



## VILLAGE OF FOX LAKE VILLAGE BOARD MEETING MINUTES

STATE OF ILLINOIS,  
Lake and McHenry Counties, } ss.  
Village of Fox Lake

**This meeting is held in accordance with State of Illinois Executive Order 2020-07 Section 6**, held in said Village and County in the State of Illinois at 6:30 p.m. on March 23, 2021, held via Zoom conference. The 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, Konwent, Stochl, Marr and Moore.

Staff also in attendance via Zoom conference: Laura Linehan, Kealan Noonan, Ryan Kelly, Susan Griffin, Wayde Frerichs, and Jimmy Lee Jr.

### 2. Approval of Minutes

#### **A. Village Board Meeting Minutes for March 9, 2021**

*Trustee Konwent made a **motion** to approve the Village Board Meeting Minutes for March 9, 2021 as amended, seconded by Trustee Moore.*

*New guidelines state that all votes must be taken via roll call vote in order to record all individual responses.*

*A roll call vote was taken as follows:*

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
Trustee Koske	Absent
<b><i>Motion Carried</i></b>	

**B. Special Meeting Minutes for February 17, 2021**

*Trustee Marr made a motion to approve the Special Meeting Minutes for February 17, 2021 as presented, 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	Aye
Trustee Koske	Absent
<b>Motion Carried</b>	

**3. Approval of the Warrant**

*Trustee Moore made a motion to approve the Expenditures/Warrants/Transfers for March 23, 2021 in the amount of \$1,465,079.49, 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	Aye
Trustee Koske	Absent
<b>Motion Carried</b>	

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

*There is none.*

**5. Village President's Report**

**A. TIF Discussion**

*Mayor said there was a study of eligibility of the north area from Watts Marina, the Toyota dealership, down to Jiffy Lube. There has been exploration of connecting the area from there to the south TIF of Route 134 and Route 12. There is a proposed development at the old Dodge dealership. That property has been declining in value the last five years. There are 41 acres and 19 structures in that zone.*

*Connecting the area of Jiffy Lube to Dominick's is not eligible for a TIF. The old Dominick's and the Dollar Tree area is eligible for a TIF. The north area by the old Dodge dealership, the owner had applied for incentives to build a hotel. The hotel is currently on hold, but the property owner is purchasing the hotel key. There are no longer plans to build by the old Dodge dealer, the property owner is going back to a container concept. He is still planning on building a hotel, just not in that spot. In the South TIF, Carl Smutney is trying hard to get declaration into his property off of Route 12. IDOT is getting close to granting him that. Once he gets approval, there are plans to develop that property. The storage place across from the old Dominick's wanted to create outdoor storage but that was denied by the Board. Instead, the landowner wants to build up a residential area there. Mayor said retail is the most desired use of the property. The north TIF district can proceed but hold off on the south. If both are done together, there is the opportunity to save money. Mayor met with the schools and they are okay with the north TIF plans. The south area with the residential plans, the schools require more information. Schools are eligible to receive up to 40% of the proceeds. Mayor said the container project looks like it's going forward. He is looking for guidance from the Board to proceed with both TIF districts, or just the one. Trustee Jensen asked how much money is saved by doing both. Mayor Schmit said there will be a charge of \$28K for the first TIF, and then half that amount for the second TIF. Trustee Marr asked how TIF impacts residential areas, and if there is data that can be collected on that. Mayor said he will ask John if he can put together the pros and cons of residential*

*TIF. Trustee Stochl said that residential areas are costing more money to run. He doesn't think it is worth the \$14K until there is something worth doing. Mayor is talking to the south property owner tomorrow. Trustee Moore said she wants more info on the pros and cons of the residential TIF district. Trustee Konwent said the last time this was discussed, the plan was to not do TIF on residential areas. She asked if it would cause a problem if one gets the TIF, and not the other. Trustee Stochl agrees. He said residential areas need police and street work and there is no return. Trustee Marr said he disagrees and there is a return by resident buying within the Village. Trustee Moore asked if these will be apartments or condominiums. Mayor said these will be rentals with around 2,000 square feet. He will get more details now that he has received guidance from the Board. There will be a decision made at the next Board meeting.*

*Mayor said the next Board Meeting will take place in Village Hall, but a hybrid of in person and online. If a lot of people are expected to attend, the meeting will have to move to Lakefront Park.*

