



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 November 25, 2025, held via in-person and via Microsoft Teams, the meeting was called to order by Mayor Schmit.

1. Call to Order - Roll Call

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

Absent: Trustee Bernice Konwent

Staff also in attendance: Jessica Chernich, Sunni Butler, Jodi Luka, Steve Wirch, Laura Rudkin, John Thompson, and Dawn DeServi.

2. Approval of Minutes

A. Village Board Meeting Minutes for October 28, 2025

Trustee Vander Weit made a motion to approve the Village Board Meeting Minutes for October 28, 2025, as amended, seconded by Trustee Marr.

A roll call vote was taken as follows:

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

B. Village Board Meeting Minutes for November 11, 2025

Trustee Marr made a motion to approve the Village Board Meeting Minutes for November 11, 2025, as presented, seconded by Trustee Vander Weit.

A roll call vote was taken as follows:

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

Motion carried

3. Approval of the Warrant

A. Approval of the Warrants – November 11, 2025, and November 25, 2025

Trustee Driscoll made a motion to approve the Expenditures/Warrants/Transfers for both November 11, 2025, in the amount of \$1,924,719.02 and November 25, 2025, in the amount of \$1,878,964.00, seconded by Trustee Vander Weit.

A roll call vote was taken as follows:

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

Motion carried

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

Parade Grand Marshal

The mayor introduced and announced that the Grand Marshals for the Festival of Lights Parade will be Christy and Jeff Sefcik. He acknowledged all they have contributed to the community and Grant and Stanton schools. The Sefcik's thanked the Village and stated it is a privilege to serve and work in partnership with the community.

5. Village President's Report

The mayor shared that if others plan to attend the Lake County Municipal League dinner he will need to know by Wednesday. The parade is still scheduled for Saturday, snow or no snow. The Turkey Dinner had a great turnout with 130 people attending. The mayor also met with the sophomore class at Grant and encouraged their involvement with the Village.

6. Village Administrator's Report

There was none.

7. Village Attorney Report

There was none.

8. Village Treasurer's Report

A. Treasurer's Report October 2025

There were no questions/comments. Laura Rudkin shared that it is now mid fiscal year.

9. Preliminary Audience Comments (on Agenda Items Only)

There were none.

10. Motion to Recess to Committee of the Whole Meeting

Trustee Jensen 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

The mayor indicated that the planning meeting will be rescheduled to accommodate attendance.

11. New Business

A. Ordinance 2025-40: An Ordinance Abating the Tax Heretofore Levied for the Year 2025 to Pay Debt Service on \$11,940,00 General Obligations Bonds (Alternate Revenue Source), Services 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois

This item is to abate the tax levied for the Year 2025 to pay Debt Service on \$11,940,00 General Obligations Bonds (Alternate Revenue Source), Services 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois. Village revenue sources (utility taxes, gaming taxes, externality fees and sales taxes) were pledged for the purpose of repayment of interest and principal on said bonds and as a result, an Ordinance abating the corresponding tax levy by the County must be approved to keep any levy from appearing on the tax bills of Village residents.

B. Ordinance 2025-41: An Ordinance Amending Ordinance 2025-27, Retroactive to September 9, 2025

This item is to amend Ordinance 2025-27, Retroactive to September 9, 2025. This will reflect the changes required by the Illinois Department of Revenue.

C. Ordinance 2025-42: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake Regarding Vape Store Related Uses

This item is to amend the Zoning Ordinance of the Village of Fox Lake Regarding Vape Store Related Uses. This limits their operation to the M-1 and M-2 Industrial Zoning Districts, where they would be allowed only by special use permit. All current vape shops will be grandfathered in.

D. Motion to Approve the 2026 Regularly Scheduled Meeting Dates

This item is to approve the 2026 Regularly Scheduled Meeting Dates.

E. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 12 N. Pistakee Lake Road 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 12 N. Pistakee Lake Road and authorize the Attorney to prepare the Ordinance. It was determined there would be four designated parking spaces. This was a unanimous recommendation from the Planning and Zoning Commission.

F. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 135 Cora 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 135 Cora Avenue and authorize the Attorney to prepare the Ordinance. There were no written objections received, and it was determined there was ample parking. This was a 4-3 vote recommendation from the Planning and Zoning Commission.

G. Motion to Direct the Village Treasurer to Pay the Sum of \$79,385.54 to the Lake County Circuit Clerk, by Cashier's Check, on or Before December 5, 2025, in Accordance with the Order of November 20, 2025

This item is to pay the sum of \$79,385.54 to the Lake County Circuit Clerk, by Cashier's Check, on or before December 5, 2025. UDC and Alliance filed lien claims and those have now been consolidated, and the Village will pay the balance of retention to the court, not the contractor.

12. Old Business

A. Resolution 2025-R-78: A Resolution Authorizing the Execution of a Second Addendum to the Residential Solid Waste Franchise Agreement between the Village of Fox Lake and Waste Management of Illinois, Illinois

This item is to authorize the execution of a Second Addendum to the Residential Solid Waste Franchise Agreement between the Village of Fox Lake and Waste Management of Illinois, Inc. The Village was able to negotiate, and Waste Management agreed to modify the Year 2 rate increase from 5% to 3.5%, while maintaining a 5% annual adjustment for Years 3 through 5.

