

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
APRIL 28TH, 2020**

PRESENT VIA ZOOM VIDEO CONFERENCE:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT VIA ZOOM VIDEO CONFERENCE:

Assistant Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Trustee's Michael Light and Chester Pojack.

Chairperson Ristich called the meeting to order at 7:00 p.m. via Zoom Video Conferencing.

MINUTES:

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission of March 10th, 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

OLD BUSINESS

1. **387 E. NORTH AVENUE – PUBLIC HEARING** continuance from March 24, 2020 to consider an application to amend a previously approved Conditional Use to allow storage of vehicles to be serviced in the front yard setback and to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – Mike Schroeder of Ed-N-Sons Auto Body.

Peter Pacione requested this be continued to 6/9/2020 plan commission meeting by request of the Village.

Commissioner Foss asked if this had anything to do with Mary Schroeder – No.

MOTION: Commissioner Bruhl motioned to continue the application from March 24, 2020 to consider an application to amend a previously approved Conditional Use to allow storage

of vehicles to be serviced in the front yard setback and to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – Mike Schroeder of Ed-N-Sons Auto Body till June 9th, 2020. 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 CONTINUED

NEW BUSINESS:

550 WINDY POINT DRIVE – PUBLIC HEARING to permit outdoor storage of up to six (6) flat-bed construction trailers, a roll-off dumpster, one (1) display shed, and twelve (12) propane tanks and storage cage – Jeff Wingett of Backyard Storage Solutions, LLC.

Chairman Ristich swore in via Zoom Video Conference, Jeff Wingett of 119 Butterfield Rd; North Aurora, IL 60542.

Commissioner Bruhl asked for clarification that the fence would be on the East/West side and not the North were the railroad is. – Correct.

Comments made that there is no problem with the dumpster.

Commissioner Bruhl asked if the trailers would only be stored in the rear and on the west side – Jeff yes.

Commissioner Reimer asked if we were going to include the fire report from Glenside in your approval – Jeff noted that Fire had been there many times and are in the Village recommendations. Mike Krol added that the locked gate was the biggest concern and that the fire department will have a key.

Jeff added that twice a week they get a full load of product and they try to put everything away so it may stay in the aisles until the next day (example stack of wood). No concerns for egress with fire.

Chairman Ristich went over the criteria.

Jeff mentioned that is why he got this building because he can drive the trucks thru the building so there will be no loading outside.

Commissioner Bruhl asked if the Police of Fire had any concern with the fence being a chain link. Jeff – no.

No public comments on e-mail to record.

591 Mitchell did call the Village with concern of the type of trailers being stored on the lot. Mike Krol explained the type of trailers are flat bed open air construction trailers and the caller was okay with proposed storage.

Joanne added that the storage drop cannot block the fire lane – Jeff understood.

Chairman Ristich asked if the Covid-19 would impact the business. – Jeff no sales are up.

Commissioner Bari asked for the hours of operation. – Jeff - office staff 7:00 a.m. till 4:00 p.m. and warehouse staff 6:30 a.m. till 6:30 p.m.

Commissioner Bari asked how many people are employee. Jeff – 5 work in the building and sub-contractors do the installs.

MOTION: Commissioner Caswick motioned the approval of the proposed Conditional Use for outdoor storage of up to six (6) construction type flatbed trailers, one (1) outdoor storage shed, one (1) roll-off dumpster, and one (1) propane tank storage cage with up to twelve (12) propane tanks with the following conditions:

1. The site shall conform generally with the site plan stamped received by Village staff dated March 10, 2020.
2. Village staff recommends adding slats to the chain-link fence to completely screen the rear yard storage area.
3. All loading and unloading of trailers shall take place on site. Unloading and loading in the street is prohibited.

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

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer
NAYS: None
EXCUSED: None
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 Bari motioned to adjourn the regular meeting of the Plan Commissioner Reimer seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:26 p.m.


Joanne Kalchbrenner
