

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 26TH, 2019**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Krol, Assistant Village Administrator Michael Marron, Trustee Pat Maritato, and Trustee Chester Pojack, 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:

Special amendment Chairman Ristich was left off the second vote from February 12th, to be added by next meeting. Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of February 12th, 2019. Commissioner Caswick seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

No Report

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **1173 BLOOMINGDALE ROAD – PUBLIC HEARING** to amend a previously approved Conditional Use, Ordinance 2016-46 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Shelby's gaming café. – Daniel Fischer of Laredo Hospitality Ventures, LLC.

Daniel Fischer of Naperville, IL and Charity Johns CEO of Laredo Hospitality Ventures, LLC represented the company and were sworn in.

Chairman Ristich asked what is considered a material change per ordinance; Peter responded there needs to be a significant change in menu or floor plan.

Commissioner Bari asked if there was a change in staff; Charity – No.

Chairman Ristich read through conditional criteria no issues or comments from Commissioners.

Chairman Ristich asked if the 80/20 applied to this application. J. Kalchbrenner responded that it depends on the alcohol license applied for.

MOTION: Commissioner Bari motioned to move this item to Village Board as presented with a recommendation to approve a Conditional Use, Ordinance 2016-46 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Shelby's gaming café, Commissioner Macias seconded the motion.

No audience members were present.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **2190 BLOOMINGDALE ROAD – PUBLIC HEARING** to amend a previously approved Conditional Use, Ordinance 2013-89 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Stella's gaming café. – Daniel Fischer of Laredo Hospitality Ventures, LLC.

Daniel Fischer of Naperville, IL and Charity Johns CEO of Laredo Hospitality Ventures, LLC represented the company and were sworn in from previous new business.

Peter Pacione commented this is the same as first conditional use on today's agenda.

MOTION: Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to approve a Conditional Use, Ordinance 2013-89 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Stella's gaming café, Commissioner Bari seconded the motion.

No audience members were present.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. **119 E. NORTH AVENUE – PUBLIC HEARING** to amend a previously approved Conditional Use, Ordinance 2016-47 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Stella’s gaming café. – Daniel Fischer of Laredo Hospitality Ventures, LLC.

Frank and Tracy Schwab were sworn in on behalf of Concord Green management of strip mall.

Operation will be same just change of ownership.

Tracy stated that the back of this building is 115 E North Ave and has all the utilities in this address, but the front of the building is 119 E North Ave.

MOTION: Commissioner Macias motioned to move this item to Village Board as presented with a recommendation to approved Conditional Use, Ordinance 2016-47 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Stella’s gaming café, Commissioner Foss seconded the motion.

No audience members were present.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

4. **35-51 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use to permit a commercial school of dance and music – Bright Lights Theatre, Inc.

Jared Titus of 7233 Randolph, Forest Park and Frank Schwab of Concord Green were sworn in.

Jared stated they have a current location in Glen Ellyn which is successful and are expanding to a second location.

Commissioner Macias asked if there would be retail sales; Jared responded they sell logo wear and dance wear.

Chairman Ristich asked if there were any age group issues; Peter responded that in the past establishments under the amusement category had been a problem, but that is not how this is classified.

Commissioner Bruhl asked about the waiting area and amount of restrooms on the floor plan; Jared responded there would be a waiting room with a window for viewing into the room and Joanne responded the amount of restrooms will be evaluated based on the business license. Frank added that they are hoping for cross shopping for parents to help other retain establishments in the shopping mall area.

Commissioner Foss asked what the business hours would be; Jared responded 9am-9pm for summer camps, but during the school year would mainly be nights and weekends with a few classes offered to toddlers during the day.

Commissioner Foss asked about a cross walk or speed bumps; Tracy said there were speed bumps, Foss responded he was there and there were none; Tracy said the snow plows pushed them away in the recent storm, but would be there in the future.

Commissioner Bruhl asked if there was a cross shopping agreement; Frank responded all 5 lots will be open to shoppers, no towing.

Commissioner Caswick asked about drop off and possible traffic jams; Jared responded that parents are allowed to drop off in front and they do not foresee any traffic jams south of the T.

Commissioner Foss asked if the police were concerned about traffic; Joanne responded no.

MOTION: Commissioner Macias motioned to move this item to Village Board as presented with a recommendation to approve a Conditional Use to permit a commercial school of dance and music, Commissioner Bari seconded the motion.

No audience members were present.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

5. **35-51 E. NORTH AVENUE - ENTERTAINMENT PERMIT** to discuss and review an application for an Annual Entertainment Permit for Bright Lights

Theatre, Inc. to provide live entertainment in the form of theatrical and dance performances and musical acts during normal business hours. Performances would take place Monday's – Thursday's from 9:00 a.m. to 9:00 p.m., Friday's from 3 p.m. to 9 p.m., Saturday's from 9 a.m. to 7 p.m., and Sunday's from 12 p.m. to 9 p.m.

Jared, Frank, and Tracy remain sworn in.

Commissioner Caswick asked if there would be parking issues on days of concerts; Joanne responded no there was ample parking.

Commissioner Bruhl asked if the walls would be insulated for sound; Frank stated the walls were already sound batted from previous renter.

Chairman Ristich went through criteria and remarked no security issues; however fire was concerned about props.

Commissioner Bruhl asked if there were enough exits; Frank responded that there were 5 in the front and 5 in the back.

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

MOTION: Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to approve an annual entertainment permit for Bright Lights, Commissioner Bruhl seconded the motion.

No audience members were present.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

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 Ryemer 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 7:40 p.m.



Joanne Kalchbrenner