

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

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Trustees Maritato, Light and Pojack

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 February 14, 2017. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
March 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. **1989 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider a Conditional Use permit for an establishment serving alcohol – Fitz's Thirsty Irishman – Brendan Fitzharris.

Petitioner, Brendan Fitzharris, 174 N. Addison, Elmhurst, IL was sworn in before testifying before the commission. Mr. Fitzharris is proposing to open a neighborhood Irish Pub in the location previously occupied by Avalanche Pub. He currently owns two bars in Elmhurst and one in Villa Park.

The bar will not have a kitchen and only snack type foods will be served. Proposed hours of operation are 7:00AM – 1:00AM weekdays and 7:00AM – 2:00AM on weekends. The petitioner plans to have live entertainment in the future to include trivia night, karaoke night and a DJ, but is not applying for it tonight and is aware a separate approval is required. He also plans to install a few video gaming terminals which will require a state gaming license and a license from the Village. The police department has reviewed the proposal and has no concerns.

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 Macias motioned to move this item to the Village Board for approval. Commissioner Bari seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **199 E. NORTH AVENUE CONCORDE GREEN OUTLOUT - PUBLIC HEARING** to consider an application for a new Plat of Subdivision and a Conditional Use to allow a drive through restaurant – Frank Schwab.

Petitioner, Donald Dixon, Associate/Senior Engineer Gewalt Hamilton Associates, Inc., 625 Forest Edge Drive, Vernon Hills, IL was sworn in before testifying before the commission. The petitioner is proposing to resubdivide the northeast corner of the Concorde Green Shopping Center to create three new out lots and is also seeking approval for a conditional use to allow a drive through restaurant on one of the lots.

Currently, Lot 1 contains an existing vacant restaurant, Lot 2 (located to the east of Lot 1) currently has no proposed use and Lot 3, located in the northeast corner of North Avenue and Bloomingdale Road is proposed to have a Burger King restaurant with a drive through. Although Lot 2 has no proposed use at this time, a conceptual plan for a future restaurant was shown in order to demonstrate the proposed traffic flow within the shopping center. The shopping center, as a whole, contains 1,047 parking spaces and requires only 960 spaces. This is an excess of 87 parking spaces. The parking space requirement for Lot 3 is 29 parking spaces. The proposal shows 25 spaces plus 2 accessible spaces for a total of 27. Burger King franchise requires 10 parking spaces. Although this lot falls short, there is a cross access and cross parking easement for the shopping center. Both Lots 2 & 3 will have one way circulation with angled parking stalls. A crosswalk leading to a sidewalk will provide access to the entrance of the restaurants.

The traffic report compiled by Gewalt Hamilton Associates states the average stacking spaces for a drive through is 5 – 6 cars and 9 – 11 during peak times. The Village's criteria for stacking is 5 vehicles.

Lynn Means, Senior Engineer Gewalt Hamilton Associates, Inc., 625 Forest Edge Drive, Vernon Hills, IL was sworn in before testifying before the commission. Ms. Means said a study was conducted to determine the average stacking for a Burger King type restaurant as well as a coffee shop type restaurant and concluded that a conservative drive thru max would be 6 vehicles. Historical data for similar type restaurants (McDonalds) have a 9-vehicle maximum. Lunchtime is typically the peak time for a Burger King restaurant.

Frank Schwab of Schwab Realty & Development (representing the owner of CG Center Two, LLC), 641 N. Wilke Road, Arlington Heights, IL, was sworn in before testifying before the commission. Mr. Schwab advised Burger King corporate office has determined that the proposed Burger King would have no impact on the Burger King already located at Bloomingdale and Army Trail Road. The design of the building cannot be altered.

The petitioner is proposing to vacate the current drainage and utility easements. Storm water will be accommodated within a centralized underground detention system, which will connect into the existing storm sewer system. This will be reviewed as part of the building permit process.

Although all building setbacks will be met, not all parking lot side yard setbacks will be met and a variance is needed between Lots 1 & 2 and Lots 2 & 3.

A commission member was concerned about a possible increase in accidents occurring caused by cars turning into the shopping center from the northern most access driveway off Bloomingdale Road. Ms. Means said the traffic study did not indicate any concerns in that area.

The dumpster enclosures for Lots 2 & 3 will be located on the end of the island by the exit and the materials will complement the buildings. Landscaping will be comply 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 plat of subdivision set forth in Title 12, Chapter 1 and 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 Macias motioned to approve the three (3) Lot Subdivisor and move it to the Village Board for approval. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

MOTION: Commissioner Macias motioned to approve the Conditional use to allow a drive through restaurant subject to the following conditions: 1) One (1) "Drive Through Pick Up Parking Only" parking sign be provided to avoid stacking

concerns 2) Development shall occur in conformance with the site plan drawn by Gewalt Hamilton Associates, dated March 1, 2017 3) Development shall occur in conformance with the landscape plan drawn by 3D Design Studio, dated February 9, 2017 4) Dumpster enclosure should be constructed of materials complimentary to the Burger King building. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

OTHER:

Statement of Economic Interest must be filed by May 1, 2017.

At the February 14, 2017 Plan Commission meeting, a motion was made to correct the minutes from January 28, 2017 meeting regarding the maximum number of drinks allowed. After review of the staff report and audio recording of the meeting, it was determined that the minutes were correct and will remain as originally presented.

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:


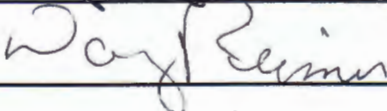
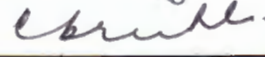
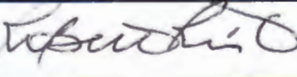

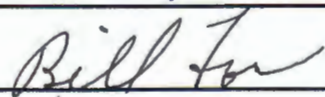
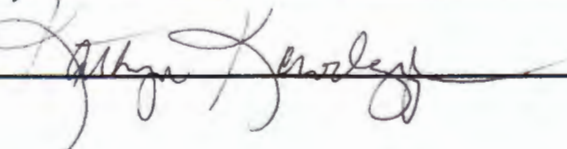
Commissioner Foss motioned to adjourn the regular meeting of the Plan Commission. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:23 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: March 14, 2017

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

Also Present:

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