

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
JANUARY 25TH, 2022**

PRESENT:

Assistant Village Administrator Doug Flint, Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Chief Pappas, Trustee Pat Maritato, Trustee Light, Chairperson Ristich, Commissioner Bruhl, Caswick, Foss, Macias, and Reimer.

EXCUSED:

Commissioner Bari

ABSENT:

None

MINUTES:

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of Caswick 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

OLD BUSINESS

2057-2059 BLOOMINGDALE ROAD – PUBLIC HEARING continuance from December 14, 2021, to consider an application for a PUD amendment to the Glenbard Shopping Center and a Conditional Use in the C-2 Community Commercial District to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – RMK, LLC. dba Maytag.

Request to continue old business until 02/22/2022 was announced by Chairman Ristich.

Commissioner Bruhl asked if the plan commission should keep their staff report. Joanne answered yes and if there is anything supplemental they will be copied on it.

NEW BUSINESS:

1. **1227 GLEN ELLYN ROAD – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial

District to allow a drive-through establishment for Prestige Puffs Tobacco Shop – Sohail Mehmood.

Mr. Purohit of 251 Bradwell Rd; Inverness, IL 60010 was sworn in.

Chairman Ristich asked if the plan commission had any questions for the petitioner, he mentioned that there were 5 spaces requires and the applicant will provide 7 spaces so it meets the criteria.

Commissioner Foss asked why there was no window – Mr. Purohit said that is correct, before him it was a restaurant and then a tax man and he will be replacing the window. Joanne added a permit would be required.

Commissioner Caswick asked about security concerns – there were no concerns it was a safe neighborhood and they would have surveillance around the facility.

Commissioner Bruhl had a 2 part question 1) is this a unique model – this is there first drive thru and it is for convenience. 2) Hours of operation ok – Joanne responded it would be similar to store.

Chairman Ristich asked what the age was to buy tobacco – 21

Commissioner Reimer stated that 2 businesses are in this location – Joanne said yes it will be shared with Sabrina’s Video Gaming Café that is not opened yet.

The public was notified.

Gilda Ross of 80 Sunset Ave, Glen Ellyn, IL was sworn in to state she was against easier access for underage residents.

MOTION: Commissioner Reimer motioned to consider an application for a Conditional Use in the C-2 Community Commercial District to allow a drive-through establishment for Prestige Puffs Tobacco Shop – Sohail Mehmood with the following staff recommendations: 1) The applicant shall obtain all required permit approvals, including but not limited to, building permit approval, fire alarm, fire sprinkler, signage, and parking lot restriping permit approvals. 2) The applicant shall obtain a business license prior to beginning operations. 3) The floor plan shall occur generally in conformance with the floor plan provided in the staff report packet drawn by Purohit Architects dated October 4, 2021.

The **MOTION** was seconded by Commissioner Macias.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Bari

ABSENT: None

MOTION DECLARED CARRIED

2. **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 "Adult use cannabis business establishment, Adult use cannabis craft grower, Adult use cannabis cultivation center, Adult use cannabis dispensing organization, Adult use cannabis processing organization or processor, Adult use cannabis infuser organization, Adult use cannabis transporting organization or transporter, cannabis “lounge”, “club”, or similar facility, Section 11-4-20 as it pertains to adult use cannabis business establishments and regulations in certain zoning districts, Section 11-10B-3 as it pertains to adult use cannabis business establishments as a conditional use in the C-2 Community Commercial District, Section 11-10C-3 as it pertains to adult use cannabis business establishments as a conditional use in the C- 3 General Commercial District, Section 11-11C-3 as it pertains to adult use cannabis business establishments as a Conditional Use in the BP – Business Park Zoning District, Section 11-11D-3 as it pertains to adult use cannabis business establishments as a Conditional Uses in the I– Light Industrial District, Any other regulation regarding cannabis that the Plan Commission deem necessary.

Chairman Ristich went over overview

Joanne went over regulations stating that VOGH is a conservative Village and when Video Gaming first came out the vetoed it and now it is allowed. Similarly we vetoed Cannabis the first time around and now we have educated ourselves more on it and are ready to re-visit it. Cannabis would be a Conditional Use in C-2, C-3, BP, and I Zoning districts. It would be similar to liquor restrictions. Locations would be measured from Property line to property line to protect schools. Joanne went over page 3 section A-F of the staff report. And added that there was adequate parking in this locations.

Mike Krol added the definitions are from the State not local.

Joanne added that the surrounding communities has no issues with it.

Chairman Ristich asked if the 2 places would be in competition with each other – Joanne no it is first come first serve at both locations.

Chairman Ristich if other municipalities have same locations – Joanne states yes they are along North Ave.

Peter added that the state regulations this so well that we didn’t need to repeat the regulations in our ordinance. Hours/Security/Advertising is all regulated by the state. Drop offs/Money pickups all regulated there are pages of regulations. They regulate ID checks and the security is hooked up with PD.

Commissioner Caswick asked if we have reached out to local communities regarding traffic – Joanne no that’s why we picked North ave and Army trail because they can handle the traffic. Are we concerned about parties in GH – No they can get it anywhere now and have their party.

