

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
DECEMBER 14TH, 2021**

PRESENT:

Assistant Village Administrator Doug Flint, Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Michael Krol, Village Attorney Peter Pacione, , Trustee Pat Maritato, Trustee Chester Pojack, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, and Foss.

EXCUSED:

Commissioner Macias and Reimer

ABSENT:

None

MINUTES:

Commissioner Caswick motioned to approve the minutes of the Regular meeting of the Plan Commission of November 9th, 2021 Commissioner Foss 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. **567 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial District to allow drive through financial institution in a freestanding building to operate a Huntington Bank branch – John Burnett of Huntington Bank.

Chairman Ristich commented that it is the same layout that this is only a transfer of business which requires to reapply for conditional use.

Jeff Griswold of 914 Hartwood Dr; Streamwood, IL was sworn in.

Commissioner Bruhl asked if the business will remain open during construction – Yes.

MOTION: Commissioner Caswick motioned to consider an application for a Conditional Use in the C-2 Community Commercial District to allow drive through financial institution in a freestanding building to operate a Huntington Bank branch – John Burnett of Huntington Bank.

The **MOTION** was seconded by Commissioner Bari.

ROLL CALL VOTE:

AYES: Commissioner Bari, Foss, Bruhl, Caswick

NAYS: None

EXCUSED: Commissioner Macias, Reimer

ABSENT: None

MOTION DECLARED CARRIED

2. **1225 GLEN ELLYN ROAD – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial District to allow an establishment serving alcohol for Sabrina’s Café – Rickie Scali.

Ricki Scali of 1225 Glen Ellyn Rd was sworn in to answer questions.

Chairman Ristich asked how many people are in the facility at one time on a typical day with 6 machines. Rickie answered that there are 6 machines and based on other stores, people do not like waiting so there is usually no one standing around.

Commissioner Bruhl asked if the retail space would be separate – yes.

Commissioner Bari asked if everyone will be BASSETT trained – yes it is a state of Illinois requirement.

Commissioner Foss asked who the tenant will be – Possibly a vape shop, a separate public hearing is scheduled for the Plan Commission in January.

Chairman Ristich asked if a food license is required for video gaming – Joanne responded that everyplace that serves food needs County approval.

MOTION: Commissioner Foss motioned to consider an application for a Conditional Use in the C-2 Community Commercial District to allow an establishment serving alcohol for Sabrina’s Café – Rickie Scali, with the following staff recommendations: The applicant shall obtain all required permit approvals, including but not limited to, building permit approval, fire alarm, fire sprinkler, signage, and parking lot restriping permit approvals; The applicant shall obtain a business license, liquor license, and video gaming license with the Village prior to beginning operations.; The floor plan shall occur generally in conformance with the floor plan provided in the staff report packet drawn by Purohit Architects dated October 4, 2021.; The food menu shall remain generally in conformance with menu the provided in the staff report packet.

The **MOTION** was seconded by Commissioner Caswick.

ROLL CALL VOTE:

AYES: Commissioner Bari, Foss, Bruhl, Caswick

NAYS: None

EXCUSED: Commissioner Macias, Reimer

ABSENT: None

MOTION DECLARED CARRIED

3. **1210 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial District to allow an establishment serving alcohol for Hanna’s Lounge– Jigar Patel of Petrodyn Investment, LLC.

Jigar Patel of 1210 Bloomingdale Rd; Glendale Heights, IL was sworn in.

Commissioner Bari asked if they will be Bassett trained – yes.

Chairman Ristich asked how many people max – Jigar said maybe 9 people with employees; what is the age of patrons – between 21- and seniors.

Commissioner Bruhl asked if the hours of operations will be the same as other establishments – yes.

Chairman Ristich went over the basic criteria.

MOTION: Commissioner Caswick motioned to consider an application for a Conditional Use in the C-2 Community Commercial District to allow an establishment serving alcohol for Hanna’s Lounge– Jigar Patel of Petrodyn Investment, LLC, with the following staff recommendations: The applicant shall obtain all required permit approvals, including but not limited to, building permit approval, fire alarm, fire sprinkler, signage, and parking lot restriping permit approvals.; The applicant shall obtain a business license, liquor license, and video gaming license with the Village prior to beginning operations.; The floor plan shall occur generally in conformance with the floor plan provided in the staff report packet drawn by Harold Beron Architects, dated 9/2/2021.; The food menu shall remain generally in conformance with menu the provided in the staff report packet.

The **MOTION** was seconded by Commissioner Bruhl.

ROLL CALL VOTE:

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

MOTION DECLARED CARRIED

4. **2057 BLOOMINGDALE ROAD – PUBLIC HEARING** to consider an application for a Conditional Use in the C-2 Community Commercial District to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans and a PUD amendment for the Glenbard Shopping Center – RMK, LLC. dba Maytag.

Motion to defer 2057 Bloomingdale Road until 1/25/2022.

MOTION: Commissioner Bari motioned to continue an application for a Conditional Use in the C-2 Community Commercial District to allow

outdoor storage of U-Haul rental trucks, trailers, and cargo vans and a PUD amendment for the Glenbard Shopping Center – RMK, LLC. dba Maytag to 1/25/2022.

MOTION was seconded by Commissioner Caswick.

ROLL CALL VOTE:

AYES: Commissioner Bari, Foss, Bruhl, Caswick

NAYS: None

EXCUSED: Commissioner Macias, Reimer

ABSENT: None

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commissioner Caswick seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 7:23 p.m.



Joanne Kalchbrenner