

Village of Third Lake
Regular Meeting of the Board of Trustees
87 N Lake Ave., Third Lake, IL
August 18, 2025
Minutes

1. Mayor Buckley called the meeting to order at 7:00 p.m.

2. Pledge of Allegiance

3. Roll Call

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

Absent: Novak

Also Present: Tesira Carrera, Jason Lizzo, Rob Lizzo, Ed Semrad, Chris Trendle,
Sue Young

Prior to opening the meeting to the floor, Mayor Buckley gave a brief background on the Village and meeting procedure:

I would like to share a little bit of history for Third Lake.

In 1845, John Chittenden acquired land that is now part of the Village of Third Lake.

In 1893, John passed away, leaving 1/3 to his wife Sarah and the remaining 2/3 divided up by seven kids.

In 1919, Sarah passed away, leaving her approximately 200 acres up for grabs.

In 1921, Charles Daniels took ownership of the land and subdivided it into creating the Sunshine Subdivision.

Each 50' wide lot was sold with its pair so one lot had a house and the other had the septic field.

In 1957, the Sunshine Homeowners Improvement Association was incorporated as a non-for-profit organization.

In 1959, the Association voted to incorporate into a village. This gave the residents local representatives that cared about our area.

Several years later, sanitary sewer was brought into the neighborhood which allowed for many lots to be sold off and homes built.

In 1994, The Village finally had a Village Hall.

The land that was to become part of the Village of Third Lake has gone through many changes over the years and will continue to evolve moving forward. Whenever change happens there will be people emotionally affected. Some feel encouraged for progress while others feel resistant to change because it ruins the past. No matter how long you or your family have been here, change is inevitable.

To run the village, we have 6 elected trustees and one elected Mayor. Every one of our ordinances or laws references the person responsible for enforcement, which is the mayor or designee. We are a small Village, so many of these tasks remain the responsibility of the mayor. This includes signing contracts, code enforcement, inspections, licenses, disputes,

writing citations, and running meetings. At these meetings it is the responsibility of the mayor to keep order and make sure objectives are met and people get to be heard. There are rules in state statute and in our own ordinances that dictate how the meetings work. Each individual that signs up to speak will be given a certain amount of time to speak to the mayor at the meeting. The comments are to be directed at the mayor. Questions can be asked but an answer will most likely not be given at the time. What may appear to be a simple question can have difficult answers. If your time is up, please stop talking and allow the next person to speak. Time adjustments are allowed depending on circumstances. When public comment sessions are completed, please refrain from making any comments that can be heard by others. If you need to talk to the person next to you and your voice can be heard farther away, then please leave the meeting. You will be given another opportunity to speak again toward the end of the meeting.

4. Open to the floor

5. Consent Agenda

A. Motion to approve Regular Board Minutes dated July 21, 2025.

- Item pulled from Consent Agenda because Trustee Mateja stated that she thought Mr. Trendle said "...current board member of the Mariner's Cove HOA.", and the wording should be amended as such.
- This was discussed, and Mr. Trendle stated that he didn't think he said "board", but that Mayor Buckley did. Trustees agreed to amend the minutes.

Motion by Van Zeyl, seconded by Hameister to approve the Regular Board Minutes dated July 21, 2025 as amended.

Roll Call Vote:

Ayes: Hameister, Honegger, Mateja, Roesler, Van Zeyl

Absent: Novak

Nays: None

MOTION CARRIED

B. Motion to approve Accounts Payable dated August 11, 2025, totaling \$52,436.20.

C. Motion to approve the Treasurer's Report – Fund balances as of July 31, 2025.

D. Motion to approve the Treasurer's Report – Profit & Loss Budget Performance July 2025.

E. Resolution R25-08-01 a Resolution amending the Village of Third Lake Personnel Policy Manual by adding a Return-to-Work policy.

F. Resolution R25-08-02 a Resolution advising and consenting to the appointment of a member to the Plan Commission for the Village of Third Lake.

G. Resolution R25-08-03 a Resolution authorizing the issuance of a Notice of Award for the Mariner's Cove Improvement Project.

H. Resolution R25-08-04 a Resolution authorizing the Village of Third Lake to join the Grayslake Chamber of Commerce.

I. 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.

Motion by Van Zeyl, seconded by Hameister to approve the consent agenda.

