

VILLAGE OF LINDENHURST
2301 E Sand Lake Road

Regular Village Board Meeting Minutes
August 25, 2025
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, Heath Rosten, and Ron Grace.
- B. Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Police Chief Melinda Linas, Operations Director Kevin Klahs, 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 August 11, 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 August 11, 2025 as presented.
1. Voice Vote
 - Aye - 5
 - Nay - 0
 - Abstain - 1Motion carried.

V. Bills Presented for Payment

- A. Trustee Dunham made a motion, seconded by Trustee Dickson, to approve the second set of bills for the month of August presented for payment in the amount of \$261,769.56 for invoices due on or before August 25, 2025.
1. Roll Call
 - Aye – 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay – 0Motion carried.

VI. Board & Staff Reports

- A. Trustee Dickson announced Venetian Night would be held on Sunday, August 31, 2025 at 2:00pm.
- B. Trustee Dunham spoke about Lindenfest this past weekend.
- C. Mayor Marturano discussed the following the following:
 - 1. Lakes High School Homecoming Parade will be September 10, 2025, with line-up at 5:00pm.
 - 2. The unfortunate passing of Rich Laskowski, Sr. Our thoughts are with his family.
 - 3. Lindenfest.
- D. Police Chief Melinda Linas provided her thoughts on Lindenfest.

VII. Public Comment on Agenda Items

- A. Don Debello, the Owner of Antioch Pizza in Lindenhurst, provided insight for the future expansion plans, and what the anticipated long term goals entail.

VIII. New Business

- A. Appointment: Toby Gruchot to Chair the Veterans' Memorial Commission
 - 1. The Veterans' Memorial Commission voted to recommend the nomination of Toby Gruchot to serve as Chair of the Commission at their August 12, 2025 meeting. The position has been vacant for one year. The current term will expire April 30, 2026.
 - 2. Trustee Dunham made a motion, seconded by Trustee Chybowski to advise and consent to the appointment of Toby Gruchot as Chair of the Veterans' Memorial Commission.
 - a. Roll Call
Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 0
Motion carried.
- B. Ordinance 25-8-2326: Amending Section 111.20 of the Village Code to Increase the Number of Class A-V Liquor Licenses by One - Antioch Pizza
 - 1. The new owners of the Antioch Pizza located at 1856 E Grand would like to expand into the adjacent Steph's Place. This would provide more seating to accommodate larger groups, specifically sports teams. In anticipation of this expansion, the franchise owners have purchased the corporation doing business as Steph's Place. Antioch Pizza would like to continue utilizing the established bar and gaming area.
 - 2. The application for a Class A-V liquor license has been submitted, and background checks passed. The license would allow the sale of liquor for consumption as well as permit video gaming. A floor plan of the combined spaces has been provided, and shows seating for up to 66 customers, which would allow for up to six gaming terminals.

3. Issuing this license would not increase the number of licenses. Instead, it would be taking the place of the license held by Steph's Place.
4. Trustee Dunham made a motion, seconded by Trustee Grace to move to approve the increase of Class A-V liquor licenses by one, contingent upon the applicant receiving a certificate of occupancy for work related to the combination of units housing Antioch Pizza and Steph's Place.
 - a. Roll Call
Aye - 5 Trustees Dickson, Dunham, Chybowski, Suchy, Grace
Nay - 1 Trustee Rosten
Motion carried.

C. Ordinance 25-7-2324: Amending Title XI of the Lindenhurst Code Regarding Municipal Grocery Taxes

1. A motion to reconsider was made and approved at the August 8, 2025 meeting, putting this agenda item back on the August 25, 2025 agenda.
2. *As discussed at the July 28, 2025 meeting:*
 - a. In 2024, Governor Pritzker signed Public Act 103-781, which eliminates the 1% sales tax allocated to local government. Unless individual municipalities choose to re-enact the tax into their jurisdictions, the expiration of the tax is to begin January 1, 2026. Per the Illinois Department of Revenue (IDOR) guidelines, in order to avoid any lapse in the 1% sales tax revenues, individual municipalities must establish the tax by October 2025.
 - b. As of June 4, 2025, the following communities have adopted a local grocery tax:

Bannockburn	Grayslake	Hainesville
Hawthorn Woods	Highwood	Kildeer
Lake Zurich	Park City	Buffalo Grove
Deer Park	Antioch	Barrington

