

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
AUGUST 28, 2018**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Assistant Village Administrator Michael Marron, Trustees Michael Light, Bill Schmidt, and Mary Schroeder.

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

MINUTES:

Commissioner Bari motioned to approve the minutes of the Regular meeting of the Plan Commission of August 14, 2018. Commissioner Caswick seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
August 28, 2018 Meeting - Cancelled

Liaison to the Village Board:
No Report

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

NEW BUSINESS:

1. **520-524 WINDY POINT DRIVE – PUBLIC HEARING** to consider an application for A Conditional Use for outdoor storage.

The applicant, Rick Fritz from C & L Ward was sworn in. He explained that he is requesting a Conditional Use for outdoor storage of an 8'x 20' company trailer, a trash compactor which will be screened by a chainlink fence, and up to five (5) company owned vehicles in the rear parking lot of the subject property. C & L Ward is a Michigan based door and window home improvement company who is expanding and has recently occupied the building at 520-524 Windy Point Drive. The company is getting permits for

an interior renovation for this location. In addition to the remodel of an interior show room of home improvement products, they are adding four (4) dock doors to the rear of the property.

Chairman Ristich asked for more information on the trailer and Mr. Fritz explained that the trash compactor allows the company to separate material and recycle various parts. They are an Anderson window distributor and this site is one of four showrooms. Commissioner Bruhl asked if the public will visit the showroom. Mr. Fritz replied that most sales are done in homes, but occasionally customers will visit the site. There would rarely be more than one or two customers at the showroom.

Chairman Ristich asked about the overhead doors and the fire district comments. Mike Krol responded that the overhead doors are not part of the conditional use and are being reviewed as part of the building permit process. The fire district reviewed the application and commented that circulation around the site must be maintained but did not have any concerns with the proposal.

No one from the public spoke on the petition. Chairman Ristich reviewed the conditional use criteria.

MOTION: Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve a conditional use for outdoor storage of an 8 foot by 20 foot trailer, a trash compactor, and up to five company owned vehicles as shown on the site plan by Lucchese Associates Architects dated May 31, 2018. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners, Bruhl, Caswick, Macias, Bari and Foss

NAYS: None

EXCUSED: Reimer

ABSENT: None

MOTION DECLARED CARRIED

2. **197 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for an Conditional Use for a restaurant with drive through service – Popeye’s Louisiana Kitchen.

The applicant, Thomas Scesniak of Thomas V. Scesniak & Associates, 1754 Wise Road in Schaumburg was sworn in. and indicated that he could answer any questions from the commission.

Chairman Ristich asked for an explanation of the circulation on site. Mr. Scesniak indicated that the circulation is counter clockwise around the site. Parking is locted on the east and north sides of the restaurant, and would exit through the Good Tequilas lot. Frank Schwab, the developer added that there are cross-access and cross-parking agreements on all properties. Commissioner Bruhl confirmed that the easements run with the land. Mr. Schwab added that employees could park south of the lots if necessary, but that each restaurant complies with the parking requirements. In response to Commissioner Bruhl’s question, Mr. Scesniak advised that 60% of the customers go through the drive through and 40% dine in. Commissioner Foss asked where construction equipment would be parked and was advised that it would be on the site, with a few exceptions as necessary.

Commissioner Bari was advised that the hours of operation would be 10:00 am until 11:00 pm or possibly midnight.

Commissioner Reiner expressed concern about the traffic and access to the site. He is concerned with cars backing up on Bloomingdale Road to enter the shopping center site and the width of the access drive from Bloomingdale Road, into the shopping center. He believes that the development will cause problems with the access from Bloomingdale Road.

No one from the public spoke regarding the petition. Chairman Ristich reviewed the conditional use criteria.

MOTION: Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Bariseconded the motion. The Motion included the following conditions:

- The applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and fire sprinkler permit approvals.
- That all zoning variances heard by the Zoning Administrator at the Public Hearing on August 28, 2018 are approved by the Village Board.
- Development shall occur generally in conformance with the site plan drawn by Thomas V. Scesniak & Associates dated July 24, 2018
- Development shall occur generally in conformance with the landscape plan drawn 3-D Design Studio dated May 8, 2018.
- Development shall occur generally in conformance with the elevations drawn by Thomas V. Scesniak & Associates dated July 24, 2018

ROLL CALL VOTE:

AYES: Commissioners Bruhl, Caswick, Macias, Bari and Foss

NAYS: Reimer

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. 199 E. NORTH AVENUE– PUBLIC HEARING to consider an application for Conditional Use for a restaurant with drive through service – Burger King.

