

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 6:32 p.m. on September 9, 2025, 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 Konwent made a **motion** to allow Trustee Jensen to attend the Village Board Meeting remotely, seconded by Trustee Vander Weit. All were in favor. **Motion carried.***

Present: Mayor Donny Schmit, Village Attorney Jeff Nutschig, Trustees David Gauger, Jeff Jensen (via Teams), Brian Marr, Amy Driscoll, Debra Vander Weit, and Bernice Konwent and Deputy Clerk Ashley Magnine.

Absent: Village Clerk Michelle Runnion

Staff also in attendance: Jessica Chernich, Jodi Luka, Steve Wirch, Mary Locher, Greg Adams, Emily Alonso, Kimberly Loewe, Dawn DeServi, and Lindsay Szafran.

2. Approval of Minutes

A. Village Board Meeting Minutes for August 26, 2025

*Trustee Konwent made a **motion** to approve the Village Board Meeting Minutes for August 26, 2025, seconded by Trustee Vander Weit.*

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Gauger	Aye
Trustee Konwent	Aye
Trustee Marr	Abstain

Trustee Driscoll Aye
Trustee Vander Weit Aye
Motion carried

3. Approval of the Warrant

A. Approval of the Warrant – September 9, 2025

Trustee Konwent made a motion to approve the Expenditures/Warrants/Transfers for September 9, 2025, in the amount of \$1,602,714.44, seconded by Trustee Driscoll.

A roll call vote was taken as follows:

Trustee Jensen Aye
Trustee Gauger Aye
Trustee Konwent Aye
Trustee Marr Aye
Trustee Driscoll Aye
Trustee Vander Weit Aye
Motion carried

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

A. 606 Academy Afterschool Program Presentation

Coach Greg Wegrzynowicz presented on the 606 Academy Afterschool Program, noting that it is a veteran/minority-owned nonprofit organization. He shared the program's values and reported that \$12,000 in scholarships were awarded last year. Coach Matthew Fields spoke about the need for community support for both children and parents and encouraged assistance from local businesses and organizations. A parent also provided comments in support of the program. Mr. Matt Peters, Principal of Lotus School, spoke to the benefits of the program, noting that the Lotus School gym is used six days a week for programming.

The mayor asked what specific support was being requested from the Village. Program representatives stated they would like the program to be free to the community and are seeking sponsorships and facilities. A follow-up meeting will be scheduled to further discuss options for Village support.

5. Village President's Report

Friday September 12th is the Mayors Fish Fry. Next Thursday the mayor will be inducted into the Grant Community High School Hall of Fame.

6. Village Administrator's Report

There was none.

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

A. Strategic Planning Team Reports

Steve Wirch shared that the Road Program started today.

11. New Business

A. Resolution 2025-R-67: A Resolution Authorizing a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services at 329 Thomas Lane

This item is to authorize a Professional Services Contract with Gewalt Hamilton Associates, Inc for Construction Observation Services at 329 Thomas Lane.

B. 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

This item is to implement a Non-Home Rule Municipal Retailers' Occupation Tax and a Non-Home Rule Municipal Service Occupation Tax for the Village of Fox Lake.

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

This item is directing the disposal of surplus property by auction.

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

This item is to amend the Planned Unit Development Ordinance for Property at 329 Thomas Lane, Fox Lake, Illinois. This item will be removed from the consent agenda.

E. 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

This item is to amend 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.

F. 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

This item is to amend the Zoning Ordinance of the Village of Fox Lake, Illinois, by Granting a Variation to Zach Zielinski at 6715 Perkins Parkway, Fox Lake, Illinois

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

This item is to approve a Raffle License for the Ducks Unlimited Bingo and waive the bond requirement. The proceeds benefit preservation of waterfalls.

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

This item is to reject the bids for the General Liability and Workers' Compensation Insurance Request for Proposal.

12. Old Business

A. 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 is 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 will include stipulation of a maximum of seven people in the home and no more than four vehicles. This item will require a super majority vote.

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 B-3, Ordinance 2025-29.

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. ***Removed from Consent Agenda*** - 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

*Trustee Jensen made a **motion** that Resolution A 1, Ordinances B 1,2,4 and 5 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:

<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>Aye</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>
<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 2025-29: An Ordinance Further Amending the Planned Unit Development Ordinance for the Property at 329 Thomas Lane, Fox Lake, Illinois be passed, as amended, 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>Aye</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>Aye</i>
Trustee Vander Weit	<i>Aye</i>

Motion carried

Trustee Vander Weit made a ***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, 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>No</i>
Trustee Marr	<i>Aye</i>
Trustee Driscoll	<i>No</i>
Trustee Vander Weit	<i>Aye</i>

Motion carried

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 Driscoll made a ***motion*** to adjourn the meeting at 7:00 pm, seconded by Trustee Vander Weit. All were in favor. ***Motion carried.***

Meeting was adjourned at 7:00 P.M.



Ashley Magnine, Deputy Clerk