



**A PROUD & PROGRESSIVE
VILLAGE FOR ALL PEOPLE**

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION AGENDA

**NOVEMBER 8, 2022
7:00 P.M.**

- I. **ROLL CALL**
- II. **PRESENTATION OF MINUTES** - Regular Meeting – October 25, 2022
- III. **COMMITTEE REPORTS**
- IV. **COMMUNICATIONS**
 - a) Plan Commission - Committee of the Whole Meeting-Cancelled
 - b) Liaison to Village Board
 - c) Liaison to DuPage County Zoning Board of Appeals
 - i. Zoning Petition Update: #22-000034-Silicom (1N450 Highland Avenue)
- V. **NEW BUSINESS**
 - a) **A PUBLIC HEARING TO CONSIDER:** PC #22-018, a Conditional Use to allow an Automobile Detail Shop in a C-2, Community Commercial District for Umbra Window Tinting located at 2021 Bloomingdale Drive.
- VI. **OLD BUSINESS**
- VII. **OTHER**
- VIII. **ADJOURNMENT**

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
OCTOBER 25, 2022**

PRESENT:

Director of Community Development Mike Todorovic, Zoning & Economic Development Planner Matthew Dabrowski, Village Attorney Peter Pacione, Acting Village Administrator Doug Flint, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, Foss, Macias and Reimer.

EXCUSED:

None

ABSENT:

None

MINUTES:

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission from October 10th, 2022, Plan Commissioner Caswick seconded the motion.

Unanimously approved.

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

On 10/25/22 approved documents were received at the Village. They are currently being reviewed by our Attorney's and the next meeting is 11/10/22.

NEW BUSINESS

- a) **A PUBLIC HEARING TO CONSIDER:** PC #22-017, a Conditional Use to allow Outdoor Storage within an I-Industrial district for Aramark Refreshments located at 701 Regency Drive, along with any other variation as may be deemed necessary by the Plan Commission.

Petitioner David Lyp of 701 Regency Dr; Glendale Heights, IL was sworn in.

David did a brief description of their business and that service vehicles are necessary for their business. They will consist of vans, box trucks and 4 will require electric for refrigeration.

Commissioner Bruhl asked if 18 vehicles would be the max for them – David Lyp responded yes. Commissioner Bruhl continued to state the vegetation was adequate, but could the Village explain the definition of “land banked”.

Matt Dabrowski replied "land banked" is reserved parking set aside to possibly use in the future if needed. A deferred parking lot. Commissioner Bruhl so all it will need is lines added. Matt Dabrowski replied yes.

Commissioner Foss asked why electric was needed. What were the plugs for? – David Lyp answered that they have 4 trucks with refrigeration that need to be plugged in. Commissioner Foss continued to ask if there are houses behind this location – Matt Dabrowski responded no there is a school there and there will always be a school there.

Matt Dabrowski added for the record that he noticed a typo on page 2 it says they have access to 62 parking stalls and it should be 63.

Commissioner Foss asked if there was already electric in the location in question – David Lyp responded that there is but he has spoken with a general contractor and they may need upgrades to get into the condition they need for their business.

Commissioner Foss asked what if they need more electrical there – David Lyp stated that they only use 2 refrigerated trucks at one time and they will not need and more. Commissioner Foss then asked if the Village if the electric is not to code do they have to come back to the plan commission – Matt Dabrowski said no they would just need to apply for a building permit.

Chairman Ristich asked if there would be any Semi's or diesel engines stored here – David Lyp answered no.

Chairman Ristich went over the criteria and staff recommendations.

This was a public hearing and no one was present.

Commissioner Reimer with the current change to electric vehicles are there any special regulations for commercial or even residential? – Peter Pacione stated we currently don't regulate them and Matt Dabrowski added that they would apply for a building permit for electric if needed.

Chairman Ristich asked if they were the owner – Matt Dabrowski responded that they were the lessee and the conditional use would be written to the owner and lessee and if the lessee moved out the conditional use would need to be reapplied for if a different applicant needed it.

MOTION: Commissioner Bruhl motioned to consider: PC #22-017, a Conditional Use to allow Outdoor Storage within an I-Industrial district for Aramark Refreshments located at 701 Regency Drive, along with any other variation as may be deemed necessary by the Plan Commission with the 4 staff recommendations on page 3.

The **MOTION** was seconded by Commissioner Foss.

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

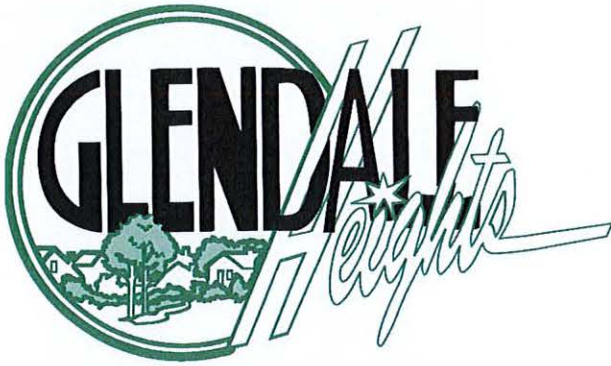
ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commissioner Foss seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 7:21 p.m.

