

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MARCH 11, 2014**

PRESENT:

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

EXCUSED:

Commissioner Macias

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Assistant Planning & Zoning Administrator Linnane, Community Development Administrative Secretary Herman, Attorney Pacione, Trustees Maritato, Light, Pojack and Schmidt

Chairperson Ristich called the meeting to order at 7:08 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 February 25, 2014. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
February 25, 2014 Meeting Cancelled

Liaison to the Village Board:
No Report

Liaison to the DuPage County Zoning Board of Approval:
No Report

The continued Public Hearing for 556 E. North Avenue was incorrectly scheduled on the March 11, 2014 Plan Commission Committee of the Whole agenda and was moved to the Regular March 11, 2014 Plan Commission agenda as Item #1 under V.V OLD BUSINESS.

NEW BUSINESS:

1. **601 REGENCY DRIVE – PUBLIC HEARING** to consider an application for a Conditional Use in the I-Ind PUD District for an educational institution to permit the operation of Darul Qasim, an institution of advanced Arabic and Islamic studies on property located in the Highgrove Business Park – East Campus.

The petitioner, Ahsan Arozullah, 161 Wellington Drive, Bloomingdale IL was sworn in before testifying before the commission.

The petitioner said Dural Qasim is an institute that was established 15 years ago. Their original headquarters was located in Lombard and the institute has been operating out of a leased space in Glen Ellyn for the past 7 years. Their Board of Directors consists of 9 members that come from various professional backgrounds and have also participated as students in the institute. The curriculum and academic activities of the institute comprise of two elements, teaching and research. The teaching element is a core curriculum of Arabic and Islamic studies that runs from a high school program through a post graduate program. The second element is research. They engage with mainstream institutions as a partner in several different initiatives.

Their intention in obtaining this new building is to expand their programs as it is difficult to expand in the space they are currently in now. They are also seeking to get accreditation, and as part of that process, need additional space to develop a library and resource center. The building is ideal for what they need. It was previously used by a mechanic school (UTI) and is already configured with classrooms and auditoriums.

Classes are held throughout the week, evenings and weekends. Many of the students are full-time employees and take classes in the evening. They anticipate anywhere from 45-50 students during the week from 8:00 a.m. to 8:00 p.m. Weekend classes take place from 8:00 a.m. – 2:00 p.m. A class may be held on Friday evenings that runs until 9:00 p.m. Specific specialized seminars or mini conferences lasting anywhere from 1 or 2 days or up to 5 days with around 100 attendees may occur 2 to 3 times per year. In addition, they also offer appetizer or walking courses that are not part of the curriculum, and are open to the public and are held on a Friday evening from 6:00 p.m. to 7:00 p.m. or 7:00 p.m. to 8:00 p.m. but no later than 9:00 p.m.

Parking is adequate with 119 parking spaces. Village code requires 1 space per every 4 students. Faculty consists of 5 teachers. They do not anticipate exceeding the number of parking spaces even during the special seminars. Even with an increase/growth in student attendance, it is not anticipated to cause an increase in traffic issues.

The petitioner does not plan to make any modifications to the outside of the building and the only change to the inside of the building will be cosmetic, such as paint.

The meeting was open to the public for comment.

Stanley Pierce, 25 Picton Road, Roselle, IL was sworn in before testifying before the commission. He has some concerns about the proposed Educational Institute. Mr. Pierce owns a building in the Highgrove Business Park next to the site the petitioner is planning to purchase. He was unclear if the petitioner plans to purchase all 4 of the buildings in the lot. Director Kalchbrenner said the petitioner plans to purchase only building F. One of the conditions for the recommendation of approval will be to subdivide this building from the remainder of the buildings. Mr. Pierce also asked if they would be exempt from paying property taxes since they are a not for profit organization. Director Kalchbrenner said they are exempt from paying taxes. Mr. Pierce said all of the building owners in the industrial park pay a property tax in which a portion goes to the (SSA) to make road improvements. Since the school is exempt, would the other

industrial building owners have to pay a higher amount to cover their share? He also asked if the school would be strictly educational or involve religious studies. Attorney Pacione said the property was previously used as an assembly area, and under the law, is allowed to continue to be used in this manner. Assistant Planning & Zoning Administrator Linnane said the amount paid into the Special Service Area (SSA) is determined per lineal feet of the frontage of the property. The amount Mr. Pierce would pay would not change. The petitioner said they are strictly an educational institution and are not a place of congregation for worship.

The petitioner anticipates they will add a sign/lettering on the front of the building, but it has not been determined as of yet. Mr. Pierce advised there is an association in the business park that approves the signage on the buildings. Advertising for the school is done through a website as well as during the registration process.

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 11-3C-5 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 subject to the following condition: 1) Within 60 days of Village Board approval, a plat of subdivision shall be submitted to divide the proposed school property and associated parking from the remainder of the site. Commissioner Bari seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Macias

ABSENT: None

MOTION DECLARED CARRIED

Motion to take a short recess at 7:38p.m. The meeting was called back to order at 7:43 p.m.

OLD BUSINESS:

1. **556 E. NORTH AVENUE** – Continued discussion regarding 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.

Director Kalchbrenner advised a revised site plan was submitted and included in the commission's packet. The petitioner did address several issues regarding the circulation, west side of property and stacking. Attorney Pacione also said the cross access easement issue has been resolved.

