



VILLAGE OF FOX LAKE

VILLAGE BOARD MEETING MINUTES

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

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 May 13, 2025, and held via in-person and via Microsoft Teams, 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: Jeff Jensen, Brian Marr, Bernice Konwent, Debra Vander Weit, and Clerk Michelle Runnion.

Absent: Trustees Ron Stochl and Amy Driscoll

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

2. Approval of Minutes

A. Village Board Meeting Minutes for April 22, 2025

Trustee Konwent made a motion to approve the Village Board Meeting Minutes for April 22, 2025, seconded by Trustee Marr.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Absent
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye
<u>Motion carried.</u>	

Motion carried

3. Approval of the Warrant

A. Approval of the Warrant – May 13, 2025

Trustee Konwent made a motion to approve the Expenditures/Warrants/Transfers for May 13, 2025, in the amount of \$1,909,875.19, seconded by Trustee Vander Weit.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Stochl	Absent
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye

Motion carried

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

A. Wrestlers from Grant Community High School and Fox Lake Wrestling Club

The mayor introduced the coaches and then the State place winners were introduced and congratulated on their achievements.

B. National Public Works Week Proclamation

The mayor read the Proclamation stating the week of May 18 through 24, 2025 to be National Public Works Week in the Village of Fox Lake in honor of the public works professionals, engineers, managers, and employees and recognize the substantial contributions they make to protect our national health, safety, and quality of life.

C. Ron Stochl Recognition

Though Trustee Stochl was not present, the mayor thanked him for his service and has a plaque that will be given to him.

D. Swearing-In Ceremonies - 2025-2026 Appointments

The mayor introduced Judge Michael Nerheim who then swore in Village Elected Officials:

*Village President – Donny Schmit
Village Trustee – Jeff Jensen
Village Trustee – Bernice Konwent
Village Trustee – David Gauger
Village Clerk – Michelle Runnion*

Newly Elected Trustee David Gauger took his seat at the Dais.

Village Clerk, Michelle Runnion then swore in Village Appointed Staff that were in attendance:

*Village Administrator - Jessica Chernich
Chief of Police - Dawn DeServi
Treasurer/Finance Director - Mary Locher
Planning and Zoning Board Chairman – Joe Bongiovanni*

ETSB/911 Board Member -Regan Cruz

*Trustee Gauger made a motion to approve the appointments as listed below, seconded by Trustee Konwent. All were in favor. **Motion carried.***

*Village President – Donny Schmit
Village Trustee – Jeff Jensen
Village Trustee – Bernice Konwent
Village Trustee – David Gauger
Village Clerk – Michelle Runnion
Village Administrator - Jessica Chernich
Chief of Police - Dawn DeServi
Treasurer/Finance Director - Mary Locher
Adjudication Hearing Officer - Timothy Evans
Planning and Zoning Board Chairman – Joe Bongiovanni
Fire and Police Commission Member -Michael Trinski
ETSB/911 Board Member -Regan Cruz
Village Engineer - Trotter & Associates
Village Attorney – Sofietti, Johnson, Teegen, Argueta & Bawcum, LTD
Historian - Paul Jakstas
Park Ranger - Jack Kiesgen*

The mayor shared that the Police Pension Board and the Planning and Zoning Commission currently have vacancies and are accepting applications.

Trustee Jensen left the meeting at 6:50 pm.

5. Village President's Report

There will be upcoming challenges of an aging Sewer Treatment Plant, need to replace grocery tax, street improvements are always an issue and Chicago Metropolitan Agency for Planning will present the plan for making improvements at the next meeting, but the challenge will be coming up with the funds. There will be a Town Hall Meeting to go through the plan and to identify ways to improve the roads.

The mayor explained that the postcard that went out regarding the PFAS levels was required by the EPA and that the Village has added information to the website to provide more information for residents. He explained where the contaminants come from and the levels. The Village has minimized the use of Well 4 where the PFAS levels were above the allowed regulated amount and the Village is working on a new well and additional filtration systems.

