



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 August 26, 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 David Gauger, Jeff Jensen, Amy Driscoll, Debra Vander Weit, Bernice Konwent and Clerk Michelle Runnion.

Absent: Trustee Brian Marr.

Staff also in attendance: Jessica Chernich, Ashley Magnine, Jodi Luka, Steve Wirch, John Thompson, Jennifer Kuhn, Dawn DeServi, and Lindsay Szafran.

2. Approval of Minutes

A. Village Board Meeting Minutes for August 12, 2025

Trustee Konwent made a motion to approve the Village Board Meeting Minutes for August 12, 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>Aye</i>
<i>Trustee Marr</i>	<i>Absent</i>
<i>Trustee Driscoll</i>	<i>Abstain</i>
<i>Trustee Vander Weit</i>	<i>Aye</i>
<i>Motion carried</i>	

3. Approval of the Warrant

A. Approval of the Warrant – August 26, 2025

*Trustee Konwent made a **motion** to approve the Expenditures/Warrants/Transfers for August 26, 2025, in the amount of \$1,298,376.17, seconded by Trustee Driscoll.*

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

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

There was none.

5. Village President's Report

Jim Tinaglia, architect, presented on the Planned Unit Development (PUD) at 329 Thomas Place. He stated that the project would use 90% of the current foundation to build market rate apartments, only one and two bedrooms. There will be 148 total units of various sizes. This project is a \$35M cost/investment. He presented the architectural drawings and explained the project in more detail. Trustee Gauger questioned the retention pond and what may need to be done. Jodi Luka explained that much of the retention pond is grandfathered in but some maintenance requirements will be addressed to bring it up to code, but everyone is working together.

The mayor commented that Venetian Night was a great event and congratulated Joe Bongiovanni from Promote Fox Lake and his team and all the volunteers.

The Comprehensive Plan has been shared and will serve as a blueprint for future development and the new projects on Thomas Ave and next to the old Dominick's sight are helping to address housing needs. Another future need may be for additional senior housing.

Friday September 12th is the Mayors Fish Fry.

The grocery tax will be talked about further at the next meeting. The mayor shared that many areas are implementing a 1% grocery tax and a 1% sales tax. Fox Lake will be implementing a .5% sales tax to meet the needs for road improvements in the Village. A grocery tax would be borne by residents, while a sales tax is broader and will include visitors to the Village; also, only a .5% tax to allow for future emergency needs. The 2030 census will increase the per capita taxes to help increase funds in the budget. Trustee Jensen asked about the grocery tax and if it could be implemented at a later date; the mayor indicated it needed to be approved by October for January 2026 implementation.

Congressman Schneider told the mayor that he heard good things about Lakefront Park and the Mayor thanked him for the Boardwalk/Pier project and the grant he helped the Village obtain.

6. Village Administrator's Report

Jessica Chernich offered congratulations to Promote Fox Lake on a great Venetian Night.

7. Village Attorney Report

Attorney Howard Teegen stated that the new Hearing Officer has notified the Village that there has been a statute change that permits the hearing officer on these compliance type tickets to authorize the municipality to take necessary steps to remediate code violations. In certain instances, this will allow the officer to authorize the Village to address/remedy a situation and charge them back for it so may serve as a deterrent. This will require a change to the ordinance which will be presented in a future meeting.

8. Village Treasurer's Report

There were no questions or comments.

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 2025-R-51: A Resolution Authorizing the Mayor of the Village of Fox Lake to Approve a Proposal from IMEG for Design, Permitting and Bidding Services for the Lakefront Park Pier & Boardwalk Project

This item is to authorize the mayor to approve a proposal from IMEG for Design, Permitting and Bidding Services for the Lakefront Park Pier & Boardwalk Project. Four bids were received with the most qualified being from IMEG. IMEG previously provided engineering services for Lakefront Park and has prior experience on this site that will assist in expediting the design and permitting process. The Village Attorney clarified that all four prior bids were rejected at the prior meeting. Originally it was a design build basis, but it was determined to be more appropriate to do a design, bid, build basis. The cost is \$230,000.

B. Resolution 2025-R-65: A Resolution Authorizing a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services for the New Residential Development at the Northwest Corner of Big Hollow and Route 12

This item is to authorize a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services for the New Residential Development at the Northwest Corner of Big Hollow and Route 12. Three bids were received ranging from \$119,072 to \$250,000 with Gewalt as the lowest bidder. There is no budget impact.

C. Resolution 2025-R-66: A Resolution Authorizing Change Order No. 4 and Final Payment for Phase 1 Construction of the Lead Service Line Replacement Program

This item is to authorize Change Order No. 4 and Final Payment for Phase 1 Construction of the Lead Service Line Replacement Program. There is a \$74,848 overall net decrease to the anticipated cost as less lead pipes needed replacement. Steve Wirch also indicated that this item is part of the loan forgiveness.

