

**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 December 9, 2025, held via in-person and via Microsoft Teams, the meeting was called to order by Mayor Schmit.

1. Call to Order - Roll Call

Trustee Jensen contacted the Village Clerk and the 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 Marr. All were in favor. **Motion carried.**

Present: Mayor Donny Schmit, Village Attorney Howard Teegen, Trustees Bernice Konwent, Jeff Jensen (via Teams), Brian Marr, Amy Driscoll and Village Clerk Michelle Runnion.

Absent: Trustees Debra Vander Weit and David Gauger

Staff also in attendance: Ashley Magnine, Jodi Luka, Steve Wirch, Laura Rudkin, John Thompson, Jennifer Kuhn and Dawn DeServi.

2. Approval of Minutes

A. Village Board Meeting Minutes for November 25, 2025

Trustee Marr made a **motion** to approve the Village Board Meeting Minutes for November 25, 2025, as presented, seconded by Trustee Driscoll

A roll call vote was taken as follows:

Trustee Jensen Ave

Trustee Jensen *Aye*
Trustee Gauger *Absent*

Trustee Saenger Absent
Trustee Konwent Abstain

Trustee Konwent AUS
Trustee Marr Ave

Trustee Vander Weit Absent
Motion carried

3. Approval of the Warrant

A. Approval of the Warrants – December 9, 2025

Trustee Konwent made a motion to approve the Expenditures/Warrants/Transfers for December 9, 2025, in the amount of \$1,499,141.47, seconded by Trustee Driscoll.

A roll call vote was taken as follows:

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

Motion carried

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

A. Ray Chevrolet Check Presentation

The mayor thanked Ray Chevrolet for the check and their sponsorship of the Friday Night Concert Series, and their ongoing support in the community for youth and veterans.

5. Village President's Report

The mayor shared that he attended the Jeeps on the Run with Ray Chevrolet, the Marines toy drive, and Shop with a Cop, all which greatly benefit residents and their families.

The mayor also attended the Lake County Municipal League Dinner and the Illinois Municipal League winter meeting. Topics include the Tier 2 Pension Reform that will affect many municipalities very hard; the Transportation Bill in which the issue of eminent domain for housing was removed after pressure from the municipalities; also covered were e-bike regulations, hemp sales regulations, and the IDNR flood permit requirement with a cost of \$1500 and a wait time of 6-9 months.

6. Village Administrator's Report

Jessica Chernich thanked the staff and board for a great 2025.

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

There were no questions/comments.

11. New Business

A. Resolution 2025-R-79: A Resolution Approving the Quote from Veolia Water Technologies (DBA Kruger) to Purchase Components to Rebuild Tertiary Disc Filter #4 at the Northwest Regional Water Reclamation Facility

This item is to approve the quote from Veolia Water Technologies (DBA Kruger) to purchase components to rebuild Tertiary Disc Filter #4 at the Northwest Regional Water Reclamation Facility. These components have outperformed their typical useful life of 5 – 10 years. The cost is \$148,630.93. These are proprietary items so there will be a need to waive the bids.

B. Resolution 2025-R-80: A Resolution Approving the Bid of Ack Temp Mechanical Services, Inc. for the Building 10 Rooftop HVAC Unit Replacement Project at the Northwest Regional Water Reclamation Facility

This item is to approve the Bid of Ack Temp Mechanical Services, Inc. for the Building 10 Rooftop HVAC Unit Replacement Project at the Northwest Regional Water Reclamation Facility. Eight bids were received for the project. ACK Temp Mechanical Services, Inc. was the lowest responsible bidder with a bid of \$68,692.

C. Resolution 2025-R-81: A Resolution Authorizing the Execution of a Memorandum of Understanding Between the Village of Fox Lake and the Grant Township Highway Department Regarding Improvements to Nippersink Road

This item is to authorize a Memorandum of Understanding Between the Village of Fox Lake and the Grant Township Highway Department Regarding Improvements to Nippersink Road. The permit was issued to the Village of Fox Lake; however, Grant Township will manage the project.

D. Ordinance 2025-43: An Ordinance Amending Section 8-2-2 of the Village Code of the Village of Fox Lake Related to Prohibited Conduct in Village Parks

This item is to amend Section 8-2-2 of the Village Code of the Village of Fox Lake Related to Prohibited Conduct in Village Parks. This includes limits on swimming and fishing; large water mats prohibited; watercraft may not be launched, anchored, or beached at the public beach; pets must be leashed, owners must clean up droppings, and pets are prohibited on the public beach, splashpad, and playground surfaces; park hours set at 8:00 A.M. to dusk, building hours set at 8:00 A.M. to 5:00 P.M.; updates for private use of parks, including fee schedules, reservation forms, security deposit; and Ice-Skating Rink flag-based open/close procedures, posted hours, age restrictions, safety disclaimers, and rules for conduct on the ice.

E. Ordinance 2025-45: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, by Granting a Special Use to Jim Finnean to Operate a Short-Term Housing Rental Business at the Property at 12 N. Pistakee Lake Road, Fox Lake, Illinois

This item is to amend the zoning ordinance by granting a Special Use to Jim Finnean to operate a Short-Term Housing Rental Business at the Property at 12 N. Pistakee Lake Road. This includes a stipulation of no more than 10 people and four designated parking spaces.