The mayor shared that the Village lost a grant that affects the Water Treatment Plant that Congressman Schneider helped secure since the change in administration. The mayor has spoken with him and will be applying for another grant.

The mayor reported that there was a meeting with Stormwater Management and approval was received to work on Park Avenue, the road by Famous Freddie's that is regularly flooding.

The mayor expressed pride in the Lakefront Park and to see community come together and enjoy the park.

The mayor welcomed David Gauger as a newly elected first term Village Trustee.

6. Village Administrator's Report

Jessica Chernich thanked the mayor for addressing the PFAS concerns and shared that a web page has been added to the Village website to provide further information to the Village residents.

7. Village Attorney Report

There was none.

8. Village Treasurer's Report

There was none.

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 Vander Weit. All were in favor. **Motion carried.***

A. Strategic Planning Team Reports

There were no questions/comments.

11. New Business

A. Resolution 2025-R-30: A Resolution Approving the Quote from Trojan Technologies to Purchase UV Disinfection System Components at the Northwest Regional Water Reclamation Facility

This item is to approve the quote from Trojan Technologies to Purchase UV Disinfection System Components at the Northwest Regional Water Reclamation Facility. This bulb changeout is necessary to keep the existing UV system functioning at optimal capacity until the new system is up and ready. These are proprietary items and the cost is \$74,798.71.

B. Resolution 2025-R-35: A Resolution Approving a Professional Services Agreement with Trotter and Associates, Inc. for General Engineering Services

This item is to approve a Professional Services Agreement with Trotter and Associates, Inc. for General Engineering Services. The agreement includes a 10% discount on all time charged to general engineering services, no charge to attend

board meetings and one staff meeting per month and have done well in working on projects and loan forgiveness.

C. Resolution 2025-R-38: A Resolution Approving an Engineering Service Agreement with Gewalt Hamilton Associates, Inc. for Consulting Services to Assist with the NPDES MS4 Permit Requirements

This item is to approve an Engineering Service Agreement with Gewalt Hamilton Associates, Inc., for consulting services to assist with the NPDES MS4 Permit Requirements. These permits are required by EPA. The cost of this service is \$10,800.

D. Resolution 2025-R-39: A Resolution Authorizing Change Order No. 3 for Phase I Construction of the Lead Service Line Replacement Program

This item is to authorize Change Order No. 3 for Phase I Construction of the Lead Service Line Replacement Program. This project required additional work to be performed outside of the original bid schedule at a time resulting in an increase to total for engineering costs at an amount of \$2,855.

E. Resolution 2025-R-40: A Resolution Authorizing the Mayor and Village Clerk of the Village of Fox Lake, to Sign and Thereby Accept the Intergovernmental Agreement with the Illinois Department of Transportation for the Use of Space for Salt Storage

This item is to authorize the mayor to Sign and Thereby Accept the Intergovernmental Agreement with the Illinois Department of Transportation for the Use of Space for Salt Storage. The effective dates for the proposed agreement are October 1, 2024, through April 30, 2029. This agreement allows for IDOT to get salt quickly on our state roads.

F. Ordinance 2025-11: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Richard Mahoney and Tara Mahoney at 601 Kingston Boulevard, McHenry, Illinois

This item is to amend the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Richard Mahoney and Tara Mahoney at 601 Kingston Boulevard, McHenry, Illinois. This was a unanimous recommendation from Planning and Zoning.

G. Ordinance 2025-12: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Kelli McCue at 720 Fossil Drive, Ingleside, Illinois

This item is to amend the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Kelli McCue at 720 Fossil Drive, Ingleside, Illinois. This will allow the ability for a shed to be built behind the garage. This was a unanimous recommendation from Planning and Zoning.

H. Ordinance 2025-13: An Ordinance Approving an Intergovernmental Agreement Concerning School Payment for the Village of Fox Lake Route 12

South Redevelopment Project Area

This item is to approve an Intergovernmental Agreement Concerning School Payment for the Village of Fox Lake Route 12 South Redevelopment Project Area. The school districts will receive an annual payment from the TIF fund based on the number of new students generated by the development, as documented through an annual audit provided by the districts; currently cost per student is \$24,000 with the district receiving \$12,000 from the state.