D. 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

This item will be removed from the consent agenda as there is a letter of protest and not full board representation. This item will be on the next board meeting agenda.

E. Motion to Accept the Planning & Zoning Commission's Recommendation Granting a Rear Yard Setback Variation at 6715 Perkins Parkway and Authorize the Attorney to Prepare the Ordinance

This item is to accept the Planning & Zoning Commission's recommendation granting a Rear Yard Setback Variation at 6715 Perkins Parkway and to authorize the Attorney to prepare the Ordinance.

F. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 163 Arthur Avenue and Authorize the Attorney to Prepare the Ordinance

This item is to accept the Planning & Zoning Commission's recommendation to grant a Special Use Permit to Operate a Short-Term Rental at 163 Arthur Avenue and authorize the Attorney to prepare the Ordinance. The maximum occupancy is eight people. The commission voted 6-0 to recommend.

G. Motion to Accept the Planning & Zoning Commission's Recommendation to Approve the Resubdivision (Consolidation) of Properties Located at 700 Fossil Drive Ingleside IL 60041

This item is to accept the Planning & Zoning Commission's recommendation to approve the Resubdivision (Consolidation) of properties located at 700 Fossil Drive Ingleside IL 60041. This would combine two properties (lot 29 and 30) to reconstruct a home with a new garage. The commission voted 6-0 to recommend.

H. Motion for Approval of a Planning & Zoning Commission Recommendation to Amend Ordinance 2024-25, a Planned Unit Development at 329 Thomas Place with Proposed Changes and Authorize the Attorney to Prepare the

Ordinance

This item is to approve a Planning & Zoning Commission recommendation to amend Ordinance 2024-25, a Planned Unit Development at 329 Thomas Place with proposed changes and authorize the Attorney to prepare the Ordinance. The specific changes were discussed earlier in today's meeting.

I. Motion to Approve a Raffle License for a Raffle with the American Legion for Toys for Tots on November 8, 2025, and Waive Bond Requirement

This item is to approve a Raffle License for the American Legion for Toys for Tots on November 8, 2025, and waive the bond requirement.

12. Old Business

There is none.

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 Gauger. All were in favor. Motion carried.*

14. Items to be Removed from Consent Agenda

The mayor removed item C-1.

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-51: A Resolution Authorizing the Mayor of the Village of Fox Lake to Approve a Proposal from IMEG for Design, Permitting and Bidding Services for the Lakefront Park Pier & Boardwalk Project
2. Resolution 2025-R-65: A Resolution Authorizing a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services for the New Residential Development at the Northwest Corner of Big Hollow and Route 12
3. Resolution 2025-R-66: A Resolution Authorizing Change Order No. 4 and Final Payment for Phase 1 Construction of the Lead Service Line Replacement Program

B. Ordinances

C. Motions

1. ***Removed from the Consent Agenda*** - 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
2. Motion to Accept the Planning & Zoning Commission's Recommendation Granting a Rear Yard Setback Variation at 6715 Perkins Parkway and Authorize the Attorney to Prepare the Ordinance
3. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 163 Arthur Avenue and Authorize the Attorney to Prepare the Ordinance
4. Motion to Accept the Planning & Zoning Commission's Recommendation to Approve the Resubdivision (Consolidation) of Properties Located at 700 Fossil Drive Ingleside, IL 60041
5. Motion for Approval of a Planning & Zoning Commission Recommendation to Amend Ordinance 2024-25, a Planned Unit Development at 329 Thomas Place with Proposed Changes and Authorize the Attorney to Prepare the Ordinance
6. Motion to Approve a Raffle License for a Raffle with the American Legion for Toys for Tots on November 8, 2025 and Waive Bond Requirement

*Trustee Jensen made a **motion** that Resolutions A 1, 2 and 3, and Motions C 2,3,4,5, and 6 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 Gauger</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Absent</i>
<i>Trustee Driscoll</i>	<i>Aye</i>
<i>Trustee Vander Weit</i>	<i>Aye</i>
<i>Motion carried</i>	

*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 Gauger</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>

Trustee Marr Absent
Trustee Driscoll Aye
Trustee Vander Weit Aye
Motion carried

16. Approval of Exceptions

There were none.

17. For the Good of the Order

There was none.

18. Audience Comments

There were none.

19. Executive Session

There was none.

20. Adjournment

*Trustee Jensen made a **motion** to adjourn the meeting at 7:09 pm, seconded by Trustee Konwent. All were in favor. **Motion carried.***

Meeting was adjourned at 7:09 P.M.



Michelle Runnion, Village Clerk