



## VILLAGE OF FOX LAKE 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 6:30 p.m. on December 10, 2024, and held via in-person and 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 Donny Schmit, Village Attorney Howard Teegen, Trustees: Ron Stochl, Jeff Jensen, Brian Marr, Bernice Konwent, and Debra Vander Weit and Village Clerk Michelle Runnion.

Absent: Trustee Amy Driscoll.

Staff also in attendance: Jessica Chernich, Ashley Magnine, Jodi Luka, Susan Novak, Mary Locher, John Thompson, Dawn DeServi, and Lindsay Szafran.

### 2. Approval of Minutes

#### A. Village Board Meeting Minutes for November 26, 2024

*Trustee Konwent made a **motion** to approve the Village Board Meeting Minutes for November 26, 2024, seconded by Trustee Marr.*

*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 Driscoll</i>	<i>Absent</i>

*Trustee Vander Weit Aye*  
*Motion carried*

**3. Approval of the Warrant**

**A. Approval of the Warrant – December 10, 2024**

*Trustee Konwent made a **motion** to approve the Expenditures/Warrants/Transfers for December 10, 2024, in the amount of \$1,765,508.07, seconded by Trustee Marr.*

*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 Driscoll</i>	<i>Absent</i>
<i>Trustee Vander Weit</i>	<i>Aye</i>

*Motion carried*

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

*There was none.*

**5. Village President's Report**

*The mayor attended the Illinois Municipal League meeting, and several new laws will go into effect in 2025 regarding revenue and what a non-home rule community can do. He also shared that the CTA/RTA, may consolidate due to financial issues. He provided information on the Kings Road flooding and consideration for Phase 3 utilizing the \$130M for Stormwater Management.*

**6. Village Administrator's Report**

*Jessica Chernich congratulated Jodi Luka on her one-year anniversary and thanked everyone for the year of service.*

**7. Village Attorney Report**

*There was none.*

**8. Village Treasurer's Report**

*Mary Locher stated the audit is complete and should be issued before the holidays.*

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

*There were 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**

*There were no questions/comments.*

**11. New Business**

**A. Resolution 2024-R-95: A Resolution Approving the Master Services Agreement with Trotter and Associates, Inc. to Continue the Water Quality Analysis for Solutions to Corrosion**

*This item is to approve the Master Services Agreement with Trotter and Associates, Inc. to Continue the Water Quality Analysis for Solutions to Corrosion. This will improve water quality, and the agreement will not exceed \$50,000.*

**B. Resolution 2024-R-96: A Resolution Authorizing the Mayor to Sign and Thereby Accept the Purchase of the 12 Month Maintenance Renewal for the Zetron Radio System, Solacom Call Handling Equipment, and Eventide Recorder Systems**

*This item is to authorize the mayor to sign and accept the purchase of the 12 Month Maintenance Renewal for the Zetron Radio System, Solacom Call Handling Equipment, and Eventide Recorder Systems. This will help to decommission equipment when FoxComm ends. It will be used for 9 months and will allow FoxComm as back up. The cost is \$72,880 and bids will need to be waived.*

**C. Resolution 2024-R-97: A Resolution Approving Acceptance of the Bid to Award the Contract for the NWRWRF Screw Compressors Phase II Project at the NWRWRF to Manusos General Contracting, Inc**

*This item is to approve acceptance of the Bid to Award the Contract for the NWRWRF Screw Compressors Phase II Project at the NWRWRF to Manusos General Contracting, Inc. This will replace two old blowers that are now obsolete. The cost is \$1,206,000,*

**D. Resolution 2024-R-98: A Resolution Approving Proposals from Concentric Integration for Equipment Integration Services at the NWRWRF**

*This item is to approve proposals from Concentric Integration for Equipment Integration Services at the NWRWRF. This will include new screens and screw compressors. The cost is \$165,800 and the bids will need to be waived.*

**E. Ordinance 2024-55: An Ordinance Abating the Tax Heretofore Levied for the Year 2024 to Pay Debt Service on \$11,940,000 General Obligation Bonds (Alternate Revenue Source), Series 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois**

