

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 14, 2017**

PRESENT:

Chairperson Ristich, Commissioners Reimer, Bruhl, Bari, Kowalczyk and Foss

EXCUSED:

Commissioner Macias

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Trustees Maritato and Pojack 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 Kowalczyk said a correction needs to be made on the second page of the minutes regarding Shelby's. It says beer and wine will be served and there is no alcoholic drink maximum. It should say there is a three-drink maximum. Commissioner Kowalczyk motioned to approve the minutes of the Regular meeting of the Plan Commission of June 28, 2016, with the correction noted above. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
February 14, 2017 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

NEW BUSINESS:

1. **524 E. NORTH AVENUE – PUBLIC HEARING** to consider a Conditional Use permit for an establishment serving alcohol – Julie's Cafe.

Petitioner, Jim Heyman, Managing Partner & Video Gaming Terminal Operator, 909 S. Home Avenue, Park Ridge, IL and Marc Pacione, Operations Manager, 2815 W. Balmoral, Chicago, IL were sworn in before testifying before the commission. Mr. Pacione is responsible for the day-to-day operations at Julie's and has 8 years

of hospitality experience. Julie's has three other locations in Monee, Island Lake and Lake Villa with plans to open two more locations in Richton Park and Round Lake Beach within the next 60 days.

Julie's is a family owned business based in Illinois and is a place where adults can enjoy a café style menu and video gaming. Beer and wine will be served with a two alcoholic drink maximum. All staff will be BASSET trained and a minimum of one employee will be on duty. All patrons must be 21 years of age or older. Hours of operation will be based according to liquor license requirements (no later than 1:00 a.m.). The 1,400 square foot unit will consist of five gaming terminals, several tables, a sitting area and small bar area. The petitioner said the cafe is low volume and the maximum number of patrons could be around 10 people at one time. Maximum occupancy will be determined by the Fire department and building officials. The Police department has reviewed the proposal and does not have any objections. Parking is sufficient and complies with Village code.

The meeting was open to the public. No one came forward.

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.

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

ROLL CALL VOTE:

AYES: Commissioners Bari, Kowalczyk, Foss, Reimer and Bruhl
NAYS: None
EXCUSED: Commissioner Macias
ABSENT: None

MOTION DECLARED CARRIED

2. **PUBLIC HEARING** to consider a text amendment to allow a self-storage facility in the C-2 Community Commercial Zoning District.

Petitioner, Mehran Farahmandpour, 3996 RFD Orchard Lane, Long Grove, IL was sworn in before testifying before the commission. The petitioner is requesting to make a text amendment to the zoning ordinance to allow self-storage facilities as a conditional use in the C-2 General Commercial District. This would allow self-storage facilities as a conditional use on any property zoned C-2. Self-storage facilities are currently permitted as conditional uses in industrial areas. The petitioner is proposing the following limitations:

1. Self-storage facilities would not take up more than 25% of the building's front.
2. The balance of the front facing the street is occupied by other uses already permitted under the existing C-2 regulations.
3. The building gross area is at least 65,000 square feet.
4. The entire building has been vacant for two years or more.

Staff is recommending the same as above, except item number 4 was struck as they felt it was not a land use criteria. They also recommend that a maximum of 80%

of the gross building square footage may be used for the self-storage facility and there shall be no outside storage associated with the facility

Commissioner Bruhl recommended another restriction, and staff agreed, in that there shall be no direct access from the exterior to individual leased units, and motor vehicles are not permitted within the building.

Commissioner Kowalczyk requested that restriction #4 stating that the entire building has been vacant for two years or more, be added back in. After further discussion and a poll conducted of commission members, it was determined that this restriction should be added back in.

MOTION: Commissioner Kowalczyk motioned to add the restriction that the building shall be vacant a minimum of two years or more.

After discussion by the Plan Commission, the final text amendment shall read as follows:

Section 11-10B-3: Conditional Uses:

Self-storage facilities provided that the minimum building size shall be 65,000 square feet, no more than 25% of the building frontage may be used for the self-storage facility, a maximum of 80% of the gross building square footage may be used for the self-storage facility, there shall be no outside storage associated with the facility, there shall be no direct access from the exterior of the building to individually leased units, motor vehicles are not permitted in the building, and the building shall be vacant a minimum of two years prior to consideration for a self-storage facility.

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

ROLL CALL VOTE:

AYES: Commissioners Kowalczyk, Foss, Reimer, Bruhl and Bari
NAYS: None
EXCUSED: Commissioner Macias
ABSENT: None

MOTION DECLARED CARRIED

3. **325 E. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an amendment to a PUD to consider a Conditional Use for a self-storage facility.

Petitioner, Mehran Farahmandpour, 3996 RFD Orchard Lane, Long Grove, IL was sworn in before testifying before the commission. The petitioner is proposing to amend the PUD to allow a conditional use to create a self-storage facility at the former Dominick's grocery store site. This property has been vacant for the past 10 years. The self-storage facility will be located in the rear of the store with retail stores along the frontage. The self-storage facility will have a small store in the front (25% of frontage) where new customers can inquire about the facility and sign rental contracts. Rental customers will be issued a key card and will only be allowed to access the rental facility from the back door only.

The entire storefront will be removed and a new storefront added along the entire front of the building. EIFS stone and brick treatments will be added to break up the

front to have more of a retail appearance. Crown molding will also be added to give it an upscale look. Retail stores will be required to have deliveries made through the front only. These retail stores are not required to have a second exit door.

The facility will be monitored by security cameras and have motion sensor lights throughout. Photos will be taken of customers every time they access the building.

