

VILLAGE of LINDENHURST
Plan Commission Meeting Minutes
July 10, 2023

CALL TO ORDER

Chairman Aswad called the meeting to order at 5:30 pm.

ROLL CALL

Present were Chairperson Andrew Aswad, Commissioners William Douglas, Robert Buehler, Phil Rovang, Jon Feld, and Chris Gheysen. No commissioners were absent.

Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Management Analyst Karleen Gernady, and Trustee Dawn Suchy.

APPROVAL OF THE MINUTES

Minutes from the Plan Commission Meeting of June 21, 2023 were presented for approval.

Commissioner Gheysen amended a section of the minutes where a question attributed to him was actually made by Commissioner Rovang. Commissioner Rovang made a motion, seconded by Commissioner Gheysen, to approve the minutes from the Plan Commission Meeting of March 1, 2023 as amended.

VOICE VOTE

Aye – 6

Nay – 0

Motion carried.

NEW BUSINESS

A. Public Hearing and Recommendation – Text Amendment – 616 N. Bridgeport Terrace, Unit B – The Unit Strength Training

Chairman Aswad opened the floor to the public to discuss possible text amendment pertaining to the property located at 616 N. Bridgeport Terrace. Secretary Gheysen performed the swearing in of members of the public interested in speaking.

Mr. Ruperto Montejo took the floor to discuss the nature of his business. He indicated that the business would be a personal training gym focusing on power lifting and Olympic-style weightlifting. Mr. Montejo and his wife have experience in power lifting and have competed in contests around the country. The gym would have normal operating hours, but the busiest times would be early in the morning and late in the evening. Along with personal training classes which would include the use of free-weights and machines, the business may hold occasional powerlifting meets that serve as qualifiers to larger competitions.

Mr. Johnson indicated that this request for personal training is in-line with a text amendment the Plan Commission, and subsequently the Village Board, made in 2019 for Play Tyme Gym in the Community Business (CB) District. Both uses are categorized by the same NAICS number #713940. At that time, the Board did not make the amendment to any other zoning districts. Mr. Johnson also indicated that this was the former location of Hol Athlete, who also

conducted a similar use, but it was discovered that Hol Athlete never applied for a business license with the Village and therefore the use was never vetted.

Commissioner Feld asked if there were any complaints lodged against Hol Athlete during their time operating in that Unit. Mr. Johnson stated that he was not aware of any.

Commissioner Rovang asked if there were any other zoning districts which should also have this use. Mr. Johnson stated that the staff considered that question as well. The only likely other zoning district may be the Business Park (BK) zone for an activity such as crossfit training. However, with the Falling Waters Business Park predominately occupied, the expansion of this use to those zoning districts didn't feel necessary at the time.

Chairman Aswad asked if the staff has considered any process changes to prevent instances like Hol Athlete operating without a business license again. Mr. Johnson stated that the staff has already gone through such a discussion, and have adapted their business license process for new businesses. All new businesses will undergo a "use" review prior to issuance of a business license to ensure compliance with zoning.

Commissioner Douglas moved to recommend approval of a special use permit for a massage therapy establishment to Indigo Massage Therapy at 1724 E. Grand Avenue.

VOICE VOTE

Aye – 6

Nay – 0

Motion carried.

STAFF UPDATES

Village Administrator Johnson reported on the following:

- Car Wash Development

PUBLIC COMMENT

None

ADJOURNMENT

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

VOICE VOTE

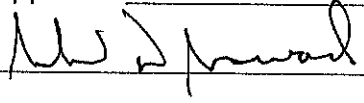
Aye – 6

Nay – 0

Motion carried.

The meeting was adjourned at 5:44 pm.

Date Approved 9/20/2023



Andrew Aswad, Chairman



Chris Gheysen, Secretary