I. Ordinance 2025-14: An Ordinance Approving a Redevelopment Agreement (Fox Lake Crossing, LLC)

This item is to approve a Redevelopment Agreement (Fox Lake Crossing, LLC) The project is in the South Tax Increment Finance (TIF) District and is projected to cost \$43M to develop and the request is the allowable cap to be \$9.02M. It is projected to generate approximately \$18.23M through the final year of the TIF.

J. Ordinance 2025-15: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Prohibit Hanging Articles of Clothing and Bedding in Village Parks

This item will be removed from the consent agenda to be addressed in Executive Session and may have action after session.

K. Ordinance 2025-16: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Clarify Certain Appointed and Hired Positions

This item is to amend Various Sections of the Village Code of the Village of Fox Lake to Clarify Certain Appointed and Hired Positions including the Building Commissioner as an appointed position and the Director of Community and Economic Development as a paid position.

L. Motion to Approve a Raffle License Application and Waiver of the Raffle Management Bond Requirement for Lake Villa VFW Post 4308 and Auxiliary

This item is to approve a Raffle License application and waiver of the Raffle Management Bond Requirement for Lake Villa VFW Post 4308 and Auxiliary.

M. Motion to Approve a Raffle License Application and Waiver of the Raffle Management Bond Requirement for Ducks Unlimited, Chain O' Lakes Chapter

This item is to approve a Raffle License application and Waiver of the Raffle Management Bond Requirement for Ducks Unlimited, Chain O' Lakes Chapter.

N. Motion to Accept the Planning and Zoning Commission's Recommendation to Approve a Special Use Permit to Operate a Short-Term Rental at 17 Atwater Parkway and Authorize the Attorney to Prepare the Ordinance

This item is to accept the Planning and Zoning Commission's Recommendation to Approve a Special Use Permit to Operate a Short-Term Rental at 17 Atwater Parkway and Authorize the Attorney to Prepare the Ordinance. The house rules for this property were amended. The commission recommendation vote was 4-2 with 1 abstention.

12. Old Business

There is none.

13. Motion to Waive the Bids for the Purchase UV Disinfection System Components at the Northwest Regional Water Reclamation Facility

Trustee Konwent made a motion to Waive the Bids for the Purchase UV Disinfection System Components at the Northwest Regional Water Reclamation Facility, seconded by Trustee Marr.

A roll call vote was taken as follows:

Trustee Jensen	Absent
Trustee Gauger	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye

Motion carried

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

15. Items to be Removed from Consent Agenda

Attorney Teegen removed item B-5. Trustee Konwent removed item C-3.

16. 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 2025-R-30: A Resolution Approving the Quote from Trojan Technologies to Purchase UV Disinfection System Components at the Northwest Regional Water Reclamation Facility

2. Resolution 2025-R-35: A Resolution Approving a Professional Services Agreement with Trotter and Associates, Inc. for General Engineering Services
3. Resolution 2025-R-38: A Resolution Approving an Engineering Service Agreement with Gewalt Hamilton Associates, Inc. for Consulting Services to Assist with the NPDES MS4 Permit Requirements
4. Resolution 2025-R-39: A Resolution Authorizing Change Order No. 3 for Phase I Construction of the Lead Service Line Replacement Program
5. Resolution 2025-R-40: A Resolution Authorizing the Mayor and Village Clerk of the Village of Fox Lake, to Sign and Thereby Accept the Intergovernmental Agreement with the Illinois Department of Transportation for the Use of Space for Salt Storage Resolution