A handwritten signature in black ink, appearing to read "Matthew S. Dabrowski", written over a horizontal line.

Matthew S. Dabrowski
Zoning and Economic Development Planner



PLAN COMMISSION TRANSMITTAL

PC #22-018

2021 BLOOMINGDALE ROAD

UMBRA WINDOW TINTING

**A Conditional Use to allow an Automobile Detailing Shop in a C-2,
Community Commercial District**

| Exhibit | Date | Notes |
|------------------------------------|-------------|--------------|
| Public Notice | 10/24/22 | |
| Community Development Staff Report | 11/02/22 | |
| Plan Commission Application | 10/06/22 | |
| Aerial | 11/02/22 | |
| Business Narrative | 10/06/22 | |
| Site Plan | 10/06/22 | |
| Floor Plan | 10/06/22 | |
| Ordinance 1987-52 | 11/19/87 | |

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that a Public Hearing has been scheduled before the Glendale Heights Plan Commission at 7:00 P.M., on Tuesday, November 8, 2022 at the Glendale Heights Civic Center, 300 Civic Center Plaza, 2nd floor Council Chambers, Glendale Heights, Illinois to consider to consider the following:

PC #22-018; A Conditional Use Permit to allow an Automobile Detail Shop for Umbra Window Tinting located at 2021 Bloomingdale Road, along with any other variation as may be deemed necessary by the Plan Commission.

The application is being made by ANKR LLC (d/b/a Umbra Window Tinting) c/o Nino Krstovic with the corporate address of 5619 N. Vine Avenue, Chicago, Illinois 60131. Said property is located at 2021 Bloomingdale Road and is legally described as:

Lot 15 (except the south 188.98 feet thereof) and (except parts taken for street) in Bloomingdale Meadows, being a re-subdivision of all of Blecks's Assessment Plat of Part of the Southeast Quarter of Section 22, and part of the northeast Quarter of Section 27, Township 40 North, Range 10, East of the Third Principal Meridian, according to the Plat of Bloomingdale Meadows, recorded September 10, 1947, as Document Number 528936 in DuPage County, Illinois, together with those parts of Bloomingdale Road and Dale Road adjoining the above described property and not heretofore annexed by any municipality (PIN: 02-22-404-011)

For questions or to view a copy of the proposed site development plan, please contact the Department of Community Development during regular business hours (630-260-6030).

At the Public Hearing, all interested people will be given an opportunity to be heard. The Plan Commission reserves the right to continue the public hearing from time to time in accordance with the requirements of the Illinois Open Meetings Act.

Individuals with disabilities who plan to attend the hearing and require certain accommodations in order to allow them to observe or participate or who have questions regarding the accessibility of the meeting or facilities are requested to contact the Office of the Village Clerk at (630) 260-6000.

Published in Daily Herald October 24, 2022 (4590247)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**DuPage County
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 10/24/2022 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Daula Baltz*
Designee of the Publisher and Officer of the Daily Herald

Control # 4590247

COMMUNITY DEVELOPMENT STAFF REPORT

COMMUNITY DEVELOPMENT STAFF REPORT

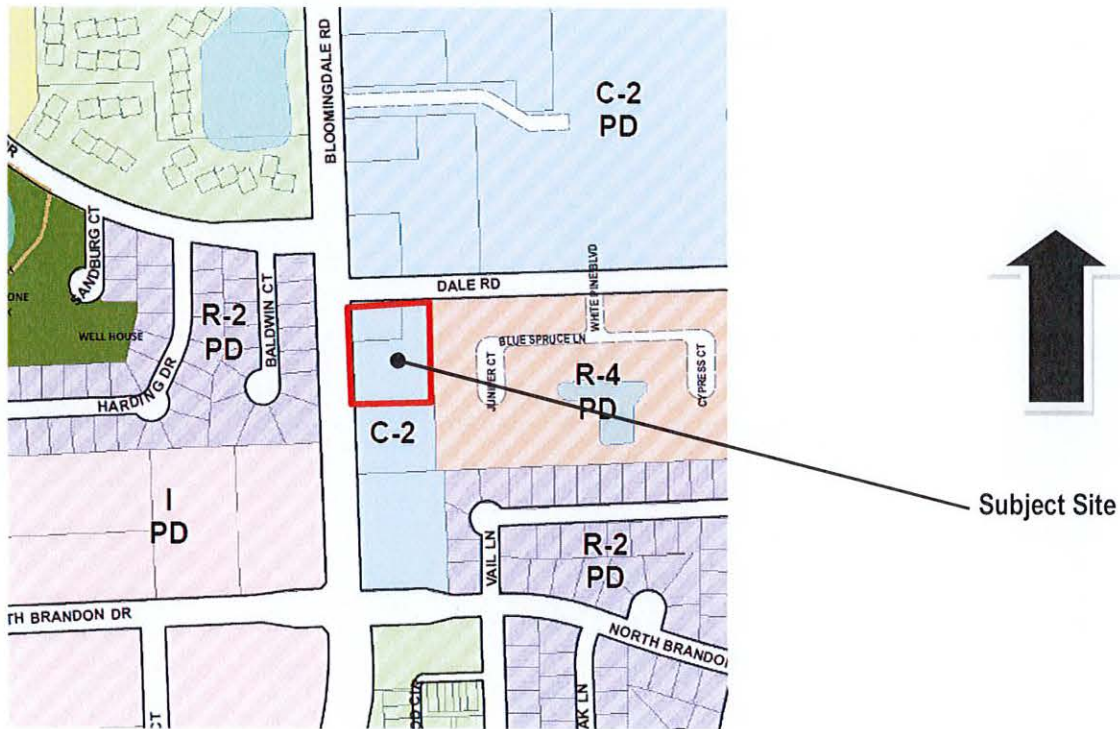
To: Plan Commission
 Prepared By: Matthew S. Dabrowski, Zoning and Economic Development Planner
 Meeting Date: November 8, 2022
 Date Prepared: November 2, 2022
 Project Title: **Umbra Window Tinting**
 Address: **2021 Bloomingdale Drive**

