

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
AUGUST 8, 2017**

PRESENT:

Chairperson Ristich, Commissioners Reimer, Bruhl, Kowalczyk and Foss

EXCUSED:

Commissioners Macias and Bari

ABSENT:

None

ALSO PRESENT:

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

Chairperson Ristich called the meeting to order at 7:03 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 April 25, 2017. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
June 27, 2017 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

NEW BUSINESS:

1. **234 – 236 E. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for a Conditional Use permit for an establishment serving alcohol – The Paradise Deli & Café.

Petitioner, David Heidner, 159 Wellington Drive, Bloomingdale, IL was sworn in before testifying before the commission. Mr. Heidner is requesting approval for a conditional use for a restaurant serving alcoholic beverages called The Paradise Café. The 400 square foot café will serve deli type sandwiches, pizza and coffee and would also like to serve beer and wine. The deli has a separate entrance but will also have a walk through to the Shell Foodmart/Olivia's market. Both businesses will share restrooms. The petitioner is also proposing to have five video gaming machines within the café. Per the state of Illinois, a license to serve alcohol is

required in order for an establishment to have video gaming machines, thus the reason for the petitioner's request. The video gaming machines will only be operational during Glendale Heights liquor licensing laws, which are Monday – Friday 7AM – 1AM, Saturday 7AM – 2AM and Sunday 12PM – 2AM. A steel gate will close off the machines during hours when alcohol sales are prohibited. Mr. Heidner owns other businesses that have video gaming machines and has never had any problems.

Village Staff and Commissioners were concerned about parking on the premises. The plan shows a total of 25 parking spaces. Although the petitioner's plan meets the required 22 parking spaces, five of the spaces located on the north side of the property double as vacuum/air pump stalls for the car wash. Three parallel parking spaces located on the south side of the property between the entrance/exit on Army Trail Road and the Glendale Center access road are in an area that is already congested and will hinder circulation even more. It was also noted that when fuel deliveries are made, the tanker fuel truck blocks in the six parking stalls on the northwest side of the property. Mr. Heider said gas deliveries occur every couple of days and only take about 20 minutes to complete. All gas stations have this issue.

Mr. Heidner said as part of the cross-access easement agreement with the shopping center, patrons from the gas station/foodmart/cafe can park in the shopping center parking lot if needed. Director Kalchbrenner said, although they can park there, it does not count toward the parking requirement. Chairperson Ristich advised commission members not to consider this as a solution to the parking issue. Mr. Heidner also commented that during this grand opening period a lot of free items are being given away (to bring people in) and feels once these promotions go away, there will not be as much traffic.

Attorney Pacione advised there are currently no gas stations in Glendale Heights that have been granted a conditional use to serve alcohol, and cautioned that if this conditional use is approved tonight, the door will be opened up for future requests.

The Commission reviewed the application and criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance with respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety. At this time, the commission has an issue with the amount of parking and the volume/flow of traffic within the premises. They are also concerned about setting the precedent for other gas stations to acquire a conditional use to serve alcohol in the future.

MOTION: Commissioner Reimer motioned to move this item to the Village Board as presented with a recommendation to deny approval. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Kowalczyk and Foss

NAYS: None

EXCUSED: Commissioners Macias and Bari

ABSENT: None

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commission. Chairperson Ristich seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:05 p.m.**


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: August 8, 2017

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
- _____ Michael Krol
- _____ Peter Pacione
- _____ Pat Maritato