



VILLAGE OF FOX LAKE PUBLIC HEARING MINUTES

STATE OF ILLINOIS,
Lake and McHenry Counties, } ss.

Village of Fox Lake

At the Public Hearing, **held in accordance with State of Illinois Executive Order 2020-07 Section 6**, in said Village and County in the State of Illinois at 6:00 p.m. on January 18, 2022, and held via in person and via Zoom conference, the hearing was called to order by special consultant for TIF and development Kathy Orr. The following official business was transacted:

1. Call to Order

Roll Call

Present: Mayor Schmit; Trustees Danice Moore, Amy Driscoll, Brian Marr, and Jeff Jensen.

Absent: Trustee Bernice Konwent and Ronald Stochl.

Staff and consultants present included: Kathy Orr (special consultant for TIF and development), Pete Iosue (Teska Associates), Wayde Frerichs and Donovan Day.

2. Hearing on Proposed North and South Route 12 TIF Districts

Staff member, Donovan Day announced that the hearing would cover both the North and South Route 12 TIF District proposals. Consultant Pete Iosue of Teska Associates presented the eligibility studies and redevelopment plans. He explained that more than 1,000 notices had been mailed to residents and businesses within 750 feet of the proposed districts. He provided an overview of Tax Increment Financing (TIF), noting that districts last for 23 years, do not increase tax rates, and redirect incremental growth above the base assessed value into a special fund for redevelopment. The North TIF was found eligible due to obsolescence, deterioration, code violations, inadequate utilities, and lack of planning. South TIF was found eligible due to deterioration, code violations, inadequate utilities, environmental clean-up requirements, and declining equalized assessed value. Redevelopment plans include commercial development consistent with the Village's Comprehensive Plan, with residential development in the South TIF still under discussion. The Joint Review Board met on December 17, 2021, and recommended presentation of the proposals to the Village Board.

Trustee Jensen left at 6:28pm.

3. Public Comments

Members of the public raised questions regarding the stability and soil conditions of the “Quarry” property, responsibility for redevelopment costs, impacts on schools and taxing bodies, potential residential units in the South TIF, transparency of TIF information on the Village website, and future development concepts including commercial uses and a dispensary at the former Ford dealership site. Consultants and staff responded that TIF does not raise individual tax bills but redirects incremental revenue to redevelopment projects. Schools continue to receive base property tax revenue and may receive supplemental agreements if redevelopment increases enrollment. TIF funds are restricted to eligible uses such as site preparation, demolition, and infrastructure. Soil conditions at the Quarry require further study but qualify the area under TIF eligibility criteria. Residential development proposals are not yet approved, though concepts have included up to 160 units. Transparency measures include posting agendas and minutes online, with additional information available upon request. The Sayles Property TIF has funded sidewalks, channel dredging, and site improvements. It was noted that the Village receives approximately 8% of property tax revenue, while schools may receive up to 40% within a TIF district.

4. Adjournment

The Public Hearing was concluded by Kathy Orr.

Hearing was adjourned at 6:56 P.M.