*This item is to approve an ordinance Abating the Tax Heretofore Levied for the Year 2024 to Pay Debt Service on \$11,940,000 General Obligation Bonds (Alternate Revenue Source), Series 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois. This includes \$445,000 principal and \$411,300 interest. These are bonds issued for Lakefront Park and the ordinance is required every year so that businesses and residents are not taxed.*

**F. Ordinance 2024-56: An Ordinance Amending Various Portions of Section 6-2-7-7 Relating to Additional Standards for Short-Term Housing Rentals and Amending Section 9-1-6-10 G of the Zoning Ordinance to Provide**

**Consistency with Section 6-2-7-7**

*This item is to amend portions of Section 6-2-7-7 relating to additional standards for Short-Term Housing Rentals and amending Section 9-1-6-10 G of the Zoning Ordinance to provide consistency with Section 6-2-7-7. This includes: the ability to enact a clearer Short-Term Rental License revocation process; define the term Density as it relates to quantity of short-term rentals in a specific area; clarification on occupancy whereas children are unlimited therefore owners add additional beds under "unlimited children" clause; and seek further direction when conditional bedroom limits are imposed within a timeline.*

**G. Motion to Authorize the Attorney to Prepare an Ordinance Adopting and Amending the Village Construction Codes to the 2021 International Code Council Series with Amendments and the 2020 National Electrical Code**

*This item is to adopt and amend the Village Construction Codes to the 2021 International Code Council Series with Amendments and the 2020 National Electrical Code. The codes need to be updated by the end of 2024. The updates are to remove unnecessary or redundant items. The 2021 version is established and matches the state code.*

**H. Motion to Expand the Comprehensive Plan to Include a Downtown Master Plan**

*This item is to expand the Comprehensive Plan to include a Downtown Master Plan. The funding would come from the Central Business Development District fund, not to exceed \$20,100. The plan excludes traffic studies and deep infrastructure.*

**12. Old Business**

**A. Ordinance 2024-54: An Ordinance Providing for the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025**

*This item is to provide the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025. The levy is a 4.9% increase over the prior year's extension, and therefore, a public hearing is not required. The Police Pension required contribution is higher than the current fiscal year ending April 30, 2025. The total levy requested is \$3,095,679.*

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

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

**14. Motion to Waive the Bids for the Purchase of the Annual Maintenance with Radicom, Inc. for the Zetron Radio System, Solacom Call Handling Equipment, and Eventide 911 System Recorder**

Trustee Jensen made a ***motion*** to waive the bids for the purchase of the Annual Maintenance with Radicom, Inc. for the Zetron Radio System, Solacom Call Handling Equipment, and Eventide 911 System Recorder, seconded by Trustee Konwent.

*A roll call vote was taken as follows:*

Trustee Jensen	<i>Aye</i>
Trustee Stochl	<i>Aye</i>
Trustee Konwent	<i>Aye</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>Absent</i>
Trustee Vander Weit	<i>Aye</i>

***Motion carried***

**15. Motion to Waive the Bids for the Purchase of Equipment Integration Services with Concentric Integration at the NWRWRF**

Trustee Konwent made a ***motion*** to waive the bids for the purchase of Equipment Integration Services with Concentric Integration at the NWRWRF, seconded by Trustee Vander Weit.

*A roll call vote was taken as follows:*

Trustee Jensen	<i>Aye</i>
Trustee Stochl	<i>Aye</i>
Trustee Konwent	<i>Aye</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>Absent</i>
Trustee Vander Weit	<i>Aye</i>

***Motion carried***

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

Trustee Stochl requested removal of item C-2.

**17. 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**

1. Resolution 2024-R-95: A Resolution Approving the Master Services Agreement with Trotter and Associates, Inc. to Continue the Water Quality Analysis for Solutions to Corrosion
2. Resolution 2024-R-96: A Resolution Authorizing the Mayor to Sign and Thereby Accept the Purchase of the 12 Month Maintenance Renewal for the Zetron Radio System, Solacom Call Handling Equipment, and

Eventide Recorder Systems

3. Resolution 2024-R-97: A Resolution Approving Acceptance of the Bid to Award the Contract for the NWRWRF Screw Compressors Phase II Project at the NWRWRF to Manusos General Contracting, Inc
4. Resolution 2024-R-98: A Resolution Approving Proposals from Concentric Integration for Equipment Integration Services at the NWRWRF

