Village Board Meeting Minutes
VILLAGE OF ISLAND LAKE
3720 Greenleaf Avenue, Island Lake, IL 60042
October 8, 2026, 7:00 p.m.

1. **Call to Order** at 7:01 by Mayor McLaughlin

2. **Roll Call** Present: Trustees Brittany Alers, Chuck Cermak, Steve Deasey, Thadd Lewis, Wendy Mills and Will Ziegler. Absent: none. Also present: Mayor Richard McLaughlin, Village Clerk Georgine Cooper, Police Chief Kelly Ducak, Treasurer Kayla Gray, Attorney David McArdle, Fire District Chief Curt Hanselman

3. **Pledge of Allegiance** led by Kathleen Wheat

4. **Public Comment** included: Martin Horn invited folks to Trunk-or-Treat at Island Lake Café on 10/14/20265:00 – 7:00 p.m.; Victor Szuszkiewicz asked that Village Board reconsider tobacco in self-service vending machines; local ordinance prohibits in some places. Kathleen Wheat: Item 8 RE: Commissioner instead of Commission; concerned that Mayor/Liquor Commissioner has all the power; thanked for changing special event liquor licenses.

5. **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

6. **Consent Agenda**
   a. Approve minutes of the September 24, 2026 Village Board Meeting
   b. Adopt Resolution 721-26 appointing Kayla Gray as Principal Authority for Illinois Funds
   c. Adopt Resolution 722-26 appointing Kayla Gray as Authorized Agent for IMRF
   d. Grant Raffle Permit to Island Lake Lions Club for 2026 Fall Fest on 10/17/2026

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

7. **Approve the proposed extension request by KLM regarding the sale of vacant land in the Walnut Glen Subdivision, and authorize the Mayor and Village Clerk to sign all necessary documents to complete the sale of the land for a gross purchase price of $1,200,000**
   Discussion: Extension required because date of last extension expired. Attorney McArdle: We look forward to getting it done.

   Motion to approve the proposed extension request by KLM regarding the sale of vacant land in the Walnut Glen Subdivision, and authorize the Mayor and Village Clerk to sign all necessary documents to complete the sale of the land for a gross purchase price of $1,200,000
   by Trustee Alers, Second by Trustee Lewis
   Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

8. **Adopt Ordinance 1729-26 Title 3, Chapter, Liquor Control Regulations**
   Discussion: Attorney McArdle: There are a number of amendments proposed. State law changed to allow Special Event Liquor License to allow addition of spirits with beer and wine; added statutory language to complete. Applicant is nonprofit and that would qualify; asked for clarification on whether a municipality qualifies. Section 2: No city Attorney McArdle knows about has a Commission for Liquor Licensing; less bureaucracy. Mayor can revoke. Section 3 corrects number of licenses in each class; if

number changes, Village Clerk can be directed to make the changes. Trustee Lewis: We have had some recent violations.

Motion to adopt Ordinance 1729-26, An Ordinance Amending Various Subsections of Title 3, Business Regulations; Chapter 2, Liquor Control Regulations of the Village of Island Lake Code
by Trustee Ziegler, Second by Trustee Cermak
Questions: Trustee Cermak: Wanted to make sure that Board had the power to increase licenses and would know to whom it will be issued.
Ayes: Trustees Alers, Cermak, Deasey, Lewis, Mills and Ziegler. Nays: none. Motion carried.

9. Discussion Items

a. Flock Camera Agreement

Mayor McLaughlin: Can be a useful tool but they are sometimes misused. Chief Ducak: It takes an image of a license plate; it does not capture faces; we have one in town. Ran an audit back to January and there has been no abuse. After 30 data, Flock data is erased. We do not share data outside of Illinois. It is an investigative tool. We abide by State law; officers go through training; have to log requests for information. We will run monthly audits in addition to internal audits. Data is stored through Flock. We share if something is part of a case. Flock does not share data. Trustee Deasey: Is it an effective tool? Response: Yes. Trustee Cermak: A person who started a fire at a Walmart and was caught on cameras and apprehended. Chief: At a former position, they were able to track a murder suspect to California and apprehend them. Has a meeting with Flock representative tomorrow. Flock provided information that helped apprehend burglars in the area. They help in missing persons. In order to do a plate search, it has to be part of a criminal investigation. Add renewal to 10/22/2026 Agenda.

b. Financing for building repairs

Trustee Mills: Attended a workshop on funding: USDA Rural Development Program; met with a contractor about repairs for the Village; Director Carlsen provided our building assessment to the contractor. We can begin to fill out application for funding.

c. Conservation Easement

Engineer Zehner: Southhampton easement situation; will need to have an additional meeting when we have an assessment of costs. Attorney McArdle: We talked about going along lot lines rather than through the middle; it may be possible to use a pipe installed. Engineer Zehner: There is an inlet. Resident: who have a hole that needs to be filled behind 2 houses; trees are dying and ground is sliding into hole. Engineer Zehner: A contractor is giving an assessment; there are invasive species are there.

d. Holiday Meals and Giving Program

Mayor McLaughlin: Went into Jewel today and got a commitment from the new manager to continue the meal donations. Trustee Mills contacted school to ask for families most in need. Trustee Alers reached out to McHenry School District as well. Trustee Alers: 5 schools that have students from Island Lake.