GENERAL INFORMATION

Petitioner: ANKR LLC (d/b/a Umbra Window Tinting)
 Address: 2021 Bloomingdale Road
 Glendale Heights, Illinois 60139

Requested Action:

1. A Conditional Use to allow an Automobile Detail Shop



Surrounding Properties

| Direction | Zoning District | Existing Use | Comprehensive Plan |
|-----------|--|---------------------|-----------------------------|
| North | C-2, Community Commercial District | Auto Zone | Commercial |
| South | C-2, Community Commercial District | Office Building | Commercial |
| East | R-4, Attached Residential District | Townhomes | Multiple Family Residential |
| West | R-2, Medium Density Single Family Residential District | Single Family Homes | Single Family Residential |

BACKGROUND

The subject property, which is located at the southeast corner of Bloomingdale Road and Dale Road, consists of two separately platted lots that are under common ownership (Property Dynamics LLC) and are developed with two, one story commercial buildings that are design for auto-related uses and is commonly known as the Auto Care Center. The larger lot, which is approximately 1.19 acres (51,836 square feet), is developed with a 14,100 square foot multi-tenant building (Firestone Complete Auto Care, Opele Enterprises, Muffler & Brake Man), while the smaller outlot located at the northwest corner of the site, is developed with a 2,064 square foot, single user (Express Medical Testing) building. Both lots are encumbered with an easement agreement that allow for shared access and parking between the two sites.

PROPOSAL

The proposed request, if approved, would allow the Petitioner to occupy a 3,200 square foot, vacant space at the north end of the larger commercial building and convert it into an automobile detailing business that specializes in window tinting, paint protection, and ceramic coating for vehicles. The paint protection service does not involve any hazardous chemicals but rather a transparent, self-adhesive film that is applied to the vehicle by hand and/or by a small hand held device to protect the exterior finish from small scratches, door dings, rocks, salt, and road debris (see Image #1). Similarly, the ceramic coating option is a silicon dioxide based liquid that is also applied by hand and hardens into an impermeable shell (see Image #2). It is important to note that both the paint protection and the ceramic coating services will require the vehicle(s) to remain overnight. However, as a condition of approval, the petitioner has agreed that there will be no outdoor storage and that all vehicles that are being serviced will be parked inside the building overnight.



Image #1: Paint Protection Service



Image #2: Ceramic Coating

The existing tenant space would include a 600 square foot office/showroom area with two restrooms and a storage room, while the remaining floor area of approximately 2,600 square feet will consist of the vehicle service area that includes five (5) work bays. Umbra expects a total of four (4) employees and the hours of operation are anticipated to be Monday through Friday from 8:00 AM to 6:00 PM, and Saturday from 8:00AM to 4:00PM.

ANALYSIS

According to Title 11 (Zoning), Chapter 2 (Rules and Definitions), Section 11-2-2 (Definitions) of the Village of Glendale Heights Municipal Code, an Automobile Detail Shop is defined as: "A business establishment where the exterior and interior of automobiles, vans, sport utility vehicles and small trucks are intensively cleaned and refurbished, including sealants, self-adhesive pin striping and tint and overspray removal, wholly within enclosed buildings and primarily by handheld mechanical equipment (such as buffing machines and vacuums), with a minimal use of water (less than 50 gallons per day)". Moreover, the Village's Zoning Ordinance, lists the aforementioned use as a Conditional Use within the underlying C-2 zoning district. Therefore, in order for the Petitioner to proceed forward, the Plan Commission must review and Village Board must approve the following action:

- A Conditional Use to allow an Automobile Detail Shop.

