

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MARCH 10TH, 2020**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Assistant Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Trustee's Pat Maritato, Michael Light 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 February 25th, 2020. Commissioner Reimer 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. **2160 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an amendment to a previously approved Planned Unit Development as it pertains to signage for the Plaza Westlake Outlot for the O'Reilly's Auto Parts store – Mary Clauss of Parvin-Clauss Sign Company.

Joanne Kalchbrenner went over the proposal for the sign.

Daniel K. Olsen of 1527 Minnosota Ave; was sworn in for questions.

Chairman Ristich commented that this sign would be facing north.

Commissioner Foss questioned why the sign square footage needed to be bigger. Joanne responded that the way the code is written it is a combination of the square footage of both wall signs so this new sign would actually be smaller than the one on the East side.

Commissioner Bruhl clarified that there is one existing sign (East side) and the new one was on the North side. Then asked how it would be illuminated. Would it be backlit and is there a foot candle restriction. Joanne stated that the Plexiglas cover will tone down the illumination and there is no concern with illumination.

Chairman Ristich commented on the last sentence from first paragraph on page 2 “Any future signage would require another PUD amendment.” Are we going to just keep making signs bigger and bigger? Joanne No.

Comment made that the current PUD is not clear on outlet signage only corner lot businesses.

Commissioner Foss questioned how long the lights would be on for.

Jorge Rossi of 1763 W 16th; Chicago, IL 60608 was sworn in to answer.

The store hours are till 10:00 p.m. and they shut the lights off when the staff leaves around 10:30 p.m. and he added that the front and the side lights go off at the same time.

Chairman Ristich commented that we don’t have a lot of sign regulations. Joanne stated this is correct and they have spoken (Joanne, Peter and Mike) and they will need to be revisited.

Chairman Ristich asked if staff was concerned with elevation. Joanne no.

Chairman Ristich reviewed the recommendations on page 3 by staff and the criteria.

No further questions from plan commission.

MOTION: Commissioner Macias motioned to approve an amendment to a previously approved Planned Unit Development as it pertains to signage for the Plaza Westlake Outlot for the O’Reilly’s Auto Parts store with the following recommendations by the staff: 1. The applicant shall obtain the required sign permit approval for signage., 2. The new wall sign shall occur generally in conformance with the location and rendering on the signage elevation page dated March 5, 2019. The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **219 ARMITAGE AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use for a Religious and Educational Institution to permit the existing 2,681 square foot Queen ship of Mary rectory building and for the construction of a 1,080 square foot detached garage – Chris Colangelo of the Diocese of Joliet.

Commissioner Reimer asked the Village if plan commission had already approved the plat on consolidation. Joanne yes in 2006, but it was never recorded.

Chairman Ristich gave an overview of Title 12, 12-1-1 Subdivision Regulations. Then gave an overview of the proposal and criteria.

This proposal goes under a conditional use criteria and the Chairman pointed out the staff recommendations on page 5.

Commissioner Bari stated that they already have a garage. Joanne responded yes, but this is a second garage and that Religious institutions don't have the same criteria for structures that residents have.

Chris Colangelo of 1198 Morning Glory Rd; Bartlett, IL was sworn in. He added once the new garage is built the old one will be demolished and parking will be in its place.

Commissioner Bruhl asked if there would be any events or classes held in the structure. And how do we prevent future administration from having events in the structure. Joanne stated that an event building has different criteria for example there would have to have restrooms available.

Zach Miller of 2N390 Bloomingdale Rd asked where the building was going to be. Joanne showed/gave him the map of the proposed location.

Donna Caswick added that Celeste Ackermann from Mildred Ave stated on Monday 3/9/2020 that she is in favor of the garage, and added that the church has always been respectful to the surrounding residents.

MOTION: Commissioner Caswick motioned to approve an application for a Conditional Use for a Religious and Educational Institution to permit the existing 2,681 square foot Queenship of Mary rectory building and for the construction of a 1,080 square foot detached garage with the following staff recommendations; 1. The applicant shall obtain all required Village permit approvals for the detached garage and the public sidewalk, including but not limited to, building permit approval and fire department final approval. 2. The applicant shall obtain all required permit approvals from outside agencies; DuPage County approval is required for all work performed within the Bloomingdale right-of-way. 3. The detached garage construction shall occur generally in conformance with the permit plans drawn by Studio 1 Architects. 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. **219 ARMITAGE - QUEENSHIP OF MARY ROMAN CATHOLIC CHURCH** – Discussion regarding a Plat of Subdivision and a Plat of Easement to create one new lot and vacate unused utility easements on property located at 219 Armitage Avenue.

