usually a sticker program. One bulk item a week and annual curbside electronic waste pickup are included; porta-potties restroom service for special events. Why renew?; feels we have a great relationship and provide good service; have cameras on all our trucks; take care of issues like leaks and resolve problems. Reasons for price increase: Everything increases in price; are conscious of how much of an increase is proposed. The 2021 contract had a cap of a 3.5% increase; in 2022, the CPI was over 8%, which put the Prairieland Disposal contract at a deficit; LRS purchased contract 2 ½ years ago and were chasing a deficit at the beginning of the contract; labor, disposal and fuel costs are the main ones for provider; labor cost increased over 46% for hourly wage—not including health insurance and pension; LRS research revealed 2024 average monthly garbage cost for surrounding areas was and average of \$26 per month with an average price increase of 4% for 2025.

Trustee Lewis: Would the cap be at 3 %; Response: 4%. Mayor McLaughlin: What about leaf pickup? Response: LRS does leaf vacuuming service; most of the larger contractors are getting out of the leaf vacuuming service because it's a bit of a temperamental service. It's usually a 6-week program and you don't know when leaves will fall; also service is not on the same day as garbage pickup; it's an expensive option; temporary help is hard to find; everyone would pay for it whether they use it or not; it's hard to remove as a service once you introduce it. Trustee Cermak: What is considered bulk? Response: A table, chair, a mattress; can be more than 50 pounds. Trustee Cermak: Was told that it was \$35 for large items. Response: Townhomes had to pay because of the reduced cost for them. Trustee Deasey: Can something be posted that reminds residents of the services and how seniors sign up for discount? Response: Will send out new brochure to all homes. Question: Will you hire more people to answer the phone? Response: It's hard to fill customer service positions; we have increased staff and are training them. Mr. Ramos: If you are looking to change, transitions are difficult; keep it in mind.

Mayor McLaughlin invited Chief Hanselman of the Wauconda Fire District to speak. Chief Hanselman: The district has decided to do a strategic plan and are seeking involvement from the villages they protect—mainly Island Lake; would like Chief Paulus and a member of the Board to participate and share insight at an October 28 meeting at 1:00; would like help in identifying residents for feedback. The goal is to governmental agencies and residents for focus groups and have a leadership workshop for

leaders in partnership with Northern Illinois University, who will facilitate work on the strategic plan. Fire District has an Open House at Station 1 on Sunday, October 12, 1 – 3pm.

6. Committee Reports

- a. Public Works: Trustee Mills
- b. Parks Planning and Development: Trustee Alers
- c. Business and Economic Development: Trustee Deasey
- d. Building and Zoning: Trustee Cermak
- e. Police, Public Safety, and Ordinances: Trustee Lewis
- f. Finance and Administration: Trustee Ziegler

Action Items

7. Consent Agenda

- a. **Ratify approval for payment of bills in the amount of \$ 171,959.69**
- b. **Approve minutes of the 9/11/2025 meeting**
- c. **Ratify approval of Acer Tree Service proposal [cost of \$5390]**

Discussion: Attorney McArdle Director Carlsen received quotes from a company to do trimming that will take a load of Public Works, who had 348 hours last month doing trees in the Shores alone; canopies had to be pushed up so vehicles don't hit the trees. The work should be good for 4 years; work is needed in Westridge as well. There are 98 trees in this quote alone. Trustee Deasey: Have you used this company before? Response: No, this is a subcontractor for Miracle Green from whom we requested a quote. We used Midwest Tree, a local contractor, formerly but the company sold; quote from Nicholas Tree was 3 times the cost. Acer is registered with the Village and fully bonded and insured.

Motion to approve the Consent Agenda as stated with the addition of the \$5,390 cost by Trustee Ziegler, Second by Trustee Mills

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, Ziegler. Nays: Trustees Alers, Cermak, Deasey, Lewis, Mills, Ziegler. Motion carried.

8. Motion to discuss the sale of approximately 49 acres of vacant land owned by the Village at 30150 N Dowell Road in Walnut Glen and possible action thereafter including:

- a. **Approval of the hiring of a selected appraiser at a cost not to exceed \$3,000; OR**
- b. **Direction to the Mayor and staff to advertise for proposals to sell and develop the land for a minimum amount of \$20,000/acre or as determined by the Board of Trustees**

Discussion: Attorney McArdle: I prepared this agenda item. We have an appraisal for \$760,000 from the company that Jacobson hired a year ago. The cost of the appraisals came back higher than I thought they would be. If the Board is satisfied with the \$760,000, that would be your minimum. If you run another appraisal and it comes back at a higher or lower value, that value would be your minimum. The appraisal does not set the sale price; it sets the minimum amount that you would use for the 80% of minimum for the sale. The Statue does not restrict how you sell it; it requires that the sale price be at least 80% of an appraisal. The qualified appraisal provided by Jacobson is reasonable. You can disregard the agenda item and seek whatever you would like for proposals from one of more buyers or developers that exceeds a gross of 80% of \$760,000. Trustee Lewis asked to for clarification: We can sell for over appraisal amount. As long as there is no statutory time frame for appraisal, why spend extra money. Attorney McArdle: Correct. I would spend time on how to solicit proposals. Trustee Cermak: Spoke to realtor who worked with us on prior sales of Fairfield property; realtor said it was a fair price and recommended selling it as one piece. We're not in the real estate business; recommend selling it as one piece; would like to sell the property as soon as possible. Most cities publish a request for proposals; McHenry, for example, sends out proposals. Mayor McLaughlin: How would that work with people who are interested in property: KLM and senior housing: Attorney McArdle: Give them the description of the property. Trustee Deasey: Expressed concern for residents who live near the property; would not like do anything to devalue their property. Response: Buyers would have to come to the Village with plans for the property. Contact other communities about their procedures. Trustee

No motion. No action taken.

