

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
JUNE 8TH, 2021**

PRESENT:

Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Attorney Peter Pacione, Trustee Bill Schmidt, Chester Pojack, and Mohammad Siddiqi, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, Foss, and Macias.

EXCUSED:

Commissioner Reimer

ABSENT:

None

MINUTES:

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of May 11th, 2021 with the additions of Commissioner Foss added to those present. Commissioner Caswick seconded the motion.

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. 100 HIGHGROVE BOULEVARD – PUBLIC HEARING** consider an application for a Conditional Use to allow the outdoor storage of two (2) air condenser chilling units at Crescend Technologies – Katie Weiner of Crescend Technologies.

Katie Winer from Crescend of 1N601 Partridge Dr.; Carol Stream, IL was sworn in to answer questions.

Commissioner Bruhl asked the hours of operation – Katie responded 6:00 a.m. to 6:00 p.m. Bruhl when testing will you be open 24 hours? Katie only 1-2 employees will stay when testing and it does not happen that often. Bruhl “What about the noise for the residents across the street – Katie the noise is no louder than a residents HVAC system.

Chairman Ristich added there will be screening – Joanne yes they already have it they just didn't know they needed a conditional use.

Commissioner Bari stated the size of equipment is just normal – Katie yes.

Chairman Ristich stated no response from public.

MOTION: Commissioner Bari motioned to consider an application for a Conditional Use to allow the outdoor storage of two (2) air condenser chilling units at Crescend Technologies – Katie Weiner of Crescend Technologies. The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Reimer

ABSENT: None

MOTION DECLARED CARRIED

- 2. 534 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use to allow an establishment serving alcohol for Angie's Café – Bill Karras of Angie's Café.

Bill Karras from Angie's Café of 524 E North Ave; Glendale Heights, IL was sworn in to answer questions.

Bill did an overview of the business proposal.

Chairman Ristich asked what type of alcohol would be served; hard liquor or just beer and wine – Joanne said that all depends on what kind of liquor license they apply for and what is approved.

Chairman Ristich read out loud the line "Village staff supports the concept of office space, a video gaming café, and a lounge as one business." Joanne added the reason for adding that line was to explain the use of, by the hour. Ristich - so there are video gaming, liquor and office space – Joanne yes and it is not unheard of or undesirable to the Village.

Commissioner Foss asked how many people (occupancy) would be allowed – Joanne said that is calculated by the fire district when they evaluate the final floor plan then they will give occupancy...

Commissioner Bruhl stated in the business plan they list live entertainment from time to time – Joanne there will be none at this time they will have to get an entertainment permit in the future if they decide to add that. Bruhl staffing stated 2-3 on site but on the business plan it stated 1 full time employee – Karras responded it would depend on what's booked for that day to determine staffing.

Commissioner Foss added what if they wanted alcohol and there was only 1 present – Karras again stated staffing will be based on what's booked.

Commissioner Bruhl added she appreciated the combination of businesses.

Chairman Ristich asked what type of staff does there need to be with a liquor license – Joanne answered that is for the Board to decide. Ristich what if they want to add a full

restaurant menu does that change the liquor license – Joanne, no there is no food review it just cannot be prepacked sandwiches.

Commissioner Bruhl asked would the space be rented weekly/monthly/etc. What is the target? Karras this space is for people working on the road or from home that need office space to work or conduct meetings in.

Chairman Ristich asked what they get for the \$10/hour charge. Will there be add-on like printers or paper? Karras that is included with \$10/hour.

Commissioner Bari what will be the hours to rent office space – Karras 8-5 work day. Bari who will track the business – Joanne we will check in because if there is a business renting too much time they will need a business license. Bari asked how will they manage all of this – Karras stated no office space after 5:00 p.m. and he will have multiple employees.

Commissioner Bruhl stated for the record no entertainment unless they apply for an entertainment permit do we need to add that as a condition – Joanne and Peter responded that was a given.

Joanne stated that the plan commission could add a condition of no 30 day rentals. Peter added no rental more than 30 days.

Commissioner Bruhl added the condition of “no rental exceeding 30 days on the shared office space.” To the staff recommendations.

Commissioner Caswick read that the employees will be 2-3 employees on sites and that there will be different shifts and different people.

Commissioner Bari asked will there be Bassett training – Joanne yes.

Commissioner Bruhl asked if there is an established criteria of when they will go from 1 full time employee to 2-3.

Chairman Ristich stated staffing will be addressed at the liquor hearing and today we should be concentrating on nuisance.

Chairman Ristich added we had one citizen in the audience that has stepped out of the room and if he would like to make a comment he can do so at the Community Development department.

MOTION: Commissioner Bari motioned to consider an application for a Conditional Use to allow an establishment serving alcohol for Angie’s Café – Bill Karras of Angie’s Café with the following conditions: 1. the applicant shall obtain all required permit approvals, including but not limited to, building permit approval, and fire alarm and fire sprinkler permit approvals. 2. The applicant shall obtain a business license, liquor license, and video gaming license with the Village prior to beginning operations. 3. The floor plan shall occur generally in conformance with the floor plan provided in the staff report packet drawn by R. Vari and Associated dated 5/9/2021. 4. The food menu shall remain generally in conformance with menu they provided in the staff report packet. 5. No rental exceeding 30 days on the shared office space. The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: Commissioner Reimer

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 Macias motioned to adjourn the regular meeting of the Plan Commissioner
Foss seconded the motion.

ROLL CALL VOTE:


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

NAYS: None

EXCUSED: Commissioner Reimer

ABSENT: None

**Upon roll call vote motion declared unanimously and the meeting was
adjourned at 7:44 p.m.**



Joanne Kalchbrenner