



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

CLOSED SESSION MEETING MINUTES

SEPTEMBER 8, 2022

## Call to Order

The meeting was called to order at 7:35 pm.

Roll call was answered by Trustees Huckins, Dustin, Harlfinger, Bojarski, Anderson, Murphy, and President Bogdanowski.

Also present were Village Administrator Shannon Andrews, Assistant Village Administrator Ashley Eccles, Village Attorney Brad Stewart, and Village Clerk Shannon DuBeau.

## Up for Discussion

Collective Negotiating Matters and the Purchase or Lease of Real Property for the Use of the Public Body (5 ILCS 120/2(c)(2) and (5))

### Collective Negotiating

Administrator Andrews updated the Board on the status of ongoing union contract negotiations with SEIU, the Public Works Union. The Village's current contract will expire at the end of the year.

Attorney Stewart stated that of the 43 proposals, 29 came from the union. The initial Union wage proposal had a 35% increase over the 3-year life of the contract. The revised proposal had a 27% base increase over the life of the contract, without compounding. The Village's only wage offer was a 2% increase each year for a total of a 6% increase over the life of the contract.

### Purchase of Real Property for the Use of the Public Body

Administrator Andrews briefed the Board on repetitive flooding affecting several properties on Plum Street. These properties back up to a stream bed connecting to Crystal Creek.

The McHenry County Conservation District, the Village of Lake in the Hills, the Illinois Department of Natural Resources, the Lake in the Hills Sanitary District, and the FEN share jurisdiction on the land involved. All with jurisdiction, including the Village's engineer, met to discuss a resolution. Because wetlands are involved, it was determined that natural resources would be negatively impacted by any engineering action taken.

Options discussed include:

- Utilizing storm sewers to redirect waterflow from Oak Street.
  - This would only divert 15% of the water affecting these properties.
  - This project would cost \$1.2–3 million.
- Raising the rear yards with fill.
  - This option would cost around \$100k per lot.
  - Filling the rear yard may not be a long-term solution as the fill would likely wash away.
- Property buyout.



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- FEMA grant funds may be available.
- These homes do not seem to have the amount of damage that would make them viable for a property buyout program (such as flooding above the first floor).
- GIS shows that fair market value is \$1.8 million for the properties combined.

The Board discussed the cost to raze the homes, which was approximated at \$25,000. There was also discussion about a buyout based on the properties being built in a flood zone. President Bogdanowski stated that building permits will no longer be issued for undeveloped properties in this area. Administrator Andrews noted that the storm water ordinance was not in place when the homes were built.

There was discussion as to MCCD's position on the vacant properties. Administrator Andrews stated that all with jurisdiction feel that the properties should be converted to open spaces.

President Bogdanowski stated that as a Village we can look into funding or grants to help without using Village resources, but the informal consensus of the Board was that the Village should not buyout the properties.

## Adjournment

A motion to exit Closed Session was made by Trustee Harlfinger and seconded by Trustee Bojarski. On roll call vote, Trustees Dustin, Bojarski, Murphy, Anderson, Huckins, and Harlfinger voted Aye. No Nays. Motion carried.

The Closed Session was adjourned at 8:15 pm.

Submitted by,

A handwritten signature in cursive script that reads "Shannon DuBeau".

Shannon DuBeau  
Village Clerk