

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 25TH, 2020**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

Assistant Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Trustee's Pat Maritato and Chester 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 January, 14th, 2020. Commissioner Foss seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **2260 BLOOMINGDALE ROAD - ENTERTAINMENT PERMIT** to discuss and review an application for a new Annual Entertainment Permit for Pronto's to provide live entertainment in the form of live music, trivia, and karaoke. Entertainment would take place Mondays – Fridays from 7:00 p.m. to 10:00 p.m., Saturdays from 7:00 p.m. to 1:00 a.m., and Sundays 12:00 p.m. to 4 p.m. – John Miulli of Pronto's.

No one from Pronto's were present to give an overview. Joanne Kalchbrenner gave an overview of Pronto's request.

Chairman Ristich did an overview of the code 11-3D-5 for an Entertainment Permit.

Commissioner Bari asked about what kind of car shows they would be having and how many cars would be involved. Joanne stated they would have to apply for a temporary use of land for that and she had no information or detail at this time.

Commissioner Bruhl asked if the applicant is away of the separate application needed. Joanne replied yes.

Commissioner Bruhl asked if all the noise would be inside the building. Joanne responded yes.

Commissioner Bruhl asked about Wednesday being Trivia night and that all the days did not have an activity listed. Joanne responded that staff told the applicant to apply for all the days and they can switch their schedule around based on the interest of the crowd.

Commissioner Foss asked if Pronto's could switch the calendar any way they wished. Joanne Yes.

Commissioner Bruhl clarified only the 4 activities are what they are approving today. Joanne Responded correct it is for: musicians, karaoke, bingo, and trivia night only but they can switch those activities between any of the days or times approved by the village.

The Plan Commission or Village staff had no amendments to this request.

MOTION: Commissioner Macias motioned to discuss and review an application for a new Annual Entertainment Permit for Pronto's to provide live entertainment in the form of live music, trivia, and karaoke. Entertainment would take place Mondays – Fridays from 7:00 p.m. to 10:00 p.m., Saturdays from 7:00 p.m. to 1:00 a.m., and Sundays 12:00 p.m. to 4 p.m. – John Miulli of Pronto's. The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. **125-145 W. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application amendment to a previously approved Planned Unit Development for the Highgrove Center of DuPage - West Campus and to rezone one (1) parcel from I – Light Industrial District to C-3 General Commercial District – Dan Angspatt of Shorewood Development Group, LLC.

Dan Angspatt of 2951 N Clybourn; Chicago, IL and Aaron Roth of 491 Staple Ln; Lake Forest, IL were sworn in by the Chairman.

Aaron made a brief statement about the project proposed.

Chairman Ristich advised the plan commission that he wishes to go in order since there are 3 parts for condition 1.

Commissioner Bruhl asked if parcel is zoned industrial because it was amended for Art Van Furniture. Joanne – yes.

Commissioner Bruhl inquired if C-3 is permitted in this area. Joanne – yes.

Commissioner Bruhl asked if plan commission is being asked to amend the 1992 zoning of this parcel to C-3. Joanne – yes.

The village made the statement that there would be no expansion but because of the rezoning from industrial to commercial we need a deviation for setbacks.

MOTION: Commissioner Foss motioned to consider an application amendment to a previously approved Planned Unit Development to allow:

- a. Rezoning Lot 1 of the Highgrove Center of DuPage - West Campus planned unit development resubdivision 2 from I – light industrial district to C-3 general commercial district.
- b. Add all listed Conditional Uses from the C-3 General Commercial District for lots zoned C-3 as Conditional Uses located in the Highgrove Center for DuPage – West Campus Planned Unit Development.
- c. To allow a Conditional Use for a commercial swim school for Big Blue Swim School located at 145 W. Army Trail Road. The **MOTION** was seconded by Commissioner Macias.

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

Peter commented that part 1 and 2 go hand in hand.

MOTION: Commissioner Bruhl motioned to rezone one (1) parcel from I – Light Industrial District to C-3 General Commercial District located at 125-145 W. Army Trail Road (lot 1). The **MOTION** was seconded by Commissioner Reimer.

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

3. **145 W. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for a Conditional Use in C-3 Community Commercial District to allow a commercial swim school for Big Blue Swim School – Dan Angspatt of Shorewood Development Group, LLC.

Commissioner Reimer asked if the pool would be above ground. Aaron – no it would be an in-ground swimming pool.

Commissioner Reimer asked about construction. Aaron – yes they would be doing the construction, Dan added it takes about 5-6 months to get one up and running.

Commissioner Reimer inquired if they would be renting or purchasing. Aaron said they would purchase the property w/Art Van Furniture which is still under leasing contract.

Commissioner Reimer was concerned about the heat regulation. Aaron referred to layout A101 and added that there will be glass around the pool area and a demising wall between the tenant spaces.

Commissioner Foss asked about who trained the teachers the state or Big Blue. Aaron stated they are lifeguard and CPR trained and Dan added he thought it was through Big Blue training program.

Chairman Ristich asked if the Village would be responsible for training. Peter and Joanne both stated no.

Joanne K asked how many Big Blue Schools there are currently. Dan said currently about 60 with the hopes to be at 100 by the end of the year.

Commissioner Foss asked if there was an age limited for teaching. Aaron thinks they have to be at least 19.

Commissioner Caswick asked what the ratio of student to teacher was. Aaron thought they ranged from 8 to 1, 7 to 1, 5 to 1, and 4 to 1 depending on the age group.

Commissioner Caswick added will there be staff on decks during lessons. Dan yes there will be staff and lifeguards.

Commissioner Reimer asked if this was a corporate store. Aaron responded no it is a franchise and he will own this one.

Chairman Ristich requested a fee schedule. Aaron responded apps \$23/lesson for a 30 minute lesson.

Joanne added for the recorded that on page 8 of proposal it was left out that the landscaping that would be removed during construction would be replaced by Big Blue School's expense.

No further questions or concerns.

MOTION: Commissioner Caswick motioned to consider an application for a Conditional Use in C-3 Community Commercial District to allow a commercial swim school for Big Blue Swim School – Dan Angspatt of Shorewood Development Group, LLC with the amendment of replacing the trees after construction. The **MOTION** was seconded by Commissioner Bari.

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

PLAN COMMISION MEETING AS A WHOLE:

No additional comments or concerns.

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Foss 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 7:46 p.m.**

Joanne Kalchbrenner