Zoning and Land Use

In 1987 the Village adopted Ordinance 1987-52, which granted a Conditional Use to allow the property to be developed as an auto-repair center. Then in 1998 the Village adopted Ordinance 1998-48, which amended the zoning ordinance to define and established an Automobile Detail Shop as a conditional use within the C-2, C-3, and C-4 commercial districts. The proposed request is consistent and compatible with the aforementioned ordinances as well as the existing auto-related uses that currently occupy the other tenant spaces within the building. In addition, the impact to the existing residential dwelling units to the east have been minimized as the petitioner has; i) agreed that there will be no outdoor storage of vehicles, ii) that the existing eight (8) foot tall fence and mature vegetation along the rear (east) property line will be maintained, iii) that there will be no noise related impacts as there are no overhead doors along the rear (east) elevation of the existing building and tenant space, and iv) that the existing trash corrals along the rear property line will continue to be enclosed and maintained. Moreover, the Petitioner has indicated that their daily water consumption is approximately 5-10 gallons per day, which is less than the 50 gallons as set

forth in the zoning ordinance, and the Petitioner has agreed to comply with all applicable village codes, regulations, and policies, which are designed and intended to protect the public health and safety.

Site Plan Analysis

With respect to site related issues, the Petitioner is not proposing any changes to the existing layout, configuration or size of the existing building footprint or parking lot that would warrant an amendment to the underlying Conditional Use Ordinance 1987-52.

Parking and Traffic

As shown in Table 1 below, Umbra requires a total of 14 parking spaces, while the rest of the center requires 43 parking spaces for a combined total parking demand of 57 parking stalls. The subject site has a total of 58 off street parking spaces (including handicapped stalls), thereby resulting in a parking surplus of one (1) parking stall. Moreover, staff has historically interpreted that the internal work bays count as one of the two spaces required pursuant to the zoning ordinance. As a result, the 17 work bays would increase the parking surplus to 18 parking stalls. Given this information, staff is of the opinion that there is sufficient parking to accommodate the projected parking demands.

Table #1: Parking Analysis

| Use | Square Area | Parking Ratio | Required Parking |
|--|-------------|---------------------|------------------|
| Umbra Window Tinting | 3,200 SF | NA | |
| | 5 Bays | 2 spaces / Bay | 10 spaces |
| | 4 Employees | 1 space / employee | 4 spaces |
| Muffler & Brake Man | 2,400 SF | NA | |
| | 3 Bays | 2 spaces / Bay | 6 spaces |
| | 3 Employees | 1 space / employee | 3 spaces |
| Opele Enterprises (car wash/detailing) | 1,500 SF | NA | |
| | 2 Bays | 2 spaces / Bay | 4 spaces |
| | 2 Employees | 1 space / employee | 2 spaces |
| Firestone Complete Auto Care | 7,000 SF | NA | |
| | 7 Bays | 2 spaces / Bay | 14 spaces |
| | 6 Employees | 1 space / employee | 6 spaces |
| Express Medical Testing | 2,000 SF | 4 spaces / 1,000 SF | 8 spaces |
| TOTAL PARKING REQUIRED | | | 57 spaces |
| TOTAL OFF STREET PARKING PROVIDED | | | 58 spaces |
| TOTAL # OF INTERIOR BAYS | | | 17 spaces |
| TOTAL PARKING PROVIDED | | | 75 spaces |
| PARKING SURPLUS / (DEFICIT) | | | 18 spaces |

Departmental Review.

Engineering and Police Department had no comments. With respect to Building, Fire District, and Public Works a formal review and inspection of the site, for code compliance and water usage will be conducted as part of the business license approval process.

SUMMARY

Public notice was provided to adjacent property owners, in the newspaper, and on the property. No comments or inquiries were received from the public. If the Plan Commission determines that the proposed action complies with the approval criteria for a Conditional Use, it should recommend approval to the Village Board, which will make the final decision.

Conditional Use Approval Criteria (11-3C-5, B)

- **Traffic:** Any adverse impact of types or volumes of traffic flow not otherwise typical in the zoning district has been minimized.
- **Environmental Nuisance:** Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of permitted uses in the zoning district have been minimized.
- **Neighborhood Character:** The proposed use will fit harmoniously with the existing natural or manmade character of its surroundings, and with permitted uses in the zoning district. The use will not have undue deleterious effects on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with permitted uses in the district.
- **Services and Facilities:** The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities, in such a way as to place undue burdens upon existing development in the area.
- **Public Safety and Health:** The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.
- **Other Factors:** The proposed use is in harmony with any other elements of compatibility pertinent, in the judgment of the board, to the particular conditional use or its particular location.

STAFF RECOMMENDATION

Staff recommends **approval** of a Conditional Use to allow an Automobile Detail Shop within a C-2, Community Commercial District for Umbra Window Tinting located at 2021 Bloomingdale Road. This approval shall be subject to the following conditions:

1. No outdoor storage shall be permitted. All overnight storage of vehicles must be parked inside the building.
2. The Petitioner shall comply with all applicable State, County and Village codes, regulations and policies.