Items for next agenda as a result? Renewal of Flock Agreement

10. Mayor Comments included: Senior Thanksgiving and Christmas meals; need volunteers to serve. Westridge Banquet is open and ready for bookings. Discussions underway for a sale of dispensary. Craft Fair is full with vendors.

11. Trustee and Staff Comments included: Trustee Alers: Looking for to fall festivities. Trustee Cermak: Thanked residents for coming out; praised Trustee Deasey for working on businesses. Trustee Deasey: Thanked residents for coming out; reminded people to be conscious of pedestrians. Trustee Lewis: Island Lake Lions has Fall Fest on 10/17/2026 from 2:00 – 5:00 p.m. for activities and hayride; 5:00 – 9:00 for band and bonfire; appreciates residents' voices. Trustee Mills: Contacted police chief about cars running stop signs; officers were out the next day to monitor the time slot reported; appreciated quick action by police department. Chief Ducak looking into grants; reach out if you have a concern and want a response

Attorney McArdle: 2 items for Closed Session: personnel under (c)(1) and collective bargaining under (c)(2). Clerk Cooper: Mayor letter is posted on the website; part of insert going into water bill; Need to fill vacancies on Planning and Zoning Commission; have had a challenge to having a quorum at past hearings; also a vacancy on Parks Planning and Development.

12. **Executive Session for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2**(c)(1)
Motion to go into Executive Session for the purpose of discussing employment, compensation and performance of specific employees 5 ILCS 120/2(c)(1) and collective bargaining 5 ILCS 120/2(c)(2) (c)(2) and return to Opens Session with no action taken by Trustee Lewis, Second by Trustee Mills

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

Return to Open Session Roll Call: Present: Trustees Brittany Alers, Steve Deasey, Thadd Lewis, Wendy Mills and Will Ziegler.
Absent: none.

We have conflicting powers and duties in Title 1 regarding hiring and firing. Mayor McLaughlin issued directive RE: onboarding process Update ordinance to have employee recommendation for hiring to the board; advice and consent of the board; Attorney McArdle will come back with a draft.

13. **Adjournment**
Motion to adjourn by Trustee Cermak, Second by Trustee Alers
All were in favor. Meeting adjourned at 8:49 p.m.

Submitted by Georgine Cooper

Village of Island Lake
Public Works Department

September 2026 Monthly Report

October 08, 2026

Water Department:

- Completed 71 J.U.L.I.E locates.
- General maintenance at Waterford Water Plant; adjust backwash settings, check brine levels in both pits, calibrate chlorine and pH analyzers.
- Installed new Water Meters: 34.50 hrs.
  Installed new MIU's. 16.75 hrs.
- Issued out 40 Village Red Tags for delinquent water accounts.
- Fulfilled 4 Northern Moraine Water Shut Off requests.
- Brine Pit Rehab~ Emptied and repaired brine pit at Waterford Plant.
- Replaced the gravel in the Softener Tank at Waterford Plant.
- Testing Water: 38.0 hours.
- Water Plant Maintenance: 9.25 hours.

September Operating Report:

- ✓ Total gallons pumped:
- ✓ Average gallons per day:
- ✓ Peak day gallons:

Street Department:

- Tree work throughout Village: Tree removal, Tree trimming, and Stump removal throughout village. 67.75 hrs.
- Grass Cutting and brush mowing throughout village. 272.55 hrs.
- Small equipment repairs and vehicle maintenance are ongoing.
- Repaired 2 storm sewer basin's located at Newport Drive and Eastway Drive. 64.50 hrs.
- Performed street sweeping as needed.
- Completed road repairs in Fox River Shores Subdivision~ Repaired Potholes with Asphalt – 43.5 hrs.
- Sign Replacement throughout Village
- Setup/Take down for our 7th Annual Oktoberfest Event. 325.50 hrs. [**Corrected total**: 174 **hours**]
- Park maintenance is ongoing.
    - ✓ Park Maintenance: 69.25 hours.

Parks Planning and Development Report, Trustee Alers

Thursday, October 8th, 2026 meeting

— I attended the Parks Planning and Development Commission meeting on Monday, 9/5/26. Topics of discussion included: They are continuing to look for new ways to bring in revenue for park improvement including continued Grant research, the possibility of bringing in local food trucks to parks.

