

Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
February 26, 2026, 7:00 p.m.



1. **Call to Order** at 7:01 p.m. by Mayor McLaughlin
2. **Roll Call** Present: Trustees Brittany Alers, Chuck Cermak, Steve Deasey, Thadd Lewis, Wendy Mills. Absent: Trustee Will Ziegler. Also present: Mayor Richard McLaughlin, Clerk Georgine Cooper, Attorney David McArdle, Police Chief Jennifer Paulus, Public Works Director Chris Carlsen
3. **Pledge of Allegiance** led by Retired Marine Corps Gunnery Sergeant Louis Sharp
4. **Presentation by Kim Maier, KLM Builders**
Kim Maier: RE: Walnut Glen property presented concept plan for development including realigned entrance on Dowell, best spot for line of sight, larger lots and existing; 80' frontage with some 90+; want to give more room for option of 3-car garage; over 100 homes. Will likely have 2 phases; want to get entryway done first; want to keep construction traffic out of existing neighborhood; feel it is the best use of the land; minimum lots ¼ acre, more are larger; all single family, one and two story; will build 2 models; lot of variation in style; full basements; energy efficient; customized for individual buyers; prices up to \$700,000; stick built on site; rounded corners; buffer/easement around lake. Next presentation will be a tentative plat to be presented to our engineer for review; sidewalk requirements will be reviewed; landscaping will come as weather permits; street trees will be planted as houses are built; current low space will be filled in—it is not a pond. Director Carlsen: Walnut Glen has them on both sides. Escrow for storm water is part of permitting.

Mr. Maier asked for consensus to proceed: Given.

5. **Public Comment** included: Lions Trevor Mock and Mark Beeson presented a check to the Village from Ice fishing Derby proceeds; \$500 to stock the lake; thanked the Village for their cooperation and support and use of lake, boat launch; pavilion worked well. Derby showcases our town; was general reminiscing about derbies over time. Chief Paulus caught an 18" bass. 34.5" northern was the largest fish. Mark Beeson found it refreshing to see the quality of the project KLM Builders proposes; prior builder wanted to downsize; excellent commitment to the lake health; quality is good; the bay in his neighborhood looks good; hope to see improvement continue; sensible treatment plan. Louie Sharp: Letter addressed to the Mayor and Board praising Sgt. Deuter for his caring service. One of Mr. Sharp's employees needed help. Police Department arrived before ambulance. Sgt. Deuter compassionate care. Mayor McLaughlin praised our department and our chief for the quality. Resident of Walnut Glen praised proposed project.

Action Items

6. **Consent Agenda**
 - a. **Approve payment of February 2026 bill sheet in the amount of \$ 260,250.57**
 - b. **Approve minutes of the 2/12/2026 meeting**
 - c. **Approve Island Lake Lions: Lioness Branch Club request for use of the Village Hall facilities for 2026 events**
 - d. **Resolution 712-26 Amending 705-25 Establishing Regular 2026 Meeting Dates, to include Parks Planning and Development Commission Meetings**

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

7. **Authorize the Mayor to sign the T-Mobile First Amendment to the Water Tower Lease Agreement with Option**
No action.

Discussion Items: none

8. **Mayor Comments:** Lomeli's is open; other restaurants want to come to town; Director Carlsen worked hard to get pictures and details about surplus vehicles to get them to auction; have a reserve on every item. Our police department did a great job on First Amendment Audit.

9. **Trustee and Staff Comments**

Trustee Alers: Thanked Mark Beeson for positive comments about lake health; Director Carlsen found the company that has done a great job. Eagle Scout Charlie Friedrich did the sensory board for Maple Ridge Park; read a thank you letter from Charlie Friedrich for help with restoring the board after vandalism. Trustee Cermak: Good to see the housing proposal [by KLM]; thanked Mayor and Chris for helping to move it along. Trustee Deasey: Lomeli's is doing well; Mobile station and Kelley's Market doing well; car wash is popular; there is interest in open commercial spaces; potential Indian restaurant; interest in commercial space by Culver's; Sophia's space will have a Mediterranean restaurant; interest in former bank building; expecting final drawings for a new Biggy Coffee with 4 apartments above. Thanked residents for supporting our businesses and being part of a positive atmosphere.

Trustee Lewis: Grateful that Mr. Sharp's employee is safe and received help; it is more than just a job for our police; community spirited. Sad news: Lions lost a member tragically, and will look to the Village to use the facility. Trustee Mills: Lights are out at Maple Ridge Park and signs warning that vandalism is a felony; police officer stopped and helped grandchildren who fell on their scooters. Wauconda High School has new principal, Jamie Borne

Director Carlsen: Wauconda High School Basketball girls' team played in regional; boys' team has a playoff game tomorrow. Chief Paulus: Fire and Police Commission has another eligibility list; our current Code Enforcement Officer Ben Dato is on it. Clerk Cooper: Redo of Zoning Packet, working on Building Fees with Chris and Tammy; proud to work with the Village. Attorney McArdle: Knows Kim Maier from Richmond development; if this closes and develops, we should thank Jacobsen if this goes forward; have generous people who have been part of development. KLM project will result in revenue from fees.

10. **Adjournment**

Motion to adjourn by Trustee Cermak, Second by Trustee Mills
All were in favor. Motion carried at 7:53 p.m.

Submitted by Georgine Cooper