

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
APRIL 26, 2016**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Attorney Pacione, Trustees Maritato, Pojack, Light and Schmidt, Village Administrator Becerra and Chief Flint

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

**MINUTES:**

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission of March 22, 2016. Commissioner Macias seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
April 26, 2016 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **2130 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use to allow a drive-thru facility.

Petitioner, Asif Rajabali, 9725 Woods Drive, Skokie, IL, was sworn in before testifying before the commission.

Mr. Rajabali, the owner of the property at 2130 Bloomingdale Road, is proposing to split the 4,400 square foot building into two businesses. The business on the east side will be a Dunkin Donuts with outdoor seating and a drive-thru. The other business is still yet to be determined. His family has owned/operated a Dunkin Donuts for the past 30 years and he is also involved in other restaurant concepts.

This business would provide 20 – 25 jobs. He is also interested in building a relationship with the community and host such events as Cop on Top.

Architect, Ani Tipnis of Atul Karkhani Architects, Ltd., 2514 West Peterson Avenue, Chicago, IL was sworn in before testifying before the commission. The existing building is stucco with a brick base and wooden siding on some parts of the building. The exterior claddings will be removed and retrofitted with a new EIFS system with a stone base that will be no more than 24 inches in height. The two towers will feature the standard Dunkin Donut's elements. The other retail side of the building will match Dunkin Donuts but will not have any towers or contain the orange band. All window will have an awning. The building will be crowned with another cornice EIFS which will match the color of the awnings. Other improvements to the building include a new roof, new roof structure and considerable landscaping on the north and east frontages. Additional landscaping islands to be added on the west side, the parking lot will be restriped and an outdoor patio will be added on the north side for Dunkin Donuts.

Dunkin Donuts will not have a full kitchen, but will have a few ovens. There will be no open flame cooking. Four hundred square feet will be added to the southwest corner of the building to square off the building. Dunkin Donuts will have an entrance on the north & east side and the other business will have entrance on the north and west sides of the building. Dunkin Donuts has a door on the south side that will be used for deliveries only.

Lynn Means, Senior Transportation Engineer Gewalt Hamilton Associates, Inc., 625 Forest Edge Drive, Vernon Hills, IL was sworn in before testifying before the commission. A traffic and parking assessment was performed for the location. It was determined that 65% of trips made into Dunkin Donuts will be made by vehicles already traveling on the adjacent roadways. The expected in and out traffic into the shopping center, 70% comes from Army Trail Road and 30% from Bloomingdale Road. Mr. Rajabali commented that 70% of their business is conducted between 5:00 a.m. – 10:00 a.m. with the peak from 7:00 a.m. – 8:00 a.m. and then drops off significantly. The parking analysis concluded there is a sufficient amount of parking for the site and meets Village code. A drive-thru stacking analysis was also performed and the drive-thru can accommodate 7 cars. Village code requires 5 cars. A survey of 12 other similar coffee/donut shops in the Chicagoland area was performed and the maximum stacking of cars in the cue did not exceed 6. Currently, the parking spaces on the site are perpendicular and will be angled which will provide better circulation. There will also be one-way circulation throughout the site to further minimize conflict. Landscape islands will also be added at the northwest corner of the building and the southwest corner of the building which are off-site on the shopping center owner's property. Staff has also recommended two additional landscape islands, one on the south of the drive-thru aisle and one in the southeast corner of the parking lot, which are both offsite. These landscape islands will help to improve circulation and channel vehicles into appropriate aisles. These landscape islands are desirable but not critical to the project. Mr. Rajabali said he contacted the shopping center owner to get permission to add the islands about two weeks ago and was told to send the proposal. He has not heard back from him.

The Attorney representing the Bloomingdale Plaza shopping center owner, William Lundgren, of Jay Zabal & Associates Ltd., 55 West Monroe Suite 3950, Chicago, IL was sworn in before testifying before the commission. He stated that the

shopping center property owner is not unwilling to make the changes, but rather not able to, as the leases with the existing tenants prohibit the shopping center from changing the flow of traffic. They also have serious concerns about the flow of traffic the drive-thru will cause. At this time the Village withdrew the condition to install landscape islands on west side as depicted on the site plan.

The Fire Department and Police department reviewed the proposal and are both satisfied.

