



**VILLAGE OF LINDENHURST
Regular Village Board Meeting Minutes
March 9, 2026
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. Village Administrator Clay Johnson, Village Attorney Greg Jones, Commander Jim Siefken, 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 February 23, 2026 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 February 23, 2026 as presented.
 - i. Voice Vote
 - Aye - 5
 - Nay - 0
 - Abstain - 1

V. Bills Presented for Payment

- a. Trustee Dunham made a motion, seconded by Trustee Dickson, to approve the first set of bills for the month of March presented for payment in the amount of \$809,374.58 for invoices due on or before March 9, 2026.
 - i. Roll Call
 - Aye – 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay – 0

VI. Board & Staff Reports

- a. Trustee Dickson announced the next Adopt-A-Highway clean-up event will be held on March 28, 2026. Meeting place to be Dunkin Donuts at 10:00am.
- b. Mayor Marturano reminded everyone the Lake Villa St Patrick's Day parade is to be held this Saturday, March 14, 2026. Line-up will be at Palombi school at 11:15am.
- c. Village Administrator Clay Johnson reported staff has met with I3 about the fiber install. There is no definitive timeline, but work will be starting soon.
- d. Commander Siefkin spoke about the following:
 - i. Representatives of the Police Department attended the Criminal Justice Career Fair at the College of Lake County on March 4, 2026.
 - ii. Chief Linas attended and presented at the 2026 International Association of Police Chiefs Officer Safety and Wellness Conference. The conference ran from March 6-8.
 - iii. On March 1-2, the Commander and Chief attended the 100 Club of Illinois Officer Wellness Conference.
 - iv. On March 11, 2026, Chief Linas will be on WGN News being recognized as the First Responder of the Month.
 - v. Parts have been ordered for the tornado siren repairs.
- e. Assistant to the Village Administrator Karleen Long provided a reminder Restaurant Week will be March 14 through March 21. Six local restaurants are participating.

VII. Public Comment on Agenda Items

- a. None.

VIII. New Business

- a. Presentation: Metropolitan Mayors' Caucus - Homes for a Changing Region - Lindenhurst Housing Action Plan 2026
 - i. "The Homes for a Changing Region (Homes) program helps municipalities identify solutions to their most pressing housing challenges, create a balanced mix of housing types, and serve the needs of multiple generations of residents and workers."
 - ii. Lindenhurst was chosen to participate in the Homes for a Changing Region program run by the Metropolitan Mayors Caucus and BRick Partners, LLC. in October 2025.
 - iii. This process involved a multiple month process, which included several in-person meetings and the evaluation of a community survey.
 - iv. Homes representative discussed its findings as following:
 - (1) Four key challenges identified:
 - (a) Some of Lindenhurst's older homeowners need assistance with home repairs and accessibility improvements.
 - (b) Many of Lindenhurst's renter households need rental options they can more easily afford.
 - (c) Lindenhurst's seniors need more homes that enable them to downsize in terms of both housing size and costs.

- (d) Lindenhurst's younger adults need smaller, more attainable housing options, including both ownership and rental opportunities.
- (2) Based on the challenges identified, the Homes team recommends the following for consideration in the future:
 - (a) Work with Community Partners for Affordable Housing to help residents access resources for home repair, down payment assistance, and affordable homeownership.
 - (i) Next Steps:
 - 1) Meet with Community Partners for Affordable Housing staff for in-depth discussion of home repair and housing counseling resources and best ways for the Village to promote these to residents.
 - 2) Create a plan for promoting homeownership assistance resources to residents through newsletters, social media, water bills, flyers at Village Hall, code enforcement, etc.
 - 3) Promote the Metropolitan Mayors Caucus' Guidebook on Home Accessibility Improvements.
 - 4) Meet with Community Partners for Affordable Housing to understand if local resources would be needed to create Community Land Trust homes in Lindenhurst.
 - 5) Receive a presentation from Community Partners for Affordable Housing to the Village Board about Community Land Trusts for more education.
 - (b) Update or initiate plans and zoning ordinances to increase housing options that address the changing needs of Lindenhurst residents.
 - (i) Next Steps:
 - 1) Determine whether a market study would be useful to demonstrate the way increased residential options attract employers and economic investment.
 - 2) Consider available sites in Lindenhurst and which are best suited for development, updating the Comprehensive Plan and/or creating key Corridor Plans.
 - 3) Update the zoning ordinance to permit multifamily housing in support of these development goals.
 - 4) Learn about Missing Middle Housing options using the Metropolitan Mayors Caucus' Toolkit.
 - (c) Attract developers with a proven track record in affordable rental housing production.
 - (i) Next Steps:
 - 1) Discuss among the Village Board data on affordability needs of local renters and how