Libertyville - adopted the local grocery tax subsequent to our July 28 meeting.
 - c. For Lindenhurst, the loss of the grocery sales tax is estimated to be \$96,000-\$108,000 annually based on an analysis of sales tax receipts provided by the IDOR.
 - d. Adding to the complicatedness of the grocery tax debate, this law also allows non-home rule municipalities to enact a sales tax on all eligible goods by ordinance, rather than by referendum.
 - e. Although not drastically affecting our day-to-day operations, the loss of this revenue would largely affect the sales tax allocated to capital projects by half. This would then hinder funding to our capital program, including our road program.
 - f. At the July 10, 2025 Finance Committee meeting, after much debate, voted 2-0, with one abstention to recommend the local establishment of the grocery sales tax. Committee Members cited improvement of our roadways, as well as, this not being an action that was decided by the municipality, but rather, something the State imposed as reasons to leave the tax as is.
3. Trustee Dunham made a motion, seconded by Trustee Grace to adopt Ordinance 25-7-2324 amending Title XI of the Lindenhurst Village Code regarding municipal grocery retailers' and service occupation taxes.

- a. Roll Call
Aye - 5 Trustees Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 1 Trustee Dickson
Motion carried.

D. Resolution 25-8-2325R: In Support of the Illinois America250 Commemoration

- 1. A resolution of commitment must be formally passed to be designated as a partner recognizing the 250th anniversary of the founding of the United States. This commitment allows the Village to be recognized on the Illinois 250 website, as well as gives us the ability to coordinate and/or collaborate with other municipalities. There is no cost.
- 2. Our volunteer and staff America Committee will continue to meet monthly throughout the year to plan and organize celebration events leading up to July 2026.
- 3. Trustee Suchy made a motion, seconded by Trustee Dickson to adopt Resolution 25-8-2325R in support of the Illinois America250 Commemoration.

- a. Roll Call
Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 0
Motion carried.

E. Approval: Water Tower #2 (Falling Waters Boulevard) Repainting Design - Strand Associates - \$70,000

- 1. Water Tower #2 was originally constructed in 1998. The current exterior coatings are original and in poor condition. This project was anticipated for some time by Public Works and has been a part of the long-term capital improvement plan.
- 2. Work of this magnitude requires detailed planning due to the type of tower, aerial equipment needed, consideration of the surrounding area, and sensitivity to the water supply. With this in mind, Strand Associates was asked to provide a scope of work with the intent of completing the work in calendar year 2027 or 2028.
- 3. Strand Associates provided a scope, which includes an inspection of the tank interior/exterior, as well as an analysis of the current paint. Once the inspection is completed, Strand Associates will prepare engineering drawings, assist with bidding, and act as the construction engineer.
- 4. Trustee Chybowski made a motion, seconded by Trustee Suchy to authorize the Village Administrator to execute a work order with Strand Associates for the design work related to Water Tower #2 at a cost not to exceed \$70,000.

- a. Roll Call
Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 0
Motion carried.

F. Approval: Standby Well Study - Strand Associates - \$28,500

- 1. As discussed with our FY 2026 Budget and Capital Improvement Plan, Public Works recommends a Well Site Investigation Study be conducted to provide potential locations for a replacement emergency stand-by well. When CLCJAWA has a service interruption, we currently utilize three emergency stand-by wells to produce water. The iron removal system for Well House #5, which is high in iron content, was serviced in 2024. At that time, Tonka recommended a significant overhaul of the system.

2. Public Works would like the opportunity to compare the cost associated with the construction of a new well versus investing in a maintenance intensive iron vessel and a well that produces suboptimal water quality.
3. It was requested of Strand Associates, to provide a proposal. The work would include reviewing water system reports, pumping capacity, water quality, and an opinion of probable cost.
4. Trustee Dunham made a motion, seconded by Trustee Suchy to authorize the Village Administrator to execute a work order with Strand Associates for a standby well study at a cost not to exceed \$28,500.
 - a. Roll Call
Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
Nay - 0
Motion carried.

IX. Public Comment

- A. Members of the public commented on the following:
 1. Requested follow-up information pertaining to the grocery tax.
 2. Spoke about a public safety issue concerning street lights being out at 2380 Federal Parkway for an extended amount of time.

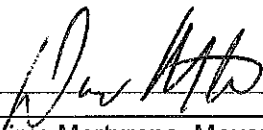
X. Executive Session

- A. None.

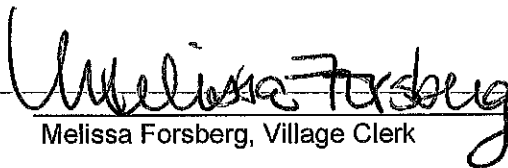
XI. Adjournment

- A. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.
 1. Voice Vote
Aye - 6
Nay - 0
Motion carried.
 2. The meeting was adjourned at 7:55 pm.

Date approved 9-8-2025



Dominic Marturano, Mayor



Melissa Forsberg, Village Clerk