The applicant, Frank Schwab of Schwab Realty & Development, represents the owner of CG Center Two, LLC. located at 19-171 E. North Avenue, was previously sworn in. He is proposing a Conditional Use for a restaurant with drive through service for a Burger King restaurant located in lot 3 of the CG Center Two Subdivision located in the Concorde Green Shopping Center. The proposed Burger King will be a standalone new construction 2,156 square foot restaurant that will include two (2) drive through lanes, twenty-five (25) parking spaces, which include two (2) accessible spaces. The dumpster enclosure is located at the southwest corner of the parking lot and a landscape plan has been provided with a number of trees, shrubs, grasses, and plants for an aesthetically pleasing look.

Commissioner Bruhl asked if this is the same plan that was previously approved by the Village Board and was advised that the building is smaller, there are two drive through lanes instead of one and there is a different operator but the elevation is very similar. There was clarification that the handicapped spaces are on the west side of the building, not on the east side where the main entrance is located. Chairman Ristich asked about signage and was advised that the applicant has not yet submitted signage information. According to Mr. Schwab, they will comply with the pylon sign height of 16 feet and will submit any additional signage for review in the near future.

Commissioner Reimer expressed concern with the traffic and circulation. He is concerned that the entrance to Burger King is too close to the entrance from Bloomingdale Road to the shopping center. Cars may back up onto Bloomingdale Road. He was advised that there is approximately one car length from the entrance to the shopping center to the entrance to Burger King. Commissioner Bruhl expressed concern that traffic from Burger King and Popeyes would be required to exit through the Good Tequilas lot and asked if it is allowed. She was advised that it is allowed and common within shopping centers. Similar situations include Panda Express, Dunkin Donuts, Taco Bell and Starbucks in Glendale Heights. Commissioner Caswick pointed out that traffic to the site would also come from the shopping center entrances on North Avenue and the other entrances on Bloomingdale Road.

Staff suggested that the southeastern most parking space be eliminated to reduce the likelihood of a vehicle backing out of the space while someone is pulling in, close to the entrance. Mr. Schwab expressed concern that eliminating the space would slow down the review process and require IDOT or DuPage County review. He did agree to stripe the parking space if necessary. After discussion, it was agreed that the parking space would remain as proposed but would be reevaluated six months after the restaurant opens to see if it is causing any safety concerns. If so, the space will be striped to prohibit parking.

No one from the public spoke regarding the petition. Chairman Ristich reviewed the conditional use criteria.

MOTION: Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Caswick seconded the motion. The Motion included the following conditions:

- The applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and fire sprinkler permit approvals.
- That all zoning variances heard by the Zoning Administrator at the Public Hearing on August 28, 2018 are approved by the Village Board.
- Development shall occur generally in conformance with the site plan drawn by Gewalt Hamilton and Associates dated July 26, 2018.
- Development shall occur generally in conformance with the landscape plan drawn 3-D Design Studio dated May 8, 2018.
- Development shall occur generally in conformance with the TK-28 Prototype plans drawn by Interplan, LLC. dated July 16, 2018
- The southeastern most parking space will be evaluated six months after restaurant opening and will be stripe to prohibit parking if it is found to be a safety concern.

ROLL CALL VOTE:

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

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Commissioner Caswick seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:56 p.m.

Joanne Kalchbrenner

VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION

SIGN IN SHEET FOR:

REGULAR MEETING

DATE:

August 28, 2018

Sohail Bari	<i>Sohail Bari</i>
Cora Bruhl	<i>Cora Bruhl</i>
Dave Caswick	<i>Dave Caswick</i>
Bill Foss	<i>Bill Foss</i>
Victor Macias	<i>Victor Macias</i>
Doug Reimer	<i>Doug Reimer</i>
Bob Ristich	<i>Bob Ristich</i>

Also Present:

Joanne Kalchbrenner

Michael Krol

Peter Pacione

Pat Maritato

Mike Masson

Mike Light

Bill Schmidt

Mary Schroeder