



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 August 9, 2022, and held via in person and via Zoom conference, the hearing was called to order by Mayor Schmit. The following official business was transacted:

1. Call to Order

Roll Call

Present: Mayor Schmit; Trustee Danice Moore

Absent: Trustees Bernice Konwent, Amy Driscoll, Brian Marr, Jeff Jensen and Ronald Stochl.

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

2. Hearing on Proposed Mineola and Lakefront TIF Districts

Mayor Donny Schmit announced that the hearing would cover both the Mineola TIF District and the Lakefront TIF District proposals. Consultant Pete Iosue of Teska Associates presented the eligibility studies and redevelopment plans, noting that the two districts would be discussed through a single combined presentation. He provided an overview of Tax Increment Financing (TIF), explaining that TIF districts last for 23 years, do not increase tax rates, and redirect incremental growth above the frozen base assessed value into a special fund for redevelopment. He stated that the purpose of the TIFs is to eliminate blighted conditions in the Mineola area and to designate the Lakefront area as a conservation district. The Lakefront area was found eligible due to deterioration, obsolescence, inadequate utilities, and lack of community planning, with more than 50% of buildings exceeding 35 years of age. The Mineola area was found eligible due to dilapidation, deterioration, obsolescence, code issues, excessive vacancies, lack of community planning, and relative decline. Redevelopment goals include extending utilities, improving roads, supporting land and façade improvements, and assembling parcels to facilitate redevelopment. It was noted that TIF revenue cannot be used to construct new buildings but may fund eligible costs such as site preparation, demolition, environmental cleanup, and infrastructure. The Joint Review

Board met previously and recommended forwarding the proposals to the Village Board for consideration.

3. Public Comments

Members of the public raised questions regarding the proposed Mineola and Lakefront TIF Districts. Questions included how TIF funding begins, with staff explaining that early improvements are typically financed through developer-fronted costs, TIF-backed bonds, interfund loans, or pay-as-you-go agreements, all repaid later from increment once property values rise. Residents asked for transparency regarding how tax dollars would be used, and staff emphasized that the Village would provide clear information and that the TIF does not raise individual tax bills but redirects incremental growth to redevelopment. Questions were raised about how property values increase, and it was explained that both improved properties and surrounding parcels may see value increases due to market desirability, not because of the TIF itself. A resident expressed concern about rising taxes for seniors, and the mayor noted that while property values may increase, the Village cannot reduce individual taxes through the TIF. Residents also asked who decides what projects are approved, and staff clarified that the Village Board has full authority over TIF expenditures, with developers only proposing projects subject to Village approval.

Additional questions addressed whether marinas in the proposed areas would remain operational, the status of potential hotel developments on the Mineola and Trinski properties, and whether the island itself was included in the TIF boundaries. The mayor clarified that marinas would continue operating unless redevelopment is proposed in the future, and that the inland property adjacent to Trinski Island, not the island itself, is included in the proposed district. Residents asked how the base assessment increases and how increment is distributed, and staff explained that the base Equalized Assessed Value (EAV) remains frozen, property owners continue paying normal taxes, and all growth above the base goes to the TIF fund until the district expires. Questions were also raised about reassessment frequency, with staff noting that properties are reassessed every three years, consistent with state law.

Residents expressed concerns about traffic flow, construction noise, access points, storm sewer capacity, and water and sewer infrastructure. Staff noted that traffic studies are underway and that infrastructure needs will be evaluated as part of the redevelopment process. Developers for the Mineola and Trinski concepts provided preliminary overviews of proposed hotel and hospitality projects, including glamping villas, hotel units, restaurants, pier access, and new roadway entrances. Residents also raised concerns about wildlife, green space, and vegetation, and developers stated that concepts include maintaining as much natural space as possible. Additional questions addressed garbage service costs, which staff confirmed would not increase for residents, and general concerns about safety and traffic navigation, which will be reviewed as proposals advance. A resident asked how the community can influence what is built, and staff emphasized that residents have a voice through public hearings, Village Board meetings, and elected representation, and that TIF is a public redevelopment tool intended to strengthen the community and expand the long-term tax base.

4. Adjournment

The Public Hearing was concluded by Mayor Schmit.

Hearing was adjourned at 7:15 P.M.