**B. Ordinances**

1. Ordinance 2024-54: An Ordinance Providing for the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2024, and Ending April 30, 2025
2. Ordinance 2024-55: An Ordinance Abating the Tax Heretofore Levied for the Year 2024 to Pay Debt Service on \$11,940,000 General Obligation Bonds (Alternate Revenue Source), Series 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois
3. Ordinance 2024-56: An Ordinance Amending Various Portions of Section 6-2-7-7 Relating to Additional Standards for Short-Term Housing Rentals and Amending Section 9-1-6-10 G of the Zoning Ordinance to Provide Consistency with Section 6-2-7-7

**C. Motions**

1. Motion to Authorize the Attorney to Prepare an Ordinance Adopting and Amending the Village Construction Codes to the 2021 International Code Council Series with Amendments and the 2020 National Electrical Code
2. ***Removed from the Consent Agenda*** - Motion to Expand the Comprehensive Plan to Include a Downtown Master Plan

*Trustee Jensen made a motion that Resolutions A 1,2,3,4, Ordinances 1,2,3 and Motion C 1 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 Driscoll</i>	<i>Absent</i>
<i>Trustee Vander Weit</i>	<i>Aye</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:*

Trustee Jensen	<i>Aye</i>
Trustee Stochl	<i>Aye</i>
Trustee Konwent	<i>Aye</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>Absent</i>
Trustee Vander Weit	<i>Aye</i>
<b><i>Motion carried</i></b>	

**18. Approval of Exceptions**

Trustee Marr made a ***motion*** to Expand the Comprehensive Plan to Include a Downtown Master Plan, seconded by Trustee Vander Weit.

*A roll call vote was taken as follows:*

Trustee Jensen	<i>Aye</i>
Trustee Stochl	<i>Abstain</i>
Trustee Konwent	<i>Aye</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>Absent</i>
Trustee Vander Weit	<i>Aye</i>
<b><i>Motion carried</i></b>	

**19. For the Good of the Order**

*There was none.*

**20. Audience Comments**

*Celia Rodriguez expressed concern over hunting safety around Trinski Island, stating that there is noise early in the morning and the hunters are shooting towards the buildings. The mayor suggested she talk with the Chief about ordinances.*

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

*Mayor Schmit opened the hearing.*

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

*The mayor asked for audience comments and there were none.*

*The mayor stated that in order to have adequate time to ascertain that proper easements exist between the owners of the Culvers property and the adjacent property and to clarify that the entrance will accommodate future development, the Village is continuing this SUP Revocation Proceeding to March 25, 2025, at 6:30 pm. The Thirteenth*

*Supplemental Village Board Findings entered on January 28, 2020, shall remain in effect. The Board may consider evidence in mitigation of the daily fines at that time.*

*The mayor closed the SUP Revocation Hearing.*

**23. Executive Session**

*Trustee Konwent made a **motion** to retire into executive session at 7:17 pm for Land Acquisition to include Village Administrator, Assistant to the Administrator, and Village Attorney Howard Teegen, seconded by Trustee Jensen. All were in favor. **Motion carried.***

**24. Reconvene the Village Board Meeting**

*Trustee Stochl made a **motion** to adjourn from the Committee of the Whole and reconvened the Village Board Meeting at 7:22 p.m., seconded by Trustee Jensen. All were in favor. **Motion carried.***

**25. Motion to Pass Resolution 2024-R-99 Authorizing the Purchase of Real Estate Adjacent to the Northwest Regional Water Reclamation Facility and Authorizing the Sale of a Portion of Said Real Estate**

*Trustee Jensen made a **motion** to pass Resolution 2024-R-99 Authorizing the Purchase of Real Estate Adjacent to the Northwest Regional Water Reclamation Facility and Authorizing the Sale of a Portion of Said Real Estate, 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 Driscoll</i>	<i>Absent</i>
<i>Trustee Vander Weit</i>	<i>Aye</i>

***Motion carried***

**26. Adjournment**

*Trustee Stochl made a **motion** to adjourn the meeting at 7:26 pm, seconded by Trustee Konwent. All were in favor. **Motion carried.***

**Meeting was adjourned at 7:26 P.M.**

  
Michelle Runnion, Village Clerk