

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
APRIL 9th, 2019**

PRESENT:

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

EXCUSED:

Commissioner Bari and Caswick

ABSENT:

None

ALSO PRESENT:

Director Community Development Joanne Kalchbrenner, Assistant Village Administrator Michael Marron, Assistant Planning and Zoning Administrator Michael Krol, Village Trustee Michael Light, Bill Schmidt, Pat Maritato, 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 Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of March 26th, 2019. Commissioner Bruhl 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. **780 E. NORTH AVENUE - PUBLIC HEARING** to consider an application for a Conditional Use to permit the outdoor storage of up to fourteen (14) semi-trucks and trailers – Ramada Inn.

Chairman Ristich reviewed the application.

Fahad Balam of 6542 N. Le Mai Way, Lincolnwood, IL was sworn in. He would like to add additional parking for just tractors, more than the 5 recommended by staff.

Staff also added the following additional conditions to page 4 of the staff report: 6. Amended to say – Maximum stay of 2 consecutive nights for all semi-trucks. (Added the work consecutive); 7. No parking of any trucks that are placarded in any manner (contain hazardous cargoes); 8. No idling of parked trucks; 9. There shall be no trailers parked without a tractor; 10. No running of refrigeration units on parked trucks.

In response to a question, Peter Pacione indicated that the conditional use runs with owner. They are not renting spaces independently.

Concern with allowing trucks to run overnight. Staff recommends not allowing trucks to run overnight.

Question from Delores Ballas; 22W045 Peterson Ave. - They have had trucks there for several years. She is opposed to it because of the noise and odor. She says it would be helpful if they were not running.

Pat Maritato asked how many trucks? Ristich they are asking for 14, we are considering 5. Pat why are they asking for so many? They have several the main concern is them running all night.

Chairman Ristich went over the conditions.

Commissioner Bruhl asked how many typical would be parked; not more than 5. Peter added if he wants to come back in the future he can and we can review more trucks to be added.

Chairman Ristich reviewed criteria.

Chairman Ristich asked if anyone was concerned about neighborhood character. Commissioner Reimer and Bruhl both agreed they were ok with it; truckers need to sleep too.

Pat Maritato added no truck repairs were to be done on the premises. Commissioner Foss added if they needed a tire change or exhaust repair he thought that would be fine, but anything else the truck needed to be towed off the premises. Joanne Kalchbrenner indicated that there shall be no repairs at all not even minor ones. It's not permitted by the Zoning Ordinance.

MOTION: Commissioner Reimer motioned to move this item to Village Board as presented with a recommendation to approve an application for a Conditional Use to permit the outdoor storage of up to fourteen (14)—changed to five (5) semi-trucks and trailers with the following conditions: 1) A maximum of five (5) semi-trucks and trailers can be parked on site at one time, 2) Semi-truck and trailer parking shall be located along the western most row of parking along the property line, as depicted on the attached site plan, 3) No semi-truck and trailer parking is permitted in the south side parking lot along North Avenue, 4) Truck driver guests shall be given a parking pass for the trucks that show the date and room number and an emailed list shall be sent

at 9pm every day to the Police department dispatch center, 5) Semi-truck and trailer parking is for registered hotel guests only, 6) Maximum stay of 2 consecutive nights for all semi-trucks, 7) Parking of any trucks that are placarded in any manner (contain hazardous cargos) are prohibited, 8) Idling of parked trucks overnight is prohibited, 9) Trailer drops and trailer parking without the tractor are prohibited, and 10) Trucks with refrigerated units are prohibited – Ramada Inn. The MOTION was seconded by Commissioner Bruhl.

ROLL CALL VOTE:

AYES: Commissioners Macias, Bruhl, and Reimer

NAYS: Commissioner Foss

EXCUSED: Commissioner Caswick, Bari

ABSENT: None

MOTION DECLARED CARRIED

2. **PUBLIC HEARING** to consider an application for an amendment to the Village of Glendale Heights Official Comprehensive Master Plan to amend the Land Use Plan contained therein – Village of Glendale Heights.

Chairman Ristich asked Joanne Kalchbrenner (presenter) to explain the definition of “Flex Space”.

Commissioner Reimer asked if the Red Area East of Glen Ellyn and Main St. was going to be annexed by the village. – JK Yes.

Commissioner Bruhl asked if someone comes into the Village now and asks for zoning on a property and then we change it in the next few months would it be grandfathered in. JK Yes.

Commissioner Bruhl asked about the Purple area south of North Ave and East and West side of Main Street adjacent to commercial – what would be the setbacks for the parking lots? JK – Business Parks are less busy than commercial; Mike Krol interjected that the minimum set back is 50 feet when backed up to residential area and not the 15 feet that was being discussed.

Pat Maritato asked what the setbacks would be off of North Ave – adding he hoped it would not be like Roosevelt Road where the buildings are right on the street. Mike Krol responded that they currently are 60 feet – Pat added that it looks nicer when they are set further back.

Commissioner Bruhl asked why we are adding the business park concept. Joanne responded that it is a new trend in development and a nice alternative to the same buildings we currently have no business parks in GH.

Chairman Ristich asked if flex space is a text amendment. JK – should be.

Chairman Ristich referenced page 2; paragraph 3 and said that pretty much wraps it up regarding new zoning for village.

MOTION: Commissioner Macias motioned to move this item to Village Board as presented with an application for an amendment to the Village of Glendale Heights Official Comprehensive Master Plan to amend the Land Use Plan contained therein – Village of Glendale Heights. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Reimer, Bruhl, Foss, and Macias

NAYS: None

EXCUSED: Commissioner Caswick, Bari

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 Reimer motioned to adjourn the regular meeting of the Plan Commission. Commissioner Foss seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:18 p.m.**

Joanne Kalchbrenner