

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MAY 22 2018**

PRESENT:

Chairperson Ristich, Commissioners Reimer, Bruhl, Foss,

EXCUSED:

Bari, Macias

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol,

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 April 10, 2018. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

April 10 2018 Meeting - Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **435 E NORTH AVENUE –PUBLIC HEARING** to consider an APPLICATION FOR A Conditional Use to allow open sales as a principal use that includes ancillary automobile laundry and to allow an automobile repair shop – JSBM Properties, LLC.

Commissioner Foss had a question regarding plumbing and drainage that will be discussed later.

Petitioner, Andrew Scott with Law Offices of Dykema Gossett was sworn in before testifying before the commission. This will be a new 20,000 square foot building that will accommodate the sale of Jeep only Vehicles. This will be for Jeep

customers only and will have a car wash on site solely for customers not for anyone to just have their car washed. All storm water will be managed on site and will be located on the east side. Repairs will be made on site, on the south side of the building. The doors will remain closed at all time with the exception of entering and exiting, but not a requirement.

Commissioner Reimer would like questions answered regard drainage.

Petitioner – Matthew Schumacher of Downers Grove, Illinois was sworn in before testifying before the commission. Discussion regarding Dry detention basin.

Joanne Kalchbrenner stated that the property takes 2/3rd of the frontage and the lot falls from west to east and the detention will drain to the east towards Menards.

Commissioner Bruhl & Reimer had questions regarding slopes and drainage of the land. The dealership sits higher and slopes down. The parking will be flat from the east and slope up to the west.

Concern regarding the residents to the south. They have stayed away from the swale for those residents. No comments have been noted. No issues with Menards, it will be all caught in the basin and directed to the North Avenue right of way. It would be captured before.

Easement to the south is a 100 ft landscape setback. Parking would not be expanded.

Commissioner Reimer and Foss questions the drive. There will be 1 main drive access off of North Avenue. It will be the same as the existing and will have one conjoiner the two. Unloading of the cars will remain the same off of North Avenue.

Petitioner, Brett Matthews of Arlington Heights, Illinois, was sworn in before testifying before the commission and gave information regarding unloading of cars. According to the truck drivers, the unloading of the cars on North Avenue is the safest way. No problems regarding this way of unloading has been reported.

Petitioner, John Madea of Oak Park, Illinois, was sworn in before testifying before the commission, gave information on how the drivers would enter in and out. They would enter in and drive thru and the doors will remain closed after entering.

Commissioner Bruhl questioned variances that will be address regarding signage. Joanne Kalchbrenner answered regarding signage.

Chairperson Ristich had question regarding lighting. Nothing will be directed to residents. Also asked to re-cap the variances. Height of signs? Discussion regarding a decent exposure to signs. Previous owner expressed concern about it not being high enough. Current owner is now going for the same height as previous owner has.

Joanne answered; the majority of the variances are related to the signage. The other will be related to storage, landscaping regarding trees.

Roy Newton 428 Coventry Circle Glendale Heights Illinois, (resident), was sworn in before testifying before the commission, has expressed concern regarding storm

water, lighting and landscaping. He is here today regarding the position on the car wash. The current one was supposed to be a pit stop, turned into a car wash, and can be very noisy. Putting two car washes on the same side of the building. Also the outdoor paging can be very loud during the weekend from the Chrysler dealer and now with having 2 dealers paging....it may cause a problem.

Discussion concerning an outdoor paging systems, which according to the applicant, no outdoor paging system or loud speakers will be installed.

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

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Foss, and Chairperson Ristich

NAYS: None

EXCUSED: Bari

ABSENT: Macias

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commissioner Foss seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:34 p.m.