

**LINDENHURST PLAN COMMISSION**  
**Regular Meeting Minutes**  
**March 21, 2018**

**CALL TO ORDER**

Secretary Aswad called the meeting to order at 7:00pm. Due to Chairman Gajda's absence, Secretary Aswad made a motion to appoint Commissioner Gheysen as Chairman for the meeting, seconded by Commissioner Rovang.

**ROLL CALL**

Present were Commissioners William Douglas, Jon Feld, Chris Gheysen, Bob Buehler, Andrew Aswad and Philip Rovang. Absent was Chairman Gajda.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, and Acting Recording Secretary Karen Fassbinder.

**APPROVAL OF THE MINUTES**

Minutes from the Plan Commission Meeting of February 7, 2018 were considered for approval.

Commissioner Buehler made a motion, seconded by Commissioner Rovang, to approve the Plan Commission Meeting Minutes of February 7, 2018.

**VOICE VOTE**

Ayes - 6, Nays – 0

Motion carried.

**COMMUNICATIONS & CORRESPONDENCE**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

- A. Public Hearing and consideration of an application filed by Ross and Margaret Bogue to Rezone Property Located at 19715 W. Grand Avenue

Chairman Pro Tem Gheysen opened the Public Hearing at 7:03 pm.

Ross Bogue was sworn in by Secretary Aswad.

Commissioner Gheysen summarized that Mr. Ross had brought forward a request to rezone the above property to CB during the last meeting, which was denied by the Plan Commission and later denied by the Village Board. The petitioner is now requesting rezoning of the property from E to NB.

Mr. Bogue stated that he considered NB rezoning a better fit for the property than CB. He advised that the soil boring, topography, setbacks, plat and plans have been completed by the Architect.

Commissioner Feld agreed that NB was the best use of the land and applauded Mr. Bogue on his desire to develop the land into retail space.

Commissioner Rovang asked how many retail spaces were proposed, and Mr. Bogue confirmed that the current plans included five 20'x70' retail spaces plus an office space of 2000 square feet. Commissioner Rovang also asked whether there were any environmental restrictions with IDOT due to the wetlands on the north third of the property. Mr. Bogue answered that the soil borings found the land suitable.

Attorney Tappendorf advised that any proposed work would have to go through the process of review once permit application was presented for site plans, engineering, IDOT, etc. She also advised that along with the existing neighboring property, this will meet the NB size requirement.

Commissioner Douglas expressed concern about working with the Army Corp of Engineering because the property contains wetlands. Mr. Bogue stated that he would make sure the building conformed to the requirements of the Army Corp of Engineering.

Chairman Pro Tem Gheysen closed the Public Hearing at 7:12 p.m.

Commissioner Feld made a motion, seconded by Commissioner Douglas, to approve rezoning the property located at 19715 W. Grand Avenue to NB from E.

#### **ROLL CALL**

Ayes – 6, Nays - 0

Motion carried.

This will be presented at the Village Board meeting for Board consideration on March 26, 2018.

#### **STAFF UPDATES / STATUS REPORT**

None

#### **PUBLIC PARTICIPATION**

None

**ADJOURNMENT**

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

**VOICE VOTE:**

Ayes - 6, Nays - 0.

Motion carried.

The meeting was adjourned at 7:14 pm.

Date Approved \_\_\_\_\_

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**Chris Gheysen, Chairman Pro Tem**

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**Andrew Aswad, Secretary**