

LINDENHURST PLAN COMMISSION
Regular Meeting Minutes
March 4, 2020

CALL TO ORDER

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

ROLL CALL

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

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

APPROVAL OF THE MINUTES

Minutes from the Plan Commission Meeting of December 4, 2019 were presented for approval.

Commissioner Douglas made a motion, seconded by Commissioner Feld to approve the minutes from the Plan Commission Meeting of December 4, 2019 as presented.

ROLL CALL

Aye – 5 Commissioners Aswad, Buehler, Douglas, Feld, and Rovang

Nay – 0

Abstain – 1 Chairman Gajda

Motion carried.

COMMUNICATIONS AND CORRESPONDENCE

Village Attorney Tappendorf announced the potential for a Plan Commission meeting on March 25th instead of the regularly scheduled date of March 18th. Staff has been working with Pulte Homes on their final plans to begin building single family homes for the senior housing development known as Briargate. Pulte Homes may be ready to move forward to obtain final approval from the Plan Commission by March 25th, pending notification.

NEW BUSINESS

A. Public Hearing: Ordinance 20-3-2156: Amendment to the Planned Unit Development (PUD) for Waterford Commons (656 N. Bridgeport Terrace)

Chairman Gajda opened the Public Hearing at 7:03 pm.

Commissioner Aswad performed the swearing in of the of Ernest and Gwendolyn Duplessis, representing STUDYS Ministries.

Mr. Duplessis provided an overview of STUDYS Ministries worship services and related activities which includes a daycare/preschool. They have outgrown their current space within Waterford Commons and would like to move to the former Waterford Dance Academy building located at 656 N. Bridgeport Terrace.

Village Attorney Tappendorf explained that moving the house of worship from the Waterford Commons retail building to the former Waterford Dance Academy building requires a change to the zoning regulation. Three options were presented for consideration by the Plan Commission. After review, the Commission agreed that amending the existing planned unit development for the property and granting a deviation for the proposed uses would accommodate STUDYS Ministries house of worship and their associated preschool/day care at the new location.

Plan Commission comments and questions resulting from review and discussion:

- Zoning district was clarified
- Parking was confirmed adequate
- Exterior lighting will be evaluated for safety
- Worship services and daycare services currently provided will remain the same at the new location
- Strategic planning is in process for storefronts that will be vacated
- Daycare will accommodate preschool age children
- Hours of operation were defined

Commissioner Buehler made a motion, seconded by Commissioner Rovang, to recommend Ordinance 20-3-2156 to the Village Board, an amendment to the existing Planned Unit Development, and grant Special Uses to allow places of worship and related accessory uses, including a day care and preschool, on the property located at 656 N. Bridgeport Terrace.

ROLL CALL

Ayes – 6 Chairman Gajda, Commissioners Aswad, Buehler, Douglas, Feld, and Rovang
Nays – 0

Motion carried.

The public hearing was closed.

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

PUBLIC PARTICIPATION

None

ADJOURNMENT

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

VOICE VOTE:

Ayes - 6, Nays - 0.

Motion carried.

The meeting was adjourned at 7:20 pm.

Date Approved _____

Joy Gajda, Chairman

Andrew Aswad, Secretary