

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
OCTOBER 24, 2017**

PRESENT:

Chairperson Ristich, Commissioners Macias, Reimer, Bruhl, Bari (7:17p.m.),
Kowalczyk and Foss

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

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

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 October 10, 2017. Commissioner Foss seconded the
motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
October 10, 2017 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

Director Kalchbrenner advised commission members that besides the continuation
of the public hearing for 59 W. Army Trail Road, additional items have been added
to the agenda for the November 14, 2017 Plan Commission meeting. In an effort to
accommodate all petitioners, and to keep the meeting from going too late, the
meeting time for the new items on this agenda will begin at 5:30 p.m. and the
continuation of the Public Hearing for 59 W. Army Trail Road will remain at 7:00
p.m.

NEW BUSINESS:

1. **900 REGENCY DRIVE – PUBLIC HEARING** to consider an application for a Conditional Use for outdoor storage to permit the storage of construction material such as conduit, PVC pipe, wire spools, and pallets on the north side of the building – Graybar Electric.

The petitioner representing Grabar Electric, Mark Sinsko, Holladay Construction Group, 5715 Decatur Blvd, Indianapolis, IN was sworn in before testifying before the commission. Mr. Sinsko is looking for approval to add an outdoor storage yard on the north end of the building that is 200 feet by 50 feet (10,000 total square feet), surrounded by an eight-foot chain link fence. Electrical material such as PVC conduit, wire spools and pallets will be stored in this area as a means to increase efficiency. The conduit is approximately four feet high and no materials will be stacked higher than the eight-foot fence. The east side of the property has an existing five-foot tall shrub hedge screen with multiple mature trees. No additional landscaping is proposed.

Suggestion made to add slats to the fencing to further screen the trucks and electrical material. A request was also made to add additional landscaping (trees) to the northeast corner of the property. The petitioner was not opposed to this.

The meeting was open to the public. No one came forward.

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.

MOTION: Commissioner Macias motioned to move this item to the Village Board for approval subject to the following conditions: 1) Add slats to the chain link fence to provide additional screening 2) Add landscaping to the northeast corner of the property as required by Village Staff. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **254 TOWN CENTER LANE – PUBLIC HEARING** to consider an application for a Conditional Use for an establishment serving alcohol – Sabrina's Café.

The petitioner, Rick Scali, 21 Sawgrass, Lemont, IL was sworn in before testifying before the commission. Mr. Scali is seeking approval of a conditional use to open a restaurant serving alcoholic beverages called Sabrina's Cafe. The restaurant will serve a variety of Panini sandwiches along with wine and beer. Hours of operation will be 11:00 a.m. until the latest hour allowed per the liquor license. A manager will always be on duty along with one or two other employees. Kitchen equipment will consist of Panini machines and refrigerators/freezers. Although video gaming machines will be located in the back of the restaurant, the petitioner is hoping to get fifty to sixty customers to eat in the restaurant per day. Those 21 years of age

and older will only be allowed to use the video gaming machines and the area will be posted as such.

There have been no issues with restaurants with video gaming machines in town.

The meeting was open to the public. No one came forward.

The Commission reviewed the application and criteria for approving a Conditional Use as set forth in section 11-3C-5, B and 11-3C-5, C, 3 of the Zoning Ordinance with 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 as presented. Commissioner Macias seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

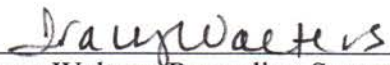
MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commission. Commissioner Bruhl seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:32 p.m.


Tracy Walters, Recording Secretary


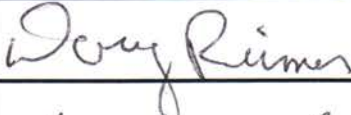



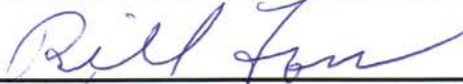

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR:

Regular Meeting

DATE:

October 24, 2017

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

Also Present:

Joanne Kalchbrenner
 Michael Krol
 Peter Pacione
 Pat Maritato