

**Committee of The Whole Meeting  
Village of Third Lake Board  
June 2, 2025  
Minutes**

1. Trustee Van Zeyl called the meeting to order at 7:00 p.m.

**Motion by Novak, seconded by Roesler to nominate Trustee Van Zeyl as President Pro Temp for this meeting.**

**Ayes: All      Nays: None**

**MOTION CARRIED**

2. Roll Call

Present: Hameister, Honegger, Novak, Roesler, Van Zeyl

Absent: Mateja, Buckley

Also Present: Jason Lizzo, Robert Lizzo, Chris Press, Ed Semrad, Chris Trendle,  
Sue Young

3. Approval of Minutes of the Committee Meeting May 5, 2025

**Motion by Hameister, seconded by Roesler to approve the Minutes of the Committee Meeting May 5, 2025.**

**Ayes: All      Nays: None**

**MOTION CARRIED**

4. Visitor's Comments

5. Old Business

6. New Business

- **Resolution R25-06-01 a Resolution Authorizing the Execution of an Agreement with McHenry Piers, Inc.** – The trustees asked for clarification that the pier can be installed permanently. The quote has a line that states “We recommend docks and lifts be removed for winter”. The question was raised if this will affect the warranty.
- **Resolution R25-06-02 a Resolution for Improvement Under the Illinois Highway Code – RBI**
- **Resolution R25-06-03 a Resolution for Improvement Under the Illinois Highway Code – MFT**

7. Discussion and action on items on Committee Notes of June 2, 2025

## LAKES

- Trustee Van Zeyl explained that the Lake County Health Department conducted a carp harvest over the past week. Clerk Novak confirmed the dumpster that held the harvested carp was removed earlier today.

## FINANCE AND POLICY

- Clerk Novak explained that an existing statewide 1% grocery tax is being eliminated on 1/1/26. Local municipalities can vote to maintain the tax by approving an ordinance to do so. The Ordinance will be voted on at the June board meeting. The tax brought in \$10,504 in 2023.

## PLANNING

- Clerk Novak explained that Jacky Vazquez is starting on June 4 to fill the open administrative assistant position. The trustees agreed that ordering a computer for her to use was necessary.

## ZONING AND ORDINANCES

- Draft Zoning Ord. review pages 114 – 154  
Division 11 and 12 Wind, Solar and Geothermal Energy Systems
- Trustee Van Zeyl asked for questions from Trustees.
  - Trustee Mateja emailed in comments for review, see below.

1. Page 116, item 5: When were these insurance levels last updated? With the advance of technology and research on hearing impact, I'm wondering if they have been lowered under safety guidelines since our last draft. Granted, these are pretty low now (comparison point I found online was a refrigerator-level noise) but thought I'd ask.

The trustees agreed this should be clarified.

2. Page 122, item 11 c: 18 square inches (ex: 6" x 3") is pretty small for the required information (4 items). You'd likely have to be on top of it to read it and it seems that the purpose of the signage is to keep someone away from it.

The trustees feel the size of the sign is adequate.

3. Page 125, item k-1: Second line says "The county is located..." While that is true, this is a Village ordinance. Should it say Village? I'm OK either way.

The trustees agreed to leave it as county.

4. Page 126, item 2: Does the Village have any open property that is 30 acres or more (Rollins parcel, maybe)? Curiosity question. I am trying to understand where this might apply.

Trustee Van Zeyl stated that there are no open parcels of that size, but this will need to be clarified.

5. Page 144, item (b)(3): I'd like to understand the rationale behind counting this toward lot coverage. As these panels are mounted above ground, they don't impact permeability. Are we trying to ensure that no one creates a solar field in their back yard?

The trustees agreed this should be clarified but believe that would be the rationale behind it.

6. Page 145, first item c. It states, "shall be posted at the base of the tower." Does the work tower also encompass poles? If I'm reading correctly, this applies to residential (most likely on poles) and commercial (most likely on towers).

The trustees agreed this should be clarified.

7. Page 145, item (6): Is vegetative or architectural screening sufficient to keep someone from climbing on residential ground mounted solar? For the commercial, we require fencing. Also, there is no maintenance or composition (ex: gravel, paved) of the land underneath ground mounted solar panels. We have those requirements for parked recreational vehicles. Seems we would want that here as well.

The trustees agreed this should be clarified. This appears to address visual aspects of screening.

8. Page 147, item (2): Same comment as #5 above.

The trustees agreed this should be clarified.

9. Page 147, item (5): this is the fencing requirement I mentioned in #6 above. I also have the same question about land maintenance/composition.

The trustees agreed this should be clarified. This appears to be for included to address blocking access instead of visual screening.

10. Page 151, item (c): We don't mention whether or not geothermal could be placed on the lake bottom for lake bottom that is owned by residents. If I remember correctly, it is a feasible technology. I'm thinking we would not want someone trenching and disturbing the lake bottom to that extent. Either way, it should be mentioned one way or the other.

The trustees agree that we defer to the Lake County Building Department to review and approve the project, this would fall under that umbrella.

- Page 114, a, 2, e – Is the insurance requirement of \$500,000 still current? Should this amount be raised?
- Page 117, c, 1, c – Who handles the required inspection? Are we requiring a copy of this to be filed at the Village?
- Page 137 & 153, IDNR change the word *state* to *Illinois*
- Page 142, 2 – Height - the last part of this definition needs to be clarified.
- Page 144, b, 2 – Clarify the height of accessory structure in this definition.
- Page 144, I – Add the word “if” before “the system” in this definition

#### PUBLIC WORKS

- Trustee Van Zeyl noted that SOHO pulled off the Grant Ave Sewer Project. The job was awarded to DK Construction.
8. Open to Floor
- Chris Trendle stated that he agrees we the trustees' comments on page 144 in regard to the height issue of solar panels.
  - Sue Young stated that she would like McHenry Piers to confirm that the pier can be installed permanently and if it will affect the warranty.
9. Adjournment

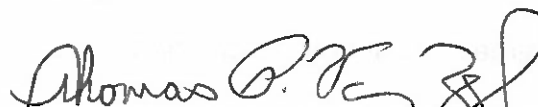
**Motion by Honegger seconded by Novak to adjourn the meeting at 8:02 p.m.**

**Ayes: All**

**Nays: None**

**MOTION CARRIED**

**Approved:**

  
Thomas Van Zeyl, President Pro Temp

**ATTEST:**

  
Kelly Novak, Clerk