

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
APRIL 9, 2013**

PRESENT:

Chairperson Ristich, Commissioners Macias, Reimer, Baffa, Ritchey and Foss

EXCUSED:

Commissioner Bari

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner and Attorney Pacione

Chairperson Ristich called the meeting to order at 7:00 p.m. in the Council Chambers of the Civic Center.

MINUTES:

*Correction to Minutes: ROLL CALL VOTE – remove Commissioner Baffa as EXCUSED and replace with Commissioner Macias. Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission of March 12, 2013 subject to the correction. Commissioner Baffa seconded the motion. Upon voice vote, **motion declared carried.***

COMMUNICATIONS:

None

COMMITTEE REPORTS:

Plan Commission Committee of the Whole:

No Report

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

None

NEW BUSINESS:

1. **PHYSICIANS IMMEDIATE CARE – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial District for an Integrated Shopping Center to permit the operation of a 3 unit tenant center to be located at 335 E Army Trail Road.

Petitioner, Padraic O’Neil, 1111 South Alpine Road, Suite 504, Rockford, IL was sworn in before testifying before the commission. The building was originally split into two units, one for Physicians Immediate Care and the other for a medically related tenant. The petitioner is now proposing to create one additional tenant space for a total of three tenant spaces. Per the zoning ordinance, a group

of 3 or more commercial uses is considered an integrated shopping center which requires a conditional use.

The petitioner stated each tenant space will be a separate unit within the integrated shopping center. Physicians Immediate Care is the primary unit located in the north east space. The two other proposed units will be located in the south space (facing Starbucks) and the north west space (facing Army Trail Road). The ideal tenants would be healthcare related and mutually beneficial to Physicians Immediate Care such as a Physical Therapist, Imaging Center (MRI) or Optometry Shop. Parking will be sufficient for all three tenants. Each unit will have wall signage based on the linear footage of the unit. The petitioner said they do not have a monument sign and actually prefer building signage over a monument sign.

Physicians Immediate Care is considered to be non-emergency complex care. Their closest competition is Concentra, which is located further down on Army Trail Road. Physicians Immediate Care is not a franchise, but privately owned and has been in business for 26 years. Twenty-three (23) centers are currently located throughout Illinois, Oklahoma, Nebraska and Indiana and plan to open 100 more clinics within the next 3 years. Typical visits tend to cost between \$250 - \$3,000. Below that, they cannot compete in the market and above that, people will go to their own doctor or hospital.

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving Conditional Uses as set forth in section XII of the Zoning Ordinance in respect to traffic, environmental nuisances, neighborhood character, public services and public health & safety.

MOTION: Commissioner Baffa motioned to move this item to the Village Board for approval. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Baffa, Foss, Ritchey, Macias and Reimer
NAYS: None
EXCUSED: Commissioner Bari
ABSENT: None

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commission. Commissioner Baffa seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:17 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: April 9, 2013

Vic Macias	<i>V Macias</i>
Doug Reimer	<i>Doug Reimer</i>
Sohail Bari	<i>Excused</i>
James Baffa	<i>James Baffa</i>
Robert Ristich	<i>Robert Ristich</i>
Phil Ritchey	<i>Phil Ritchey</i>
Bill Foss	<i>Bill Foss</i>

Also Present:

<input checked="" type="checkbox"/>	Joanne Kalchbrenner
<input type="checkbox"/>	Marge Linnane
<input checked="" type="checkbox"/>	Peter Pacione
<input type="checkbox"/>	Pat Maritato