

**Committee of The Whole Meeting
Village of Third Lake Board
August 4, 2025
Minutes**

1. Mayor Buckley called the meeting to order at 7:00 p.m.
2. Roll Call
 - Present: Hameister, Honegger, Mateja, Novak, Roesler, Van Zeyl
 - Absent:
 - Also Present: Pat Bland, Rodney Buckley, Tesi Carrera, Terry Culp, Donna Golchert, Matt Hillstram, Robert Lizzo, Tom Morthorst, Kelly Novak, Dan Penny, Judi Ratner, Dan Reese, Bill Saemann, Kendra Saemann, Ed Semrad, Chris Trendle, Tracy Trendle

3. Approval of Minutes of the Committee Meeting July 7, 2025

Motion by Van Zeyl, seconded by Mateja to approve the Minutes of the Committee Meeting July 7, 2025.

Ayes: All Nays: None

MOTION CARRIED

4. Visitor's Comments
 - Dan Reese questioned why on page 3 number 5, lake yard parking and storage of specialized vehicles was prohibited. He also noted that he would like the measurement for the 6 feet setbacks to be taken from the street edge not the street lot line.
 - Bill Saemann stated that he opposes the rules and regulations that are being proposed.
 - Dan Penny stated that he would like to hear the arguments or rational behind both sides of the issues being discussed.
 - Tom Morthorst stated that he wants the trustees to take into consideration that this is a lake/outdoor community with lots of equipment to enjoy. He asked they keep this in mind as rules are being developed.
 - Matt Hillstram stated that 72 hours to park your boat on your driveway seems too restrictive.
 - Judi Ratner expressed interest in developing a neighborhood directory for Sunshine Subdivision.
5. Old Business
6. New Business
 - **Resolution R25-08-01 A Resolution Amending the Village of Third Lake Personnel Policy Manual by Adding a Return-to-Work policy**
 - **Ordinance 25-08-02 A Resolution Advising and Consenting to the Appointment of a Member to the Plan Commission for the Village of Third Lake**

- **Ordinance 25-08-03 A Resolution Authorizing the Issuance of a Notice of Award for the Mariner’s Cove Improvement Project**
- **Ordinance 25-08-04 A Resolution Authorizing the Village of Third Lake to Join the Grayslake Chamber of Commerce**
- **Ordinance 25-08-01 an Ordinance of the Village of Third Lake Amending Section 18-52 of the Code of Ordinances of the Village of Third Lake**

7. Discussion and action on items on Committee Notes of August 4, 2025

LAKES

FINANCE AND POLICY

PLANNING

ZONING AND ORDINANCES

- Draft Zoning Ord.
- review pages 48 – 75
 - Division 2 Industrial Performance Regulations, 3 Environmental Regulations and Specifications, 4 Lighting, and 5 Parking and Loading Regulations
- Review pages 155 – 171 – Article V Nonconforming Lots, Uses and Structures and, Article VI Administration and Enforcement
 - Mayor Buckley went page by page asking for questions from the Trustees.
 - Page 51 (8)- Capitalize “Federal Communications Commission”
 - Page 52 (a,b,c) – Add “Lake County” to storm water management and capitalize
 - Page 53 (b) – This states that we are requiring residential lots adjacent to arterial streets to be screened from the street. Why are we requiring this? Mayor Buckley will follow up on this.
 - Page 60 (C2) – Change “maximum inclination” to “minimum inclination”
 - Page 66 (i) – Clarify that this is for commercial business purposes
 - Page 74 – REFER TO REVISED SECTION 32-206 DATED 7/29/25
 - Page 1 – Within the Camping Trailer definition, confirm if the word should be “motive” as written or “mode of”
 - Page 2 (a) – Discussion took place between the trustees and the mayor that the 72 hour, four times per calendar year for parking and storage of specialized vehicles was too restrictive. No resolution was reached.
 - Page 2 (b1) - Discussion took place between the trustees and the mayor on how to handle the proposed driveway setback for storing/parking of specialized vehicles. The trustees recommended reducing it from 6’ to 4’ and getting rid of the 42” h restriction.
Discussion also took place about where to measure the distance from, the street lot line or the street edge. No resolution was reached.
 - Page 3 (3 i & ii) – These statements will need to be clarified if the 42” h restriction is removed.

- Mayor Buckley outlined next steps for zoning ordinance
 - o A final draft will be developed based on tonight's discussions
 - o The document will go back to planning & zoning commission for review
 - o There will be another public hearing once planning and zoning has reviewed
 - o Planning & Zoning will then send the zoning document (with revisions if necessary) back to the board of trustees for a final vote

PUBLIC WORKS

- Mayor Buckley asked if there were any questions on the Mariner's Cove Resurfacing Project bid tabulation. No comments from the trustees.
- Mayor Buckley stated that work on the Grant Ave Storm Sewer project will begin in two weeks. The project will take approximately two weeks to complete.

8. Open to Floor

- Rob Lizzo questioned the intent on page 3 number 2, it needs to be clarified if it is allowing 1 or 2 items to be stored.
- Dan Reese noted several topics from the document that he submitted to Mayor Buckley.
- Terri Culp asked the trustees to consider increasing the limitation of 72 hrs, 4 times per year to something less restrictive. This will not work for his RV as he loads and unloads more times than that in a season.
- Tom Morthorst asked the trustees to be sure they take their time considering these rules so that they get it right.
- Dan Penny thanked the board for trying to come up with a compromise.
- Tracy Trendle asked who the zoning consultant was and what standards were used.
- Matt Hillstram noted that he would like the 4' setback from the street line. He also stated that he doesn't think boats should be given special treatment over other types of recreational vehicles.
- Tesi Carrera asked for clarification between storage and parking regulations.
- Chirs Trendle commented he would like street edge used instead of street lot line.

9. Adjournment

Motion by Mateja seconded by Honegger to adjourn the meeting at 9:13 p.m.

Ayes: All

Nays: None

MOTION CARRIED

Approved:


Rodney Buckley, Mayor

ATTEST:


Kelly Novak, Village Clerk