Roll Call Vote:

Ayes: Hameister, Honegger, Mateja, Roesler, Van Zeyl

Absent: Novak

Nays: None

MOTION CARRIED

6. Items Pulled from the Consent Agenda

7. Unfinished Business

8. New Business

9. Mayor Report

- July Staff Meeting Minutes
- Legal Services Fee Adjustment – Mayor Buckley stated that there will be a 3.5% increase over the past 5 years. This will be in the next Committee Meeting packet.
- Mayor Buckley stated that he would like to address the incorrect statements in a letter read by a homeowner at the last Committee meeting regarding the zoning ordinance.
 - “Trustees and Commissioners turning a deaf ear” – There have been numerous revisions on this document. Trustees were given a 78-page document compiled by a resident with data & suggested changes & have done a phenomenal job reading through, interpreting & trying to incorporate these suggestions into the ordinance.
 - “The Village is on a rampage of enforcing rules” – Only 3 citations have been issued since it was decided to return to enforcing current codes. There were many more violations, but Mayor Buckley spoke with homeowners & helped bring them in compliance, so citations didn’t have to be issued.
 - “Sunshine isn’t a ‘real’ subdivision” – Sunshine was actually the first subdivision of the Village. It was what started the village. Sunshine & Mariner’s Cove are the 2 subdivisions that make up the Village. Lake Avenue is a true road, not an alley.
 - Storage & parking of specialized vehicles – Current zoning says homeowners can store 2 recreational vehicles on their own property, but not on someone else's property. What we’re discussing further here & at Planning & Zoning Committee meetings is where you can store them and the rationale behind that decision.
 - “Army Corps of Engineers doesn’t regulate shorelines” – The Army Corps of Engineers delegated down to local & regional authorities, and local municipalities, & as a certified village with the Stormwater Commission for Lake County, we are allowed to make shoreline approvals. In 2003, we had a study done which enabled us to come up with plans for the shoreline, & we can approve such plans at no cost to residents that live along the water. We don't charge for the permits for this. The Village absorbs these costs because we feel it is that important to make sure our lakes stay as sediment-free as possible.
 - Waterski slalom course – The slalom course was located on the Lake County Forest Preserve property & was shut down by them, not the Village. Mayor Buckley attended one of their meetings, asking if the Village could regulate it for them so they wouldn't have to deal with it. Their comment was that there was no benefit to the Forest Preserve.

10. Village Attorney Report

11. Engineer Report

12. Committee Reports

A. Finance

- Trustee Mateja stated that at a future committee meeting, she would like to talk about continuing our efforts to make the financial statements easier to understand. Mayor Buckley stated that he will work with our Treasurer to facilitate that.

B. Lakes

- Mayor Buckley stated that there have been several instances of boaters anchoring over the aerator lines. Boats anchoring here have damaged the aerator lines in the past.

C. Planning/Development

D. Public Safety

E. Public Works

- Mayor Buckley informed the board that the contract for the Mariner's Cove Resurfacing Project will be sent to Schroeder Asphalt Services on August 19, 2025.
- Mayor Buckley stated that DK Construction will hopefully begin work on the Grant Ave Drainage Project within a week.

F. Zoning/Ordinances

- Village Code of Ordinances, Chapter 21, Article IV, Division 5, Section 32-206:

b) Location:

1) Adjoining Right of Way: Outdoor storage & parking

- After much discussion about lot lines vs street lines, with Mayor Buckley stating that our attorney advises us to use lot lines because they are defined and defensible in a court of law, & trustees stating street lines would be easier to enforce because they are readily visible, the following was decided upon & suggested:
 - o Change wording to 0 feet from lot line.
 - o Mayor Buckley will look into getting a second opinion from a civil engineering attorney per Trustee Hameister's request.
 - o Change watercraft or recreational vehicles to specialized vehicles.
 - o Allow winter storage on grass, using the wording November through April.

Motion by Van Zeyl, seconded by Mateja authorizing the Village of Third Lake to submit a revised application to the Plan Commission for certain text amendments to the Zoning Ordinance

Roll Call Vote:

Ayes: Hameister, Honegger, Mateja, Roesler, Van Zeyl

Absent: Novak

Nays: None

MOTION CARRIED

13. Open to Floor

- Chris Trendle asked for clarification on storing vs parking on grass. Mayor Buckley stated that parking is up to 72 hours.
- Chris Trendle asked that the Open to Floor period be moved to before the vote so that the Trustees have the opportunity to hear from the community before they vote.
- Rob Lizzo requested a copy of the redlined zoning document being discussed at this meeting.
- Sue Young requested a copy of the updated draft zoning ordinance. Mayor Buckley stated that it will be on our website within a week.
- Jason Lizzo asked if everything the Trustees voted on today will be online. Mayor Buckley stated that it will.
- Jason Lizzo requested an update on the power line burial project. Mayor Buckley stated that our engineers are still working with ComEd to finalize the specs for the bid. Once that is complete, it will go out to bid.
- Tesira Carrera asked for clarification on if the storage in the zoning ordinance refers to both R2 and R3. Mayor Buckley stated yes.

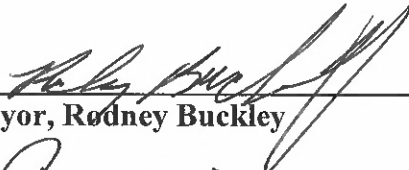
14. Open Meeting

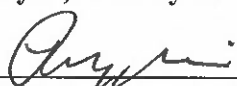
15. Adjournment

Motion by Mateja seconded by Honegger to adjourn the Board meeting at 8:37 p.m.

Ayes: All Nays: None

MOTION CARRIED

Approved: 
Mayor, Rodney Buckley

ATTEST: 
Administrative Assistant, Penny Breines

