

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
JUNE 28, 2016**

PRESENT:

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

EXCUSED:

Commissioner Bari

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Palmquist, Trustees Maritato, Pojack and Light

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 June 14, 2016. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
June 28, 2016 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

NEW BUSINESS:

1. **1173 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use for alcoholic beverages at a restaurant.

Petitioner, Charity Johns, Vice President of Operations, Laredo Hospitality, 638 Glenview Avenue, Highland Park, IL was sworn in before testifying before the commission. The petitioner is proposing to open Shelby's, a café where adults can enjoy a light meal, socialize and game (slot machines). Shelby's has a vintage farmhouse décor and serves breakfast and American classic comfort foods. They have enhanced their menu, in an effort to drive more food sales, and have added larger meal options and additional sharable items. All food is prepared in the kitchen. Typical patron age is 35 – 70 years of age.

Five gaming stations will be separated from the eating/socializing area by open bookcases containing artifacts. Beer and wine will be served and there is no alcoholic drink maximum. All staff is BASSET and ServSafe certified. All patrons must be 21 years of age or older. The police department has reviewed the proposal and does not have any objections. Parking is sufficient and complies with Village code.

The meeting was open to the public. 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 Macias motioned to move this item to the Village Board for approval. Commissioner Reimer seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Bari

ABSENT: None

MOTION DECLARED CARRIED

2. **119 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use for serving alcoholic beverages at a restaurant.

Petitioner, Charity Johns, Vice President of Operations, Laredo Hospitality, 638 Glenview Avenue, Highland Park, IL was sworn in before testifying before the commission. The petitioner is proposing to open Stella's Place, a café where adults can enjoy a light meal, socialize and game (slot machines). This will be there 2nd location in Glendale Heights. The first location is in Plaza Westlake. Stella's Place has mid-century modern décor and serves breakfast and American classic comfort foods. They have enhanced their menu, in an effort to drive more food sales, and have added larger meal options and additional sharable items. All food is prepared in the kitchen. Typical patron age is 35 – 70 years of age.

Five gaming stations will be separated from the eating/socializing area by open bookcases containing artifacts. Beer and wine will be served and there is no alcoholic drink maximum. All staff is BASSET and ServSafe certified. All patrons must be 21 years of age or older. The police department has reviewed the proposal and does not have any objections. Parking is sufficient and complies with Village code.

Laredo Hospitality is involved in the community and provide full-time employment with benefits. They join every chamber in the community where they have a business and participate in local festivals. Advertising is very minimal and is done via grand openings and word of mouth.

Gary Leff, CEO/Founder, Laredo Hospitality, was sworn in before testifying before the commission. He said the location of the new Stella's Place, in the Concorde Green shopping center, will be to the east of the former Blast Fitness.

The meeting was open to the public. 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 Macias motioned to move this item to the Village Board for approval. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Bari

ABSENT: None

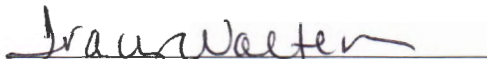
MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Foss motioned to adjourn the regular meeting of the Plan Commission. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:38 p.m.


Tracy Walters, Recording Secretary

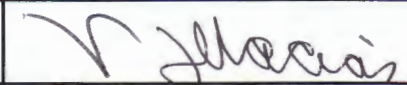
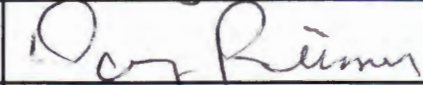
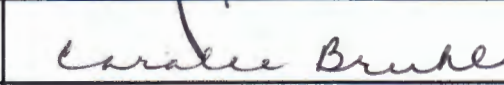
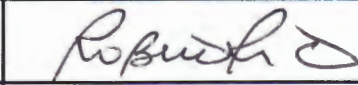
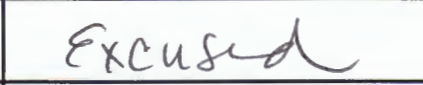
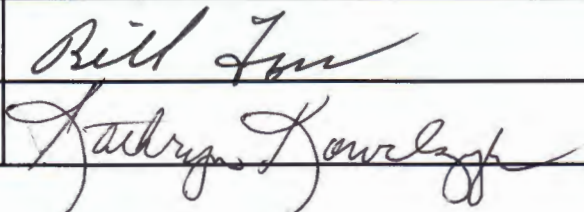
VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR:

Regular Meeting

DATE:

June 28, 2016

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

Also Present:

- Joanne Kalchbrenner
- Karl Palmquist
- Peter Pacione
- Pat Maritato