PLAN COMMISSION APPLICATION



A PROUD & PROGRESSIVE VILLAGE FOR ALL PEOPLE

RECEIVED

OCT 06 2022

APPLICATION FORM COMMUNITY DEVELOPMENT

Address of Property:

APPLICATION REQUEST(S):

- ANNEXATION, CONDITIONAL USE, REZONING, SUBDIVISION, TEXT AMENDMENT, VARIANCE, PLANNED UNIT DEVELOPMENT, PUD AMENDMENT

APPLICANT INFORMATION:

Name: ANKR LLC, Address: 2021 Bloomingdale Rd, Glendale Hts IL 60139, Telephone: 312-868-4632/847-912-1869, Email: info@umbrawindowtinting.com, Applicant's Interest: Lessee

OWNER(S) INFORMATION:

Name: Property Dynamics, L.L.C, Address: 3315 Algonquin Rd Ste 600 Rolling Meadows, IL 60008, Telephone: 847-506-1000, Email: jose@avalonreal.com

ATTORNEY(S) INFORMATION:

Name: , Address: , Telephone: , Fax: , Email:

Under penalties of intentional misrepresentation and/or perjury, I declare I have examined and/or made this application and it is true and correct to the best of my knowledge and belief.

The Applicant and Owner agree to pay all costs incurred by the Village for administrative, engineering, and legal services for the review of this application and all supporting plans and documents.

Applicant's Signature [Signature] Date 9/30/22

Owner's Signature [Signature] Date 9/30/22

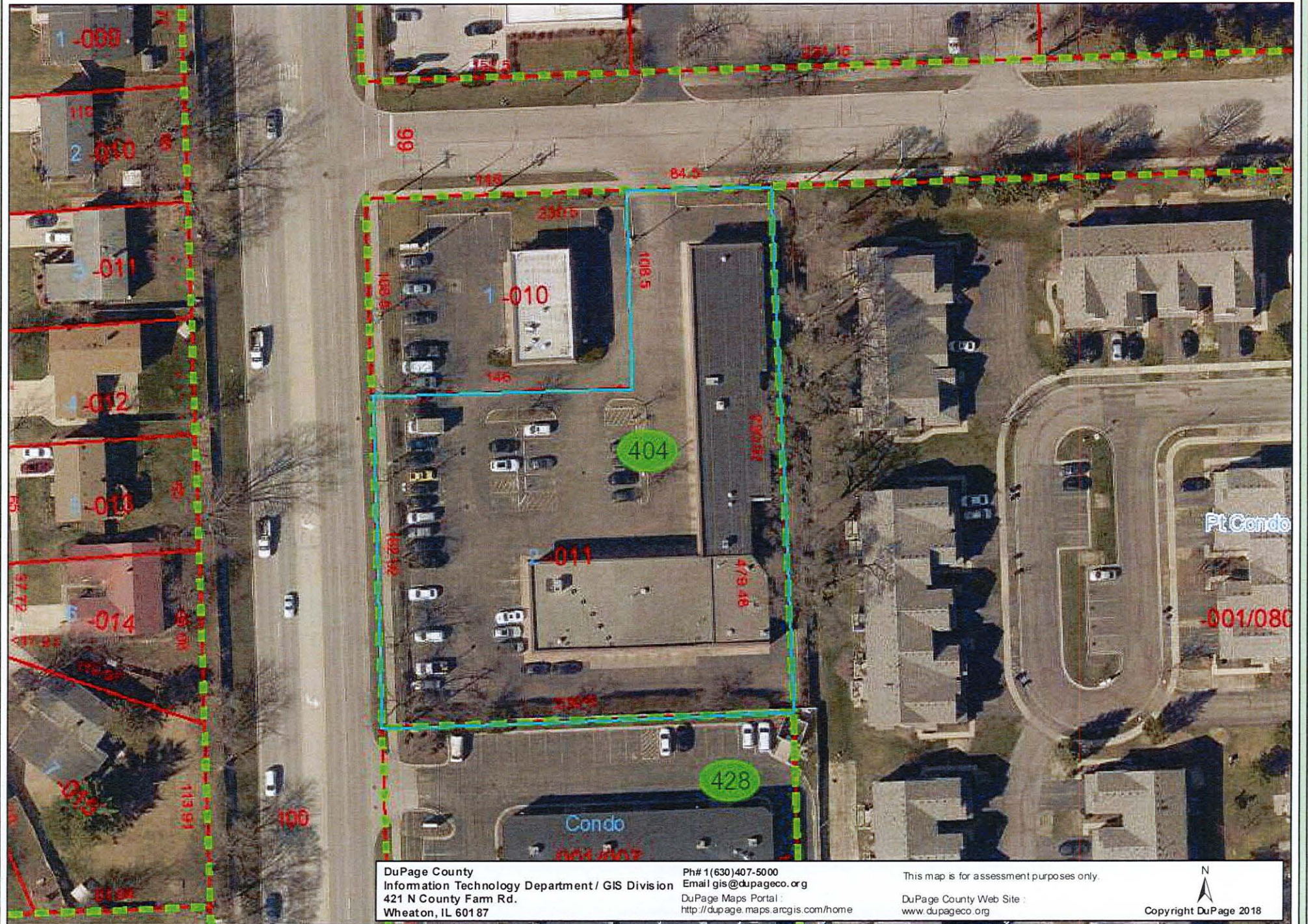
Jose F. Jimenez On behalf of owner. 847-566-1000.