Chief Pappas explained how a dispensary works when you get inside.

Chairman Ristich asked if this would eliminate black-market drugs – Chief no we will still have it.

Commissioner Bruhl added that she has a concern with BP because they are adjacent to residents (500 ft.) we made concessions for BP (easements/parking) – Joanne stated that the commission could eliminate BP from regulation.

Chairman Ristich asked why 500 ft. away when they are only buying it and not smoking it there. Peter stated it is a state regulation.

Chairman opened the comments to the room.

Gilda Ross of 80 Sunset; Glen Ellyn, IL was sworn in she read a statement to commission.

Anne Gille 660 Shehan, Glen Ellyn, IL was sworn in and read a statement pertaining to teens see sales and will think it ok to use.

Ellie of 2688 Normandy; Lisle, IL was sworn in and read a statement on the negative impact on youths.

Mike Sommerville of 1647 Paul Ave, Glendale Heights, IL was sworn in and commented that when Mayor Jackson was in charge we said no. And asked if the village has approached schools, and was wondering if the contribution to Village was given to bring this in town?

Chairman Ristich went over Page 3 A-F that Joanne had gone over earlier. Adding that PD has done significant research.

The public was notified. – Joanne said it was on our website and posted in the Village Hall.

Chairman Ristich said it is up to parents to teach and not the Village.

Commissioner Reimer stated he doesn't like it, but it seems the state regulates it. He doesn't like it but is all around us and we have an opportunity to control it and say what comes in. If we don't take a chance and be proactive we will be reactive later. We should choose to do something instead of ignoring it.

Commissioner Bruhl struggles with BP zoning since we make variations on easement/parking/etc. She cannot support it. Joanne added the setbacks for BP are greater than commercial zoning.

Commissioner Reimer asked if sites had been identified – No in discussion but no site yet.

MOTION: Commissioner Caswick 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 "Adult use cannabis business establishment, Adult use cannabis craft grower, Adult use cannabis cultivation center, Adult use cannabis dispensing organization, Adult use cannabis processing organization or processor, Adult use cannabis infuser organization, Adult use cannabis transporting organization or transporter, cannabis "lounge", "club", or similar facility, Section 11-4-20 as it pertains to adult use cannabis business establishments and regulations in certain zoning districts, Section 11-10B-3 as it pertains to adult use cannabis business establishments as a conditional use in the C-2 Community Commercial District, Section 11-10C-3 as it pertains to adult use cannabis business establishments as a conditional use in the C- 3 General Commercial District, Section 11-11C-3 as it pertains to adult use cannabis business establishments as a Conditional Use in the BP – Business Park Zoning District, Section 11-11D-3 as it pertains to adult use cannabis business establishments as a Conditional Uses in the I – Light Industrial District, Any other regulation regarding cannabis that the Plan Commission deem necessary with the following proposed regulations: A. The maximum Adult use cannabis dispensing organization conditional use permits is limited to two within the VOGH, one in either the C-2, C-3, BP or I zoning districts along North Avenue and one in either the C-e, C-3, BO- or I zoning districts along Army Trail Road, B) No adult use cannabis business establishment, as defined in section 11-2-2, shall be located within five hundred feet any public or private school, educational institution, hospital, home for aged or indigent persons or for veterans, their spouses or children. In determining the distance provided in the subsection, the boundaries of the lot or parcel of land of the proposed adult use cannabis business establishment to be the lot or parcel of land upon which a public or private school, educational institution, hospital, or home for aged or indigent persons of for veterans, their spouses or children is located shall be used as a point from which measurement shall be taken. C) Adult use cannabis business establishments shall not be located closer than 1,500 feet from the property line of any other adult use cannabis business establishments (both medical and recreational), per the cannabis regulation and tax act. D) No cannabis or cannabis paraphernalia shall be displayed or kept at dispensaries so as to be visible from outside the premises. E) Drive-through adult use cannabis business establishments are prohibited. F) Cannabis "Lounges", "Clubs, or similar facility on-site use of cannabis smoking, eating, or otherwise consuming or ingestion on the premises is prohibited.

The **MOTION** was seconded by Commissioner Macias.

ROLL CALL VOTE:

AYES: Commissioner Caswick, Macias, Reimer, Chairman Ristich
NAYS: Commissioner Bruhl, Foss
EXCUSED: Commissioner Bari
ABSENT: None

MOTION DECLARED CARRIED

Commissioner Reimer asked the Village how they felt about locations and were the regulations tuff enough – Joanne stated yes the combination of the State regulations and our additional regulations its tuff plus they need a conditional use and can disagree with the applicant when it is applied for which gives us 3 layers of protection.

Peter added he was the guy that didn't want it in his town and now he doesn't even notice it in his down. It had no effect on him or his family and he sees positive people going in and there have been no impact on his life.

Commissioner Reimer added we have the opportunity to control and the Conditional Use is our safety net.

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Caswick motioned to adjourn the regular meeting of the Plan Commissioner Reimer seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 8:24 p.m.

Joanne Kalchbrenner