

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
October 23, 2025, 7:00 p.m.



1. **Call to Order** at 7:00 p.m. by Mayor McLaughlin
2. **Roll Call** Present: Trustees Brittany Alers, Steve Deasey, Thadd Lewis, Wendy Mills, Will Ziegler. Absent: Trustee Chuck Cermak. Also present: Mayor Richard McLaughlin, Village Clerk Georgine Cooper, Attorney David McArdle, Police Chief Jennifer Paulus, Public Works Director Chris Carlsen
3. **Pledge of Allegiance** led by Sam Yingling

4. **Lakeview Bridge Funding Update, Jacob Thede**

Jacob Thede, of the BLA Engineering Firm that is undertaking the Phases 1-3 presented a PowerPoint with updated information on funding for the Lakeview Bridge Replacement Project. Phase 1 study was completed in June 2025; environmental and design study is complete. Phase 2 process is the nuts and bolts of the actual. Phase 3 is construction. Phase 2 information will go to Springfield. Federal funding has strict requirements and guidelines. Essentially, the State of Illinois put on hold requests for Federal funding. In order to get the Phase 2 design, we have to show how Village will cover shortfall of Federal funding; we want to get bridge built before costs increase again. The Village received \$120,000 recently that will be allocated to the project; results in \$32,000 the Village would have to front. We need to get in front of IDOT; approvals take 6 – 9 months for completion. Approving the resolution allows us to keep the process moving and to seek additional funding—including STP (Surface Transportation Program) funding. Local money can be reimbursed when other funding is approved. Bridge can be constructed in 2027; otherwise, construction could be pushed back 1 – 2 more years. Rebuild Illinois Funds are allocated to the project; net cost to Village will be nearly \$0. If the Village tables the project, we would have to reimburse the State \$122,000.

Presentation by KLM Builders on Single Family Housing for Walnut Glen, Kim Meyer

Mayor McLaughlin: 55 acres in Walnut Glen was donated to Village. Kim Meyer and John Sieck: KLM is primarily a single family home builder; have quite a few developments underway; we build primarily custom homes—not the first time buyer market; most are empty nesters; have 30 – 50 floor plans; buyers also like finished lower areas/basement; also build story and a half models. Price range starts in mid \$500,000. Will be building 14 homes on Spruce Terrace in Prairie Woods. Mayor McLaughlin: How many lots/homes in Walnut Glen? Response: 50 homes. Attorney McArdle: What parcels are you interested in? Response: Whatever works best for Island Lake; need 25 – 30 acres minimum.

Questions from the public: Will the builder maintain distance between houses? Response: Yes, or will be increased. What is the median price; wanted to make sure egress road is not blocked; are you aware of differences in regulation between counties? Response: \$650,000. Minimum square footage: 1,900 to 2,300 square feet; Village regulations apply—not counties. Question: Is there a plan for Dowell Road to run through Walnut Glen? Response: Plan changed with new roundabouts; developments will have their own entrance. If this moves forward, there will be additional public hearings.

5. **Presentation on age 55+ Multifamily Housing for Walnut Glen, Sam Yingling**

Sam Yingling, New Century Real Estate, and Jeff Schnoll, partner; have a proposal for a development adjacent to the proposed KLM homes; want to acquire parcel for a multi-level, 50-unit senior housing of 1 – 2 bedroom units; desire is for residents of Island Lake to have first priority and family members of Island Lake residents; many 55+ are retired parents who would like to live close to family; goal is to provide diversification of housing. Senior Lofts are popular; want to implement a Frank Lloyd Wright prairie style.

Jeff Schnoll: We are the developers of new Lomeli's store and other property. Mayor is pro-business and is working to build up property values.

Question: What would price point be? Response: These are rental units; want to keep affordable price point; looking at \$1,500-\$1,600 for 1-bedroom units. Other amenities would cater to 55+; would have exterior, enclosed smoking area. Question: Is the 55+ part of Walnut Glen and will it ever change from 55+? Response: Separate from single family and restricted to 55+. Question: What access roads? Response: Access off Dowell Road and off north or southwest swing off Dowell. Question: Is the property part of Walnut Glen Phase 2? Response: Will check. Would be segregated from Walnut Glen; access will not be through Walnut Glen subdivision.

