

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
AUGUST 24TH, 2021**

PRESENT:

Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Michael Krol, Trustee Chester Pojack, Trustee Mohammad Siddiqi, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, Foss, Macias, and Reimer.

EXCUSED:

Commissioner

ABSENT:

None

MINUTES:

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission of August 10th, 2021 with the correction on page 4 paragraph 9 the word was changed from lever to level. Commissioner Foss seconded the motion.

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. 311 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use to allow an automobile detail shop and an automobile laundry facility – Mosa Elmosa of 311 E. North Av. Glendale Heights, LLC.

Chairman Ristich asked the Village if the public was notified of this hearing – Joanne and Mike responded yes.

Mosa Elmosa was sworn in from 10860 Crystal Meadow Ct; Orland Park, IL 60467

Mosa explained his background to the plan commission. He added he owns 311 E North Ave and has a 50 year lease on the space next to it with Evergreen Condo's for a the added parking lot. This will be a self-serve carwash with 13 vacuums and 3 teller machines. Customers can use vacuums first then proceed to the teller and then they will proceed to the wash. There will also be a detail shop that will run by appointment only from 9:00 a.m. to 5:00 p.m. Teller 1 will be for monthly pass

holders only and this will be an expedited lane and the other 2 tellers will be accepting cash or credit.

Commissioner Foss asked about the garage on the East side that has 4 doors was this his property too – no that is not theirs.

Chairman Ristich brought up page 3 paragraph 3 about the maintenance of Parcel 2 to everyone's attention – no concerns. He also asked the Village if they were ok with the lease for this business – Joanne responded that they have spoken to our attorney's and there were no objections. Mosa went to Evergreen Condo Association on his behalf to lease the property, the Village had no involvement.

Commissioner Bruhl stated she saw the detail shop hours, but not the car wash itself – Mosa stated it was on the proposal (page 2 paragraph 2) 7:00 a.m. to 9:00 p.m. Monday through Saturday and 9:00 a.m. to 8:00 p.m. on Sunday.

Chairman Ristich asked about how many cars would be in the queue – 4-6 cars depending on the lane. Chairman continued that the cars would need to exit East on North ave. Was there any danger on North Ave.? – Joanne stated that the 2 lanes that were not expedite had 5 spaces with another 6 available behind them. They are not worried about blocking traffic on North ave.

Chairman Ristich asked what the results were at the zoning hearing – Joanne said they were approved and easement variances were approved also. This location has been a car wash for a very long time operating with no issues. Chairman will there be storage on this lot – Mosa no every car will be picked up by the end of the day. No overnight storage.

Commissioner Bruhl stated that this is adjacent to residential areas will there be a change in lighting – Joanne no change and added that the stacking space and setbacks will be flip flopped from previous owner. Commissioner added on South side after you have gone through the teller the line will now be on the South edge by backyards – Joanne responded, yes it will be Evergreen and Cedar (Multifamily unit) parking lots! Also, Evergreen entered into a lease with the company so they are ok with the format and proposed business use.

A question was brought up about employee parking spots there appears to only be 3 – Mosa said there will be staggered shifts and Mike added the proposed parking lot meets the Village requirements.

Commissioner Bari asked how many vacuums would there be – Mosa answered there will be 13 vacuums spots for cars to park.

No public response for this hearing.

Chairman Ristich went over the criteria.

MOTION: Commissioner Caswick motioned to consider an application for a Conditional Use to allow an automobile detail shop and an automobile laundry facility – Mosa Elmosa of 311 E. North Av. Glendale Heights, LLC including the 5 staff recommendations: 1) That all zoning variances heard by the Zoning Administrator at a Public Hearing scheduled on August 24, 2021 are approved by

the Village Board. 2) The applicant shall obtain all required permit approvals, including but not limited to, building remodel permit approval, sign permit approval, and parking lot restriping approval. 3) The site shall conform generally with the site plan drawn by Arsa Alan R. Schneider Architects dated May 18, 2021. 4) The site shall conform generally to the elevation and floor plan drawn by Arsa Alan R. Schneider Architects dated April 5, 2021. 5) The site shall conform generally with the landscape labeled sheet L1.0 drawn by Upland Design dated April 1, 2021. The **MOTION** was seconded by Commissioner Foss.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner

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 Foss seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 7:26 p.m.

 

Joanne Kalchbrenner