B. Ordinance 2025-36: An Ordinance Providing for the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026 (Final Reading)

This item is to approve the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026 (Final Reading)

C. Ordinance 2025-38: An Ordinance Adopting a Revised and Restated Comprehensive Plan of the Village of Fox Lake

This item is to adopt a Revised and Restated Comprehensive Plan of the Village of Fox Lake.

D. Motion to Accept the Planning & Zoning Commission's Recommendation to Approve the Resubdivision (Consolidation) of Properties Located at 39 Covington Road Fox Lake IL 60020

This item is to accept the Planning & Zoning Commission's Recommendation to Approve the Resubdivision (Consolidation) of Properties Located at 39 Covington Road Fox Lake IL 60020.

E. Motion to Accept the Fiscal Year 2025 Audit

This item is to accept the Fiscal Year 2025 Audit.

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

Trustee Marr made a motion to adjourn from the Committee of the Whole and reconvene the Village Board meeting, seconded by Trustee Jensen. All were in favor. Motion carried.

14. Items to be Removed from Consent Agenda

There were none.

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-78: A Resolution Authorizing the Execution of a Second Addendum to the Residential Solid Waste Franchise Agreement Between the Village of Fox Lake and Waste Management of Illinois, Inc

B. Ordinances

1. Ordinance 2025-36: An Ordinance Providing for the Levy of Taxes for the Village of Fox Lake, Lake and McHenry Counties, State of Illinois, for the Fiscal Year Beginning May 1, 2025, and Ending April 30, 2026 (Final Reading)
2. Ordinance 2025-38: An Ordinance Adopting a Revised and Restated Comprehensive Plan of the Village of Fox Lake
3. Ordinance 2025-40: An Ordinance Abating the Tax Heretofore Levied for the Year 2025 to Pay Debt Service on \$11,940,00 General Obligations Bonds (Alternate Revenue Source), Services 2022A of the Village of Fox Lake, Lake and McHenry Counties, Illinois
4. Ordinance 2025-41: An Ordinance Amending Ordinance 2025-27, Retroactive to September 9, 2025

5. Ordinance 2025-42: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake Regarding Vape Store Related Uses

C. Motions

1. Motion to Accept the Planning & Zoning Commission's Recommendation to Approve the Resubdivision (Consolidation) of Properties Located at 39 Covington Road Fox Lake IL 60020
2. Motion to Accept the Fiscal Year 2025 Audit
3. Motion to Approve the 2026 Regularly Scheduled Meeting Dates
4. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 12 N. Pistakee Lake Road and Authorize the Attorney to Prepare the Ordinance
5. Motion to Accept the Planning & Zoning Commission's Recommendation to Grant a Special Use Permit to Operate a Short-Term Rental at 135 Cora Avenue and Authorize the Attorney to Prepare the Ordinance
6. Motion to Direct the Village Treasurer to Pay the Sum of \$79,385.54 to the Lake County Circuit Clerk, by Cashier's Check, on or Before December 5, 2025, in Accordance with the Order of November 20, 2025

Trustee Jensen made a motion that Resolution A 1, Ordinances B 1-5 and Motions C 1-6 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:

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

Motion carried

Trustee Gauger 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:

Trustee Jensen	Aye
Trustee Gauger	Aye
Trustee Konwent	Absent
Trustee Marr	Aye
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. Reconvened Hearing Regarding the Special Use Permit for the Property Located at 100 S. Route 12, Fox Lake, Illinois.

Mayor Schmit opened the hearing.

20. Public Comment Regarding the Special Use Permit for the Property Located at 100 S. Route 12, Fox Lake, Illinois.

The mayor asked for audience comments and there were none.

The mayor stated that in order to have adequate time to ascertain that proper easements exist between the owners of the Culvers property and the adjacent property and to clarify that the entrance will accommodate future development, the Village is continuing this SUP Revocation Proceeding to April 28, 2026, at 6:30 pm. The Thirteenth Supplemental Village Board Findings entered on January 28, 2020, shall remain in effect. The Board may consider evidence in mitigation of the daily fines at that time.

The mayor closed the SUP Revocation Hearing.

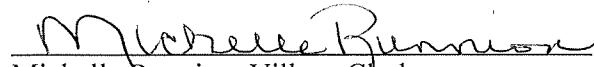
21. Executive Session

*Trustee Driscoll made a motion to enter Executive Session at 7:00 p.m. for Threatened and Pending Litigation, Land Acquisition, and Personnel, seconded by Trustee Marr and to include the Village Administrator, Village Attorney, and Police Chief for session I, Village Administrator and Community Development Director for Session II, and Village Administrator and Village Attorney for Session III. All were in favor. **Motion carried.***

22. Adjournment (from Executive Session)

*Trustee Marr made a motion to adjourn the meeting at 7:51 pm, seconded by Trustee Jensen. All were in favor. **Motion carried.***

Meeting was adjourned at 7:51 P.M.


Michelle Runnion, Village Clerk