Village of Glendale Heights • Community Development Department 300 Civic Center Plaza • Glendale Heights • IL • 60139 Direct (630) 260-6030 • Fax (630) 260-1317

SITE AERIAL

PC #22-018-Umbra Window Tinting at 2021 Bloomingdale Road

DuPage Web Mapping Application - DuPage County, Illinois



DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph# 1(630)407-5000
Email gis@dupageco.org
DuPage Maps Portal:
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site:
www.dupageco.org


Copyright DuPage 2018

BUSINESS NARRATIVE

Umbra Window Tinting
Business Narrative

Umbra Window Tinting has been the leading window tinting shop in the greater Chicagoland area for over 20 years. We offer a variety of products to provide quality window tinting, paint protection, and ceramic coating for the community. Customer service and satisfaction is our number one priority. We currently operate out of a singular shop located in Schaumburg and are looking to expand to a second shop in Glendale Heights.

Starting a second location with four employees, we plan to extend our reach to a wider range of customers. Our business hours are 8:00 AM to 6:00 PM on weekdays and 8:00 AM to 4:00 PM on Saturdays. We offer same day tinting, meaning most customers have service completed within one to eight hour(s). Paint protection and ceramic coating procedures do require vehicles to spend the night in the shop while work is completed. This is due to the size of the job, preparation of the vehicle, drying times, and final touches for quality control. Our policy regarding vehicle storage states that we park in-progress vehicles locked and inside the shop overnight.

