

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 11 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, Village Administrator – Raquel Becerra 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 August 28, 2018, as amended. Correction from meeting Commissioner Reimer voted role call voted yes. Commissioner Bari motion to approve Commissioner Caswick seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

Meeting - Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **19 E NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use permit for a restaurant with outdoor dining to serve alcohol – Hankaku Sushi.

Petitioner, Jeff (Accountant) 2829 N Woodard Street was sworn in before testifying before the commission.

He explained that there is already an existing restaurant and now they would like to serve alcohol.

Commissioner Ristich discussion on what the plan commission does.

Commissioner Bari had a Question about hours of operations. Per Joanne Kalchbrenner, the patio area closes nightly at 9 p.m., hours of operation are Sunday through Thursday 10 a.m. to 1 a.m. and Friday and Saturday from 10 a.m. to 2 a.m. There will be 3 different managers and all part owners and all Basset trained.

Commissioner Caswick would like to confirm that the outside patio will close at 9p.m and is contained with a rod iron fence.

No one from the public can forward.

MOTION; Commissioner Bari motioned to move this item to the Village Board Commissioner Caswick seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **423 E NORTH AVENUD– PUBLIC HEARING** to consider an application for rezoning from C-2, Community Commercial District to C-3 General Commercial District. – JSBM Properties, LLC.

Discussion from Chairperson Ristich regarding what C-2 and C-3 are and which this would be located on a commercial district highway that follows the trend of development.

Susan Rienhart from 1N 740 Western Glen Ellyn, IL 60137 was sworn in before to testify before the commission came forward to oppose the re-zoning because she feels it affects her the most. When the woods and trees came out, she was exposed completely. There was supposed to be a barrier left. She feels that she purchased the property for the wooded area and now the wooded areas are being removed and she is completely opposed to the re-zoning. Still is questioning the light at western that has not been put up. I DOT was to put in a light, however the traffic light never was approved. Traffic issues and accidents.

C-2 is for restaurant and general retail.

Shihid Perves 1032 Greenbrier Glendale Heights, IL. 60139 was sworn in before to testify before the commission came forward to oppose the re-zoning, he feels there is too much traffic.

Attorney Peter Pacione would like to make it clear that these comments appear to be for the next hearing. It does not sound like this addresses the re-zoning aspect. Just wanting make sure he is clear and understands.

All this is for moving from Commercial 2 to Commercial 3.

MOTION: Commissioner Caswick 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, Caswick, Macias, Bari and Foss

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. **423 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use to allow a vehicle open sales lot and an accessory auto repair facility – JSBM, Properties, LLC.

Andrew Scott an Attorney 10 S. Wacker Drive, Suite 2300, Chicago, IL. **From JSMB LLC was sworn in before** to testify before the commission.

He has affidavits of notice for both the re-zoning and the conditional use for vehicle sales and open lot that had been notified of the surrounding.

Outburst from gallery

The 1.1 acre piece of property would be purchased from the Village. This will be a parking lot used for storage of inventory for the Jeep Dealership. No employee parking. Purchaser is John Kay was the former owner of the Chrysler dealer with the right to purchase.

Discussing regarding ownership. Current owner are Jim Spellman and Brett Matthew.

Commissioner Caswick had concerns about how they will locate cars in the lot, with key fobs between hours of 6:30 a.m. – 9 p.m. with noise to the neighbors?

Brett Matthew 1123 North Promade Avenue, Arlington Heights, IL. was sworn in before to testify before the commission.

Storage lot is for new cars and made a commitment that all cars would be in numbered spaces. Commissioner Foss commented and was answered that there will be a tag system in place with numbered spots. Trying to keep all types of vehicles together for a much better system.

Commissioner Bruhl had questions for Joanne Kalchbrenner, if they decide to sell, the Conditional Use will expire? Not go from owner to owner? Director Kalchbrenner indicated they would need to have their own Conditional Use for each owner. In addition, why is the conditional use for a repair facility when there is no intention to build a building to do repairs? Joanne and Peter Pacione both answered that being considered one zoning lot. So it could be sold or use as different things. If under common control, it can be use as one zoning lot. Considered as 1 lot. Nothing else can be done other than 1 zoning lot.