— There has been discussion in regards to renaming Park Beach as it is no longer a beach and the Commission would like to officially recommend that we rename it in memory of Charles (Chuckie) Pokorny, a little boy whose life was claimed at the age of 5 by the tornado that hit our village, April 11, 1965.

— They would also like to present the National Wildlife Federation's, Mayors Monarch Pledge to benefit both people and pollinators by learning to protect our pollinators.

— I met with Director Carlsen and discussed ways to improve parks and beaches with minimal cost.

— I also received this from Trustee Cermak*: A resident who lives on the lake cleaned out this debris from his gutters and shoreline and it appears and is believed to be firework debris*.

Village of Island Lake

3720 Greenleaf Avenue Island Lake, Illinois, 60042
Phone: 847-526-8764 Fax: 847-526-1534;
www.villageofislandlake.com

Economic Development

October 2026 Report

New Business Development

- 531 Auburn Dr. Indian restaurant; projected opening: November 2026.
- Inner Spice Mediterranean restaurant at 640 E. State Rd.: Online ordering is now live on their website; grand Opening to come.
- Former Wauconda Community Bank building, 229 E. State Rd.: New owner is looking for prospective business tenants.
- 217 E. State Rd. (former hardware site): New owner is looking for a tenant to drive plans for current or new structure; will remove old sign
- Hometown Makers & Bakers, at 125 E. State Rd, Unit 1: Soft opening this week
- Island Boutique at 125 E. State Rd. is open with 50 vendors: Grand Opening was October 3 & 4; classes will be offered.
- Biggby Coffee at 311 E. State Rd.: Construction on the 2 commercial spaces of 1,500 square feet each will begin in January 2027 by Biggby Construction Company. Once businesses are established, owner will seek funding for Phase 2, construction of apartments.
- Otro Nivel hand wash and car and boat detail shop, 108 W. State Rd.: Opened in September; Grand Opening in spring 2027.

Business Closings

- Emerald Dispensary, 660 E. State Rd., for sale.

Industrial and Commercial Space

- For Rent: 125 E. State Rd., zoned B-1
- 452 W. State Rd., zoned B-1
- 217 E. State Rd. (former hardware building on the site with Lomeli's); planned demolition and new build of four to five 1,500 – 2,000sf units; possible multiple tenants
- 229 E. State Rd. (former Wauconda Community Bank site)
- 235 W. State Rd. for sale (Island Lake Car Wash)
- 660 E. State Rd. for sale (former Emerald Dispensary)
- 125 E. State Rd has one unit still available

Notes

- Contacting property owners about updating and maintaining signs and landscaping/grounds in good condition for current businesses; Island Foods sign will be replaced with a new sign for Lomeli's.

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Department of Building • Zoning • Building Code Compliance

MONTHLY REPORT

October 2026 Report for September 2026 Receipts

BUILDING DEPARTMENT REVENUE

39	Permits / Total fees	**$13,545.00**
	Building Citations	
1	Business Registrations	**$50.00**
22	Contractor Registrations	**$1,325.00**
	Mowing	
2	Rental Inspections	**$100.00**
	Engineering Escrow	
	Developer Deposits	
	Zoning Hearing	
	TOTAL RECEIPTS	**$15,020.00**

Notes

- 44 permit applications received
- 8 Plan Reviews
- New residential construction: none
- Last new construction permit issued: July 2026

Police, Public Safety and Ordinances Report

October 2026

Trustee Lewis was out of town so was unable to meet with the Chief, so the report is a short one.

Welcome to new Chief Kelly Ducak. She was sworn in [9/16/2026] and has “hit the ground running” Chief Ducak is already working on grants for the Police Department.

The Fire and Police Commission conducted the Sergeants exam for department promotions.

Notes to the Treasurer's Report

A: The bank balance report depicts that ending September 30, 2026 there is a balance of 4.37 million. Of that, 349 thousand is available to pay the Village outstanding payables and payrolls in October. The remaining cash is in other special accounts per the detailed Cash and Investments balances report.

B: The total property tax received this fiscal year as of September 30, 2026 is $542 thousand from Lake County and $816 thousand from McHenry County.

Village of Island lake			
Cash & Investment Balances			
September 30, 2026			
	Wauconda	Illinois	Total Cash
Fund	Bank	Funds	& Investments
General	$ 349,257.17		$349,257.17
Grants	$ 45,619.38		$45,619.38
Impact Fee	$ 141,361.11		$141,361.11
Motor Fuel Tax	$ 679,078.79		$679,078.79
Rebuild Illinois	$ 343,960.38		$343,960.38
Walnut Glen Escrow	$ 6,306.14		$6,306.14
Water	$ 2,278,493.67	$523,292.35	$2,801,786.02
	$3,844,076.64	$523,292.35	$4,367,368.99

Village of Island Lake, Finance and Administration, October 8, 2026 Report