

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
February 27, 2018**

PRESENT:

Chairperson Ristich, Commissioners Reimer, Bruh, Foss, Macias

EXCUSED:

Bari

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol,

Chairperson Ristich called the meeting to order at 7:02 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 January 9, 2018. Commissioner seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

February 27, 2018 Meeting - Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **601 REGENCY DRIVE UNIT A – PUBLIC HEARING** to consider an application for a Conditional Use permit for outdoor storage to permit the storage of forty-eight (48) 33.5 pound propane tanks on the north side of the building – Ferguson Fire & Fabrication, Inc.

Petitioner, Alan Atkinson of Virginia was sworn in before testifying before the commission. Mr. Atkinson is requesting approval for a conditional use for the storage. The plan is to have forty-eight (48) 33.5 l. propane storage tanks located within a 19 foot long by 9 foot wide storage area. Ferguson uses propane forklifts as part of the daily operations. Empty propane tanks will be replaced with full tanks on site by Airgas, a liquid propane vendor, twice a week. The tanks will be stored

in cages within the loading dock apron of the building, which is more than 180 feet from the nearest property line and 350 feet away from Regency Drive . Vehicle impact guard rail protection will be installed around the storage area.

Plan Commissioner questioned the number of tanks, parking & refilling. Staff advised that there are no issues for the propane tanks located next door.

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

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 Reimer motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Macias seconded the motion.

ROLL CALL VOTE:

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

MOTION DECLARED CARRIED

2. **729 E NORTH AVENUE – ENTERTAINMENT PERMIT** to discuss and review an application for an Annual Entertainment Permit for Schnitzel Platz to provide live entertainment in the form of small musical groups playing primarily traditional European music during normal business hours. Performances would take place Monday's – Thursday's from 6:00pm to 8:00pm, Friday's and Saturday's from 6:00pm to 10:00pm, Sunday's from 5:00pm to 8:00pm.

Joanne Kalchbrenner, Director of Community Development – explanation that the applicant would like to add live entertainment on a daily basis. They currently have an entertainment permit for weekends. (Friday, Saturday and Sunday)They are requesting to amend the Entertainment permit .

Discussion concerning annual Entertainment permit vs amend to Entertainment permit.

Commissioner Bruhl, questions regarding inside or outside music and speakers.

The Commission reviewed the application and criteria for approving an Entertainment Permit Amendment as set forth in section 11-3D-5 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 Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Foss Macias, Bari

NAYS: None

EXCUSED: Bari

ABSENT: None

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Reimer motioned to adjourn the regular meeting of the Plan
Commissioner Macias seconded the motion. **Upon voice vote, the motion
declared unanimously and the meeting was adjourned at 7:19 p.m.**