

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 accordance with State of Illinois Executive Order 2020-07 Section 6, held in said Village and County in the State of Illinois at 6:30 p.m. on March 22, 2022 and held via in person and via Zoom conference, the meeting was called to order by Mayor Schmit. The following official business was transacted:

1. Call to Order

Roll Call

Present Mayor Schmit, Attorney Jeff Nutschig, Trustees: Jensen, Stochl, Konwent, Marr, Moore and Driscoll.

Staff also in attendance: Deb Waszak, Donovan Day, Wayde Frerichs, Ryan Kelly, Jimmy Lee Jr., Kealan Noonan and Deysi Moya.

2. Public Hearing for the Proposed Approval of The Route 12 South and Route 12 North Tax Increment Financing Redevelopment Plan and Program

No comments

3. Adjournment from Public Hearing

Trustee Konwent made a motion to approve the Adjournment from Public Hearing, seconded by Trustee Jensen.

A roll call vote was taken as follows:

- Trustee Jensen Aye
- Trustee Stochl Aye
- Trustee Konwent Aye
- Trustee Marr Aye
- Trustee Moore Aye
- Trustee Driscoll Aye
- Motion Carried

**4. Approval of Minutes**

**A. Village Board Meeting Minutes for March 8, 2022**

*Trustee Driscoll made a motion to approve the Village Board Meeting Minutes for March 8, 2022 as presented, seconded by Trustee Konwent.*

*New guidelines state that all votes must be taken via roll call vote in order to record all individual responses.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>
<b><i>Motion Carried</i></b>	

**5. Approval of the Warrant**

*Trustee Konwent made a motion to approve the Expenditures/Warrants/Transfers for March 22, 2022 in the amount of \$674,585.51, Seconded by Trustee Jensen.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>
<b><i>Motion Carried</i></b>	

**6. Special Business (Appointments, Swearing In Ceremonies, Proclamations)**

**A. Swearing in of Officer Megan Blue**

**7. Village President's Report**

**A. Sewer and Water Rates**

*A. Instead of the usual rate increase of living cost plus 2%, there will only be a 4% rate increase due to high inflation.*

**B. Public Meeting for Lake Front Park Redevelopment**

*A. There will be two meetings, the Town Hall meeting at Lakefront Park and a park expansion meeting, dates are to come.*

*B. There will be two other meetings happening. 3/23 there will be a meeting to go over housing needs, 51% of homes rented are affordable housing, and 76% of owned homes are affordable housing. 3/24 there will be a resident meeting with Knollwood subdivision. There is a 2.75 million Grant for this project.*

**8. Village Administrator's Report**

*Village Administrator, Deb Waszak, gave recognition to Wayde and Howard on all their hard work to get the bond for the park expansion.*

**9. Village Attorney Report**

*There is none.*

- 10. **Village Treasurer's Report**
  - A. **January, 2022 Treasurer's Report**
  - B. **February, 2022 Treasurer's Report**

*Revenues are stronger than expected and expenses are lower. There will be a budget workshop April 7<sup>th</sup>.*

- 11. **Preliminary Audience Comments (on Agenda Items Only)**

*Glen Close had a question on the definition of Affordable Housing. Mayor Schmit stated it is 30% of your income or less.*

- 12. **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 Konwent.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>
<i><b>Motion Carried</b></i>	

- A. **Strategic Planning Team Reports**

*Martha Trotter presented Audit report for 2021.*

- B. **Presentation by Carmen Gratace, President of Construction and Development for Global Builders, Inc. Requesting Board Consideration for a Proposed 122 Unit Multi-family Apartment Building instead of the Previously Approved Assisted Living Facility.**

*Apartments would be market rate named Franz Villas Apartments. They would potentially include 90 one bedroom units and 32 two bedroom units.*

- 13. **New Business (the information below taken from Agenda)**

- A. **Ordinance 2022-11: An Ordinance Approving the Route 12 South Redevelopment Plan and Program**
- B. **Ordinance 2022-12: An Ordinance Designating the Route 12 South Redevelopment Project Area**
- C. **Ordinance 2022-13: An Ordinance Adopting Tax Increment Allocation Financing For the Route 12 South Redevelopment Project Area**
- D. **Ordinance 2022-14: An Ordinance Approving the Route 12 North Redevelopment Plan and Program**
- E. **Ordinance 2022-15: An Ordinance Designating the Route 12 North Redevelopment Project Area**

**F. Ordinance 2022-16: An Ordinance Adopting Tax Increment Allocation Financing For the Route 12 North Redevelopment Project Area**

**G. A Motion to Approve the 2021 Audit**

**H. A Motion to Accept The Planning and Zoning Commission’s Recommendation to Approve a Special Use Permit for Off-Site Storage, Detailing and Repair of Motor Vehicles at 16 N. Route 12**

*The Ray Auto Group would like to use the site for offsite parking, since it is across the street it will require a special use permit.*

**I. A Motion to Approve the Transfer of the Existing Special Use Permit for 702 Rollins Road to Doug’s Auto & Marine Repair LLC**

*This is currently Dan’s Auto Body Shop; it will continue to be the same type of business, but under new name and ownership.*

**14. Old Business**

**A. A Motion to Accept the Planning and Zoning Commission’s Recommendation to Approve the Petition for a Special Use Permit for Multifamily Residential at 130 Washington Street.**

*This is being tabled since the plan was not complete.*

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

*Trustee Konwent made a motion to adjourn from Committee of the Whole and reconvene Village Board Meeting, seconded by Trustee Jensen.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>

