

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
AUGUST 14, 2018**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Assistant Village Administrator Michael Marron, Trustees Michael Light, Bill Schmidt, Mary Schroeder and Chester Pojack

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

MINUTES:

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of May 22, 2018, as amended. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
August 14, 2018 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

NEW BUSINESS:

1. **1244 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use permit for an automobile repair shop and outdoor storage – Herbst High Performance

Petitioner, Eric Herbst, 22W015 Valley View Drive, Glen Ellyn, IL was sworn in before testifying before the commission. Mr. Herbst did not provide a presentation but asked if there were any questions.

Commissioner Bari asked if any cars would be for sale and was advised that there would not be cars for sales. He recommended that the outdoor storage of vehicles

be limited to 15 because the applicant only plans to work on 5 to 10 cars per day. Chairman Ristich requested an explanation of flipping and Mike Krol explained that it is buying, fixing and selling vehicles, which the applicant will not be doing. Commissioners Macias and Caswick inquired about the hours of operation, which are 8:00 am to 6:00 pm Monday through Friday with some Saturday mornings, with one to two employees.

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 Caswick seconded the motion. The Motion included the following conditions:

1. There shall be a maximum of outdoor storage of a maximum of fifteen (15) automobiles with the following conditions:
2. The applicant restripe the parking lot area along the north wall of the building with a standard 60 degree parking stalls for the outdoor storage of automobiles.
3. An individual vehicle is permitted to be parked or stored outside for a maximum of forty-eight (48) hours.
4. All repair work associated with this business shall take place inside the building. No repair work is permitted outside

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **521 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for an amendment to a previously approved Planned Unit Development to allow a 19,800 square foot new warehouse addition, to enclose a new heated special order area and deviations for Menards.

Petitioner, Tyler Edwards, 5101 Menard Drive, Eau Clair, WI, was sworn in before testifying before the commission. Mr. Edwards is requesting approval an amendment to a Planned Unit Development for 521 E. North Avenue to allow Menards. He explained that this a nationwide project undertaken by Menards to upgrade their stores. They proposed to build an additional open air warehouse and enclose an existing warehouse. Chairman Ristich asked the height of the warehouse and was advised that it is 26 feet, under the 30 foot maximum requirement.

Commissioner Caswick asked if the new warehouse would increase or decrease noise from the site and was advised by Mr. Edwards that the sound would decrease because the walls and roof would provide additional buffering. Commissioner

Reimer asked if the deviations are new or if they reflect the existing situation and Ms. Kalchbrenner advised that the deviations reflect the current situation on site. They are included only to clarify the existing conditions.

Julie Thorton of Coventry Circle and David Allen of 1139 Coventry each asked of the proposed development would go any closer to the existing homes and if the development would be within the existing fenced in area and were advised that the development would not be any closer and would all be within the existing fenced area. They were also advised that there would be no change in the existing hours of operation.

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 Bari seconded the motion. The motion included the following conditions:

1. The applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and fire sprinkler permit approvals.
2. The new warehouse addition shall occur generally in conformance with the site plan drawn by Menard's stamped received May 8, 2018.
3. The new warehouse addition shall occur generally in conformance with the elevation plan drawn by Menard's dated May 3, 2018.
4. The applicant shall provide a letter from the DuPage County Stormwater engineers to obtain their concurrence that no floodplain impacts will occur with this project as recommended by Christopher B. Burke Engineering review letter dated May 18, 2018.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. **148-216 GLADSTONE DRIVE – PUBLIC HEARING** to consider an application for an amendment to a previously approved Planned Unit Development to permit a Conditional Use for an accessory building for the construction of a 2,900 square foot community center clubhouse – Flats of Gladstone/Stratford Trails.

Petitioners, Bob Jaydos, Andrea King and Lou Horsbon were sworn in before testifying before the commission. Bob Jaydos is requesting approval of an amendment to a previously approved Planned Unit Development to permit a Conditional Use for an accessory building for the construction of a 2,900 square foot community center clubhouse.

Commissioner Bruhl expressed concern that the development is very dense and the clubhouse would make the situation worse. She asked about the density and was advised that the lot coverage is currently 13% and would increase to 13.5% with the proposed clubhouse. There was discussion about the lack of open space and increase in lot coverage which might be concerning to some residents. Andrea King advised that they spoke with many of their tenants who would prefer a workout room and gathering space rather than open space. They believe the clubhouse will help improve marketability of the apartments. The applicant explained that they own 26 of the 31 buildings in the complex and are renovating the buildings they own. There are five other buildings that are owned by other individuals. Commissioners asked about parking on the property and were advised that the applicant has agreed to add 12 additional parking spaces on the property.

Yolanda Lacerta from Lake in the Hills spoke in opposition to the proposal. She owns building 200 in the complex and is concerned with density and parking. She added that there is a problem with youth hanging around and graffiti and a new building may draw additional graffiti. Commissioner Bruhl asked about open space and the number of parking spaces. Ms. Kling responded that the additional parking spaces will be installed near Gladstone, where children should not be playing, and that there is currently one parking space per unit, which will not change with the proposed clubhouse. Commissioner Bruhl asked about the utility easement and was advised that the applicant is working on vacating the easement. The applicant also advised that they hope to begin construction this fall.

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 Bari motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Caswick seconded the motion. The Motion included the following conditions:

1. The applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and fire sprinkler permit approvals.
2. The new clubhouse shall occur generally in conformance with the site plan drawn by International Design Assoc. LTD. dated February 19, 2018.
3. The new clubhouse shall occur generally in conformance with the elevation plan drawn by International Design Assoc. LTD. dated February 19, 2018.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

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
Commissioner Foss seconded the motion. **Upon voice vote, the motion declared
unanimously and the meeting was adjourned at 8:06 p.m.**

Joanne Kalchbrenner, Community Development Director