RECEIVED
OCT 06 2022
COMMUNITY DEVELOPMENT

SITE PLAN

COMMUNITY DEVELOPMENT

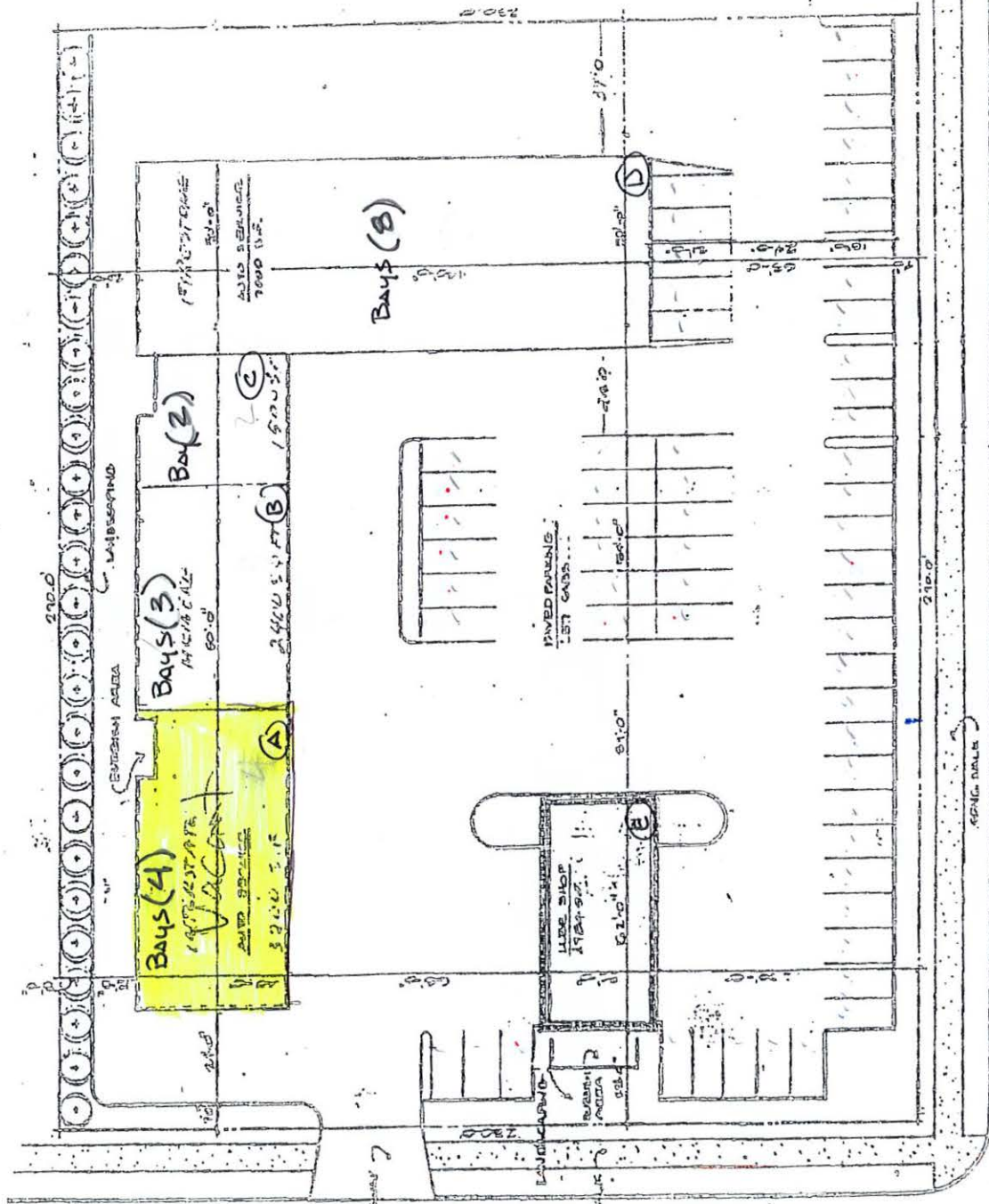
RECEIVED

JUL 02 2015

COMMUNITY DEVELOPMENT

RECEIVED

OCT 06 2022



- A = UMBRA = Bays = 4 Employees = 4
- B = WAFER = Bays = 3 Employees = 3
- C = OPEL = Bays = 2 Employees = 2
- D = FIRESTONE = Bays = 8 Employees = 6
- E = EXPRESS MEDICAL (OFFICE)

BLOOMINGDALE RD.

PROPOSED SITE PLAN

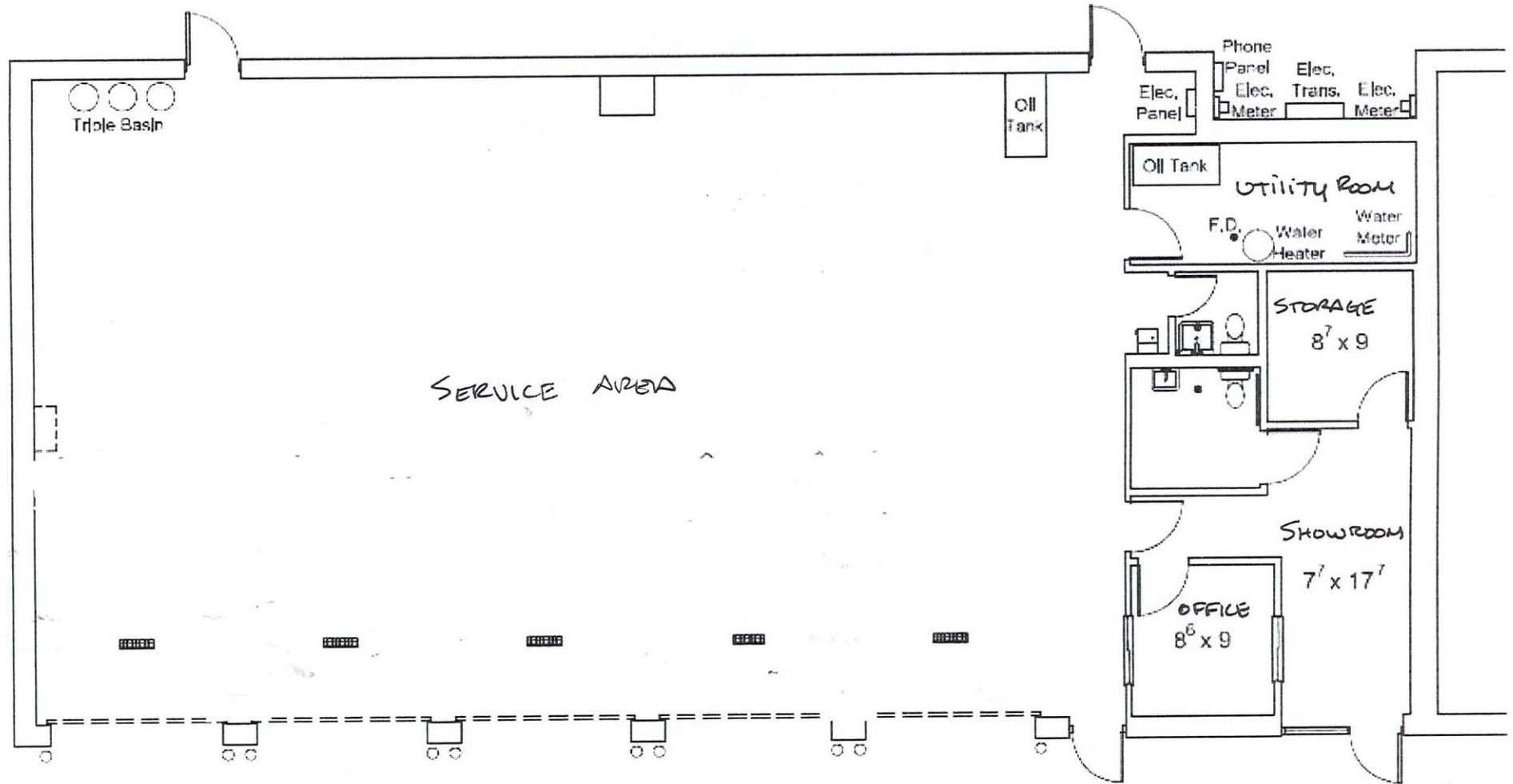
BAYS 17 EMPLOYEES = 15



DATE: AVE.