***Motion Carried***

**16. Items to be Removed from Consent Agenda**

*Trustee Moore removed from the consent agenda Ordinance 2022- 11 (B-1)*  
*Trustee Moore removed from the consent agenda Ordinance 2022- 12 (B-2)*  
*Trustee Moore removed from the consent agenda Ordinance 2022-13 (B-3).*  
*Trustee Moore removed from the consent agenda Ordinance 2022-14 (B-4).*  
*Trustee Moore removed from the consent agenda Ordinance 2022-15 (B-5).*  
*Trustee Moore removed from the consent agenda Ordinance 2022-16 (B-6).*

**17. 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**

**B. Ordinances**

**C. Motions**

1. A Motion to Approve the 2021 Audit

- 2. A Motion to Accept The Planning and Zoning Commission’s Recommendation to Approve a Special Use Permit for Off-Site Storage, Detailing and Repair of Motor Vehicles at 16 N. Route 12
- 3. A Motion to Approve the Transfer of the Existing Special Use Permit for 702 Rollins Road to Doug’s Auto & Marine Repair LLC

*Trustee Jensen made a **motion** to move that items, Motions 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:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>

**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:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>Aye</i>
<i>Trustee Driscoll</i>	<i>Aye</i>

**Motion Carried**

**18. Approval of Exceptions**

Ordinance 2022-11: An Ordinance Approving the Route 12 South Redevelopment Plan and Program  
*Trustee Jensen made a **motion** to pass Ordinance 2022-11, an Ordinance Approving the Route 12 South Redevelopment Plan and Program, seconded by Trustee Konwent.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>
<i>Trustee Marr</i>	<i>Aye</i>
<i>Trustee Moore</i>	<i>No</i>
<i>Trustee Driscoll</i>	<i>Aye</i>

**Motion Carried**

Ordinance 2022-12: An Ordinance Designating the Route 12 South Redevelopment Plan Project Area  
*Trustee Jensen made a motion to pass Ordinance 2022-12, an Ordinance Designating the Route 12 South Redevelopment Plan Project Area, seconded by Trustee Konwent.*

*A roll call vote was taken as follows:*

<i>Trustee Jensen</i>	<i>Aye</i>
<i>Trustee Stochl</i>	<i>Aye</i>
<i>Trustee Konwent</i>	<i>Aye</i>

Trustee Marr           Aye  
Trustee Moore         No  
Trustee Driscoll       Aye  
**Motion Carried**

Ordinance 2022-13: An Ordinance Adopting Tax Increment Allocation Financing for the Route 12 South Redevelopment Plan Project Area

Trustee Jensen made a **motion** to pass Ordinance 2022-13, an Ordinance Adopting Tax Increment Allocation Financing for the Route 12 South Redevelopment Project Area., seconded by Trustee Driscoll.

*A roll call vote was taken as follows:*

Trustee Jensen         Aye  
Trustee Stochl         Aye  
Trustee Konwent       Aye  
Trustee Marr           Aye  
Trustee Moore         No  
Trustee Driscoll       Aye  
**Motion Carried**

Ordinance 2022-14: An Ordinance Approving the Route 12 North Redevelopment Plan and Program

Trustee Jensen made a **motion** to pass Ordinance 2022-14, an Ordinance Approving the Route 12 North Redevelopment Plan and Program, seconded by Trustee Driscoll.

*A roll call vote was taken as follows:*

Trustee Jensen         Aye  
Trustee Stochl         Aye  
Trustee Konwent       Aye  
Trustee Marr           Aye  
Trustee Moore         No  
Trustee Driscoll       Aye  
**Motion Carried**

Ordinance 2022-15: An Ordinance Designating the Route 12 North Redevelopment Plan Project Area

Trustee Jensen made a **motion** to pass Ordinance 2022-15, an Ordinance Designating the Route 12 North Redevelopment Plan Project Area, seconded by Trustee Driscoll.

*A roll call vote was taken as follows:*

Trustee Jensen         Aye  
Trustee Stochl         Aye  
Trustee Konwent       Aye  
Trustee Marr           Aye  
Trustee Moore         No  
Trustee Driscoll       Aye  
**Motion Carried**

Ordinance 2022-16: An Ordinance Adopting Tax Increment Allocation Financing for the Route 12 North Redevelopment Plan Project Area

Trustee Jensen made a **motion** to pass Ordinance 2022-16, an Ordinance Adopting Tax Increment Allocation Financing for the Route 12 North Redevelopment Project Area, seconded by Trustee Konwent.

*A roll call vote was taken as follows:*

Trustee Jensen         Aye  
Trustee Stochl         Aye  
Trustee Konwent       Aye  
Trustee Marr           Aye

*Trustee Moore*            *No*  
*Trustee Driscoll*        *Aye*  
***Motion Carried***

**19. For the Good of the Order**

*There is none.*

**20. Audience Comments**

*There is none.*

**21. Executive Session**

*There is none.*

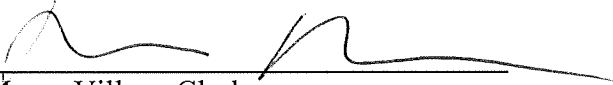
**22. Adjournment**

*Trustee Stochl made a motion to adjourn the meeting at 8:11pm, seconded by Trustee Konwent.*

*A roll call vote was taken as follows:*

*Trustee Jensen*            *Aye*  
*Trustee Stochl*            *Aye*  
*Trustee Konwent*        *Aye*  
*Trustee Marr*              *Aye*  
*Trustee Moore*            *Aye*  
*Trustee Driscoll*        *Aye*  
***Motion Carried***

**Meeting was adjourned at 8:11 P.M.**

  
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Deysi Moya, Village Clerk