

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 10, 2015**

**PRESENT:**

Chairperson Ristich, Commissioners Macias, Reimer, Bruhl, Bari, Ritchey and Foss

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Assistant Planning & Zoning Administrator Herman, Attorney Pacione, Trustees Schmidt, Pojack and Maritato

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

**MINUTES:**

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of January 13, 2015. Commissioner Ritchey seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
February 10, 2015 Meeting Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **ZONING ORDINANCE TEXT AMENDMENTS – PUBLIC** to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-2-2 as it pertains to Definitions, and Section 11-10A-2 as it pertains to Permitted Uses in the C-1 Neighborhood Commercial District.

The petitioner was not in attendance and was due to arrive shortly.

Director Kalchbrenner said the petitioner is proposing to open a resale shop/secondhand store in a C-1 zoned area. The Zoning Ordinance currently allows second hand stores in C-2 and C-3 districts but does not allow them in C-1 districts. If the Plan Commission decides to allow this, resale and secondhand shops would

be allowed in all C-1 areas and not just in the location the petitioner is interested in. In reviewing the code, the Community Development department would also like to add the definitions of antique shops and secondhand stores and rummage shops to the code. There are currently a few secondhand/resale shops located in commercial districts such as the Salvation Army, Good Will, Platos Closet and National Children's Cancer Society.

The notice for this Public Hearing was advertised in the newspaper, but was not site specific, so no comments have been received from the public as of yet.

The commission decided to take a short recess to allow time for the petitioner to arrive.

Commissioner Bari motioned to recess the meeting. Commissioner Foss seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was recessed at 7:10 p.m.

The meeting was called back to order at 7:18 p.m. and all were present.

Petitioner, Brian Miechle, 737 Lippert, Glendale Heights, IL 60139 was sworn in before testifying before the commission. He is proposing to open a secondhand store containing used and antique furniture, children's toys, garden tools, regular tools and a small section of Christian religious material. The store is located in a strip mall that contains 5 units. His unit is located on the end and is 2,000 square feet. He will occasionally use a 16ft boxed truck that will be parked in the alley behind the building (each unit is allowed one parking space in the back). He will have typical business hours and there will be no after-hours pick-up or drop-off. Big furniture can be removed through the front or back doors or it can be delivered. Parking in the strip mall is based on 4 spaces per 1,000 feet of floor area. Parking for the shopping center is to code.

Commissioner Ritchey suggested limiting the size of secondhand stores/resale shops in C-1 districts to 2,000 or 2,500 square feet.

Chester Pojack, 2162 Payson Circle, Glendale Heights, IL was sworn in before testifying before the commission. He was concerned about people selling stolen merchandise to secondhand stores/resale shops. Assistant Planning & Zoning Administrator Herman said Chief Marron advised that the petitioner would also need to obtain a secondhand dealer's license as well as meet requirements. Attorney Pacione believes the petitioner would fall under the same regulations as a pawn shop and will look into it further.

The proposed definitions for antique shops and secondhand stores/rummage shops were reviewed.

The petitioner said a small display on a table in the store would contain new Christian religious material. He also advised that he works in the moving industry and the items in his store will have come from customers that have either given it to him or sold it to him. He does not plan to purchase items from people that come into his store.

At this time the commission determined that additional information is needed before a decision can be made.

**MOTION:** Commissioner Reimer motioned to continue the Public Hearing to February 24, 2015. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

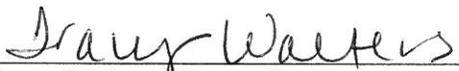
**MOTION DECLARED CARRIED**

**OTHER:**

None

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

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Chairperson Ristich seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:59 p.m.**

  
Tracy Walters, Recording Secretary

# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:**

Regular Meeting

**DATE:**

February 10, 2015

<b>Vic Macias</b>	<i>Vic Macias</i>
<b>Doug Reimer</b>	<i>Doug Reimer</i>
<b>Sohail Bari</b>	<i>Sohail Bari</i>
<b>Robert Ristich</b>	<i>Robert Ristich</i>
<b>Phil Ritchey</b>	<i>Phil Ritchey</i>
<b>Bill Foss</b>	<i>Bill Foss</i>
<i>Coralee Bruhl</i>	<i>Coralee Bruhl.</i>

**Also Present:**

       ✓ Joanne Kalchbrenner  
       ✓ Mark Herman  
       ✓ Peter Pacione  
       ✓ Pat Maritato