9. Discussion Items: none

10. Mayor Comments included: Kelley's Market and Route 176 construction traffic is difficult; looking forward to having work completed. Lomeli's grocery is moving forward; they donated the meat for some of the Oktober Fest food and it was fantastic; thanked Director Carlsen and Trustees Mills, Alers and Deasey and everyone who came out to help; one of the biggest Oktober Fests we have had to date. Clean up along 176 continues and some businesses will get our attention. Parks are looking good; waiting on information for scoreboard sponsor; reached out to Wreckers and LYAA. New camera on Route 176 are for State traffic studies—not red light or for monitoring speed limit.

11. Trustee and Staff Comments included: Trustee Deasey: Be careful in the neighborhood of Kelley's Market; continue to be aware of traffic signals and signs and speed limits; continuing to encourage business growth. Trustee Alers: Attended first Lions Club Meat Raffle and enjoyed it; if you are aware of people needing assistance, let the police know right away; congratulations to Sgt. Gainer who was quick on assistance for a resident in need; thanked staff and thanked residents for attending the meeting. Trustee Lewis: Thanked Public Works for support of festivals; thank you to the Lions and to Fall Fest attendees; it's a good partnership with community organizations to have events that bring the community together; Go Cubs. Trustee Mills: Thanked Public Works for the set up and take down of Oktober Fest; thanks to Andy, Chris, Georgine and Mayor McLaughlin who were there pretty much day and night to make it successful as our numbers were out of the park and weather was beautiful and volunteers were needed; Oktober Fest debrief discussion included issues with tablets; worked with our IT support to recommend tablets; 6 will be purchased from Oktober Fest funds to increase efficiency of taking payments at events.

Trustee Cermak: Would like to see more open communication and transparency involving Village matters; example was about video gaming that he heard from customer; wondering why gaming was added without Board vote; don't recall a Board vote on it; feel video gaming to close it down until the Village license is issued. Mayor: Spoke with the Clerk; we have no limit for gaming in the ordinance and they qualified with pour license and full kitchen. Attorney McArdle: They are qualified as soon as they obtain their pour license unless the Village has regulations issuing licenses and I don't know that. Most towns have a limitation of terminals and regulations. Mayor McLaughlin: Don't think it's in the ordinance. Attorney McArdle: The ordinance says there is a Village license and it can be revoked; don't see a section where Village Board votes on it. He needs to get a license from the Village. Did the vendor pay for the terminal? Response: Unknown. Trustee Cermak: Grocery store closed because they needed revenue for gaming. Am not against liquor license. Attorney McArdle: We should give notice that it should be applied for next week. We need to review ordinance and issue. Mayor McLaughlin: We get terminal revenues every year. Trustee Lewis: We need to review ordinance and data.

Director Carlsen: Congratulations of success if Oktober Fest; celebrate that Elijah Villarreal and Dan Powell complete CDL training; getting ready for snow season; new trucks look good. Chief Paulus: Attended 2-hour virtual E-bike and E-scooter with Northwest Municipal Conference; representatives from industry and municipalities participated; recommended was to wait for State of Illinois to sort out code before passing local ordinances; our complaints are down but more E-bikes and scooters are out there; we are enforcing the State statutes; the biggest part is education if and when we change ordinances; should put out information of dos and don'ts for the holiday season for parents who think of purchasing them for children. Attorney McArdle: Riders are starting to get hit and injured. Chief Paulus: Have been preparing for Active Shooter Drill at Wauconda High School on November 3; will share information for those interested in observing; most of our officers will be involved; will be working with Wauconda and Lakemoor Departments and Wauconda Fire District; it will be a full-scale drill. LakeComm is going live on 10/28/2025 at 6:00am; we are the first group; it will be an interesting challenge and a learning curve; training is in progress. Finance Director: Was out of the office during the week for health concerns; will share more next week.

- 12. Executive Session for the purpose of discussing** personnel 5 ILCS 120/2(c)(1) and possible litigation 5 ILCS 120/2(c)(11)
Motion to go into Executive Session purpose of discussing personnel 5 ILCS 120/2(c)(1) and possible litigation 5 ILCS 120/2(c)(11) by Trustee Lewis, Second by Trustee Mills.

Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills, Ziegler. Nays: none. Trustees Alers, Cermak, Deasey, Lewis, Mills, Ziegler. Motion carried at 8:10pm.

Return to Open Session: Call to order at 8:30 p.m.

Roll call: Present Trustees Alers, Cermak, Deasey, Lewis, Mills and Ziegler. Also present: Mayor McLaughlin and Attorney McArdle

13. Adjournment

Motion to adjourn by Trustee Mills, Second by Trustee Cermak.
All were in favor. Motion carried at 8:31 p.m.

Submitted by Georgine Cooper