

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
OCTOBER 8TH, 2019**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Assistant Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village 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 Bari motioned to approve the minutes of the Regular meeting of the Plan Commission of September 10th, 2019. Commissioner Caswick seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **760 E. NORTH AVENUE - PUBLIC HEARING** to consider an application for an amendment to a previously approved Planned Unit Development for ML Realty Business Park to allow a deviation for a 50 foot building setback abutting a residential zoned property.

Representative Tim Geisler of 702 E Park Ave; Arlington Heights, IL was sworn in.

A letter from the Forest Preserve District of DuPage County was read by the Chairman to Tim which requested them to use different specified tree type than first proposed in the landscaping plan. Tim agreed to using a different tree species to replace the one specified by the Forest Preserve, he was already made aware of the letter.

MOTION: Commissioner Reimer motioned to recommend the use of alternative species to replace the Cornelian Cherry that was shown on the original landscape plan. The **MOTION** was seconded by Commissioner Foss.

Tim made a brief statement of the change on the west side setback to 58 feet which was reflected on the original plan but was not noted on the plan.

Commissioner Foss asked if this will impact anyone else – Joanne yes any other businesses will have to list deviations and go through the process.

Resident Erica Tierney of 745 Burdette Ave; Glendale Heights, IL was sworn in.

She stated she did not get the first notice for public hearing and has some concerns. Peter let her know that this has already been approved and that her statements will not affect the approval. She understood that, but was wondering if they would answer some concerns. Tim agreed:

What type of lighting will be in the back of the building – currently none on the plans.

What will be the business hours – unknown it depends on the tenant.

What type of noise prevention will they have – landscaping and retention pond.

Will North ave have access to her street for traffic – no.

What kind of security will be on the building – that depends on the tenant.

Will hazardous material be stored there – no, zoning will not allow it.

MOTION: Commissioner Caswick motioned to move this item to Village Board as presented to consider an application for an amendment to a previously approved Planned Unit Development for ML Realty Business Park to allow a deviation for a 50 foot building setback abutting a residential zoned property. The **MOTION** was seconded by Commissioner Bari.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **729 E. NORTH AVENUE – PUBLIC HEARING** to amend a previously approved Conditional Use, Ordinance 1999-05 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Schnitzel Platz Restaurant. – Charles Wozniak of SCMJ, Inc.

New owner Charles Wozniak of 441 S Highland; Lombard, IL was sworn in.

Chairman Ristich will everyone be basset trained – Yes.

Old owner will remain as General Manager for several months in transition.

Commissioner Reimer will the Entertainment permit go directly to Village Board after this year – Joanne yes.

MOTION: Commissioner Caswick motioned to amend a previously approved Conditional Use, Ordinance 1999-05 which permits a restaurant serving alcohol for consumption on the premises, to allow new ownership to operate the existing Schnitzel Platz Restaurant. – Charles Wozniak of SCMJ, Inc. The **MOTION** was seconded by Commissioner Bari.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. **729 E. NORTH AVENUE - ENTERTAINMENT PERMIT** to discuss, review, and amend an application for an Annual Entertainment Permit for the new owner of 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 Sundays – Thursdays from 11:00 a.m. to 9:00 p.m. and Fridays and Saturdays from 11:00 a.m. to 10:00 p.m.

Charles Wozniak is still sworn in.

Commissioner Bari will the shows be live – Yes Thursday – Sunday.

Chairman Ristich will the music be acoustic – yes no more than 3 musicians.

Commissioner Bruhl asked if the neighborhood was negatively impacted from the extension of hours – Joanne no complaints on file.

MOTION: Commissioner Reimer motioned to discuss, review, and amend an application for an Annual Entertainment Permit for the new owner of 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 Sundays – Thursdays from 11:00 a.m. to 9:00 p.m. and Fridays and Saturdays from 11:00 a.m. to 10:00 p.m. The **MOTION** was seconded by Commissioner Bruhl.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

4. **PUBLIC HEARING** to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-5-7, D, 2, a, (3) as it pertains to residential driveway extensions in front duplex dwellings, Section 11-10B-3 as it pertains to Conditional Uses in C-2 zoning districts, Section 11-10C-3 as it pertains to Conditional Uses in C-3 zoning districts, and Section 12-5-8-F as it pertains to driveway approaches and driveways.

Commissioner Bruhl will they be able to fill in common area – Joanne no.

Commissioner Reimer Townhomes too – Joanne no just duplexes no town homes or multi family.

Commissioner Bruhl can they widen the curb and apron area too – Joanne yes.

Commissioner Bari why not Townhomes – Joanne there is not enough space could end up being all pavement and then have water issues.

Commissioner Caswick asked if the Village would be contacted those residents that were denied in the past – Mike no, but he has several on his desk waiting for this amendment.

MOTION: Commissioner Caswick motioned to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-5-7, D, 2, a, (3) as it pertains to residential driveway extensions in front duplex dwellings, Section 11-10B-3 as it pertains to Conditional Uses in C-2 zoning districts, Section 11-10C-3 as it pertains to Conditional Uses in C-3 zoning districts, and Section 12-5-8-F as it pertains to driveway

approaches and driveways. The **MOTION** was seconded by Commissioner Bari.

ROLL CALL VOTE:

AYES: Commissioner 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 Bari motioned to adjourn the regular meeting of the Plan
Commissioner Caswick seconded the motion. **Upon voice vote, the motion
declared unanimously and the meeting was adjourned at 7:41 p.m.**

Joanne Kalchbrenner