The walls of the each unit will be made of 8 foot corrugated metal panels on steel supports with a security wire mesh on top that will be open to surveillance. No electrical outlets will be provided. Each unit, regardless of size, will have a 5-foot overhead door. The largest units will be located closer to the back, since they will have more to bring in. Restrooms are located in the facility and can only be accessed with a key card. The entire facility will have HVAC and heat.

The petitioner said the trend for self-storage facilities are moving more and more towards commercial spaces, as people do not feel safe going into an industrial area at night or early morning.

Catherine Manning, 304 Blue Spruce Lane, Glendale Heights, IL was unable to attend the meeting tonight and submitted a letter/email regarding her concerns. She asked that the commission keep nearby residents in mind and prefers that storage renters access the building in the front and that there is no vehicle storage in the back. She was also concerned that, since the facility is open 24 hours a day and an employee would not be on duty all of the time, there would be no one to contact in instances of loud disturbances.

MOTION: Chairperson Foss motioned to enter the letter/email from Catherine Manning into the record. Commissioner Bari seconded. Upon voice vote, **motion declared carried.**

The petitioner proposes to erect a 6-foot high wooden fence along the rear parking lot to screen the rear and buffer noise to the residential area. Staff also recommends that 30 trees such as evergreens, be planted between the fence and parking lot to further buffer any noise and help soften the appearance of the fencing. Approximately 30 new shade trees will replace the trees that have died in the parking lot landscape islands. The lighting around the building and parking lot is sufficient.

The self-storage facility will be open 24 hours and will have personnel on duty from 8:00 AM to 8:00 PM. The facility is monitored 24-hours a day by security cameras. The petitioner will post a sign with a 24-hour emergency contact phone number in case of emergencies. The commission also required that this be part of the condition. The Police department has reviewed the proposal and does not have any objections.

The Fire department will evaluate the building and add restrictions based on the building construction. The Village's building code also limits what can be stored as well as the rental contract.

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.

MOTION: Commissioner Reimer motioned to move this item to the Village Board for approval subject to the following conditions: 1) The proposed development shall be in accordance with the site plan prepared by MAEMAR PC dated 12-05-2016, consisting of seven pages 2) The applicant shall obtain all required approvals, including but not limited to, building permit approval, State Fire Marshall approval, and DuPage Division of Transportation approval 3) The applicant shall plant 30 trees, a minimum of six feet in height at the time of planting within the landscape islands in the parking lot 4) The applicant shall construct a six-foot high wooden fence along the rear of the parking lot 5) The applicant shall plant 30 trees, a minimum of six feet in height at the time of planting between the rear parking lot and the fence 6) Security cameras shall be installed to monitor both interior and exterior activities of the self-storage facility 7) There shall be no outside storage or activity associated with the self-storage facility 8) A sign must be posted with a 24-hour emergency contact phone number in case of emergency. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Bari, Kowalczyk and Foss

NAYS: None

EXCUSED: Commissioner Macias

ABSENT: None

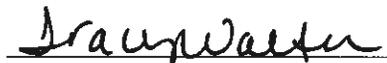
MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:40 p.m.



Tracy Walters, Recording Secretary

Joanne Kalchbrenner

From: Becki Tybor
Sent: Tuesday, February 14, 2017 8:56 AM
To: Raquel Becerra; Joanne Kalchbrenner
Subject: Fwd: comments for Tuesday nights meeting

Mayor asked that you look at this.

Sent from my iPad

Begin forwarded message:

From: Linda Jackson <LJACKSON@glendaleheights.org>
Date: February 13, 2017 at 10:27:33 PM CST
To: Becki Tybor <BTYBOR@glendaleheights.org>
Subject: **FW: comments for Tuesday nights meeting**

From: catherine01@wowway.com
Sent: Monday, February 13, 2017 10:27:32 PM (UTC-06:00) Central Time (US & Canada)
To: Linda Jackson; Chester Pojack
Subject: comments for Tuesday nights meeting

Hello President Jackson and Trustee Pojack,
I met you both a few years ago when you assisted me to make sure that there was an agreement with Home Depot to set up some rules of when they could not be out in the back of the building working so that we, as residents of the Westfield Pines subdivision, had some quiet hours. Thank you for your help.

Tonight, I am requesting that same type of consideration as I've been notified that the village is working to approve a self storage business at what I believe is the old Dominick's property. I am unable to go to the village office due to work to see the plans and I have a commitment on Tuesday night during the board meeting. As the board reviews the proposal, can you please keep in mind those of us who live behind that site? I am hoping that the entrance for the storage unit renters will be in the front of the building along Army Trail and that there isn't a vehicle storage area planned for the back of the building where renters might be starting vehicles or cleaning their RVs during late hours. At least at Home Depot when they are out late past the allowed time, the police officers are able to speak with the manager there. I'm assuming there won't be anyone at the storage facility 24 hours a day to keep the renters in check.

I appreciate your help with this. The first time I am able to get to the village office is Friday to see the plans. If there are follow up meetings and I can be of help, please let me know.

Thank you,
Catherine Manning
304 Blue Spruce Lane
Cell 847-601-5599

Sent from [Mail](#) for Windows 10

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: February 14, 2017

Vic Macias	Excused
Doug Reimer	Doug Reimer
Coralee Bruhl	Coralee Bruhl
Robert Ristich	Robert Ristich
Sohail Bari	Sohail Bari
Bill Foss	Bill Foss
Kathryn Kowalczyk	Kathryn Kowalczyk

Also Present:

- Joanne Kalchbrenner
- Michael Krol
- Peter Pacione
- Pat Maritato