Will meet all lighting ordinances. Traffic and parking will increase a little. This lot will not be a traffic generator. This will access a secondary means. Nothing else will be added to it. Will be working with the Village on Storm water management and proper practices.

Matthew Schumaker 3110 Woodcreek drive Downers Grove, IL. Was sworn in before to testify before the commission.

Discussion regarding storm water management and post construction best management practice.

Commissioner Bruhl has questions on the Bio Swale. Explanation regarding what a swale is & what it does to help clear the run off from the parking lot. There is an existing wet land area to the south. Discussion on swale and run off water, detention pond, capacity if full will go to wet land. Area to the south is not developable. Nearest home is 230 feet west on North Avenue, 390 feet south on Western,

Discussion on setbacks.

George Reinhart 1N740 Western, Glen Ellyn, IL, 60137 was sworn in before to testify before the commission. Has a concern about a driveway that comes in front of his driveway that would bring too much traffic and de-valuing his property. Joanne Kalchbrenner did assure him that the driveway is not in front of his property.

Peter Pacione will generate less traffic than if there was a new development. All this will be just for the business. No other traffic will go through.

Susan Reinhart 1N740 Western, Glen Ellyn, IL, 60137. Was previously sworn in. She is claiming that she received the notice late. She is very concerned about the water, the lighting, and noise. Her concern is that she never was talked to and she feels that she is in extreme opposition.

Discussion from Joanne Kalchbrenner regarding Landscaping. The Applicant is proposing significant landscaping at the southwest corner closest to the residential area.

Shahid Perves was previously sworn in and expressed concerns about all the extra traffic, noise and lighting. He feels it looks nice now and you will be taking out all of the landscaping again.

Chairperson Ristich had questions about a C-2 district. Peter Pacioni added that this would generate even more traffic when it would be sold and if it remains part of the dealership that would not happen.

He is still concerned about the traffic and being too close to the business and the noise associated with it. Mr Perves is objecting the proposal.

Rachael Becerra commented regarding this being in a TIF district and how it was in a poor state previously.

Mr. Perves of 437 Second Place, Glendale Heights, IL, 60139 was sworn in before to testify before the commission.

He feels that a Starbucks would look better than a parking lot. This will make you feel like you are driving through a car dealer to get to his home. Any kind of commercial store would be better than a parking lot. He feels the neighborhood would be de-valued.

Iqbal Sain 1N718 Western Avenue Glen Ellyn, IL, 60137 was sworn in before to testify before the commission.

This has brought up some issues, light management and will comply with whatever the Village deem necessary. Trees and shrubs and to perhaps add the amount of landscaping. The entry and exit but he feels that will be an increase, so if there is a way to limit the entry. He also had a concern about not receiving the notice in a timely manor. Most of the notices were signed on August 7, 2018.

Lighting was discussed. Applicant will be changing to LED lights for parking lot lighting.

Mosiac Bone 1069 Victoria Lane, Glendale Heights, IL, 60139 was sworn in before to testify before the commission.

He does agree with most of what the public had noted. In the mornings its difficult to exit onto North Avenue already between 7-9 am. He would like there to be no entrance to enter during certain time to avoid additional traffic. He feels property values will go down.

Commissioner Caswick does not feel that this time will be an issue because the dealership does not open until 9am. Should not generate more traffic.

Mike Marron discussion that they did meet with residents in the area regarding these issues.

MOTION: Commissioner Caswick 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, Caswick, Macias,
Bari and Foss

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Caswick motioned to adjourn the regular meeting of the Plan
Commissioner Bari seconded the motion. **Upon voice vote, the motion declared
unanimously and the meeting was adjourned at 10:08 p.m.**

Joanne Kalchbrenner, Community Development Director