6. **Public Comment** included: Will take place embedded in Agenda Items.

7. **Discussion and non-binding vote and direction to staff RE: Island Lake Before and After School Club Program (to be ratified at a later meeting)**

Discussion: Trustee Ziegler: We had issues at Club that necessitated involvement of our attorney. I can't actively pursue other Club options; approval needs to come from the Village Board brought it to the Board reviewed issues, due to confidential issues in Closed Session. Most before and after school programs are run by Park Districts; there is definitely liability that we have as a Village; possibility of closing Club; doesn't mean that is tomorrow. Mayor McLaughlin: Recommends keeping it open to the end of the school year; spoke with Park District's Tim Stanton; the might have interest it in taking it over; would keep staff; also spoke with District #118 superintendent about the possibility; we as a Board cannot put Village at risk. Issue is not losing money does not apply to Club program; Camp does not make money and will be discontinued. The Village was losing \$50,000 in the Recreation Program in past years. We are trying to find someone to take it over. If people want to, they can get a referendum for a park district. Trustee Lewis: Disappointed that misinformation got out; Board needed to know what our liabilities are and possibility of litigation; cannot have intelligent decisions without information. Resident invited people to come to Village meetings on a regular basis and serve on commission; the Board listens to Public comment.

Trustee Lewis: Am disappointed that information got out. Right now there are no changes to be made to Club; this is an information gathering time. We need data to determine options. We welcome input for decisions; it will not be at the end of this year; we need data to make decision; have not received information to have an intelligent discussion; it is fruitless to have discussion without information.

Trustee Deasey: The Board cares about doing the right thing by residents; we are not going to blindside parents. Issues were brought to our attention two weeks ago. We are gathering data.

Resident Andrea Hess: Posted it on Facebook was concerned that it wasn't on last month's agenda; appreciate having discussion on the Agenda; wants to know that it is important to parents in the Village; deeply concerned about the possibility of cancellation. Removing this resource is a problem for working parents; urge the Board to be transparent and explore possibilities; it's an important community program. Resident asked what the Board is doing to bring programs back. Resident: We have lost programs for children and we need them. Mayor: Enrollment in programs declined; a park district can offer more programs. Ball fields were improved by local organizations; these parks get a lot of use for baseball, soccer and football. Basketball hoops we installed are widely used; new park equipment installed at Converse and Maple Ridge Parks. Trustee Alers is working on grants. Another resident: My daughter has been involved in many and has loved them.

Resident mentioned the waiver that participating families must sign; is that correct? Response: Attorney McArdle: If your child has a serious injury your lawyer will find a way around it. Villages do not do school and child activities; they do water, police streets, etc. The Village is not as prepared as other entities to handle child care services. Staffing and experience are required. The Village must feel comfortable to provide service. Nobody wants anyone to be harmed. Residents: What are next steps going forward? Mayor McLaughlin has spoken to entities that need time to consider it; we don't have all the information at this time; there is not a timeframe at this point. Resident asked if we can join the Wauconda Park District. Director Carlsen: They would have to tax you the same as if you started your own; best to

spend energy putting together a park district for Island; can put it on a referendum. Trustee Lewis: Right now there are no changes being made to Club; we are gathering information and data and will have discussion at meetings; we would like your continued input. Trustee Deasey: We are parents and do not want to blindside residents. We have not met since the confidential discussion two weeks ago. Resident: It shouldn't take an issue like this to get residents to come to meetings; come and be informed; join commissions, get involved to improve parks; come and listen; Trustee Alers will have a sheet to sign up for commissions. Additional discussion was on funding and power of park districts to offer programs and facilities.

Resident asked about availability of senior meetings and food pantries. Respond: The Food Pantry is the Wauconda-Island Lake Food Pantry.