- other communities in the area have successfully addressed these needs.
 - 2) Review affordable rental developments in the surrounding area, speak with these municipalities, and consider inviting local officials on a site visit to an example development.
 - 3) Contact potential developers about their interest in Lindenhurst, potentially utilizing a Request for Qualifications (RFQ) tool.
 - 4) If a proposal is made, bring Village officials on a site visit to a comparable affordable development.
 - (d) Leverage support from Lake County Partners in approaching workforce housing solutions as an economic development tool.
 - (i) Next Steps
 - 1) Reach out to Lake County Partners to explore how to collaborate around workforce housing solutions.
 - 2) Use LCP data to understand commercial development opportunities.
 - 3) Evaluate the use of an Enterprise Zone to support commercial and housing development.
 - 4) Incorporate input from local employers and LCP in housing discussions.
- b. Ordinance 2026-3-2334: Amending the Lindenhurst Village Code, Title III, Chapter 33, "Police Department," by Providing for a new Section 12 Thereto Entitle "Public Safety Employee Benefits Act Administration"
 - i. The Illinois Public Safety Employee Benefits Act (PSEBA) is a law that allows for the payment of full health insurance premiums to a public safety employee who suffers a catastrophic injury or is killed in the line of duty.
 - ii. To qualify, the injury must have occurred under one of the following circumstances:
 - (1) The officer's response to a pursuit
 - (2) The officer's response to what is reasonably believed to be an emergency
 - (3) An unlawful act perpetrated by another
 - (4) During the investigation of a criminal act
 - (5) Training exercises may qualify
 - iii. The affected employee, their spouse for life, and dependent children (until age 25) are eligible for these benefits, if awarded.
 - iv. The law does not define "catastrophic injury." Court cases have deemed the following:
 - (1) PSEBA related benefits should be made available to public safety officers if the officer suffers a line-of-duty injury under the Illinois Pension Code.
 - (2) Non-home rule municipalities have the ability to establish their own administrative procedure for assessing PSEBA claims to fulfill the intent of the law.

- v. This ordinance better outlines the administrative procedure, while following the intent of the law. A new section in code would be created and outlines the procedure for determining if an on-duty injury qualifies for PSEBA benefits.
 - vi. Trustee Chybowski made a motion, seconded by Trustee Grace to adopt Ordinance 2026-3-2334: Amending the Lindenhurst Village Code to provide for a new Section 12 in Chapter 33 for "Public Safety Employee Benefits Act Administration."
 - (1) Roll Call
 - Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay - 0
 - Motion carried.
- c. Approval: Rose Tree Outfall Repair Project - Pay Application #1 - \$159,321.51
- i. V3 has submitted their first pay application for the Rose Tree Outfall Repair project. The project is running ahead of schedule. As a result, a portion of the project will need to be expensed in the current fiscal year. We will seek reimbursement through the Illinois Department of Commerce and Economic Opportunity (DCEO) grant administered by the Lake County Stormwater Management Commission as soon as payment has been made.
 - ii. Although the payment will exceed our budgeted stormwater project expense line, reimbursement will proceed as anticipated. We anticipated approximately two more pay requests before the end of the fiscal year.
 - iii. Trustee Dunham made a motion, seconded by Trustee Suchy to authorize the execution of Pay Application #1 with V3 in the amount of \$159,321.51 for the Rose Tree Outfall Repair Project.
 - (1) Roll Call
 - Aye - 6 Trustees Dickson, Dunham, Chybowski, Suchy, Rosten, Grace
 - Nay - 0
 - Motion carried.
- d. Discussion: FY 2026-2027 Draft Capital Improvement Plan
- i. Administrator Johnson presented an overview of the draft 2026-2027 Capital Improvement Plan projects as submitted to the Finance Committee on February 5, 2026. The following items were adjusted and the draft plan was amended:
 - (1) Community Survey
 - (2) Rose Tree Outfall/Stormwater Projects
 - (3) Grand Avenue Streetscape Improvement Design
 - (4) Standby Well Location Study
 - (5) Falling Waters Boulevard (Tower #2) Repainting Design
 - ii. The Village Board provided comment for the Finance Committee to consider when finalizing the plan. The complete plan will be presented and voted on with the operational budget in April.

IX. Public Comment

- a. A resident inquired about the following:
 - i. if there are any expected future commercial activities.
 - ii. plans for bringing in more revenue.

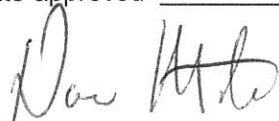
X. Executive Session

- a. None.

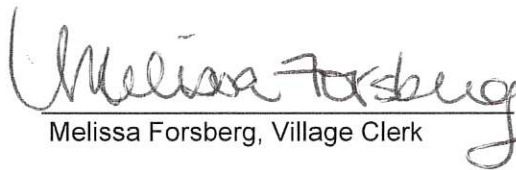
XI. Adjournment

- a. Trustee Chybowski made a motion, seconded by Trustee Suchy to adjourn the meeting.
 - i. Voice Vote
 - Aye - 6
 - Nay - 0Motion carried.
 - ii. The meeting was adjourned at 8:30pm.

Date approved 3-23-2026



Dominic Marturano, Mayor



Melissa Forsberg, Village Clerk

