

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 22, 2017**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

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

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

**MINUTES:**

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of August 8, 2017. Commissioner Kowalczyk seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
August 22, 2017 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **149 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use permit for an establishment serving alcohol – Good Tequilas

Petitioner, Jose Barragan, IL was sworn in before testifying before the commission. Mr. Barragan is requesting approval for a conditional use for a restaurant serving alcoholic beverages called Good Tequilas. Commissioner Bruhl asked if he is planning to have video gaming at the restaurant and he said no. He was also asked about other locations and Mr. Barragan indicated that they have restaurants in Elk Grove Village, Pekin, and Peoria. Mr. Barragan advised that his hours of operation are weekdays from 11:00 am until 9:30 pm and weekends until 10:30 pm. All staff will be Bassett trained as required for the liquor license. Commissioners asked if

there would be any issues with the traffic and staff responded that it had previously been a restaurant. The increase in traffic was evaluated as part of the Burger King Proposal and found not to be an issue. There is adequate parking available. The Fire District will review the building for compliance with the codes as part of the business license review.

The Commission reviewed the application and criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance with respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety. At this time, the commission did not find any concerns with the criteria for a conditional use.

**MOTION:** Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

2. **601 REGENCY DRIVE – PUBLIC HEARING** to consider an application for a Conditional Use permit for an amendment to a Planned Unit Development for OSM Worldwide.

Petitioner, Joseph Kelly, 4190 Hill Court, Lemont, IL was sworn in before testifying before the commission. Mr. Kelly is requesting approval an amendment to a Planned Unit Development 601 Regency to allow OSM to store propane tanks in the front yard and erect a seven-foot high fence around the tanks.

Commissioner Kowalczyk asked how many tanks they would have and how they would be fenced. Mr. Kelly responded that they would have up to 48 tanks, which would be locked and surrounded by a seven-foot high fence. Commissioner Foss asked how many tanks they use a week and how they would be filled. Mr. Kelly responded that they use approximately 10 tanks a week and that Suburban fills the tanks on site. Commissioner Bruhl asked about the barrier around the tanks. Mr. Kelly explained that there are bollards around the tanks, which is a safety requirement. Commissioner Bruhl asked about approval from the industrial park association Sequoia and landscaping. The owner did receive approval from the association and all of the landscaping is already in place. Chairman Ristich asked how far public parking is from the propane tank storage and was advised that parking is located approximately 170 feet from the storage area.

The Commission reviewed the application and criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance with respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety. At this time, the commission did not find any concerns with the criteria for a conditional use.

**MOTION:** Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**OTHER:**

None

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

Commissioner Foss motioned to adjourn the regular meeting of the Plan Commissioner Bruhl seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:55 p.m.**

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Joanne Kalchbrenner, Community Development Director