

**VILLAGE OF LINDENHURST**  
**2301 E Sand Lake Road**

**Regular Village Board Meeting Minutes**  
**October 13, 2025**  
**7:00pm**

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**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 Dunham, Patty Chybowski, Dawn Suchy, Heath Rosten, and Ron Grace.
- B. Absent was Trustee Pat Dickson.
- C. Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Police Chief Melinda Linas, Superintendent of Public Works Charles Hernandez, Assistant to the Village Administrator Karleen Long, and Village Clerk Melissa Forsberg.

**III. Pledge of Allegiance**

**IV. Approval of Minutes**

- A. Minutes from the Regular Village Board Meeting of September 22, 2025 were presented for approval.
- B. Trustee Suchy made a motion, seconded by Trustee Chybowski, to approve the minutes from the Regular Village Board Meeting of September 22, 2025 as presented.
1. Voice Vote  
Aye - 5  
Nay - 0  
Abstain - 0  
Motion carried.

**V. Treasurer's Report**

- A. Trustee Dunham read the Treasurer's Report for September 2025. The total for all accounts on September 30, 2025 was \$17,958,580.24.
- B. Trustee Dunham made a motion, seconded by Trustee Chybowski, to approve the Treasurer's Report for September 2025 as read.
1. Roll Call  
Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace  
Nay – 0  
Motion carried.

**VI. Bills Presented for Payment**

- A. Trustee Dunham made a motion, seconded by Trustee Grace, to approve the first set of bills for the month of October presented for payment in the amount of \$757,390.76 for invoices due on or before October 13, 2025.
1. Roll Call  
Aye – 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace  
Nay – 0  
Motion carried.

**VII. Board & Staff Reports**

- A. Oath of Office - James Siefken, Jr Police Commander
1. Mayor Marturano administered the Oath of Office to James Siefken, Jr as the new Police Commander.
- B. Trustee Dunham announced the Veteran's Day ceremony will be held November 11, 2025 at 11:00am.
- C. Trustee Suchy discussed feeling the Village dashboard did not seem quite correct for the real estate taxes. Village Administrator Johnson explained there has been a delay in receiving receipts, as well as some numbers did not transpose correctly when we converted to the new accounting system. However, it was explained our numbers are on target, but he will continue to monitor.
- D. Mayor Marturano announced the following:
1. Attended the College of Lake County State of College Address on September 25, 2025. President Lori Suddick discussed many items, such as increased enrollment and the Tech Campus.
  2. Attended a Metropolitan Mayor's Caucus Committee meeting. With the upcoming state veto session approaching, there was discussion on potential items on the docket, ie: Metra transit bill and the pension bill. Although the transit bill would not affect us directly, it does affect quite a few surrounding municipalities. Also, the pension bill would eliminate Tier 2, which would come at a significant cost to us and many local Villages.
  3. The Lindenhurst Park District Haunted Trail on October 18, 2025.
- E. Police Chief Melinda Linas discussed hosting the Citizen's Academy the last few weeks. Discussions/demonstrations included criminal investigation, drone demonstration, as well as DUI and high-risk traffic stops.
- F. Superintendent of Public Works Charles Hernandez discussed the following:
1. Annual sidewalk/curb replacement completed.
  2. Salt dome door replacement project started.
  3. Lagoon project completed.
  4. Vehicle preparations for snow and ice has begun.
  5. Preparation for Santa's Float will begin.

**VIII. Public Comment on Agenda Items**

- A. A resident discussed his concerns regarding the proposed US Hwy 45 Townhome Development.

