

**VILLAGE OF LAKEWOOD  
MINUTES OF THE BOARD MEETING  
MAY 28, 2024**

The Village Board Meeting was held in-person at Crosspoint Lutheran Church, 8505 Redtail Drive, along with Zoom viewing. It was called to order at 7:00 p.m. by President Stavropoulos. Present at Crosspoint Lutheran Church were Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne. Absent was Trustee McMahon. Also present were Village Manager Jean Heckman, Village Attorney Scott Puma, Village Clerk Jeanette LoBosco, Director of Public Works Gary Zickuhr, Chief of Police Mike Roth, and RedTail Golf Club General Manager Kenny Goodwin.

Village staff attendance included Planning and Zoning Chairman John O'Hara, Police Sgts. Doherty, McGrath, and Wiegel, and RedTail Golf Course Project Manager Richard Swiech.

The evening began with seven additional in-person public in attendance.

Zoom attendance ranged from two to eight participants throughout the evening.

**PLEDGE OF ALLEGIANCE**

President Stavropoulos led in the reciting of the Pledge of Allegiance.

**PRESIDENT'S OPENING REMARKS**

President Stavropoulos introduced RedTail Project Manager Richard Swiech. He thanked Richard for his work thus far.

President Stavropoulos also recognized and wished good luck to the Crystal Lake Central High School Girls Soccer Team as they were playing that evening in the Super-Sectional Finals.

**PUBLIC COMMENTS**

John Schrauf addressed his concerns regarding the changes proposed in the evening's agenda item relative to Turnberry Lakes.

Dr. Phil Lambruschi expressed his concerns of the activity levels with regards to Turnberry Lakes.

Win Kaczmarek reported activity he observed the past weekend and expressed concern of potential increase.

Roxana Naughton shared her thoughts of the lakes being an asset to the community. However, expressed concern regarding today's current use was not the original intention.

**APPROVAL OF CONSENT AGENDA**

The following were considered and enacted on a single motion by Trustee Jeschke, seconded by Trustee Wayne as presented:

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**A. Request Approval of Meeting Minutes**

1. April 23, 2024 Budget Workshop
2. April 23, 2024 Village Board Meeting

**B. Request Approval of Bill Lists**

1. Accounts Payable Prepaid Invoices Dated April 30, 2024 in the Amount of \$242,833.79
2. Accounts Payable Invoices Dated May 29, 2024 in the Amount of \$48,206.34
3. RedTail Manual Checks Dated April 30, 2024 in the Amount of \$9,400.12

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahon.

Motion declared carried.

**ITEMS REMOVED FROM CONSENT AGENDA**

No items were removed from the Consent Agenda.

**CONSIDERATION OF HLR BUILDING INSPECTION SERVICES RATE INCREASE**

Village Manager Heckman reviewed the services provided by HLR and discussed the rate increase of building inspections from a minimum of \$80 to \$85, and plumbing inspections from a minimum of \$100 to \$105.

*Public Comment*

No Public Comment was made.

Trustee Fischer, seconded by Trustee Babischkin moved to approve Ordinance No. 2024 – 13, an ordinance repealing and replacing Chapter 19, Section 19.16 F of the Village Code regarding the building permit fees.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahon.

Motion declared carried.

**CONSIDERATION OF ORDINANCE 2024 – 14 REGARDING TURNBERRY LAKE REGULATIONS**

President Stavropoulos helped direct an extensive, interactive discussion pertaining to the regulations proposed for Turnberry Lakes. Focus and consideration was given to the shoreline access and to produce a tool in which would allow for enforcement.

An ordinance was drafted to address issues presented for many years and at the recently held Town Hall Meeting.