No action as a result of the discussion.

Action Items

8. Consent Agenda

- a. Approve payment of bills in the amount of \$ 369,661.36
- b. Approve minutes of 10/09/2025 Board Meeting

Motion to approve the Consent Agenda as read by Trustee Lewis, Second by Trustee Mills
Ayes: Trustees Alers, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

9. Approve 703-25 A Resolution Authorizing the Funding for Lakeview Bridge Replacement Project

Discussion: Trustee Ziegler: Do we have to get the extra \$155,000? Response: No, only \$32,000. The \$155,000 is what the Village needs to obligate to move forward; we have already received \$120,000; the resolution must include the full amount that the Village is obligating. Later funding may be secured, but the Village must approve this to move forward with the bridge project.

Motion to Adopt 703-25 A Resolution Authorizing the Funding for Lakeview Bridge Replacement Project
by Trustee Alers, Second by Trustee Deasey
Ayes: Trustees Alers, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

10. Discussion Items

Direction RE: Garbage/Recycling/Yard Waste 2026 – 2030 Contract

Mayor LRS made their presentation at the last meeting. Trustee Lewis asked for clarification about next step; question is do we want to put out an RFP, or move forward with the LRS contract. Response: Correct. Director Carlsen and Clerk Cooper asked additional questions of Steve Ramos and they were answered. Yard waste stickers will remain \$3.45 for the duration of the contract; base rate for emergency services remains constant throughout the contract; portable toilets and handwashing stations allocations. Contract expires December 31, 2025. LRS is working on improving customer service. Consensus was to place the LRS contract on 11/13/2025 Agenda; not to send out an RFP.

11. **Mayor Comments** included: We are trying to do the best for the Village; new IDOT projects to come on Route 176. Plans for 2026 MFT roads projects are under consideration; baseball organizations are fixing our ball fields. New sensory board was damaged at Maple Ridge Park. Trunk or Treat on Saturday here at the Village Hall.

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

Trustee Alers: Second Trustee Lewis's disappointment about misinformation about Club; the Village will never blindside parents; thanked Susan for coming regularly and encouraging public attending meetings; we are not making a decision tonight about Club. Trustee Deasey: We're not here to surprise residents; we live here, too; we have to look at revenues and liabilities; we are working to grow businesses and get more revenues; asked residents continue to have patience for the work at Kelley's Market; frustrating to put in park equipment have it destroyed by vandalism; if you see something, say something; be careful on streets on Halloween and with early darkness. Trustee Lewis: Thank you to

those who came out and voiced their opinions; we are residents like you; the more input we get from residents, the better we can serve; we're your neighbors; talk to us when you have questions and concerns; call office staff if you have questions. Trustee Mills: Am retired from District #118; have grandchildren here; we make decisions that are best for families; toured Lomeli's; my goal is to get around the Village as much as possible; thanked Public Works for putting out Welcome to Island Lake signs; when I was in Santa Clara California, a gentleman from Denver mentioned what a fine police chief we have. Trustee Ziegler: Thanked residents who came to hear about Club and Walnut Glen.

Director Carlsen: Come out to Trunk or Treat; go Bulldogs, who won their football conference; praise to Tammy who is working hard in the Building Department; water tower on Janet is being refurbished and the star is being fixed; light pole signs can be changed seasonally; Public Works put up signs that vandalism is a felony; get the park district on a ballot. Chief Paulus: Safety cameras for plate reading are now installed can read license plates; alerts police department to vehicles with warrants and amber alerts; got it on a grant 2 years ago and finally got through State hurdles; invitation for Active Shooter Drill observation on November 3. Island Lake officers will participate.

Clerk Cooper: Reminder: Final Meetings for 2025 are 11/13/2025 and 12/11/2025.

13. Adjournment

Motion to Adjourn by Trustee Alers, Second by Trustee Mills
All were in favor. Motion carried at 8:37 p.m.

Submitted by Georgine Cooper