**IX. New Business**

- A. Ordinance 25-10-2328: Approving a Rezoning, Special Use Permit, Preliminary Plat of Subdivision, Site Plan Review, and Variations for a Townhome Development at 50 N. US Hwy 45
1. Vista Living, LLC is pursuing a development project located at 50 N US 45. This development would include 58 town home units across a lot consisting of approximately 9 acres.
  2. The Plan Commission held a public hearing regarding the rezoning, special use permit, and development standards variation on September 17, 2025. Vista Living, LLC requests the parcel be rezoned from CB-Community Business to R-3 residential, multi-family.
  3. Per the Plan Commission memorandum, rezoning to residential use has its benefits. In at least the past 7 years, the Village has not been approached by a developer that was not posing some manner of negative affects from the development, ie: sound, noise, light, odors, or significant increase in truck traffic. Rezoning to R-3 presents less risk of intensive use for commercial uses.
  4. The application and Manhard's review memo requests a Planned Unit Development (PUD). However, after review, staff does not feel this is necessary.
  5. The proposed development does slightly deviate from R-3 zoning standards pertaining to max net density, guest parking, and specific areas of landscape standards. Specifically, for R-3 districts, the maximum net density is 8 dwelling units per acre. This development would exceed that limit by approximately .36 units per acre.
  6. The site plan proposes the following:
    - a. No clubhouse, but a central open space within the cul-de-sac located at the north end of the property.
    - b. Play area on the west side of the roadway.
    - c. Gazebo and mailbox off the roadway to the east.
    - d. Sidewalks connecting pedestrians from the mailbox area to the gazebo and eastward toward a dog park.
    - e. Continued pathway to the east to connect to the multi-use path along US 45.All these amenities to be maintained by the homeowner's association.
  7. Based on Plan Commission comments, the site plan has been updated to include widened driveways and additional head-in parking around the cul-de-sac and mailbox area. The dog park area was slightly relocated to accommodate the landscape berms along the west side of US 45.
  8. Considerable concerns were raised at the Public Hearing about an increase in traffic congestion. The applicant volunteered to have a traffic study conducted. This study would address the following:
    - a. Impact of the development on the adjacent roadway.
    - b. Economic impact study determining the costs and benefits for the greater community and its effect on public services.

9. After construction and acceptance, the developer plans to turn over the primary roadway and sidewalks to the Village as public right-of-way. As a result, the developer will build the roadway to Village standards and specifications for width, depth, and slope.
10. The Plan Commission unanimously recommended the rezoning, preliminary subdivision, special use permit, site plan review, and variations from the net density and landscaping standards for the Lindenstone Townhome development at 50 N US Highway 45.
11. The applicant is only requesting preliminary subdivision approval at this time. With this approval, the applicant would move forward with the traffic and economic impact studies. The development would not move forward until final subdivision approval is approved.
12. Trustee Suchy made a motion, seconded by Trustee Dunham to adopt Ordinance 25-10-2328: Approving a rezoning, special use permit, preliminary plat of subdivision, site plan review, and variations for a townhome development at 50 N. Hwy US 45.
  - a. Roll Call  
Aye - 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace  
Nay - 0  
Motion carried.

B. Trustee Rosten exited the meeting at 7:43pm.

C. Approval: Police Pension Municipal Compliance Report

1. The Village Board is required to adopt an annual report of certain aspects of the Police Pension Funds, as provided by the Police Pension Board.
2. The fund currently has assets with a market value of \$13,607,980, and disbursements of \$538,972. The pension fund gained \$884,200 in investments, the Village's municipal contribution was \$735,489, and the funded ratio increased to 76.52%.
3. Trustee Chybowski made a motion, seconded by Trustee Chybowski to accept the Municipal Compliance Report for the Lindenhurst Police Pension and place the document on file with the Village Clerk.
  - a. Roll Call  
Aye - 4 Trustees Dunham, Chybowski, Suchy, Grace  
Nay - 0  
Motion carried.

D. Approval: 2025 Village of Lindenhurst Communications Plan Update

1. Staff recently performed a review of our Communications Plan to ensure it reflects best practices and operational implementation. It was determined, over time, the Plan has developed from a foundational document into a guidebook pinpointing employee roles in communications, creating a style guide, as well as performance metrics.
2. This update mostly focuses on the style guide. In particular, it strives to create a more consistent Village-wide look and feel within its media and departments. For example, a primary font family was determined, as well as when it will be used. Additionally, document templates have been created, which will also be utilized Village-wide.
3. Trustee Grace made a motion, seconded by Trustee Dunham to adopt the 2025 update to the Village of Lindenhurst Communications Plan

- a. Roll Call  
Aye - 4 Trustees Dunham, Chybowski, Suchy, Grace  
Nay - 0  
Motion carried.

X. **Public Comment**

- A. None.

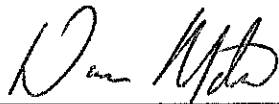
XI. **Executive Session**

- A. None

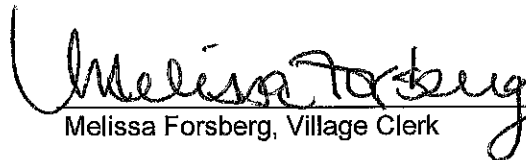
XII. **Adjournment**

- A. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.
  - 1. Voice Vote  
Aye - 4  
Nay - 0  
Motion carried.
  - 2. The meeting was adjourned at 7:57pm.

Date approved 10-27-25



Dominic Marturano, Mayor



Melissa Forsberg, Village Clerk

