

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 25, 2014**

**PRESENT:**

Chairperson Ristich, Commissioners Reimer, Bari, Ritchey and Foss

**EXCUSED:**

Commissioners Macias and Baffa

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Community Development Administrative Secretary Herman, Attorney Pacione, President Jackson, Trustees Pojack and Schmidt and Village Administrator Becerra

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

**MINUTES:**

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission of December 3, 2013. Commissioner Bari seconded the motion. Upon voice vote, motion declared carried.

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:

Meeting Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

**NEW BUSINESS:**

1. **414 E. North Avenue** –PUBLIC HEARING to consider the approval of a Plat of Subdivision and a Planned Unit Development for the property commonly known as Sunrise Chevrolet, to permit the construction and operation of a used car dealership on Lot 2 of the new subdivision.

The petitioner, Dan Kurtz, Executive Manager Sunrise Chevrolet, 1132 Jonathan Drive, Inverness, IL and Simon Yu of Simon Design Group, 1163 Deerfield, Deerfield, IL were sworn in before testifying before the commission.

The petitioner is proposing to subdivide the eight acre piece of property into 2 separate lots to construct a new 3,500 square foot building on the new lot for used car sales. They would also like to keep the existing variances.

Mr. Kurtz said the existing building was recently remodeled approximately 2 years ago as mandated by General Motors/Chevrolet. He also noted that businesses that have separate facilities for new and used car sales have seen extreme growth in their business.

As far as setbacks are concerned, if this were two separate developments, a 7 foot interior side yard parking setback for each lot would be required. But since it is a cohesive development the petitioner proposed to not have a setback. If this dealership was ever sold in the future, the setbacks would need to be met.

The Village's consulting engineer recommends a larger ingress/egress to allow for access between the two lots. The petitioner has also agreed to increase the parking lot setback along the frontage of the new lot from 5 feet to 7 feet to comply with the zoning regulation. They are also requesting to add a 14 square foot sign on the east side of the building as well as on the front. The code only allows signage on the frontage of the building facing the right-of-way. The only sign permitted would be the one facing North Avenue. Since the sign on the east side will be facing an existing shopping center, the Village is less likely to have an objection to this sign.

The petitioner stated that most of the existing pole lights will be kept and a small amount of building lights will be added. They have also agreed to provide shrubbery around the adjacent light poles within the front yard parking setback of the newly created used car lot. There will also be adequate space for all of the new and used vehicles.

The meeting was open to the public for comment. Alexander Thearaka, 1349 Pearl Avenue, Glendale Heights, came forward. Mr. Thearaka lives near Sunrise Chevrolet and said he frequently smells toxic spray paint fumes that are emitted from one of their buildings. He is concerned that the new building would cause an increase in the fumes. Mr. Kurtz said the new building will be used for car sales only and no spray painting will be done out of this building. Chairperson Ristich advised Mr. Thearaka that he could make a complaint to the Community Development Department about the spray paint fumes. Director Kalchbrenner also provided Mr. Thearaka with her business card and requested that he call her.

The criteria for approving the plat of subdivision, as stated in section 12-1-3 of the General Subdivision Provisions was reviewed.

**MOTION:** Commissioner Reimer motioned to approve the plat of subdivision into two separate lots. Commissioner Ritchey seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Reimer, Bari, Ritchey and Foss

**NAYS:** None

**EXCUSED:** Commissioners Macias and Baffa

**ABSENT:** None

**MOTION DECLARED CARRIED**

The Finding of Fact for a Planned Unit Development as set forth in section 11-13-8 of the Zoning Ordinance was reviewed.

**MOTION:** Commissioner Reimer motioned to approve the Planned Unit Development subject to the following conditions 1) That the previously legally nonconforming development be allowed to remain, except that the applicant shall provide a seven foot parking setback along the front yard of the newly created used car lot 2) That previously approved variances shall be allowed to remain 3) If the used car dealership is sold to separate ownership in the future, the landscape setbacks shall be met 4) Shrubs, a minimum of 24 inches in height be planted adjacent to the existing light poles within the front yard parking setback of the newly created used car lot 5) Sign permitted on the east elevation. Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Reimer, Bari, Ritchey and Foss

**NAYS:** None

**EXCUSED:** Commissioners Macias and Baffa

**ABSENT:** None

**MOTION DECLARED CARRIED**

*Chairperson Ristich motioned to take a short recess at 7:40 p.m. The meeting was called back to order at 7:45 p.m.*

2. **556 E. North Avenue** –PUBLIC HEARING to consider an application for a Conditional Use in the C-3 General Commercial District for an automobile repair shop and automobile laundry to permit the construction and operation of a NASCAR Car Wash and Quick Lube on property located at the northwest corner of North Avenue and Glen Ellyn Road.

