



## VILLAGE BOARD AGENDA

66 Thillen Drive  
Board Room  
September 9, 2025, 6:30 p.m.

1. **Call to Order**
  - A. Pledge of Allegiance
  - B. Roll Call
2. **Approval of Minutes**
  - A. Village Board Meeting Minutes – August 26, 2025
3. **Approval of the Warrant**
  1. Approval of Warrant September 9, 2025

9/9/2025 WARRANT		
1	General Fund	\$ 242,002.55
10	TIF #2 RTE 12 N	\$ -
11	TIF #3 ROUTE 12 S	\$ 4,660.00
12	TIF ROUTE 12 AND SAYTON	\$ -
13	TIF #4 LAKEFRONT	\$ -
14	TIF #5 MINEOLA	\$ -
15	Motor Fuel Tax	\$ 1,618.91
20	Business Development District - South	\$ 1,372.00
21	Business Development District - Central	\$ 5,250.00
40	Lakefront Park Project Fund Capital Outlay	\$ -
41	Capital Improvement Fund	\$ -
50	Commuter Parking	\$ -
51	Water/Sewer	\$ 358,978.72
52	NW Region	\$ 271,532.20
91	911 Center	\$ 12,485.97
72	Police pension	\$ 2,760.00
	<b>TOTAL</b>	<b>\$ 900,660.35</b>
	Payroll 8/29/25	\$ 394,165.67
	Additional IMRF payment July Contributions	\$ 123.47
	IEPA PAMENT L17-5582 Due 9/14/25	\$ 106,721.80
	IEPA PAYMENT L173975 Due 9/14/25	\$ 201,043.15
	<b>Total Expenditures</b>	<b>\$ 1,602,714.44</b>

4. **Special Business (Appointments, Swearing In Ceremonies, Proclamations)**
  - A. **606 Academy Afterschool Program Presentation**
5. **Village President's Report**
6. **Village Administrator's Report**
7. **Village Attorney Report**
8. **Village Treasurer's Report**
9. **Preliminary Audience Comments (on Agenda Items Only)**
10. **Motion to Recess to Committee of the Whole Meeting**
  - A. **Strategic Planning Team Reports Attached**
11. **New Business**
  1. **Resolution 2025-R-67: A Resolution Authorizing a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services at 329 Thomas Lane**
  2. **Ordinance 2025-27: An Ordinance Implementing a Non-Home Rule Municipal Retailers' Occupation Tax and a Non-Home Rule Municipal Service Occupation Tax for the Village of Fox Lake**
  3. **Ordinance 2025-28: An Ordinance Directing the Disposal of Surplus Property by Auction**
  4. **Ordinance 2025-29: An Ordinance Further Amending the Planned Unit Development Ordinance for the Property at 329 Thomas Lane, Fox Lake, Illinois**
  5. **Ordinance 2025-30: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, by Granting a Special to Yusef Jay Ozer to Operate a Short Term Housing Rental Business at the Property at 163 Arthur Avenue, Fox Lake, Illinois**
  6. **Ordinance 2025-31: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting a Variation to Zach Zielinski at 6715 Perkins Parkway, Fox Lake, Illinois**

**7. Motion to Approve a Raffle License for the Ducks Unlimited Bingo and Waive the Bond Requirement**

**8. Motion to Reject the Bids for the General Liability and Workers' Compensation Insurance Request for Proposal**

**12. Old Business**

**1. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 184 E Grand Avenue and Authorize the Attorney to Prepare the Ordinance**

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

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

**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-67: A Resolution Authorizing a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services at 329 Thomas Lane**

**B. Ordinances**

**1. Ordinance 2025-27: An Ordinance Implementing a Non-Home Rule Municipal Retailers' Occupation Tax and a Non-Home Rule Municipal Service Occupation Tax for the Village of Fox Lake**

**2. Ordinance 2025-28: An Ordinance Directing the Disposal of Surplus Property by Auction**

**3. Ordinance 2025-29: An Ordinance Further Amending the Planned Unit Development Ordinance for the Property at 329 Thomas Lane, Fox Lake, Illinois**

**4. Ordinance 2025-30: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, by Granting a Special to Yusef Jay Ozer to Operate a Short Term Housing Rental Business at the Property at 163 Arthur Avenue, Fox Lake, Illinois**

5. **Ordinance 2025-31: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting a Variation to Zach Zielinski at 6715 Perkins Parkway, Fox Lake, Illinois**

**C. Motions**

1. **Motion to Approve a Raffle License for the Ducks Unlimited Bingo and Waive the Bond Requirement**
2. **Motion to Reject the Bids for the General Liability and Workers' Compensation Insurance Request for Proposal**

16. **Approval of Exceptions**
17. **For the Good of the Order**
18. **Audience Comments**
19. **Executive Session**
20. **Possible Motion Coming out of Executive Session**
21. **Adjournment**

**VILLAGE BOARD MEETING ACCESS**

**To attend the Village Board Meeting, please utilize the information below:**

Microsoft Teams [Need help?](#)  
[Join the meeting now](#)  
Meeting ID: 224 954 333 234 8  
Passcode: fB2o5dV7