

LINDENHURST PLAN COMMISSION
Regular Meeting Minutes
February 22, 2017

CALL TO ORDER: Chairman Joy Gajda called the meeting to order at 7:00pm.

ROLL CALL

Present were Chairman Joy Gajda, Commissioners Andrew Aswad, Jon Feld, Chris Gheysen, and Philip Rovang.

Absent was Commissioner Bob Buehler

Also in attendance were Village Administrator Matt Formica, Village Attorney Julie Tappendorf, and Village Clerk Jody Stoughtenger.

APPROVAL OF THE MINUTES

Minutes from the Plan Commission Meeting of December 7, 2016 were considered for approval. Commissioner Rovang made a motion, seconded by Commissioner Gheysen, to approve the Plan Commission Meeting Minutes of December 7, 2016.

VOICE VOTE:

Ayes - 5, Nays – 0

Motion carried.

COMMUNICATIONS & CORRESPONDENCE

None

OLD BUSINESS

A. Discussion: Workshop Session #3 – Proposed Zoning Code Amendments

The Village has undertaken a multi-year process of completing a comprehensive review of the Village's Zoning Code. Village Attorney Julie Tappendorf led the last of three workshop sessions, reviewing and discussing proposed changes to the site development regulations, nonconformities, and interpretations and definitions, focusing on Chapters 7, 8, and 9.

NEW BUSINESS

A. Public Hearing – Comprehensive Amendments to the Village of Lindenhurst’s Zoning Ordinance

Chairman Gayda opened the Public Hearing at 7:48 pm

Resident Ryan Brandes expressed positive feedback to the proposed zoning code amendments.

Chairman Gayda closed the Public Hearing at 7:49 pm

After review and consideration, Commissioner Rovang made a motion, seconded by Commissioner Gheysen, to recommend to the Village Board approval of the comprehensive amendments to the zoning code.

ROLL CALL

Ayes – 5 Commissioners Aswad, Feld, Gheysen, Rovang, and Chairman Gayda

Nays – 0

Motion carried.

STAFF UPDATES / STATUS REPORT

Village Administrator Formica thanked the Plan Commission for their review of the proposed zoning code amendments and recommendation to the Village Board. The amendments streamline the development review process and provide a more user-friendly document for property owners and developers.

On February 23rd, Village Administrator Formica expects to receive the formal plan development submittal for the proposed library on Munn Road. The plans have been provided to the Village planning consultant and consulting engineer for review. A Plan Commission meeting is scheduled for March 8th to review the library’s plans. The required public hearing has been posted.

Village Administrator Formica added that an application has been received by the Coltman property owner for the subdividing of the remaining commercial property on Grand Avenue between the Speedway property and Library properties. The Coltman property plans may be scheduled for review at the March 22nd Plan Commission meeting.

Village Administrator Formica announced that Ziegler Nissan is scheduled to open February 27th.

PUBLIC PARTICIPATION

Mayor Marturano thanked the Plan Commission for their time and efforts to review the proposed zoning code amendments.

Mayor Marturano shared that the Central Lake County Joint Action Water Agency (CLCJAWA) has approved bid package 1 contract. This allows the construction on the water delivery structure for Lindenhurst to begin.

Mayor Marturano announced that IDOT has agreed to the installation of decorative traffic signal poles with illuminated street signs at the various intersections along the Route 132 improvement project. IDOT shall amend the Village’s local share agreement to include the additional cost of the decorative poles. Upon receipt and review of the amended agreement, the Village will present for Village Board consideration.

Finally, Mayor Marturano reported that bids for the Millburn Bypass will be awarded in June 2017.

ADJOURNMENT

Commissioner Aswad made a motion, seconded by Commissioner Gheysen to adjourn the meeting.

VOICE VOTE:
Ayes - 5, Nays - 0.

Motion carried.

The meeting was adjourned at 8:01pm.

Date Approved _____

Joy Gajda, Chairman

Andrew Aswad, Secretary