The petitioner, Steve Timmer, 3220 Lapp Lane, Naperville IL was sworn in before testifying before the commission.

Mr. Timmer passed out an updated site plan to commission members and staff. There are two outstanding issues that still need to be addressed. The two entrances need to be reduced from 25 feet to 24 and the curbs on the exit of the wash need to extend approximately 1 to 1.5 feet to the edge of the property.

Mr. Timmer owns the license for NASCAR for all of North America for the next 20 years. He said NASCAR car washes are currently the most state of the art car wash in the country. They recycle up to 85% of water used and have very low frequency drives built into their electricity to keep energy costs down. The car wash has a dual belt system (like a people mover) and the tunnel of the car wash is made of polycarbonate that allows the natural light to come in. The customer pulls into one of the three lanes and uses a touch screen to select and pay for their car wash. The system keeps track of the order of the cars and the gate will rise to allow the next car to enter the car wash. The dual belt system has an anti-collision pad that automatically stops or slows down the cars from proceeding if there is ever a back up of vehicles.

Vacuums are located on the north side of the parking lot and can be used before or after the car wash. The Lube Center is located in the center of the property and has two bays. The car wash typically experiences their busiest days on Friday,

Saturday and Sunday but can vary depending on the weather. The approximate number of cars that go through the car wash in one hour is 100.

There was a concern about the traffic flow in the area. Staff is still looking into the overall circulation. Attorney Pacione said there may be a potential problem with cross access easements and asked the petitioner to verify they have one. Another potential issue is the traffic flow in the area where the cars exit the car wash.

Mr. Timmer said they have 10 locations and have no problems with the design or traffic flow. As far as the new Bucky's gas station proposed to be constructed on the opposite corner, he said there is no competition between a gas station car wash and his car wash. As far as the other car wash located further down on the North Avenue, the traffic in the area more than supports two car washes in the area. The lube center will also bring in sales tax.

Mr. Timmer said he welcomes the commission to go and see any of the 10 NASCAR car washes in the area. The car wash in Joliet is the same as the one they propose to construct in Glendale Heights.

The commission determined that more information is needed before a decision could be made.

**MOTION:** Commissioner Ritchey motioned to continue the Public Hearing to March 11, 2014. Commissioner Reimer seconded the motion.

**ROLL CALL VOTE:**

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

**MOTION DECLARED CARRIED**

The meeting was opened to the public. Chester Pojack, 2162 Payson Circle, Glendale Heights, IL was sworn in before testifying before the commission. Mr. Pojack said based on the rate of 100 cars going through the car wash in one hour, it would mean the actual car wash lasts only 1.5 minutes. He questioned how well that would actually clean the car. He also asked about the following: 1) Does the belt run from front to back? 2) Do you have to stick your tire in a track? 3) Hours of operation 4) Number of employees 5) Cost of a car wash and 6) Cost of an oil change and how many are done per day.

The petitioner said the time it takes for a car to go through the car wash is quick, but does a great job of cleaning the vehicle. A dual belt system is used to move the car through the car wash. You do not need to line your car up in a track. Most of the car washes are open 7:00 a.m. to 8:00 p.m. or 8:00 a.m. to 8:00 p.m. Two employees are needed to run the car wash at a time. There are two shifts per day. The quick lube services approximately 30 cars per day and they charge less than their competitors. They also give a free \$10 car wash with every lube job.

**OTHER:**

None

**ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:**

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commission. Commissioner Ritchey seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:29 p.m.**

*Tracy Walters*

Tracy Walters, Recording Secretary

# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:**

Regular Meeting

**DATE:**

February 25, 2014

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

**Also Present:**

- Joanne Kalchbrenner
- Marge Linnane mark Herman
- Peter Pacione
- Pat Maritato