

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MAY 24TH, 2022**

PRESENT:

Assistant Village Administrator Doug Flint, Director Community Development Joanne Kalchbrenner, Zoning & Economic Development Planner Matthew Dabrowski, Village Attorney Peter Pacione, Trustee Pat Maritato, Chairperson Ristich, Commissioner Bari, Caswick, and Macias.

EXCUSED:

Commissioner Bruhl, Foss, and Reimer

ABSENT:

None

MINUTES:

Commissioner Caswick motioned to approve the minutes of the Regular meeting of the Plan Commission from February 22nd, 2022, Plan Commissioner Macias seconded the motion.

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:

No Report

NEW BUSINESS

- a) **556 E. NORTH AVENUE – PUBLIC HEARING** to consider an application (PC #22-008) for an amendment to Conditional Use Ordinance 2018-42 to allow a change to the entitled ownership for the existing Freddy's Frozen Custard and Steakburgers located at 556 E. North Avenue.

Chairman Ristich asked the Village to confirm this was an administration change only. Joanne responded yes.

Chairman Ristich proceeded to go through an overview of the application and asked if the applicant was aware of their rights – Joanne responded yes.

Sandy McDonald of Crystal Lake, IL was sworn in for questioning.

Commissioner Bari asked if this was ownership and a name change – Joanne responded ownership only the name would remain the same. Franchise change only.

MOTION: Commissioner Bari motioned to consider an application (PC #22-008) for an amendment to Conditional Use Ordinance 2018-42 to allow a change to the entitled ownership for the existing Freddy’s Frozen Custard and Steakburgers located at 556 E. North Avenue.

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

ROLL CALL VOTE:

AYES: Commissioner Macias, Caswick, Bari & Chairman Ristich

NAYS: None

EXCUSED: Commissioner Bruhl, Foss, Reimer

ABSENT: None

MOTION DECLARED CARRIED

- b) **600 WALL STREET – PUBLIC HEARING** to consider an application (PC #22-009) for a Conditional Use to allow a Cannabis Infusing facility in an I, Industrial District for Seven Leaves LLC located at 600 Wall Street.

Chairman Ristich asked the Village if we have had a discussion regarding infusing – Joanne yes.

Peter added that it was part of the text amendment.

Chairman Ristich went on to add that this was basically a bakery and the cannabis is used like an extract in the finished product.

Joseph Gattuso of 111 E Wacker Suite 2800; Chicago, IL 60601 was sworn in as the attorney representing Seven Leaves LLC.

Mr. Gattuso requested Applicant’s Exhibit A – George V. Kisiel, AIA, AICP’ Resume and Applicant’s Exhibit B – an Evaluation Report of 600 Wall St. would be entered under record.

Chairman Ristich requested a motion to accept exhibits A & B.

MOTION: Commissioner Macias motioned to accept Exhibits A & B on record from the Applicant. Commissioner Caswick seconded the motion. All in favor of accepting Exhibits.

George Kisiel of 141 W Jackson St Ste 4020; Chicago, IL was sworn in. Raymond & David Lakeman of 345 N Eric Drive, Palatine, 60067 were also sworn in.

Mr. Gattuso went over the Responses to performance standards – 11-11D-8: Performance Standards in the Staff Report.

Chairman Ristich asked if the license was renewed annually – yes.

Mr. Kisiel and Mr. Gattuso did a Q&A with each other with the intent of covering all concerns by the plan commission.

Conditional Use has 2 codes:

1. Location – This will be located in the Highgrove Center around Army Trail Rd & Schmale Rd which is remote and isolated; structure is existing – no change in external, but some inside modification.
2. Signs – there will be no signage with indication of what's inside.

The bakery will run 9:00am to 5:00pm there will be no retail and will run about 3-5 deliveries a day.

Security will be onsite and the traffic will be modest.

All use will be inside the building, the smell will be of whatever baked good is being produced. No hazardous material will be on site.

Commissioner Caswick asked if public notice had any concerns – Joanne no.

Commissioner Bari asked if this is a research laboratory – Joanne no.

Commissioner Bari ask if the security officer at night is the one that monitors the cameras – no it is monitored by Police as well as security personnel.

Village Administrator Doug Flint requested a change in #6 the impact the proposal would have on municipal services such as police and fire protection and utilities. He has requested that the last line that states, “The Company also intends to meet with the *Police Commander* every six months to ensure that all security expectations are being met.” Be amended to “The Company also intends to meet with the *Chief of Police or designee* every six months to ensure that all security expectations are being met.” We will add this as the 6th Staff recommendation if voted on.

Chairman Ristich went over analysis.

No public comments or presence at meeting.

Chairman Ristich went over conditional use criteria.

Plan commission had no concerns.

Chairman Ristich went over Staff Recommendations included the addition of #6 from Village Administrator Flint.

MOTION: Commissioner Caswick motioned to consider an application (PC #22-008) for an amendment to consider an application (PC #22-009) for a Conditional Use to allow a Cannabis Infusing facility in an I, Industrial District for Seven Leaves LLC located at 600 Wall Street with the following Staff Recommendations:

1. Compliance with all applicable terms and conditions of Planned Unit Development Ordinance 88-39 and amendments thereto.

2. The applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and fire sprinkler permit approvals.
3. Internal improvements shall be in general conformance with Petitioners Equipment layout scheme as Exhibit A to Taft Law email dated May6, 2022, and Sheet PD-1.0-Preliminary Floor Plan (Exhibit B) prepared by Linden Group dated March 16, 2022.
4. Conditional Use approval shall only apply to Seven Leaves LLC and shall be subject to Seven Leaves LLC maintaining an approved Cannabis infuser Licenses with the Illinois Department of Agriculture-Division of Cannabis Regulation.
5. Operational performance standards shall be in general compliance with all documents attached hereto to this plan Commission report and recommendation.
6. The company shall meet with Chief of Police or designee every six months to ensure that all security expectations are being met.

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

ROLL CALL VOTE:

AYES: Commissioner Macias, Bari, Caswick, and Chairman Ristich
NAYS: None
EXCUSED: Commissioner Bruhl, Foss, Reimer
ABSENT: None

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

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

Upon roll call vote motion declared unanimously and the meeting was adjourned at 7:34 p.m.



Joanne Kalchbrenner