

Lindenhurst Plan Commission
Regular Meeting Minutes
May 18, 2016

Call to Order

Chairman Joy Gajda called the meeting to order at 7:00 p.m.

Roll Call

Roll call showed those present were: Chairman Joy Gajda, Commissioners: Andrew Aswad, Gary Stittgen, Jon Feld, and Philip Rovang. Absent: Chris Gheysen and Bob Buehler.

Others present

Also in attendance were: Director of Operations Kevin Klahs, Attorney Julie Tappendorf, Deputy Village Clerk Vicki VanSlochteren, and Trustee Tracy McGrath.

Approval of the Minutes of February 3, 2016 Plan Commission Meeting

Commissioner Aswad made a motion to approve the Plan Commission Meeting Minutes of February 3, 2016, seconded by Commissioner Rovang. Ayes–5, Nays–0

Communications and Correspondence: None

Old Business: None

New Business

A. Public Hearing: Proposed Rezoning to Institutional (I) Zoning District, and any other necessary zoning relief – 38110 N. Munn Road – Lake Villa District Library request to rezone property to the Institutional (I) zoning district for a proposed location of a new library facility

Chairman Gajda opened the Public Hearing at 7:01 p.m.

Swearing in: Commissioner Aswad performed the swearing in of the individuals that intended to speak at the hearing. The individuals included: Patrick A. Lucansky (Attorney for the Lake Villa District Library), Anthony Gundrum (Lake Villa District Library President), Richard McCarthy (Studio GC), and Darren Schretter (Studio GC).

Public notice has been properly served as confirmed by Village Attorney Julie Tappendorf.

Attorney Lucansky gave an overview of the request for rezoning and explained the need for the new building. Attorney Lucansky questioned President Gundrum and Richard McCarthy regarding various items related to the requested rezoning such as: the intent to build a new two-story library on the property, that there is currently a contract to purchase the property contingent on the property being rezoned, that they believe the new library will not damage the property values of the current neighborhood, and the expectation to put the current library up for sale after it is vacated.

The Public Hearing was closed at 7:12 pm.

Commissioner Stittgen inquired about the adjacent lot, which fronts along Grand Avenue, and if the library has talked to the owners of that property regarding signage to direct patrons up Munn Road. The LVDL has not had any contact with them. Commissioner Stittgen also inquired about whether the unused proposed property would be able to incorporate installing a ¼ mile hiking trail on site. He was informed that is a great idea and it is incumbent on the LVDL that there is good public use made of the lake shore area.

Commissioner Aswad mentioned that something to think about in the future would be that traffic control devices may be needed at the intersection of Mallard Ridge Drive and Munn Road and that improvements may need to be made to the Munn Road and Grand Avenue intersection. He also questioned Attorney Tappendorf if there are any businesses in the CB district that would be limited by the Institutional zoning. Attorney Tappendorf explained that the Institutional zoning would work cohesively with the CB and residential zoning surrounding the property.

Commissioner Rovang questioned the size of the current and proposed buildings and properties to ensure that this new site will be large enough so that in a few years the library isn't in the same situation of not having enough room. He was informed that there is room for future expansion if needed.

Chairman Gajda inquired if there was the ability to build up on the existing property and was informed that the building is not structured for a second story, which needs to be planned in advance, and that there is not any room to increase parking. Chairman Gajda also said that something to consider was to incorporate Lindenhurst into the name since the building would be located in Lindenhurst. Perhaps using the Lake Villa-Lindenhurst District Library.

Village Board Liason, Trustee McGrath, inquired about the sale of liquor within certain boundaries around a library and if a library is considered the same as a school or places of worship. Attorney Tappendorf said that she was not sure but would have an answer by the Village Board Meeting on Monday, May 23, 2016. Attorney Tappendorf indicated that either way it wouldn't affect the current local businesses. President Gundrum mentioned that there is a restaurant adjacent to the current library location and that liquor is served there.

After discussion, a motion was made by Commissioner Stittgen that the Plan Commission recommends to the Village Board the approval of the rezoning to Institutional (I) based on the criteria referenced in the Village Administrator Formica's memo dated 5-11-2016 for 38110 N. Munn Road. The motion was seconded by Commissioner Aswad. On Roll Call: Ayes–5, Nays– 0.

Staff Updates/Status Report: Attorney Tappendorf informed the Plan Commission members that it appears there will be a need for a Plan Commission meeting on Wednesday, June 15, 2016 in order to hold a Public Hearing. The Village has received a request to rezone 104, 106, 108 Old Elm Road.

Public Participation: None

Adjournment

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

The meeting adjourned at 7:28 p.m.

Joy Gajda, Chairman

Andrew Aswad, Secretary