



VILLAGE OF FOX LAKE
SPECIAL VILLAGE BOARD MEETING MINUTES

STATE OF ILLINOIS, }
Lake and McHenry Counties, }
ss.

Village of Fox Lake

At the regular Board Meeting, held in said Village and County in the State of Illinois at 2:00 p.m. on December 20, 2018 meeting was called to order by Mayor Schmit. The following official business was transacted:

1. Call to Order

Roll Call

Present Mayor Schmit; Village Attorney Howard Teegen; Trustees: Jensen, Stochl, Konwent, and Marr.

Staff also in attendance: Anne Marrin, Jimmy Lee Jr., Donovan Day, Kealan Noonan and Julie McManus.

2. Approval of Minutes

There is none.

3. Approval of the Warrant

There is none.

4. Special Business (Appointments, Swearing In Ceremonies, Proclamations)

There is none.

5. Village President's Report

There is none.

6. Village Administrator's Report

There is none.

7. **Village Attorney Report**

There is none.

8. **Village Treasurer's Report**

There is none.

9. **Preliminary Audience Comments (on Agenda Items Only)**

There is none.

10. **Motion to Recess to Committee of the Whole Meeting**

Trustee Konwent made a motion to recess to the Committee of the Whole, seconded by Trustee Jensen. All were in favor. Motion Carried.

A. Strategic Planning Team Reports – N/A

11. **New Business**

A. Ordinance 2018-54: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake by granting a Special Use to Thelen Sand and Gravel, Inc. to operate a Solar Farm at the Property at 28955 W. Route 173, Antioch, Illinois.

Tom Zanck and Dan Shepard, representing Thelen Sand and Gravel, gave a brief presentation explaining their request. Thelen Sand and Gravel operates a mining operation which is zoned M-2, and utilizes a large amount of energy to operate the conveyor system and equipment. *A solar farm* is a large-scale photovoltaic system (PV system) designed for the supply of power into the electricity grid. Ordinance 2018-29 permits solar farms as an allowable use in M-1, M-2 and A-2 Zoning Districts with a Special Use Permit. The location of the solar farm is in a mining pit that is no longer in operation. The solar farm is approximately 763'X541'. Each solar panel is approximately nine feet (9') tall, and will not be visible from any residents adjacent to the property. A fence will be installed around the entire solar field.

Trustee Stochl stated he was initially concerned because there were other plans for that area and adding solar panels will take away from the acreage. However, after further discussions and looking toward the future, solar panels do appear to be a good idea. The Planning and Zoning Commission held a public hearing on the matter on December 12, 2018 and recommended approval for the project.

B. Ordinance 2018-55: An Ordinance of the Village of Fox Lake and McHenry Counties Illinois Approving a Redevelopment Agreement by and between the Village of Fox Lake, Lake and McHenry Counties, Illinois and Clicking Left, INC.

The projected cost of renovating the existing building and property is \$381,000.00 (including equipment). The total incentive is not to exceed seventy-five thousand dollars (\$75,000.00) for permanent improvements being made to the exterior of the building. The Redevelopment Agreement provides a reimbursement of fifteen thousand dollars

(\$15,000.00) upon issuance of the Certificate of Occupancy, and seventy-five percent (75%) of the one percent (1%) BDD retailers' occupation tax generated from the subject property for a period not to exceed five (5) years or sixty thousand dollars (\$60,000.00)

C. Ordinance 2018-56: An Ordinance Authorizing the Village of Fox Lake, Lake and McHenry Counties, Illinois to Borrow Funds from the Public Water Supply Loan Program and Water Pollution Control Loan Program.

The Interconnect Project gets the sewer and water from the connection points at Grand Avenue and Nippersink, down Nippersink to Oak and then across to the west side of 12, across the two channels to a point past Marine grill and then back across 12 to the East side near Riverside Island Drive. The projected cost is about \$8.3 million and the Ordinance seeks authority to borrow up to \$9 million in order to cover possible contingencies.

12. Old Business

There is none.

13. Motion to Adjourn from Committee of the Whole and reconvene Village Board Meeting

*Trustee Jensen made a **motion** to adjourn from Committee of the Whole and reconvene Village Board Meeting, seconded by Trustee Konwent. All were in favor. **Motion carried.***

14. Items to be Removed from Consent Agenda

There is none.

15. Consent Agenda

All items listed on the Consent Agenda are considered to be routine by the Village Board and will be enacted by one motion. There will be no separate discussion of these items unless a Trustee so requests, in which event the item will be removed from the general order of business and considered under the Approval of Exceptions.

A. Resolutions

B. Ordinances

- 1. Ordinance 2018-54: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake by granting a Special Use to Thelen Sand and Gravel, Inc. to operate a Solar Farm at the Property at 28955 W. Route 173, Antioch, Illinois.**
- 2. Ordinance 2018-55: An Ordinance of the Village of Fox Lake and McHenry Counties Illinois Approving a Redevelopment Agreement by and between the Village of Fox Lake, Lake and McHenry Counties, Illinois and Clicking Left, INC.**
- 3. Ordinance 2018-56: An Ordinance Authorizing the Village of Fox Lake, Lake and McHenry Counties, Illinois to Borrow Funds from the Public Water Supply Loan Program and Water Pollution Control Loan Program.**

C. Motions

Trustee Jensen made a **motion** to move that items B 1, 2 and 3 be established as the Consent Agenda for this meeting by unanimous vote, seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Absent
Trustee Koske	Absent
Motion Carried	

Trustee Konwent made a **motion** that the consent agenda as established by the prior motion be passed, seconded by Trustee Jensen.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Absent
Trustee Koske	Absent
Motion Carried	

16. Approval of Exceptions

There is none.

17. For the Good of the Order

Trustee Stochl stated he would like follow up on redevelopment at Thelen Sand and Gravel, INC.

Trustee Marr requested information on the park plan. The team is currently reviewing and adding their input to the draft park plan. Once the final draft is complete the park plan will be presented to Board.

18. Audience Comments

There is none.

19. Executive Session

Trustee Jensen made a **motion** to retire into executive session at 2:27p.m. for personnel and approval of executive session minutes for executive session and to include Mayor Donny Schmit, Village Administrator Anne Marrin, Laura Linehan, Attorney Howard Teegen and Julie McManus, Seconded by Trustee Konwent. All were in favor. **Motion carried.**

Reconvene the Village Board Meeting

Trustee Konwent made a motion to reconvene the Village Board meeting at 2:37 p.m. seconded by Trustee Jensen .

20. Possible Motion Coming out of Executive Session

Trustee Marr made a motion to approve the Executive Session Minutes for August 14, 2018 Session I, September 11, 2018 Sessions I, II, & III, September 25, 2018 Sessions I, II, III, & IV, October 9, 2018 Session I & II, and October 23, 2018 Sessions I, II, III & IV, Seconded by Trustee Jensen.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Absent
Trustee Koske	Absent
Mayor Schmit	Aye
Motion Carried	

Trustee Marr made a motion to approve the Executive Session Minutes for August 28, 2018 Sessions I, II, III, & IV, Seconded by Trustee Jensen.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Abstain
Trustee Marr	Aye
Trustee Moore	Absent
Trustee Koske	Absent
Mayor Schmit	Aye
Motion Carried	

21. Adjournment

Trustee Stochl made a **motion** adjourn the meeting at 2:40 p.m., seconded by Trustee Marr. All were in favor. **Motion Carried**.

Meeting was adjourned 2:40 P.M.


Brigitte Weber Deputy Clerk