B. Ordinances

1. Ordinance 2025-11: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Richard Mahoney and Tara Mahoney at 601 Kingston Boulevard, McHenry, Illinois
2. Ordinance 2025-12: Ordinance 2025-12: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting Variations to Kelli McCue at 720 Fossil Drive, Ingleside, Illinois
3. Ordinance 2025-13: An Ordinance Approving an Intergovernmental Agreement Concerning School Payment for the Village of Fox Lake Route 12 South Redevelopment Project Area
4. Ordinance 2025-14: An Ordinance Approving a Redevelopment Agreement (Fox Lake Crossing, LLC
5. *Removed from Consent Agenda* - Ordinance 2025-15: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Prohibit Hanging Articles of Clothing and Bedding in Village Parks
6. Ordinance 2025-16: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Clarify Certain Appointed and Hired Positions

C. Motions

1. Motion to Approve a Raffle License Application and Waiver of the Raffle Management Bond Requirement for Lake Villa VFW Post 4308 and Auxiliary
2. Motion to Approve a Raffle License Application and Waiver of the Raffle Management Bond Requirement for Ducks Unlimited, Chain O' Lakes Chapter

3. **Removed from Consent Agenda** - Motion to Accept the Planning and Zoning Commission's Recommendation to Approve a Special Use Permit to Operate a Short-term Rental at 17 Atwater Parkway and Authorize the Attorney to Prepare the Ordinance

Trustee Marr made a motion that Resolutions A 1,2,3,4,5, Ordinances B 1,2,3,4 and 6, and Motions C 1 and 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:

Trustee Jensen	Absent
Trustee Gauger	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye

Motion carried

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

A roll call vote was taken as follows:

Trustee Jensen	Absent
Trustee Gauger	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye

Motion carried

17. Approval of Exceptions

No motion was made to Accept the Planning and Zoning Commission's Recommendation to Approve a Special Use Permit to Operate a Short-term Rental at 17 Atwater Parkway and Authorize the Attorney to Prepare the Ordinance. Motion fails.

18. For the Good of the Order

There was none.

19. Audience Comments

Kathy Mushow thanked the mayor for already answering some questions regarding the PFAS issue but questioned why residents still need to pay the same amount for water and the difficulty in affording filtration or bottled water. The mayor shared that water is already filtered for Rust, Barium, and Radium.

Kevin Michel and Gary Wool expressed appreciation to the Board and Jodi Luka for always responding and being amazing to work with. They hope to begin work in July.

Glenn Close asked about obtaining water from Lake Michigan. The mayor explained some history around prior attempts to consider that option. The option was not available to Fox Lake and the Village then moved on and invested in filtration systems. The cost would have been much higher in addition to the cost for connection.

19. Executive Session

Trustee Gauger made a motion to enter Executive Session at 7:23 p.m. for Threatened Litigation, seconded by Trustee Marr and to include Attorney Howard Teegen, Village Administrator Jessica Chernich, Assistant to the Administrator Ashley Magnine, and Police Chief DeServi. All were in favor. Motion carried.

20. Reconvene the Village Board Meeting

Trustee Konwent made a motion to reconvene the Village Board meeting, seconded by Trustee Marr. All were in favor. Motion carried.

21. Motion to Approve Ordinance 2025-15: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Prohibit Hanging Articles of Clothing and Bedding in Village Parks

Trustee Marr made a motion to pass Ordinance 2025-15: An Ordinance Amending Various Sections of the Village Code of the Village of Fox Lake to Prohibit Hanging Articles of Clothing and Bedding in Village Parks, seconded by Trustee Vander Weit.

A roll call vote was taken as follows:

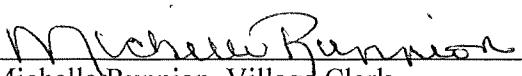
Trustee Jensen	Absent
Trustee Gauger	Aye
Trustee Konwent	Aye
Trustee Marr	Aye
Trustee Driscoll	Absent
Trustee Vander Weit	Aye

Motion carried

22. Adjournment

Trustee Konwent made a motion to adjourn the meeting at 7:36 pm, seconded by Trustee Gauger. All were in favor. Motion carried.

Meeting was adjourned at 7:36 P.M.



Michelle Runnion, Village Clerk