EXHIBIT 4

FLOOR PLAN



Floor Plan

Not to Scale



This drawing indicates the general scope of the space in terms of its layout and is not intended to be used as a construction document. Varying dimensions should be used in construction. This drawing has been prepared by Gerstung, Inc., Architect/Designer, 3125 Riverway Dr., Suite 13, Northbrook, Illinois 60062. Phone: (847) 712-9500.

2021 N. Bloomingdale Rd. Glendale Heights, Illinois

ORDINANCE 1987-52

ORDINANCE NO. 87 - 52

AN ORDINANCE GRANTING A CONDITIONAL USE
ON THAT REAL ESTATE COMMONLY KNOWN AS
THE SOUTHEAST CORNER OF BLOOMINGDALE ROAD AND DALE ROAD
IN THE VILLAGE OF GLENDALE HEIGHTS, ILLINOIS

WHEREAS, Illinois Petroleum Company, Inc. is the owner of those premises commonly known as 4N056 Bloomingdale Road, Glendale Heights, located at the Southeast corner of Bloomingdale Road and Dale Road, legally described in Exhibit "A" attached hereto; and

WHEREAS, said property is presently zoned C-2 Community Commercial District under the Village of Glendale Heights Zoning Ordinance; and

WHEREAS, the owner, Illinois Petroleum Company, Inc., has made proper application for a conditional use permit; and

WHEREAS, pursuant to Division 13 of the Illinois Municipal Code (Illinois Revised Statutes, Chapter 24, Section 11-13-1, et seq.) and applicable provisions of the Village of Glendale Heights Zoning Ordinance, public hearings were held upon public notice duly published with respect to said application before the Plan Commission of Glendale Heights at which time all persons who desired to be heard were heard and an opportunity was given to all persons who desired to make remonstrances and objections; and

WHEREAS, in accordance with the aforesaid laws and ordinances, the Plan Commission of the Village of Glendale Heights after making findings of fact recommended approval of a conditional use permit subject to the conditions specified herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glendale Heights, Illinois, DuPage County, Illinois:

Section 1: That the corporate authorities hereby incorporate the foregoing "whereas" clauses into this ordinance and make the findings as hereinabove set forth.

Section 2: That the property legally described in Exhibit "A" attached hereto shall be granted a conditional use permit to permit an auto repair center, which auto repair center shall be developed subject to the following conditions:

1. The auto repair center shall be developed in general conformance with the preliminary site development and landscaping plans prepared by Regional Development Company with the last revision date of October 12, 1987, which are attached hereto and made a part hereof.

2. The access to this development will be from Dale Road only. No curb cuts on Bloomingdale Road will be permitted.

3. Certain off-site roadway improvements will be required on Dale Road as approved by the Village Engineer.

4. A plat of subdivision and supporting documents as required by Title 7 of the Village Code shall be submitted to subdivide the parcel of land into two lots, with ingress/egress easements as required, prior to the construction of the "outlot" building".

5. Wall signs on the shopping center and the "outlot building" shall be restricted to individual illuminated letters (no box type signs permitted) not to exceed 12 feet in height and 60 percent of the store units in width.

6. Tenant identification on the free-standing sign are to have uniform background colors and uniform size, style and color of lettering.

7. A landscape buffer shall be provided along both the east and south property lines as shown on the preliminary landscaping plan. A 7-foot privacy fence shall be required along the east lot line.

8. Trash compactors shall be provided (accessible by tenant keys) to manage trash disposal. Such compactors shall have fenced enclosures and landscaping where required to effectively screen trash areas.

Section 3: That this ordinance shall take effect upon its passage, approval, and publication in pamphlet form in accordance with law.

AYES: Trustees DeLonay, Howard, Kopke, Cassata, Merskin.

NAYS: None.

ABSENT: Trustee Camera & President Sullivan.




Village President

PASSED: This 19th day of November, 1987.

APPROVED: This 19th day of November, 1987.

PUBLISHED: This 19th day of November, 1987.

ATTEST:



Village Clerk

LOT 15 (EXCEPT THE SOUTH 188.98 FEET THEREOF) AND (EXCEPT PARTS TAKEN FOR STREET) IN BLOOMINGDALE MEADOWS, BEING A RE SUBDIVISION OF ALL OF BLECKS'S ASSESSMENT PLAT OF PART OF THE SOUTHEAST QUARTER OF SECTION 22, AND PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF BLOOMINGDALE MEADOWS, RECORDED SEPTEMBER 10, 1947, AS DOCUMENT NUMBER 528936 IN DUPAGE COUNTY, ILLINOIS, TOGETHER WITH THOSE PARTS OF BLOOMINGDALE ROAD AND DALE ROAD ADJOINING THE ABOVE-DESCRIBED PROPERTY AND NOTHERETOFOR ANNEXED BY ANY MUNICIPALITY.

EXHIBIT "A"