During the ordinance review, amendments were proposed: defining “Benefitted Owners” and “Benefitted Owners outside of SSA 8” and their rights in Sections 12.1.01 A and B; striking the age restriction and totality of Section 12.1.01 D; adjusting the current Section 12.1.03 for all fishing to be catch and release; and removing consideration of the eligibility of non-residents of the Village to purchase a fishing pass as outlined in Section 12.1.01 C. Relative to Section 12.1.02, an addition be made to establishing a fine for violating the section.

*Public Comment*

Roxana Naughton questioned the \$500 non-resident fishing fee.

Dr. Phil Lambruschi asked if Chief Roth had comments to share regarding the proposed ordinance. He also asked if a tax would be implanted for the entire taxing community of the Village.

Scott Chain spoke of taxing abilities provided through SSA1 compared to SSA8.

John O’Hara spoke of the provision of enforcement and shared his recommendations of changes to the proposed ordinance.

John Schrauf addressed his thoughts regarding the access of the lakes.

Trustee Wayne, seconded by Trustee Jeschke moved to approved Ordinance 2024 – 14, an Ordinance Further Amending Chapter 12, Section 12.1 of the Village Code Regarding Turnberry Lakes Regulations, applying the amendments as discussed.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahan.

Motion declared carried.

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**CONSIDERATION OF 2024 ROAD PROJECT**

Village Manager Heckman reviewed the 2024 Road Project, which included two options due to anticipation of receiving the \$250,000 of appropriations awarded last year from the State.

She also briefly discussed the opportunity presented by Baxter and Woodman to provide a new evaluation tool of the roads in preparation for the next five-year road program analysis.

*Public Comment*

Dr. Phil Lambruschi question the schedule timeline for Dairy Lane.

Trustee Babischkin, seconded by Trustee Delzell moved to approve Geske and Sons, Inc. bid for Option 2 (which includes Option 1[3,552 ft of Turnberry Trail from Bard to Bonnie Ridge Road, and Farrell from Bard to Prestwick, including cul-de-sacs] and an additional 2,405 ft of Farrell from Prestwick to Redtail Drive, including cul-de-sacs) and 2,500 pounds of pavement crack filling, and Baxter and Woodman Engineering Services (Engineer's Project No. 2325937.01) for the 2024 Road Project for a total amount not to exceed \$408,684.74. A budget amendment to Capital Improvement Street M/R 330-00-8410 for \$100,000 will be required.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahan.

Motion declared carried.

**CONSIDERATION OF CATALIS SOFTWARE WEBSITE UPGRADE**

Village Manager Heckman reviewed the research and analysis provided during Trustee Babischkin' s presentation at the October 10, 2023 meeting.

Follow-up was conducted, and recommendation was made to upgrade with the existing provider Catalis.

*Public Comment*

No Public Comment was made.

Trustee Wayne, seconded by Trustee Delzell moved to approve Village Manager Heckman to execute the four (4) year subscription term with Catalis as presented.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahan.

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Motion declared carried.

**CONSIDERATION OF 2024-2025 WINTER DEICING SALT BID**

Director Zickuhr reviewed the opportunity to participate in the Lake County Division of Transportation bid process for the upcoming winter season supply of rock salt.

*Public Comment*

No Public Comment was made.

Trustee Babischkin, seconded by Trustee Fischer moved to authorize Director Zickuhr to execute the delivery of the rock salt for the 2024/2025 winter season; 950 ton bid, with a minimum obligation of 760 ton; with an amount not to exceed the budgeted total of \$80,000.00.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahan.

Motion declared carried.

**CONSIDERATION OF PUBLIC WORKS SERVICE TRUCK**

Director Zickuhr requested waiving a bid process relative to the purchase of the proposed replacement truck. He reviewed the replacement need, lease versus own option along with financing, and product availability.

Trustee Jeschke requested further review be made by Director Zickuhr to consider alternative suppliers of the vehicle.

*Public Comment*

No Public Comment was made.

