

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
JANUARY 11TH, 2022**

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 Bruhl, Caswick, Macias, and Reimer.

EXCUSED:

Commissioner Bari and Foss

ABSENT:

None

MINUTES:

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of Bruhl 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. **2260 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 Pronto's Restaurant – George Shahwan of Pronto's.

Chairman Ristich stated an overview for the petitioner.

George Shahwan of 185 Hinghan Ln; Bloomingdale, IL 60108 was sworn in. George made a brief statement of his experience. He has been in the industry for many years and will do his duty to continue bringing that expertise to Glendale Heights.

Chairman Ristich asked how far the residents are from the location – Joanne responded that the garages are about 100 ft. from the location.
Is Video Gaming a possibility for this location – Yes.

It was stated that there was no change, no concerns on parking and no engineering changes of any kind, just a change of ownership – seamless transition.

The public was notified.

No comments received from public.

Chairman Ristich asked if there were any issues with criteria and read ordinance 11-3C, C, 3 to the plan commission, and read the staff recommendations.

MOTION: Commissioner Reimer motioned to consider an application for a Conditional Use in the C-2 Community Commercial District to allow an establishment serving alcohol for Pronto's Restaurant – George Shahwan of Pronto's. With the following Staff Recommendations: * A separate Entertainment Permit will be required if the applicant intends on hosting live entertainment. * The applicant shall obtain a business license, liquor license, and video gaming license with the Village prior to beginning operations.

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

ROLL CALL VOTE:

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

MOTION DECLARED CARRIED

2. **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 individual singers, Vito Zatto who is a Vegas style singer/entertainer, a pianist, a two piece band, and a comedian. Entertainment would take place seven (7) days a week from 10:30 a.m. to 12:00 a.m. – George Shahwan of Pronto's.

Chairman Ristich went over Entertainment Permit ordinance 11-3D-5 Conditions and criteria.

Petitioner George Shahwan came up to answer questions.

Chairman Ristich asked what type of Entertainment would there be – George it will be live entertainment such as individual singers walking around for special holidays and Grand Opening and Vito Zatto (and entertainer), two piece band and/or comedians. 7 days a week? – Joanne stated we always tell petitioners to ask for all days in case the holiday lands on a Tuesday instead of a weekend.

Commissioner Bruhl asked if entertainment was for inside only – Joanne answered yes it's on the staff report.

This is not a public hearing.

Chairman Ristich asked if the entertainment is age appropriated – George stated this is a family dining upper scale entertainment only.

MOTION: Commissioner Caswick motioned to discuss and review an application for a new Annual Entertainment Permit for Pronto's to provide live entertainment in the form individual singers, Vito Zatto who is a Vegas style singer/entertainer, a pianist, a two piece band, and a comedian. Entertainment would take place seven (7) days a week from 10:30 a.m. to 12:00 a.m. – George Shahwan of Pronto's.

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

ROLL CALL VOTE:

AYES: Commissioner Bruhl, Caswick, Macias, Reimer

NAYS: None

EXCUSED: Commissioner Bari, Foss

ABSENT: None

MOTION DECLARED CARRIED

3. **175 W. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for an amendment to a previously approved Planned Unit Development to allow eight (8) designed drive-up stalls for online order pickup and eliminating twelve (12) parking spaces for Super Target - Kayla O'Sullivan of Kimley-Horn and Associates.

Chairman Ristich made an overview of request.

Kayla O'Sullivan of 4201 Winfield Rd Ste 600; Warrenville, IL was sworn in.

Kayla made a statement that since the pandemic across the country Target's all over need more drive up stalls to accommodate the demand.

Chairman Ristich asked if they would be canopied – Kayla said not for the new 8 stalls.

Public Notified.

No Comments from Public.

MOTION: Commissioner Macias motioned to consider an application for an amendment to a previously approved Planned Unit Development to allow eight (8) designed drive-up stalls for online order pickup and eliminating twelve (12) parking spaces for Super Target - Kayla O'Sullivan of Kimley-Horn and Associates. With the following staff recommendations: * The applicant shall obtain a permit for the restriping of the parking lot spaces. * The site plan shall occur generally in conformance with the sheet labeled Exhibit X provided by Kimley-Horn.