F. Ordinance 2025-46: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, By Granting a Special Use to Wajahathullah Mirza to Operate Short Term Housing Rental Businesses at the Property at 135 Cora Avenue, Fox Lake, Illinois

This item is to the zoning ordinance by granting a Special Use to Wajahathullah Mirza to Operate Short Term Housing Rental Businesses at the Property at 135 Cora Avenue. Only units A and B are to be occupied by short-term renters, no more than six at a time, and three designated parking spaces.

G. Motion to Appeal the Planning & Zoning Commission's Recommendation to Deny a Special Use Permit to Operate a Short-Term Rental at 122 E Grand Avenue and Authorize the Attorney to Draft the Ordinance

This item is to determine the status of an Appeal of the Planning & Zoning Commission's Recommendation to Deny a Special Use Permit to Operate a Short-Term Rental at 122 E Grand Avenue and Authorize the Attorney to Draft the Ordinance. This was a unanimous decision, and several letters of protest had been received. Jodi Luka explained that the petitioner has made some changes and the request could be returned to the Planning and Zoning Commission. The Village Attorney stated that a motion could be made to return it to the Commission with changes.

12. Old Business

There was 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 Marr. All were in favor. Motion carried.

14. Items to be Removed from Consent Agenda

The mayor removed items A-1 and 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. *Removed from the Consent Agenda - Resolution 2025-R-79: A Resolution Approving the Quote from Veolia Water Technologies (DBA Kruger) to Purchase Components to Rebuild Tertiary Disc Filter #4 at the Northwest Regional Water Reclamation Facility*
2. Resolution 2025-R-80: A Resolution Approving the Bid of Ack Temp Mechanical Services, Inc. for the Building 10 Rooftop HVAC Unit Replacement Project at the Northwest Regional Water Reclamation Facility
3. Resolution 2025-R-81: A Resolution Authorizing the Execution of a Memorandum of Understanding Between the Village of Fox Lake and the Grant Township Highway Department Regarding Improvements to Nippersink Road

B. Ordinances

1. Ordinance 2025-43: An Ordinance Amending Section 8-2-2 of the Village Code of the Village of Fox Lake Related to Prohibited Conduct in Village Parks
2. Ordinance 2025-45: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, by Granting a Special Use to Jim Finnean to Operate a Short-Term Housing Rental Business at the Property at 12 N. Pistakee Lake Road, Fox Lake, Illinois
3. Ordinance 2025-46: An Ordinance Amending the Zoning Ordinance of the Village of Fox Lake, By Granting a Special Use to Wajahathullah Mirza to Operate Short Term Housing Rental Businesses at the Property at 135 Cora Avenue, Fox Lake, Illinois

C. Motions

1. *Removed from the Consent Agenda - Motion to Appeal the Planning & Zoning Commission's Recommendation to Deny a Special Use Permit to Operate a Short-Term Rental at 122 E Grand Avenue and Authorize the Attorney to Draft the Ordinance*

Trustee Jensen made a motion that Resolutions A 2 and 3, and Ordinances B 1-3, be established as the Consent Agenda for this meeting by unanimous vote, seconded by Trustee Konwent.

A roll call vote was taken as follows:

Trustee Jensen	Aye
Trustee Gauger	Absent
Trustee Konwent	Aye
Trustee Marr	Aye

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

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:
Trustee Jensen *Aye*
Trustee Gauger *Absent*
Trustee Konwent *Aye*
Trustee Marr *Aye*
Trustee Driscoll *Aye*
Trustee Vander Weit *Absent*
Motion carried

16. Approval of Exceptions

Trustee Konwent made a motion to Waive the Bids to Purchase Components to Rebuild Tertiary Disc Filter #4 at the Northwest Regional Water Reclamation Facility, seconded by Trustee Driscoll.

A roll call vote was taken as follows:
Trustee Jensen *Aye*
Trustee Gauger *Absent*
Trustee Konwent *Aye*
Trustee Marr *Aye*
Trustee Driscoll *Aye*
Trustee Vander Weit *Absent*
Motion carried

Trustee Driscoll made a motion to approve Resolution 2025-R-79: A Resolution Approving the Quote from Veolia Water Technologies (DBA Kruger) to Purchase Components to Rebuild Tertiary Disc Filter #4 at the Northwest Regional Water Reclamation Facility, seconded by Trustee Jensen.

A roll call vote was taken as follows:
Trustee Jensen *Aye*
Trustee Gauger *Absent*
Trustee Konwent *Aye*
Trustee Marr *Aye*
Trustee Driscoll *Aye*
Trustee Vander Weit *Absent*
Motion carried

Trustee Konwent made a motion to Return item C-1 to the Planning and Zoning Commission for further consideration, seconded by Trustee Marr.

A roll call vote was taken as follows:

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

Motion carried

17. For the Good of the Order

There was none.

18. Audience Comments

There were none.

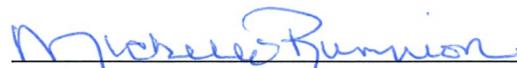
19. Executive Session

There was none.

20. Adjournment (from Executive Session)

Trustee Driscoll made a motion to adjourn the meeting at 6:58 pm, seconded by Trustee Konwent. All were in favor. Motion carried.

Meeting was adjourned at 6:58 P.M.



Michelle Runnion, Village Clerk