

LINDENHURST PLAN COMMISSION  
Regular Meeting Minutes  
April 3, 2019

**CALL TO ORDER**

Chairman Gajda called the meeting to order at 7:00pm.

**ROLL CALL**

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

Also in attendance were Village Administrator Clay Johnson and Village Clerk Jody Stoughtenger.

**APPROVAL OF THE MINUTES**

Minutes from the Plan Commission Meeting of December 5, 2018 were presented for approval. Chairman Gajda requested the Village website be updated with current meeting minutes.

Commissioner Aswad made a motion, seconded by Commissioner Douglas, to approve the minutes from the Plan Commission Meeting of December 5, 2018.

**VOICE VOTE:**

Ayes - 5, Nays – 0

Motion carried.

**COMMUNICATIONS & CORRESPONDENCE**

None

**OLD BUSINESS**

None

**NEW BUSINESS**

**A. Public Hearing: Special Use Permit – 2031 E. Grand Avenue (Dr. Brian Gniadek) for the operation of a dental office.**

Chairman Gajda opened the Public Hearing at 7:01pm.

Commissioner Aswad performed the swearing in of members from the public.

The Village has received build out plans for the relocation of Dr. Brian Gniadek's dentistry office from the current location in Linden Plaza to a suite within the State Bank of the Lakes professional office building. Both properties are zoned Community Business (CB). Pursuant to village code, offices for medical uses such as dentistry are considered special uses within the CB zoning. Even though the dentist had the right to operate his practice for over 25 years in a current CB zone, relocating triggers the need for a new special use permit as they are not transferrable. As a result, applicant seeks a special use permit to operate his dental practice at the new location, 2031 E. Grand Avenue.

Commissioner Buehler expressed appreciation to the applicant for keeping his dental practice in the community.

Chairman Gajda inquired about architectural changes to the exterior of the building. Applicant confirmed there will be no architectural changes to the exterior of the building, only a new sign.

Commissioner Douglas made a motion, seconded by Commissioner Gheysen, to recommend to the Village Board, approval of the special use permit to operate a dental practice at 2031 E. Grand Avenue.

#### **ROLL CALL**

Ayes – 5 Chairman Gajda, Commissioners Aswad, Buehler, Douglas, and Gheysen.

Nays – 0

Motion carried

Chairman Gajda announced the recommendations for approval will be presented for consideration at the next Village Board meeting scheduled on Monday, April 8, 2019.

Chairman Gajda closed the Public Hearing at 7:12pm.

#### **PUBLIC PARTICIPATION**

None

#### **COMMENTS**

Administrator Johnson suggested a review and amendment to the village code for special uses within the CB zoning. Chairman Gajda would like comments from Mayor Marturano and Trustees before pursuing any changes to the current ordinance.

**ADJOURNMENT**

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

**VOICE VOTE:**

Ayes - 5, Nays - 0.

Motion carried.

The meeting was adjourned at 7:12pm.

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

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**Joy Gajda, Chairman**

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**Andrew Aswad, Secretary**