

VILLAGE of LINDENHURST  
Plan Commission Meeting Minutes  
February 17, 2021

**CALL TO ORDER**

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

**ROLL CALL**

Present were Chairman Joy Gajda, Commissioners William Douglas, Phil Rovang, Andrew Aswad, and Chris Gheysen. Absent was Commissioner Bob Buehler. Commissioner Jon Feld arrived at 7:02 pm.

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 January 20, 2021 were presented for approval.

Commissioner Aswad made a motion, seconded by Commissioner Douglas, to approve the minutes from the Plan Commission Meeting of January 20, 2021 as presented.

**ROLL CALL**

Aye – 5 Chairman Gajda, Commissioners Douglas, Rovang, Aswad, and Gheysen  
Nay – 0

Motion carried.

**NEW BUSINESS**

**A. Public Hearing: Ordinance Amending Ordinance No. 20-6-2163 Revising the Signage Package for the Development of an Age-Restricted Residential Development on a Portion to the “Village Green” Property (Briargate Subdivision)**

Chairman Gajda opened the Public Hearing at 7:02 pm.

Commissioner Aswad performed the swearing in of Matt Briley representing Pulte Homes.

Pulte Homes representative Matt Brolley presented a request to add a sign to the previously approved sign package for the Briargate Development. The proposed sign promotes the future clubhouse and would be temporarily located north of Briargate Boulevard near the subdivision entrance. Village Code does not specify standards for temporary signage for the purpose of marketing within a newly constructed residential subdivision.

The Plan Commission expressed the following comments and questions in consideration of the applicant’s request for the addition of a temporary clubhouse sign:

- Size of the sign
- Visibility issues along Hwy 45
- Duration of the sign
- Construction date of the clubhouse
- Number of homes planned for Phase 1 and Phase 2
- Permanent sign to replace the temporary sign

Commissioner Gheysen made a motion, seconded by Commissioner Aswad, to recommend to the Village Board, approval of an amendment to the existing ordinance to modify the signage plan to allow the additional clubhouse sign, condition upon removable of the sign 30 days after receipt of the certificate of occupancy.

**ROLL CALL**

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

Motion carried.

The public hearing was closed at 7:21.

**PUBLIC PARTICIPATION**

None

**COMMENTS**

Village Administrator Johnson informed the Commission that Casey’s General Store plans to present the following:

- Changes to the aesthetics of the façade
- Changes to the stormwater engineering plan

**ADJOURNMENT**

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

**VOICE VOTE**

Aye – 6  
Nay – 0

Motion carried.

The meeting was adjourned at 7:25 pm.

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

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**Joy Gajda, Chairman**

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**Andrew Aswad, Secretary**