There was concern about pedestrian traffic crossing from the east side of the parking lot to the east entrance of Dunkin Donuts in front of the drive-thru lane. The distance between the drive-thru window and entrance is approximately 8 – 10 feet. The use of different colored pavement material on the crosswalk as well as striping a stop bar on the drive-thru lane in front of the crosswalk will help to minimize conflict. A small fence in front of this entrance will also keep customers from walking directly out in front of the drive-thru lane. A yield sign could also be added. There was also a suggestion to add a stop sign at the crosswalk on the northwest access aisle. Studies performed estimate that a majority or 65% of the traffic for Dunkin Donuts will be using the drive-thru window and 35% will actually go into the store. Customers entering from Bloomingdale Road will most likely using the parking spaces on the east side while those entering from Army Trail Road will park in the spaces on the west side.

The petitioner will be re-doing the entire parking lot to include sealcoating and striping and will look brand new. The exterior storage room on the south side of the building will be painted to match the building and bollards added. The petitioner still needs to submit an application for signage, which is not a part of the conditional use. The outdoor seating area will also be reviewed and is not part of the approval process for the conditional use.

The meeting was open to the public and no one came forward.

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 Foss motioned to move this item to the Village Board for approval. Commissioner Bari seconded the motion.

**MOTION:** Commissioner Reimer motioned to amend the previous motion to include three conditions. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

**MOTION:** Commissioner Reimer motioned to move this item to the Village Board for approval subject to the following conditions: 1) stop sign be installed at the northwest corner of the site, 2) pavement markings or striping to delineate the pedestrian crosswalk from the parking area to the Dunkin Donuts entrance and a fence to prevent customers from entering the drive-thru lane and 3) yield sign at the drive-thru exit . Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Reimer, Bruhl, Bari, Kowalczyk,  
Foss and Macias  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

*Chairperson Ristich motioned to recess at 8:35 p.m. Meeting called back to order at 8:42 p.m.*

3. **PUBLIC HEARING** to consider an amendment to Section 11-3-1 Zoning Administrator.

The current code does not allow for a designee to conduct a hearing if the zoning administrator is unable to attend the hearing. Staff is recommending the zoning ordinance be amended to allow the zoning administrator to designate a replacement if he/she is unable to conduct a hearing. The Village Administrator will also be able to designate a deputy zoning administrator on an as needed basis to perform the duties of the zoning administrator, at any time, if the zoning administrator is unable to do so.

**MOTION:** Commissioner Bruhl motioned to move this item to the Village Board for approval. Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Bruhl, Bari, Kowalczyk, Foss,  
Macias and Reimer  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

2. **PUBLIC HEARING** to consider a text amendment to Section 11-2-2 Definitions to change the definition of a Congregate Living Facility and Section 11-9-F-3 to allow Congregate Living Facilities as a Conditional Use in the R-5 District.

Currently, although Congregate Housing Facilities are listed in the zoning ordinance, they are not a permitted or conditional use in any district. Our code also defines Congregate Housing Facilities to be used by the elderly and/or person with disabilities. Per law, a municipality cannot limit facilities to elderly residents or discriminate against a class of individuals. Staff and the Village Attorney recommend the most appropriate location for a Congregate Housing Facility is to be located in the R-5 zoning district.

**MOTION:** Commissioner Bruhl motioned to move this item to the Village Board for approval. Commissioner Kowalczyk seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Bruhl, Bari, Kowalczyk, Foss,  
Macias and Reimer  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

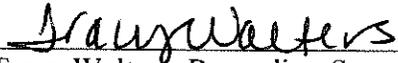
**MOTION DECLARED CARRIED**

**OTHER:**

None

**ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:**

Chairperson Ristich motioned to adjourn the regular meeting of the Plan Commission. Commissioner Bari seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:58 p.m.**

  
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Tracy Walters, Recording Secretary

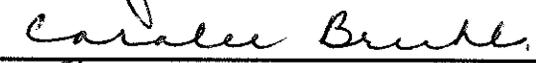
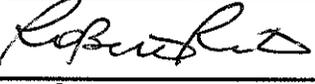
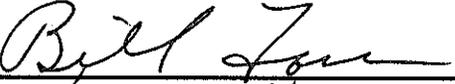
# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:**

Regular Meeting

**DATE:**

April 26, 2016

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

**Also Present:**

\_\_\_\_\_ Joanne Kalchbrenner

\_\_\_\_\_ Peter Pacione

\_\_\_\_\_ Pat Maritato