

VILLAGE OF LINDENHURST ILLINOIS
2301 E. Sand Lake Road

REGULAR VILLAGE BOARD MEETING MINUTES

December 11, 2023

7:00 pm

CALL TO ORDER

Mayor Marturano called the Regular Village Board meeting to order at 7:00 pm.

ROLL CALL

Present were Mayor Dominic Marturano, Trustees Pat Dickson, Patty Chybowski, Dawn Suchy, Heath Rosten, and Ron Grace. Absent was Trustee Pat Dunham.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Director of Operations Kevin Klabs, Utility Systems Manager Charles Hernandez, and Assistant to the Village Administrator Karleen Gernady.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

Minutes from the Special Village Board Meeting of March 21, 2022, were presented for approval. Trustee Chybowski made a motion, seconded by Trustee Grace, to approve the minutes from the Special Village Board Meeting of March 21, 2022.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

Minutes from the Regular Village Board Meeting of November 27, 2023, were presented for approval. Trustee Dickson made a motion, seconded by Trustee Suchy, to approve the minutes from the Special Village Board Meeting of November 27, 2023.

VOICE VOTE

Aye – 4

Nay – 0

Abstain – 1

Motion carried.

BILLS PRESENTED FOR PAYMENT

Trustee Suchy made a motion, seconded by Trustee Dickson, to approve the first set of bills for the month of December presented for payment in the amount of \$1,296,287.26 for invoices due on or before December 11, 2023.

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

TREASURER'S REPORT

Deferred to the next Regular Village Board meeting.

BOARD & STAFF REPORTS

Trustee Suchy congratulated Public Works for putting on another successful Santa Parade. Mayor Marturano also commented on the success of the Santa Parade. The Mayor spoke about meeting with a local Boy Scouts and Cub Scout Troops about municipal government and gave the kids an opportunity to ask questions.

Director of Operations Klahs stated that Public Works extended an offer of employment which was accepted, and the new employee will be starting the week of the 18th.

PUBLIC COMMENT ON AGENDA ITEMS

Attorney Pam Park presented the concerns expressed by the homeowners association (HOA) in regard to the Heritage Park Development mentioned in agenda items A-C. Attorney Park asked the Village Board to table the agenda items until the developer and the HOA could reach an agreement.

NEW BUSINESS

A. Ordinance 23-12-2277: Approving a Second Amendment to a Development Agreement for Part of the Heritage Park Subdivision

Lennar Homes (CalAtlantic) has applied to develop the remaining portion of the Heritage Park Subdivision. This agreement is very similar to the previous agreement for the Heritage Park Subdivision that was approved in 2006. Lennar Homes will assume Pulte's obligations and rights from the original agreement, including impact fees and zoning entitlements while building 19 new buildings in the same location as originally proposed. Lennar Homes will have to record a separate declaration of covenants for its own townhome association and will work with the existing HOA on an agreement for easements and cost sharing.

Trustee Suchy made a motion, seconded by Trustee Chybowski, to Ordinance 23-12-2277 Approving a Second Amendment to a Development Agreement for Part of the Heritage Park Subdivision

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace
Nay – 0

Motion carried.

B. Ordinance 23-12-2278: Approving a Final Plat of Resubdivision and Amended Site, Landscaping, Architectural, and Signage Plans for the Development of a Portion of the Heritage Park Subdivision

Lennar Homes has requested to complete the remaining 19 buildings within the Heritage Park Subdivision. Since Lennar's plans cannot be the same as Pulte's, Lennar's building elevations are designed to complement the existing buildings. Different from Pulte's plans, Lennar intends to build three-bedroom units. This change will still match the total of the original 188

dwelling units. With the three-bedroom units, the plans still meet standards for setbacks and parking.

The development plans differ from the original agreement with their proposed landscaping by replacing the majority of ground cover with river rock. Administrator Johnson noted that the Plan Commission did discuss this issue, and they were okay with Lennar's explanation that the ground cover tends to deteriorate due to being in the back of the building between parking stalls. Trustee Grace asked if the river rock was going to be applied with an adhesive to keep them from shifting. John McFarland from Lennar Homes stated they would verify with the homebuilding side of their company.

