

LINDENHURST PLAN COMMISSION  
Regular Meeting Minutes  
June 3, 2020

**CALL TO ORDER**

Chairman Gajda called the meeting to order at 7:03 pm.

**ROLL CALL**

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

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, and Village Clerk Jody Stoughtenger.

**APPROVAL OF THE MINUTES**

Minutes from the Plan Commission Meeting of March 4, 2020 were presented for approval. Chairman Gajda requested one correction.

Commissioner Aswad made a motion, seconded by Commissioner Douglas to approve the minutes from the Plan Commission Meeting of March 4, 2020 as amended.

**ROLL CALL**

Aye – 5 Chairman Gajda, Commissioners Aswad, Douglas, Feld, and Rovang

Nay – 0

Abstain – 1 Commissioner Gheysen

Motion carried.

**NEW BUSINESS**

**A. Public Hearing: Final Plat of Subdivision, Text Amendment to R-1 Zoning Regulations for Age-Restricted Housing, and a variation from Natural Resource Preservation Standards for the Briargate Development located at approximately 0 N. US Highway 45**

Chairman Gajda opened the Public Hearing at 7:07 pm.

Commissioner Aswad performed a group swearing in of all participants.

Mr. Russell Whitaker, representing Pulte Homes, presented an overview of the final plat, final site plans, landscape plans, architectural elevations, and signage for the age-restricted subdivision development. The following requests were included in the presentation:

1. A text amendment to the code requirements which would modify the rear yard setback requirement from 25 feet to 19 feet. This would allow for more of the larger floor plans with all options to fit more lots, thereby increasing their marketability to future residents. Lots which accommodate more optional features help reduce monotony among the various units.

2. A variance from the Village code requirement that new residential developments maintain 70% of mature woodlands to reduce that requirement to 28%. While there is a higher removal of trees interior to the Briargate development, landscape screening (including trees) were added to the north property line separating Briargate from the Townhomes of Country Place. Landscaping is also proposed along the proposed Millennium Trail connection, parkways, and entrances. Significant wetlands present building challenges to the development, so creating buildable lots will require the removal of trees.
3. Village approval of the vacation of the spine road easement. The “spine road” easement refers to the proposed curvilinear roadway that was originally platted on the Village Green development to connect the development to US 45. This roadway was revised to be perpendicular to US 45 per the preliminary plat, but the previous easement was never formally vacated. This action would eliminate the curvilinear easement and establish the straight Briargate Boulevard as the primary access off of US 45 to the development.
4. Coordinate the stormwater tie-in to the north of the property with the Townhomes of Country Place HOA. An easement granted to the Village of Lindenhurst is currently platted within the Townhomes of Country Place for stormwater drainage which will flow from Pond 1 of the Briargate subdivision.

Plan Commission comments and questions resulting from the presentation and review of the Briargate development documents are summarized in the following topics:

- Construction timeline and sales projections
- Timeline and location of model homes, quantity, sales personnel, and parking
- New home price range, elevations, property taxes
- Width of roadway and sidewalks,
- Access to sidewalks and connectivity to neighboring trails and subdivisions
- Tree quality, wetland preservation, and replanting of trees
- General drainage and stormwater management responsibilities
- Clubhouse, amenities, and maintenance fees
- Status of commercial property, traffic light and fences

The following comments from the Public were received via email on or before June 2<sup>nd</sup>:

Resident requested additional information regarding plans to mitigate the risk of flooding to surrounding properties, specific to Country Place Townhomes. Village Administrator Johnson explained, in a written response, how the development is in compliance with the Lake County Stormwater Ordinance.

The Lake County Forest Preserve had the following comments and questions, of which a written response will be provided:

1. Recommended the use of native species for the landscaping plans to encourage infiltration, reduce runoff and provide wildlife habitat.
2. Will there be physical separation or landscaping separation between the development and Fourth Lake Forest Preserve to prevent encroachment from the development onto Forest Preserve property?

3. Will the development project impact wetland areas or their natural hydrology?
4. Are there plans to restore the wetlands to a more natural condition?
5. Does the proposed development intend to use wetlands that are connected to Forest Preserve wetlands as a stormwater management facility to meet WDO requirements?

Commissioner Rovang made a motion, seconded by Commissioner Douglas, to recommend to the Village Board, approval of the following application for the Briargate age-restricted development:

- Final plat of subdivision;
- Final site plans, landscaping plans, and architectural elevations;
- Text amendment to the R-1 regulations of the zoning code to modify the rear yard setback requirement from 25 to 19 feet;
- Variation from the natural resource preservation standards from the required 70% to 28%;
- Vacation of the spine road easement; and,
- Approval of the sign package,

Subject to the following conditions:

1. Compliance with the preliminary approvals and the annexation agreement, as amended;
2. Village approval of the final engineering plans;
3. Construction of all improvements in substantial accordance with the approved final plans;
4. Commencement of construction of the clubhouse within 3 months of issuance of a building permit in phase 2 of the development;
5. Agreement to indemnify, hold harmless, and defend the Village for claims relating to the vacation of the spine road easement;
6. Recordation of covenants, conditions, and restrictions acceptable to the Village; and,
7. Modify the landscape plan to remove two invasive plant species and replace with another plant material as discussed during the Public Hearing.

#### **ROLL CALL**

Aye – 5 Chairman Gajda, Commissioners Aswad, Douglas, Feld, and Rovang

Nay – 0

Abstain – 1 Commissioner Gheysen

Motion carried.

The Ordinance will be considered by the Village Board at a future Village Board meeting.

The public hearing was closed.

**COMMUNICATION AND CORRESPONDENCE**

None

**PUBLIC PARTICIPATION**

None

**ADJOURNMENT**

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

**ROLL CALL**

Aye – 6 Chairman Gajda, Commissioners Aswad, Douglas, Feld, Gheysen, and Rovang  
Nay – 0

Motion carried.

The meeting was adjourned at 8:30 pm.

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

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**Joy Gajda, Chairman**

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**Andrew Aswad, Secretary**