Trustee Delzell, seconded by Trustee Babischkin moved to approve waiving the bidding process and approve the purchase of the 2024 F-450 Service Truck in an amount not to exceed \$80,599.03; with financing provided by Wintrust (5 years at 6.5% interest, for a total financed amount of \$72,539.13 with a 10% deposit of \$8,059.90); using funds from the 2024/2025 budget, LWU Capitol 62-00-8620; and only after consideration of an alternative supplier proves to be unattainable.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, and Jeschke.

Nays: Trustee Wayne.

Absent: Trustee McMahan.

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Motion declared carried.

**CONSIDERATION OF REDTAIL GOLF COURSE PROJECT HVAC CONTRACT**  
President Stavropoulos discussed the difference between the original HVAC quote received for the RedTail Golf Course Project to the current build need.

RedTail Golf Course Project Manager Richard Swiech supports awarding the contract to Jensen's.

*Public Comment*

No Public Comment was made.

Trustee Babischkin, seconded by Trustee Wayne moved approve awarding the HVAC Proposal for RedTail Golf Course Clubhouse and Cart Pen to Jensen's in an amount not to exceed \$429,000.00.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahon.

Motion declared carried.

**CONSIDERATION OF REDTAIL GOLF COURSE PROJECT HARDIE SIDING INSTALLATION**

Bids were received for consideration of installation of Hardie siding for the Clubhouse and Cart Pen buildings of the RedTail Golf Course Project.

*Public Comment*

No Public Comment was made.

Trustee Wayne, seconded by Trustee Babischkin moved to approve Summit Roofing's proposal to supply and install Hardie siding for the RedTail Golf Course Project in an amount not to exceed \$77,389.28

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahon.

Motion declared carried.

**PRESENTATION OF UPDATE REGARDING STATUS OF TURNBERRY GOLF CLUB ORDINANCE ISSUES**

President Stavropoulos confirmed notification received from the Crystal Lake Fire Inspector that the issues addressed regarding the life safety concerns have met a level of compliance.

*Public Comment*

Win Kaczmarek questioned the lighting in the parking lot and back of the building.

**PRESENTATION OF REDTAIL ONGOING MATTERS**

President Stavropoulos briefly reviewed the current status of the plumbing and electrical services. In addition, the Village submitted its first draw request for payments made to subcontractors.

**PRESENTATION OF FINANCIALS**

1. Village Financial Statements for the Periods of May 1, 2023 through December 31, 2023
2. RedTail Golf Club Financial Statements for the Periods of May 1, 2023, through December 31, 2023

No comments were addressed.

**OTHER**

Trustee Fischer called attention to the deteriorating condition of a section of Beaver Pond Road.

Due to the lack of response from Schroeder Asphalt, the Village's Public Works staff will do the necessary repair.

**REPORTS AND COMMENTS FROM DEPARTMENT HEADS**

No reports or comments were shared.

**EXECUTIVE SESSION**

At 9:49 p.m. President Stavropoulos asked for a motion to enter into closed session for the following purposes:

- litigation, when an action against, affecting or on behalf of the Village has been filed and pending before a court or administrative tribunal, or when the Village finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the minutes of the closed meeting.

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Trustee Delzell, seconded by Trustee Wayne moved to enter into Executive Session.

Roll call vote: Ayes: Trustees Babischkin, Delzell, Fischer, Jeschke, and Wayne.

Nays: None.

Absent: Trustee McMahan.

Motion declared carried.

At 10:12 p.m. the Village Board returned to the regular Village Board Meeting.

With nothing further to discuss, Trustee Wayne, seconded by Trustee Babischkin moved to adjourn the meeting.

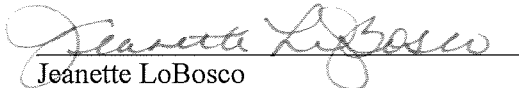
Voice vote: All Ayes.

Nays: None.

Absent: Trustee McMahan.

Motion declared carried.

The meeting adjourned at 10:12 p.m.



Jeanette LoBosco  
Village Clerk

June 11, 2024