

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 12TH, 2019**

PRESENT:

Chairperson Ristich, Commissioners Bruhl, Foss and Macias

EXCUSED:

Commissioners Bari, Caswick and Reimer

ABSENT:

None

ALSO PRESENT:

Assistant Planning & Zoning Administrator Krol, Assistant Village Administrator Michael Marron, Trustee Pat Maritato, and Trustee Chester Pojack, Trustee Mike Light, and Village attorney Peter Pacione.

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 December 18th, 2018. Commissioner Foss seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

All January meetings; were 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 to permit the outdoor storage of two (2) above ground storage tanks on the west side of the building – Ferguson Fire & Fabrication, Inc.

Ryan Kell and Lee Lenzing from 601 Regency Dr #A represented Ferguson were sworn in and gave Michael Krol all certified mail receipts for public hearing there were 5 people total in the chambers for the hearings.

There will be 2 tanks in the rear of the facility one for Argon and one for CO2.

Chairman Ristich asked if there were any toxic problems; there are none.

Commissioner Foss asked if they were going to keep all of the old smaller tanks. They will need not nearly as many with the installation of these 2 new ones so they will be disposing some. These tanks are on the inside however, not the ones in front those are propane tanks for the forklifts.

Commissioner Foss asked how they are refilled and they will be refilled with a tub from a separate truck no fear of leakage.

Chairman Ristich asked how they relate to the storage of the propane and it will be similar except the propane is store horizontally. Comment that there is no objection from the Fire Department.

Commissioner Bruhl asked if the fencing will be the same as it is in the front around the propane and it will be.

Commissioner Macias asked about the business hours and there are 6-4:30 and they have 45 employees on staff.

No one from the public spoke on the petition. Chairman Ristich reviewed the staff recommendations.

MOTION: Commissioner Foss motioned to move this item to the Village Board as presented with a recommendation to approve a conditional use permit for outdoor storage at 601 Regency Dr Unit A, Commissioner Macias seconded the motion

ROLL CALL VOTE:

YES: Chairman Ristich, Commissioner Foss, Macias and Bruhl

NO: None

EXCUSED: Commissioner Caswick, Bari and Reimer

ABSENT: None

2. **2105 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use to permit a restaurant with outdoor dining to serve alcohol for consumption on the premises – Little Jimmy’s Bar & Restaurant.

Jim Witte of 450 Dover Dr; Roselle, IL; and Pam Pouge of Elgin (representative for landlord of plaza) were sworn in.

Commissioner Bruhl asked what the smoking ordinance was; M. Krol responded they had to be 15 feet from the door. Commissioners concern “would that mean they would be in the parking lot?” M Krol responded yes.

Commissioner Bruhl asked if there would the outdoor area be surrounded by a fence. Michael Krol responded that there is no ordinance that states they have to provide a fence around an outdoor patio. Pam added that the landlord may add one to the south end or add a guard rail when the

weather is better. The Commissioners fear was if cars could hit patrons that were dining outside.

Commissioner Foss asked if they could add it as a condition, but Commissioner Bruhl felt that should not be a conditional cost to the business owner, and did not want to penalize the business. Peter spoke up and said the Commissioners should not be holding back because of cost of the fence; that should not be their concern.

Commissioner Macias asked if there would be cameras in the parking lot and how many employees would be there during operating hours; yes there are cameras and 4-5 employees per shift depending on the day. A black and white wall sign will be installed.

Commissioner Bruhl asked what the operating hours were and they are M-F 9 to 1; Saturday 9-2; and Sunday 11-12; they will quit serving alcohol one hour before closing.

Commissioner Foss asked about parking when he drove by the parking lot was full on a Saturday afternoon. Ann responding they will be putting up signs that violators will be towed and that they already have a towing service towing violators. They do not share with Burger King Patrons, but they do not tow for LA Fitness patrons and will talk to that business about sharing parking.

Chairman Ristich asked about patrolling people walking around with alcohol; Police had no objections to the business so no further discussion on issue.

No one from the public spoke on the petition. Chairman Ristich reviewed the staff recommendations.

.MOTION: Commissioner Macias motioned to move this item to Village Board as presented with a recommendation to approve a conditional use permit for outdoor dining to serve alcohol for consumption at 2105 Bloomingdale Rd, Commissioner Bruhl seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners, Bruhl, Macias and Foss

NAYS: None

EXCUSED: Commissioners Bari, Caswick and Reimer

ABSENT: None

MOTION DECLARED CARRIED

PLAN COMMISSION MEETING AS A WHOLE:

No additional comments or concerns.

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Foss motioned to adjourn the regular meeting of the Plan Chairman Ristich seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:30 p.m.**

Joanne Kalchbrenner