Staff recommended the exit of the car wash have both a right and left exit. The petitioner, Steve Timmer, said the plan was designed for either a right or left exit, although the site plan shows a left arrow only.

Mr. Timmer said on a busy day, 100 cars could pass through the car wash in one hour. McDonalds and Portillos on North Avenue each process approximately 60 orders per hour on a normal day and are located in close proximity to each other.

The petitioner showed a one minute video from one of his car washes that showed 4 cars going through the washing tunnel. NASCAR Car Wash has the most state of the art equipment in the entire country. It is the only car wash in the state of Illinois that recycles/reuses 85% of the water. They also have very low frequency drives built into their motors/pumps to keep energy costs down. They qualify with the government to be a “green” facility.

The petitioner showed another video. The 3 pay stations make for smoother processing of cars and eliminate stacking issues. The 120 foot belt can accommodate five or six cars on the belt at one time. There are 10 vacuum stations. There was concerned that there were too many stations and may cause congestion in the area as this driveway is used for stacking of cars for entry into the car wash and for entry into the lube center. The petitioner said he is willing to make a modification and reduce the number of vacuum stations.

Mr. Timmer said they are in compliance with all setbacks. As far as the overburden of an already congested intersection at Glen Ellyn & North Avenue, the petitioner said they are an interior lot and do not have direct access from either of those streets. They do have a cross access agreement. The overhead wires do not impact their structures or operations and the petitioner is open to work with the Village to determine the cost to bury the lines as this was not currently in his budget. The petitioner said the shopping center could use a spark and this car wash would help with the updated appearance as well as bring business into the shopping center.

The Police department reviewed the plans and had concerns about the headlights and general congestion in the area. The petitioner said that any stacking would cause the headlights to face to the north, which has the least amount of traffic. The petitioner said additional landscaping was added to include shrubbery, a berm and trees to help filter the headlights.

Commissioner Ristich asked where people go to dry off their car after exiting the car wash. The petitioner said a majority of people do not have to stop and dry off their vehicle as they have 11 high power blowers that dry the car off pretty well. If additional drying is needed, they can pull into a vacuum station stall or parking space.

The Quick Lube center does an average of 30 cars per day. Each oil change comes with a free \$10 car wash.

The traffic study results for the NASCAR car wash in Joliet located on Route 59 & Theodor came in at 45000 – 50,000 cars. The traffic study for Glen Ellyn & North Avenue in Glendale Heights was 70,000 vehicles.

There are 5 employees on a shift (including Lube Center) and there are 2 shifts per day. The total number of employees will be 12 – 15.

The petitioner plans to put up a monument sign or what is allowable by the Village.

The meeting was open to the public for comment. No one came forward to make a comment.

The petitioner said he really wants this location in Glendale Heights and is willing to make adjustments to make it work. At the previous meeting there was a concern about the other car washes already located in close proximity to this car wash. The petitioner said the traffic study more than supports multiple car washes in the area. Commissioner Ristich said the Village does not have a problem with healthy competition. That is not an issue.

The Commission reviewed the criteria for approving Conditional Uses as set forth in section 11-3C-5 of the Zoning Ordinance in respect to traffic, environmental nuisances, neighborhood character, public services and public health & safety and the findings of fact are as follows:

Traffic: The traffic generated in this area and around the site, especially on a busy day, will overburden an already congested area, both inside and outside the shopping center. It is a safety concern. Commissioner Ritchey stated the difference between the Joliet facility and the proposed Glendale Heights facility is when cars exit the car wash there is no impediment in front of them. There is a long clean aisle to exit the facility.

Environmental Nuisance: The Police department has a concern with headlights shining northbound on Glen Ellyn Road. Commissioner Baffa said the pavement currently there right now is about 2 or 3 feet lower than the pavement on Glen Ellyn Road. Car headlights are typically 2 feet off of the ground and he does not think it will affect traffic going southbound on Glen Ellyn Road.

Neighborhood Character: No concern.

Public Services and Facilities: No concern.

Public Safety and Health: No concern

Other Factors: No concern.

MOTION: Commissioner Baffa motioned to move this item to the Village Board for approval subject to the following conditions 1) That the overhead utility lines be buried 2) That a solid row of shrubs, a minimum of five feet in height within the two years of planting shall be provided along the east side of the property within the setback adjacent to Glen Ellyn Road 3) That additional landscaping, including ornamental trees and shrubs shall be provided within the setback North Avenue 4) That a continuous row of shrubs, 24 inches at the time of planting shall be provided to the rear of the site between the building and the access driveway. Commissioner Reimer seconded the motion.

ROLL CALL VOTE:

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

MOTION FAILED

MOTION: Commissioner Ritchey motioned to deny the request for a conditional use. Commissioner Bari seconded the motion.

ROLL CALL VOTE:

AYES: Commissioner Ritchey, Foss, Reimer and Bari

NAYS: Commissioners Baffa

EXCUSED: Commissioner Macias

ABSENT: None

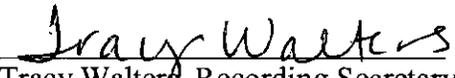
MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Commissioner Foss seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:31 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: March 11, 2014

Vic Macias	Excused
Doug Reimer	Doug Reimer
Sohail Bari	Sohail Bari
James Baffa	James Baffa
Robert Ristich	Robert Ristich
Phil Ritchey	Phil Ritchey
Bill Foss	Bill Foss

Also Present:

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