**6. Village Administrator's Report**

*There is none.*

**7. Village Attorney Report**

*There is none.*

**8. Village Treasurer's Report**

*Susan said if there are any questions on the February Treasurer's report, she will answer them. Mayor commended Wayde and Susan on the report. Their narrative helps explain things. Laura said the Budget Meeting has been moved to March 31<sup>st</sup> at 11am.*

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

*There are none.*

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

*Trustee Jensen Konwent a motion to recess to the Committee of the Whole, seconded by Trustee Marr.*

*A roll call vote was taken as follows:*

Trustee Jensen	Aye
Trustee Stochl	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Moore	Aye
Trustee Koske	Absent
<b><i>Motion Carried</i></b>	

**A. Strategic Planning Team Reports**

*The Mayor asked for comments and there were none.*

**11. New Business**

**A. A Motion to Approve Additional Payment of \$2,100.00 to Steiner Power Systems for a Tow Behind Generator**

Staff is requesting an additional \$2,100. Freight of \$900 and a \$1,200 startup fee were not included in the initial request. This is covered in budget. Trustee Stochl asked where the equipment was coming from and Kealan said Texas.

**B. A Motion to Approve the Raffle License Extension Request from the American Legion Post 703 to Conduct a Raffle to Raise Money for the Replacement of the Establishment's Roof and to Waive the Bond Requirement.**

The roof is in dire need of repairs. They want to extend the raffle license due to Covid last year when they couldn't hold raffle.

**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 Marr. All were in favor. Motion carried.*

*A roll call vote was taken as follows:*

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

***Motion Carried***

**14. Items to be Removed from Consent Agenda**

*There are 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**

*There are none.*

**B. Ordinances**

*There are none.*

**C. Motions**

1. A Motion to Approve Additional Payment of \$2,100.00 to Steiner Power Systems for a Tow Behind Generator
2. A Motion to Approve the Raffle License Request from the American Legion Post 703 to Conduct a Raffle to Raise Money for the Replacement of the Establishment's Roof and to Waive the Bond Requirement.

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

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Koske</i>	<i>Absent</i>
<b><i>Motion Carried</i></b>	

*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:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Koske</i>	<i>Absent</i>
<b><i>Motion Carried</i></b>	

**16. Approval of Exceptions**

*There are none.*

**17. For the Good of the Order**

*There are none.*

**18. Audience Comments**

*There are none.*

**21. Reconvened Hearing Regarding the Special Use Permit for the Property Located at 100 S. Route 12, Fox Lake, Illinois.**

*Mayor opened the Special Use Hearing.*

*He said two easement agreements have been recorded with the county. He believes there is an additional easement required.*

**22. Public Comment Regarding the Special Use Permit for the Property Located at 100 S. Route 12, Fox Lake, Illinois.**

*Mayor asked for public comment and there was none.*

*The Village will continue the hearing until May 11, 2021. The thirteenth supplemental findings shall remain in effect until that time.*

**23. Executive Session**

*Trustee Jensen made a motion to retire into Executive Session at 6:56pm, for discussion on Threatened Litigation, Personnel Matters and Pending Litigation; to include Mayor Schmit, Howard Teegen, Kealan Noonan, Laura Linehan, and Jim Ferolo, seconded by Trustee Konwent.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>

Trustee Moore	Aye
Trustee Koske	Absent
<b><i>Motion Carried</i></b>	

**24. Reconvene the Village Board Meeting**

*Trustee Jensen made a **motion** to reconvene the Village Board Meeting at 8:01pm, seconded by Trustee Marr.*

*A roll call vote was taken as follows:*

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

***Motion Carried***

**25. Motions Coming Out of Executive Session**

*Trustee Stochl made a **motion** to ratify and accept the separation agreement with the Village of Fox Lake and Anne Marrin, 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	Aye
Trustee Koske	Absent

***Motion Carried***

**26. Adjournment (made from Executive Session)**

*Trustee Stochl made a **motion** to adjourn the meeting at 8:05pm, seconded by Trustee Marr.*

*A roll call vote was taken as follows:*

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

***Motion Carried***

**Meeting was adjourned at 8:05 P.M.**



---

Amy Driscoll, Village Clerk