Trustee Suchy made a motion, seconded by Trustee Grace, to approve Ordinance 23-12-2278: Approving a Final Plat of Resubdivision and Amended Site, Landscaping, Architectural, and Signage Plans for the Development of a Portion of the Heritage Park Subdivision

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace
Nay – 0

Motion carried.

C. Approval: Second Amendment to the Assumption Agreement – CalAtlantic, LLC d/b/a Lennar Homes

This agreement describes the obligations that Lennar Homes will take on from Janko Group as the new developer of this project. Village Administrator Johnson provided an update on the estimated amount of improvements which is now \$266,780.25. Trustee Rosten stated the reasons why he was in favor of approving this development. Mayor Marturano responded to resident traffic concerns by providing an overview of the traffic studies that were completed by the Illinois Department of Transportation.

Trustee Dickson made a motion, seconded by Trustee Rosten, to approve Second Amendment to the Assumption Agreement – CalAtlantic, LLC d/b/a Lennar Homes

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace
Nay – 0

Motion carried.

D. Ordinance 23-12-2279: 2023 Property Tax Levy

Village Administrator Johnson provided an overview of the Finance Committee's recommendation to approve a 3.6% increase to the property tax levy and the factors that went into the decision to raise the levy. Due to the EAV growth that has occurred, the Village's tax rate will decrease to .317228.

Trustee Suchy made a motion, seconded by Trustee Dickson, to approve Ordinance 23-12-2279: 2023 Property Tax Levy

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

E. Ordinance 23-12-2280: Amending the Village of Lindenhurst Employee Handbook with Regard to the Illinois Paid Leave for All Workers Act

With the Illinois Paid Leave for All Workers Act taking effect on January 1, 2024, the Village has to amend the employee handbook to account for the new law. The new policy in the Village employee handbook applies to part-time and seasonal employees and will provide these employees a minimum of one hour per leave for 40 hours worked. These employees are allowed to carry over up to 40 hours to the next year.

The Human Resources Committee also recommended that the Village adjust the vacation leave policy to make it comparable to the law by allowing employees to request vacation days after 90 days of employment, take vacation time in 2 hour increments, and employees would have to request vacation time a minimum of 7 days prior to the requested date.

Mayor Marturano stated that the Illinois Municipal League is interested in addressing this issue during the 2024 legislative sessions. Trustee Suchy asked how the policy would impact snow plow drivers. Village Administrator Johnson stated that drivers would need to accrue the 40 hours before requesting leave, and they could use the hours accrued if they came back to Village within a year. Village Administrator Johnson noted that adjusting these items in the employee handbook could be useful when recruiting candidates.

Trustee Grace made a motion, seconded by Trustee Rosten, to approve Ordinance 23-12-2280: Amending the Village of Lindenhurst Employee Handbook with Regard to the Illinois Paid Leave for All Workers Act

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

F. Approval: Economic Development Specialist Agreement Renewal

Last year, The Village entered into a one-year agreement with Anita Archambeau to serve as the Village's Economic Development Specialist. The agreement presented would extend her contract for another year. Mayor Marturano stated he had heard from businesses that Anita has been very helpful to the business community and she is very knowledgeable. Trustee Grace and Trustee Suchy agreed that Anita has been very useful this past year. Village Administrator Johnson stated that staff enjoys working with Anita because she offers a different perspective.

Trustee Chybowksi made a motion, seconded by Trustee Suchy, to approve the Economic Development Specialist Agreement Renewal.

ROLL CALL

Aye – 5 Trustees Dickson, Chybowski, Suchy, Rosten, Grace

Nay – 0

Motion carried.

G. Approval: 2024 Village Public Meeting Schedule

The Village must approve and publish the regular meeting dates for the Village Board, Village Commissions, and Boards before the beginning of 2024.

Trustee Suchy made a motion, seconded by Trustee Dickson, to approve 2024 Village Public Meeting Schedule.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

PUBLIC COMMENT

None

EXECUTIVE SESSION

None

ADJOURNMENT

Trustee Chybowski made a motion, seconded by Trustee Suchy, to adjourn the meeting.

VOICE VOTE

Aye – 5

Nay – 0

Motion carried.

The meeting was adjourned at 7:47 pm.

Date Approved 01-08-2024

Dominic Marturano

Dominic Marturano, Mayor

Melissa Forsberg

Melissa Forsberg, Village Clerk