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

ROLL CALL VOTE:

AYES: Commissioner Bruhl, Caswick, Macias, Reimer

NAYS: None

EXCUSED: Commissioner Bari, Foss

ABSENT: None

MOTION DECLARED CARRIED

4. **157 E. NORTH AVENUE – PUBLIC HEARING** to consider an application an application for a Conditional Use in the C-2 Community Commercial District to allow to allow open sales as an accessory use – Duane Boris of Northern Tool & Equipment Company, Inc.

Chairman Ristich made an overview of request.

Duane Boris of 2800 South Cross Dr W, Burnsville, MN was sworn in.

Duane made an overview that this is a retail store that sells name brand tools and private labeled tools, and utility trailers.

Chairman Ristich asked how the interior is transformed – Duane they will be taking about 25000 sq. ft. from Valli Foods.

Chairman Ristich went on to ask if the trailers would be stored outside – Yes about 45-50 ft. from the front of the store.

Commissioner Reimer asked if this would be next to Valli – Yes.

Duane then showed a picture of another location in Texas and how the trailers look in front of the store.

There will be bollards on North & South that will be permanent and there is enough lighting for night – Yes answered Mike Krol.

Commissioner Bruhl stated she had a concern with storage of trailers in front of building when we don't allow rentals to do it – Joanne stated Home Depot does have permission.

Chairman Ristich asked if they buy a trailer where does it come from – one parked in front. Do they do the licensing for the sale and hook up – Yes, the trailer is walked to the back of the store and licensed and hooked up to the customer. Mike Krol added Home Depot sells the same ones, but they don't display them.

Joanne added rentals are more frequent then sales. They will not be moving them as often because there is no rental return and then they end up being returned all over the lot. This is display in the same spot.

Chairman Ristich asked if the East side by Bloomingdale rd. would be a better spot – Duane added the pad is to big for that spot – North then? – They wouldn't be able to monitor there product. They hand cart to bank not pulled behind with vehicle.

Joanne asked Duane the frequency of sales – 2 months they sell about 6 trailers in their Mt. Prospect store.

Chester Pojack of Glendale Heights was sworn in. How are the trailers secured – Duane states they are chained to the bollards.

Chairman Ristich stated the esthetics are a concern it looks temporary.

Commissioner Bruhl added she is concerned with neighborhood character.

Pat Maritato of Glendale Heights was sworn in. Do you clean the snow – yes.

Commissioner Reimer asked if we should ask them to put up a fence – Joanne we could request it.

Chairman Ristich asked if they are serviced in the rear as well – yes.

Peter asked if we are requesting bollards or are they suggesting it – Joanne we would have but they already had them in the plan.

Chairman Ristich suggests they add pictures for the Board. Adds this is a sales lot and not a rental lot.

MOTION: Commissioner Macias motioned to consider an application an application for a Conditional Use in the C-2 Community Commercial District to allow to allow open sales as an accessory use – Duane Boris of Northern Tool & Equipment Company, Inc. With the following staff recommendations: * The applicant shall obtain all required permit approvals, including but not limited to, building remodel permit approval, sign permit approval, and fire alarm and fire sprinkler permit approvals. * Site shall occur generally in conformance with the site plan drawn by Onyx Creative dated November 11, 2021. * Trailer display area shall occur generally in conformance with the site plan drawn by Onyx Creative dated November 11, 2021. * All trailers displayed outside shall be located within the approved trailer storage area.

MOTION was seconded by Commissioner Caswick.

ROLL CALL VOTE:

AYES: Commissioner Caswick, Macias, Reimer, Chairman Ristich

NAYS: Commissioner Bruhl

EXCUSED: Commissioner Bari, Foss

ABSENT: None

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Macias 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 8:10 p.m.


Joanne Kalchbrenner