No plan commission concerns

MOTION: Commissioner Reimer motioned to create one new lot and vacate unused utility easements on property located at 219 Armitage Avenue. The **MOTION** was seconded by Commissioner Caswick.

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 11-2-2 as it pertains to the definitions of "Compost Bins", "Microbrewery", "Brewpub", and "Portable Storage Unit", Section 11-4-6 as it pertains to portable storage units, Section 11-4-7 as it pertains to compost bins., Section 11-4-18 as it pertains to architecture for nonresidential districts, Section 11-6-9B as it pertains to hours of illumination of signage, Section 11-6-11E as it pertains to Business Park Zoning District signage, Section 11-10A-2 as it pertains to Permitted Uses in the C-1 Neighborhood Commercial District, Section 11-10B-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the C-2 Community Commercial District, Section 11-10C-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the C-3 General Commercial District, Section 11-11C-2 as it pertains to Permitted Uses in the BP – Business Park Zoning District, Section 11-11C-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the BP – Business Park District, Section 11-11D-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the I – Light Industrial District.

Joanne went over the amendments.

Compost sites

Commissioner Foss asked how many compost sites we currently have. Mike responded none, but we get a lot of questions on the phone asking for requirements.

Commissioner Bruhl asked how the Village would regulate what is put in the composite site. Joanne said it would be based on complaints from other residents only.

Microbrewery/Brewpub

Commissioner Bari asked the difference between Brewpubs and Microbrewers. Mike gave an overview of Taverns vs Brewpubs and Microbrewers.

Portable Storage Units

Commissioner Bruhl asked if we would be issuing permits for PODS, how we would keep track of time. Joanne No-it would be monitored by staff when they drive through town.

Commissioner Bruhl questioned the brand name of "PODS" being used in the ordinance. Joanne agreed and the word PODS will be omitted and it will just say Portable Storage Units.

Business Parks will have the 20% glass minimum requirement added.

Signage

Commissioner Bruhl stated what if the business backs up to residential areas. Joanne added this is only for fronts of buildings and they would be facing the street.

Commissioner Bruhl asked if we needed to added "new only" for Clothing shops under C-1. Peter said no because we forbid second hand stores in the ordinance and that we would have to add new to everything in the code.

BP Uses

Commissioner Bruhl commented on some of the uses for instance, "dwelling unit of caretaker or guard".

Chairman Ristich added how to we come up with permitted uses. Peter stated it was based on evolving communities.

Chairman Ristich asked where religious uses were. Mike said all zoning districts can have religious uses even residential.

Commissioner Bruhl questioned if we would want clinics, nursing homes etc. in a BP. Joanne Yes.

Trustee Maritato asked why we would want religious buildings in residential areas. Joanne stated that is nothing new to the code and we can revisit it at a later date if we wanted to. Mike added that St. Matthew's and Queenship Mary were both in residential zone districts.

Chairman Ristich asked how we can allow religion in strip malls. Peter said we can't restrict religion because of the congregation laws. If we allow a restaurant we have to allow religious institutions. They win in court every time.

No public was present for text amendments.

MOTION: Commissioner Reimer motioned to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-2-2 as it pertains to the definitions of "Compost Bins", "Microbrewery", "Brewpub", and "Portable Storage Unit", Section 11-4-6 as it pertains to portable storage units, Section 11-4-7 as it pertains to compost bins., Section 11-4-18 as it pertains to architecture for nonresidential districts, Section 11-6-9B as it pertains to hours of illumination of signage, Section 11-6-11E as it pertains to Business Park Zoning District signage, Section 11-10A-2 as it pertains to Permitted Uses in the C-1 Neighborhood Commercial District, Section 11-10B-3 as it pertains to Brewpubs and Microbreweries as

Conditional Uses in the C-2 Community Commercial District, Section 11-10C-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the C-3 General Commercial District, Section 11-11C-2 as it pertains to Permitted Uses in the BP – Business Park Zoning District, Section 11-11C-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the BP – Business Park District, Section 11-11D-3 as it pertains to Brewpubs and Microbreweries as Conditional Uses in the I – Light Industrial District. With the removal of the word PODS from the storage unit amendment. 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 8:04 p.m.**

Joanne Kalchbrenner