



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 May 27, 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

Trustee Jensen contacted the Village Clerk and Mayor with a request to appear remotely as he is out of town on business.

*Trustee Driscoll made a **motion** to allow Trustee Jensen to attend the Village Board Meeting remotely, seconded by Trustee Gauger. All were in favor. **Motion carried.***

Present: Mayor Donny Schmit, Village Attorney Howard Teegen, Trustees: Jeff Jensen(via Zoom), Brian Marr, David Gauger, Amy Driscoll, Debra Vander Weit, and Clerk Michelle Runnion.

Absent: Trustee Bernice Konwent

Staff also in attendance: Jessica Chernich, Jodi Luka, Steve Wirch, Mary Locher, John Thompson, and Lindsay Szafran (via Zoom).

2. Approval of Minutes

A. Village Board Meeting Minutes for May 13, 2025

*Trustee Marr made a **motion** to approve the Village Board Meeting Minutes for May 13, 2025, seconded by Trustee Vander Weit.*

A roll call vote was taken as follows:

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

Motion carried

3. Approval of the Warrant

A. Approval of the Warrant – May 27, 2025

*Trustee Driscoll made a **motion** to approve the Expenditures/Warrants/Transfers for May 27, 2025, in the amount of \$1,570,748.83, seconded by Trustee Vander Weit.*

A roll call vote was taken as follows:

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

Motion carried

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

A. Lion's Club Presentation

Gregg Stoxen, Tom Lippert, and Nancy Rogers from the Lion's Club presented the Village with an \$80,000 check for the building of the Lakefront Part Amphitheatre. These funds were from the proceeds of the prior Lion's Den sale, and they chose to make a donation to the Village. The Mayor and Board expressed their appreciation.

B. 2025 Appointments

*Trustee Vander Weit made a **motion** to approve the appointments for Deputy Clerks and the Mayor's recommendation for Building Commissioner, seconded by Trustee Marr. All were in favor. **Motion carried.***

Village Clerk, Michelle Runnion then swore in Village Appointed Staff that were in attendance: Patricia Russell, Deputy Clerk and John Schuldt, Building Commissioner.

C. CMAP Presentations

Luis Slbaja, Pavement Management Engineer from APTech, presented the CMAP Pavement Management Program for the Village of Fox Lake. The presentation covered the results of the analysis, the PCI (Pavement Condition Index) results, budget analyses for forecasted PCI for the next 10 years, budget scenario results, and recommendations. This analysis was funded by a state/federal grant.

5. Village President's Report

The mayor stated that there will be upcoming challenges for the Village, including road improvement decisions with a current budget of \$500,000. There will be a need to increase the sewer rates; there has been no increase since the 1990's. There will be a need to replace the grocery tax which may be to consider a .25% sales tax to lessen impact on residents. There are also PFAS concerns. With building developments, the 2030 census could increase and may result in more state dollars available to the Village. The mayor would like to hold a Town Hall meeting to encourage input from residents.

6. Village Administrator's Report

Jessica Chernich apologized for the late delivery of the Agenda Packet and will ensure it is sent timely in the future.

7. Village Attorney Report

There was none.

8. Village Treasurer's Report

Mary Locher shared that the FY25 expenses are as expected with capital expenses being more of a challenge. There are still dollars in reserve. The consideration of a sales tax would have less effect on residents than other tax increases.

9. Preliminary Audience Comments (on Agenda Items Only)

There were none.

10. Motion to Recess to Committee of the Whole Meeting

Trustee Gauger made a motion to recess to the Committee of the Whole, seconded by Trustee Driscoll. All were in favor. Motion carried.

A. Strategic Planning Team Reports

There were no questions/comments.

11. New Business

A. Resolution 2025-R-33: A Resolution Authorizing an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (IPWMAN)

This item is to authorize an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (IPWMAN). This agreement was amended In October 2024 and allows for the sharing of equipment and personnel. There is no effect on budget.

B. Resolution 2025-R-34: A Resolution Authorizing the Mayor of the Village of Fox Lake, to Sign and Thereby Accept a Contract with Al Warren Oil Co. Inc. for the Purchase and Delivery of Gasoline and Diesel Fuel through Suburban Purchasing Cooperative Contract #230.

This item authorizes the mayor is to Sign and Thereby Accept a Contract with Al Warren Oil Co. Inc. for the Purchase and Delivery of Gasoline and Diesel Fuel through Suburban Purchasing Cooperative Contract #230.

C. Ordinance 2025-17: An Ordinance Authorizing Northern Illinois Gas Company (dba Nicor Gas Company) its Successors and Assigns, to Construct, Operate and Maintain a Gas Distributing System in and through the Village of Fox Lake, Illinois

This item is removed from the consent agenda at this time and will appear at a later date.

D. Ordinance 2025-18: An Ordinance Directing the Disposal of Surplus Property by Various Means

This item is to direct the disposal of Surplus Property by various means. This item will be removed from the consent agenda and voted on as an amended version.

