

Lindenhurst Plan Commission
Regular Meeting Minutes
May 7, 2014

Call to Order

Chairman Gary Stittgen called the meeting to order at 7:00 p.m.

Roll Call

Roll call showed those present were: Chairman Gary Stittgen, Commissioners: Joy Gajda, Chris Gheysen, David Hartwig, Robert Reding. Andrew Aswad and Philip Rovang were absent.

Others present

Also in attendance were: Administrator Matt Formica, Village Attorney Julie Tappendorf, Trustee Dominic Marturano and Clerk Patty Istvanek.

Public Speakers/Applicants present

Also in attendance were: M.S. Consultants, Nathan Lephart and Zach DeLeonardis.

Approval of the Minutes of February 19, 2014 Plan Commission Meeting

Commissioner Gajda made a motion to approve the Regular Plan Commission Meeting Minutes of February 19, 2014, seconded by Commissioner Reding. Ayes–5, Nays–0.

Communications and Correspondence: None.

Old Business: None.

New Business

A. Architectural Review: Wendy's – 370 S. Route 45

Chairman Stittgen informed that the purpose of the meeting was to discuss and approve the architectural review of proposed changes to the existing Wendy's restaurant at 370 S. Route 45, Lindenhurst.

Representatives from M.S. Consultants, Nathan Lephart and Zach DeLeonardis, presented proposed exterior renovations for the existing Wendy's restaurant to the Architectural Review Board (ARB) noting the following changes:

- 1). General changes to the building facade will update the building to maintain consistency with the current national franchise design.
- 2). Changes for the proposed signage will be applied for at a later time and will be reviewed by staff.
- 3). A new canopy will be added to the drive-up window for protection from the outside weather conditions.
- 4). Renovations will hopefully begin in August, with proposed completion by the end of the year.

A motion was made by Commissioner Gheysen that the Plan Commission recommend to the Village Board the approval of the renovations proposed by Wendy's (370 S Route 45) provided the signage meets and is in conformance with the Village staff review with the addition of exhibits(AS 3.1) as provided during the Plan Commission Meeting.

The motion was seconded by Commissioner Reding. On Roll Call: Ayes–5, Nays– 0.

Staff Updates/Status Report:

Trustee Marturano noted the Lake Michigan Water Project continues to make progress. CLCJAWA approved to move forward with the design study and approved the recommendation of the pipe route from Gurnee to Lindenhurst. The route is anticipated to be Washington Street to Hunt Club to Almond Road to Hutchins Road to Stearns School Road to Route 45. An EPA low interest loan for the project is also making progress.

Administrator Formica noted that the Village has received a few inquiries for future developments such as the vacant Carpet One building and northeast corner of Deep Lake and Grand Ave. The current Linden Plaza owners are also considering new ownership options.

The Plan Commission raised concerns regarding the maintenance of the current landscape and frequent reports of broken pumps at the BP Station (Sand Lake Road and Route 45). Staff is attempting to work with the owner regarding the various issues.

Public Participation: None.

Adjournment

Commissioner Gajda made a motion to adjourn the meeting, seconded by Commissioner Reding. All in favor: Ayes – 5, Nays – 0.

The meeting adjourned at 7:26 pm.

Gary Stittgen, Chairman

Andrew Aswad, Secretary