

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
MARCH 12<sup>TH</sup>, 2019**

**PRESENT:**

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

**EXCUSED:**

Commissioner Macias

**ABSENT:**

None

**ALSO PRESENT:**

Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Krol, Assistant Village Administrator Michael Marron, Village Administrator Raquel Becerra, Trustee Pat Maritato, Bill Schmidt, Michael Light, and Chester Pojack, and Village attorney Peter Pacione.

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

**MINUTES:**

Commissioner Foss motioned to approve the minutes of that were amended from the meeting of the Plan Commission of February 12<sup>th</sup>, 2019. Commissioner Bruhl seconded the motion.

Commissioner Caswick motioned to approve the minutes of the Regular meeting of the Plan Commission of February 26<sup>th</sup>, 2019. Commissioner Foss seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
No Report

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **1120 MAIN STREET – PUBLIC HEARING** to consider an application for a Conditional Use to permit a restaurant to serve alcohol for consumption on the premises – Hard Rock’s Cafe

Chairman Ristich pointed out that the name is Hard Rock's Café and not Hot Rock's Café as it was first proposed to be.

Chairman Ristich read the proposal for the café.

Present for Hard Rock's Café was:

Harry Patel of Bloomingdale, IL  
Tony Mestan of Westmont, IL  
Dilip Patel of Bloomingdale, IL

Were all sworn in.

Chairman Ristich commented on their mention of a future entertainment permit if that would be ok in that location? Peter and Joanne responded that it would be based on the occupancy approved by the fire department.

Peter made a comment on their name and if it was a concern since it was so close to "Hard Rock Café", the owners said that they would have different signage and that they spoke with their lawyers already about the name.

Commissioner Bari asked if they had experience with alcohol. Yes, he owns liquor stores and gaming café's in various states already. Also, are the employees trained? Yes.

Chairman Ristich asked how many employees total will be employed. 4-5 total. Also, will children be in the establishment? At first the answer was no then when Commissioner Caswick asked the question the answer was yes and they would have over 21 only after 4-7 p.m. they have not decided on a time yet.

Commissioner Reimer asked how many employees will be there at one time. 1-2 depending on the time of day.

Commissioner Caswick asked if there would be a door separating the gaming from the restaurant dining area? Peter responded that a door is not required just a separation and based on their floor plan they will have a separation wall.

Chairman Ristich asked if they would be Basset trained. Joanne responded yes.

Commissioner Bari asked what the odds were on the machines. Tony responded that is state regulated based on formulas.

Commissioner Reimer asked if there would be a lot of renovations. Just the floor plan submitted nothing major. Also asked what other businesses were in the strip mall. Joanne responded Edward Jones Insurance, and a dentist office.

Commissioner Bari asked if the alcohol will be brought outside. No.

Giovanni Gatuso from 1N590 Main St. was sworn in.

He would like a fence built on the south side to block the mall from his home. He is concerned of people drinking too much and wandering on his vacant lot and then possibly his home.

Chairman Ristich asked if he was worried about noise. He responded no just drunks.

Trustee Pojack asked if he is asking for a fence to be put up. Resident Yes.

Joanne stated we can reach out to the property owner and ask them about putting a fence up.

Trustee Maritato asked where he wants a fence to be put up. Resident said between his property and the property of the mall.

Joanne asked what the limit of drinks would be. 2 alcoholic drink limit.

Mr. Knack of 6446 Western Ave; Willowbrook, IL asked to be sworn in. He is the owner of the strip mall. He stated that the vacant lot of the resident is about 100ft from south side of the lot with his vacant property between his house and the mall and saw no reason for a fence.

Joanne mentioned that there would be no fence allowed to the street based on our ordinance.

Chairman Ristich reviewed the criteria.

Commissioner Bruhl asked if the 2 drink limit was a policy. Joanne stated no that was the norm for other gaming units in our community.

Public notice was provided to Mike

Peter commented that this is a low intensity use and is a good fit for the community.

The resident also commented that he is concerned about garbage blowing onto his property. He keeps his vacant lot clean.

No additional comments made.

**MOTION:** Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to approve a Conditional Use to permit a restaurant to serve alcohol for consumption on the premises – Hard Rock’s Cafe, Commissioner Bari seconded the motion.

Two audience members were present.

**ROLL CALL VOTE:**

**AYES:** Commissioners Bari, Bruhl, Caswick, Foss, and Reimer

**NAYS:** None  
**EXCUSED:** Commissioner Macias  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**PLAN COMMISSION MEETING AS A WHOLE:**

**No additional comments or concerns.**

**OTHER:**

None

**ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:**

Commissioner Bari motioned to adjourn the regular meeting of the Plan  
Commissioner Caswick seconded the motion. **Upon voice vote, the motion  
declared unanimously and the meeting was adjourned at 7:31 p.m.**

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Joanne Kalchbrenner