

VILLAGE OF LINDENHURST
2301 E Sand Lake Road

Regular Village Board Meeting Minutes
November 27, 2023
7:00pm

I. Call to Order

- A. Mayor Marturano called the Regular Village Board Meeting to order at 7:00pm.

II. Roll Call

- A. Present were Mayor Dominic Marturano, Trustees Pat Dickson, Pat Dunham, Patty Chybowski, Dawn Suchy, and Heath Rosten.
- B. Absent was Trustee Ron Grace.
- C. Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Police Chief Tom Jones, Operations Director Kevin Klahs, Utility Systems Manager Charles Hernandez, Assistant to the Village Administrator Karleen Gernady, and Village Clerk Melissa Forsberg.

III. Pledge of Allegiance

IV. Approval of Minutes

- A. Minutes from the Regular Village Board Meeting of November 13, 2023 were presented for approval.
- B. Trustee Suchy would like Section IX, D, 3 eliminated as the wording is ambiguous.
- C. Trustee Suchy made a motion, seconded by Trustee Dickson, to approve the minutes from the Regular Village Board Meeting of November 13, 2023 with the exception noted above.
1. Voice Vote
 - Aye - 5
 - Nay - 0
 - Abstain - 0Motion carried.

V. Bills Presented for Payment

- A. Trustee Dunham made a motion, seconded by Trustee Chybowski, to approve the second set of bills for the month of November presented for payment in the amount of \$227,211.08 for invoices due on or before November 27, 2023.
1. Roll Call
 - Aye – 5 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten
 - Nay – 0Motion carried.

VI. Board & Staff Reports

- A. Trustee Dunham, along with Melissa Forsberg, acting on behalf of the Lindenfest Committee, presented a donation to Chief Jones for the Police Departments pay-it-forward fund.
- B. Mayor Marturano announced the following:
 - 1. Attended the Lindenhurst/Lake Villa/Round Lake Chamber of Commerce luncheon. It was a Mayor's update meeting and each had an opportunity to discuss goings on within their respective community, specifically from a commercial stand point.
 - 2. Santa Parade is Saturday, December 2, 2023 at 2:00pm.
 - 3. Mayor of Wadsworth, Glen Ryback, suddenly passed away this month. Mayor Marturano expressed his gratitude for the all the work Mayor Ryback contributed to within the community and gives his condolences to the Ryback Family.

VII. Public Comment on Agenda Items

- A. A few residents posed questions regarding the Redwood Development Project. It was advised they hold they questions until after the presentation as many of their questions may be answered within the presentation.

VIII. New Business

- A. Presentation: Redwood USA - Conceptual Residential Development Plans on Grass Lake Road
 - 1. Representatives from Redwood USA presented an overview of their business:
 - a. Ohio based company
 - b. Specializing in single story, townhome neighborhoods for renters
 - c. Over 150 neighborhoods nationwide
 - d. New neighborhood just opened in Volo
 - e. Village of Lake Villa recently approved a Redwood development
 - f. All units consist of two bedrooms, two bathrooms, two car garage, and include a den
 - g. All units are ADA compliant
 - 2. Redwood is in discussions to purchase approximately 77 acres adjacent to the Village's eastern corporate limits off of Grass Lake Road. Roughly half of the property is suited for development. The proposed area for development is at the far east of the property.
 - 3. The proposed property would need to undergo annexation in which to move forward with the zoning entitlement process.
 - 4. The conceptual plan proposes 138 units within the proposed development area.
- B. Approval: Hawthorn/Sprucewood/Lake Shore Drive Road Reconstruction Project Temporary Easement Acquisition (Easements #0006, 0009)
 - 1. Before bidding and construction can begin for the Hawthorn/Sprucewood/Lake Shore Drive Road Reconstruction Project, approximately ten temporary and one permanent easement must be acquired by the Village. The temporary easements extend into residents driveways. These easements are primarily necessary for regrading. Obtaining these temporary easements would allow the regrading of driveways as a

means of meeting slopes that adjoin the new roadway. This would also allow the Village to comply with ADA standards related to sidewalk installation. Once approval of agreements and recording of the easement documents through the end of construction are completed, temporary easements are established. It is the goal of the Village to restore any disrupted driveways/walkways. Per bidding documents, contractors are to repair items such as brick walkways or planters that have been disturbed.

2. The two easements for consideration are located at:
 - a. 203 Lake Shore Drive
 - b. 2200 Lake Shore Drive
3. Trustee Chybowski made a motion, seconded by Trustee Dunham to authorize the Village Administrator to execute agreements for temporary easements #0006 and 0009 for the Hawthorne/Sprucewood/Lake Shore Drive Road Reconstruction project. Funds for the purchase of the temporary easements are to be paid from the Community Capital Fund.
 - a. Roll Call
Aye – 5 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten
Nay – 0
Motion carried.

C. Approval: Economic Incentive Agreement with 3-Legged Brewing

1. 3-Legged Brewing has been in discussion with Village staff regarding locating within Lindenhurst. Their specialty is production of different types and flavors of cold brewed coffee. They currently occupy a small space in Grayslake, which does not include a retail operation. Participation in farmers markets and distribution of their canned products to a few local retail partners generates their retail sales.
2. 3-Legged Brewing has established a lease agreement with the Lindenhurst Center. They would occupy the space located at 2120 E Grand Avenue and would have a retail presence and accessory canning operation.
3. They have approximately \$65,000 in eligible costs for the LEAP program. They are eligible for up to \$30,000 in reimbursement as they are a sales tax generator.
4. Trustee Dickson made a motion, seconded by Trustee Suchy to authorize the execution of a LEAP economic incentive agreement with 3-Legged Brewing, LLC in the amount of \$30,000 for the property located at 2120 E. Grand Avenue.
 - a. Roll Call
Aye – 5 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten
Nay – 0
Motion carried.

D. Approval: Economic Incentive Agreement with Lindenhurst Animal Hospital

1. Lindenhurst Animal Hospital submitted a LEAP application requesting assistance with the enclosure of their dog run. The dog run is presently existing, but is located outdoors.
2. Multiple quotes are not available for review as the Animal Hospital previously contracted with Waldron Construction prior to submission of their LEAP application.
3. Their eligible costs exceed \$60,000. As a sales tax generating business, they are eligible for reimbursement up to \$30,000.

- 4. Trustee Suchy made a motion, seconded by Trustee Dunham to authorize the execution of a LEAP economic incentive agreement with Preston Vet, Ltd. d/b/a Lindenhurst Animal Hospital in the amount of \$30,000 for the property located at 2595 E. Grand Avenue.
 - a. Roll Call
 - Aye – 5 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten
 - Nay – 0
 - Motion carried.

IX. Public Comment

- A. There were additional questions from various residents for Redwood USA regarding their development plans.

X. Executive Session

- A. None.

XI. Adjournment

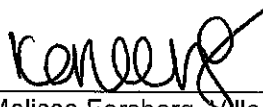
- A. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.
 - 1. Voice Vote
 - Aye - 5
 - Nay - 0
 - Motion carried.
 - 2. The meeting was adjourned at 8:11pm.



Date approved December 11, 2023



Dominic Marturano, Mayor



Melicca Forsberg, Village Clerk - Deputy
Kaitlyn Grunady
ATVA