

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 11, 2015**

**PRESENT:**

Chairperson Ristich, Commissioners Reimer, Bruhl, Bari and Foss

**EXCUSED:**

Commissioner Macias

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Assistant Planning & Zoning Administrator Herman, Attorney Pacione and Trustee Light and Trustee Pojack (arrive 7:15 PM)

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

**MINUTES:**

Commissioner Bari motioned to approve the minutes of the Regular meeting of the Plan Commission of June 23, 2015. Commissioner Bruhl seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
June 23, 2015 - Meeting Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **2017 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use for an automobile detail shop in the C-2 Community Commercial District.

Jack Lahart, 126 Imperial Street, Park Ridge, IL was sworn in before testifying before the commission. Mr. Lahart is the Property Manager for the Auto Care Center. The Conditional Use approved in 1998 for an automobile detail shop is no longer valid as the previous detail shop has been out of business for many years. The conditional use was only valid with the tenant/business and not with the shopping center. In an effort to make the process easier for a new tenant to move in, the property owner is requesting the conditional use run with the owner of the property instead of the individual business.

An automobile detail shop is limited to the use of 50 gallons of water or less per day. This type of business does not require the use of a lot of water and is not intended to be used as a car wash.

Commissioner Foss said when he went out to view the site, in preparation for the meeting, he was approached by another tenant in the shopping center that said one of the businesses has 10 – 11 cars in the parking lot that have not moved in over one week. One car did not even have license plates. This tenant was concerned that the automobile detail shop would occupy even more parking spaces. Director Kalchbrenner said she will have staff follow-up on this to see if any code enforcement action needs to be taken. Mr. Lahart said he will also follow-up. Director Kalchbrenner also advised that the detail of vehicles is not allowed to take place in the parking lot.

As far as signage, any new business that moves into the Auto Care Center would need to apply for a sign permit.

Currently, the Auto Care Center has one dumpster that is not screened or enclosed and therefore, not in compliance with the Zoning Ordinance. The Community Development department is working with the property owner (who is being very cooperative) to resolve this issue.

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance in respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety and health.

**MOTION:** Commissioner Reimer motioned to move this item to the Village Board for approval subject to the condition that the Auto Care Center refuse containers be brought into compliance with the Zoning Ordinance. Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Reimer, Bruhl, Bari and Foss  
**NAYS:** None  
**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 Bruhl 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:**

August 11, 2015

Vic Macias	EXCUSED <i>for</i>
Doug Reimer	<i>Doug Reimer</i>
Coralee Bruhl	<i>coralee bruhl</i>
Robert Ristich	<i>Robert Ristich</i>
Sohail Bari	<i>Sohail Bari</i>
Bill Foss	<i>Bill Foss</i>

**Also Present:**

  x   Joanne Kalchbrenner  
  x   Mark Herman  
  x   Peter Pacione  
       Pat Maritato