

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MARCH 22, 2016**

PRESENT:

Chairperson Ristich, Commissioners Reimer, Bruhl, Kowalczyk and Foss

EXCUSED:

Commissioners Macias and Bari

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Baugh, Trustee Maritato and Village Administrator Becerra

Chairperson Ristich called the meeting to order at 7:00 p.m. in the Council Chambers of the Civic Center.

MINUTES:

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of January 26, 2015. Commissioner Bruhl seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
March 22, 2016 Meeting - Cancelled

Liaison to the Village Board:
No Report

Liaison to the DuPage County Zoning Board of Approval:
No Report

NEW BUSINESS:

1. **165 W. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for a Conditional Use for a restaurant serving alcohol.

Petitioners for Starbucks, Redmond McGrath, 320 W. Ohio Street, Chicago, IL, Leslie Davis, 2841 Pontiac, Aurora, IL and Kelly Tadelman, 525 Comargo Club Drive, Lake in the Hills, IL were sworn in before testifying before the commission.

Starbucks is expanding their menu to offer food and beverage options more suitable for evening hours that include sharable plates, wine and local craft beer. The evenings program is looking to extend Starbucks identity as a community gathering place without having the bar atmosphere. Two hundred and sixty locations nationwide are currently offering this menu, with 50 in Illinois. Their goal is to launch this menu in 2,000 stores by 2020.

Employees at these Starbucks locations will be 21 years of age or older and undergo BASSET training. They will also be well-trained on how to handle disruptive situations and emergencies to ensure a safe environment for all patrons. In addition, staff will also be trained to table touch, or visit the table where alcohol is being consumed to ensure the person consuming the alcohol is the same person that purchased it. Wine and beer service will not begin until 2:00 PM Monday – Friday and 12:00 PM Saturday – Sunday and stop ½ hour before closing. It is anticipated that wine and beer sales will only account for 1% – 2% of a stores total sales (very low volume). Patrons will be allowed to consume beer and wine within the outdoor patio area. The patio will be fenced in and include a gate with alarm. No alcohol is allowed out of this area. Alcohol will not be sold through the drive through. Starbucks did not know at the time when the original site plan (with patio) was approved in 2015, that this location would be selected to expand their menu to include the sale of alcohol. Expanded menu sites are selected based on demographics, age and income. A concern was brought up about the safety of the patio and a request was made for bollards to be installed along the patio (to prevent cars from driving up and hitting customers). Director Kalchbrenner said she will speak to the property owner to see if this will be necessary. There was also discussion about the fence for the patio area and how it would be constructed as there is only one entrance/exit for the building. There is no way to adequately monitor customers after they purchase alcohol inside and then walk outside to the patio area. Instead of going to the patio area, they could walk out and leave the other way. Another Commission member expressed concern about the service of alcohol in regards to the close proximity of Blackhawk Elementary School.

Some Starbucks locations have entertainment, such as an acoustical guitar. An entertainment permit would be required for this. At this time, this location does not have plans for entertainment.

This Starbucks is an out lot building located in a busy shopping center. There was concern about the congestion and extra traffic in the parking lot. The petitioners advised that the expected increase in sales from their expanded evening menu is minimal at only 10% - 20%. Director Kalchbrenner commented that currently there are 56 parking spaces that are not accessible right now due to construction and will be available once the building is completed. Construction workers are also taking up additional parking spaces right now too.

VA Becerra said Director Kalchbrenner has worked closely with the Police Chief and has had several meetings regarding all of the concerns brought up tonight. The Police department and Liquor Commissioner are very comfortable with this application. Although this information was not included in the staff report memo to the Plan Commission, it will be included in future memos. A comment was made that it would have been nice to have a 3-D rendering of the patio and fencing included in the packet for the commission to review.

No other person came forward to make a comment.

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance in respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety.

MOTION: Commissioner Reimer motioned to move this item to the Village Board for approval subject to the following conditions: 1) the Police department and Liquor Commissioner be satisfied with the fence and security of the outdoor patio and 2) a 3-D rendering of the patio be made available prior to Village Board approval. Commissioner Bruhl seconded the motion.

After further discussion between Starbucks, Village Staff and the Plan Commission, Starbucks withdrew the part of their application to serve alcohol on the patio. Service and consumption of alcohol within the building will continue as planned. Commissioners Reimer withdrew his motion and Commissioner Bruhl withdrew her second to the motion.

MOTION: Commissioner Reimer motioned to move this item to the Village Board for approval subject to the condition that no alcohol be served on the outdoor patio. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Bari, Kowalczyk and Foss

NAYS: None

EXCUSED: Macias and Bari

ABSENT: None

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Chairperson Ristich motioned to adjourn the regular meeting of the Plan Commission. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:34 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR:

Regular Meeting

DATE:

March 22, 2016

Vic Macias	Excused
Doug Reimer	Doug Reimer
Coralee Bruhl	Coralee Bruhl
Robert Ristich	Robert Ristich
Sohail Bari	Excused
Bill Foss	Bill Foss
Kathryn Kowalczyk	Kathryn Kowalczyk

Also Present:

_____ Joanne Kalchbrenner

_____ Peter Pacione Brian Baugh

_____ Pat Maritato