E. Motion to Accept the Planning & Zoning Commission's Recommendation Granting a Special Use Permit to Operate a Short-Term Rental and Variations to Short-Term Rental Regulations Regarding Maximum Occupancy and Number of Units on a Parcel and Authorize the Attorney to Prepare the Ordinance at 258 Lippincott

This item is to accept the Planning & Zoning Commission's Recommendation Granting a Special Use Permit to Operate a Short-Term Rental and Variations to Short-Term Rental Regulations Regarding Maximum Occupancy and Number of Units on a Parcel and Authorize the Attorney to Prepare the Ordinance at 258 Lippincott. This short-term rental has been approved since 2019 but as the property has been sold, the new owner needed to reapply. Some recommendations were also added.

F. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant Variations to Allow for the Construction of an Accessory Structure on a Lot without a Primary Structure and to Exceed Maximum Size and Height Restrictions and Authorize the Attorney to Draft the Ordinance on Madison Avenue

This item is to Accept the Planning & Zoning Commission's Recommendation to Grant Variations to Allow for the Construction of an Accessory Structure on a Lot without a Primary Structure and to Exceed Maximum Size and Height Restrictions and Authorize the Attorney to Draft the Ordinance on Madison Avenue. There was some discussion. There is a concern that the accessory structure is not on the lot and has a different PIN; the consolidation of the parcels would be difficult. Attorney Teegeen indicated that a restrictive covenant that the parcels need to be sold together would address the concerns.

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 the Committee of the Whole and reconvene the Village Board meeting, seconded by Trustee Driscoll. All were in favor. Motion carried.*

14. Items to be Removed from Consent Agenda

Item B1 will be removed from the agenda. Items B2 and C2 will be removed and voted on separately as amended.

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

1. Resolution 2025-R-33: A Resolution Authorizing an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (IPWMAN)
2. Resolution 2025-R-34: A Resolution Authorizing the Mayor of the Village of Fox Lake, to Sign and Thereby Accept a Contract with Al Warren Oil Co. Inc. for the Purchase and Delivery of Gasoline and Diesel Fuel through Suburban Purchasing Cooperative Contract #230.

B. Ordinances

1. *Removed from the Consent Agenda* -Ordinance 2025-17: An Ordinance Authorizing Northern Illinois Gas Company (dba Nicor Gas Company) its Successors and Assigns, to Construct, Operate and Maintain a Gas Distributing System in and through the Village of Fox Lake, Illinois
2. *Removed from the Consent Agenda* -Ordinance 2025-18: An Ordinance Directing the Disposal of Surplus Property by Various Means

C. Motions

1. Motion to Accept the Planning & Zoning Commission's Recommendation Granting a Special Use Permit to Operate a Short-Term Rental and Variations to Short-Term Rental Regulations Regarding Maximum Occupancy and Number of Units on a Parcel and Authorize the Attorney to Prepare the Ordinance at 258 Lippincott
2. *Removed from the Consent Agenda* -Motion to Accept the Planning & Zoning Commission's Recommendation to Grant Variations to Allow for the Construction of an Accessory Structure on a Lot without a Primary Structure and

to Exceed Maximum Size and Height Restrictions and Authorize the Attorney to Draft the Ordinance on Madison Avenue

*Trustee Jensen made a **motion** that Resolutions A 1 and 2, and Motion C 1, be established as the Consent Agenda for this meeting by unanimous vote, seconded by Trustee Vander Weit.*

A roll call vote was taken as follows:

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

*Trustee Gauger 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:

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

16. Approval of Exceptions

*Trustee Driscoll made a **motion** that Ordinance 2025-18: An Ordinance Directing the Disposal of Surplus Property by Various Means be passed, as amended, seconded by Trustee Vander Weit.*

A roll call vote was taken as follows:

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

Trustee Jensen made ***motion*** that the Planning & Zoning Commission's Recommendation to Grant Variations to Allow for the Construction of an Accessory Structure on a Lot without a Primary Structure and to Exceed Maximum Size and Height Restrictions on Madison Avenue and Authorize the Attorney to Draft the Ordinance with a restrictive covenant be passed, seconded by Trustee Gauger.

A roll call vote was taken as follows:

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

17. For the Good of the Order

The mayor thanked Trustee Gauger and Trustee Jensen for attending the Memorial Day event. Jodi Luka shared that WGN will be doing a segment with interviews about Lakefront Park this Thursday.

18. Audience Comments

There were none.


19. Executive Session

*Trustee Driscoll made a ***motion*** to enter Executive Session at 7:37 p.m. for Land Acquisition, seconded by Trustee Gauger and to include the Village Attorney, Village Administrator and Finance Director. All were in favor. ***Motion carried.****

20. Adjournment (in Executive Session)

*Trustee Vander Weit made a ***motion*** to adjourn the meeting at 7:53 pm, seconded by Trustee Gauger. All were in favor. ***Motion carried.****

Meeting was adjourned at 7:53 P.M.


Michelle Runnion, Village Clerk