

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
OCTOBER 12, 2021**

**PRESENT:**

Assistant Village Administrator Doug Flint, Director Community Development Joanne Kalchbrenner, Assistant Planning & Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Village President Chodri Ma Khokhar, Trustee Chester Pojack, Trustee Mary Schroeder, Chairperson Ristich, Commissioner Bruhl, Foss, Macias, and Reimer.

**EXCUSED:**

Commissioner Bari, Caswick

**ABSENT:**

None

**MINUTES:**

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of August 24th, 2021 Commissioner 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. 602 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for an amendment to a previously approved Conditional Use, Ordinance 2013-94, which permits an automobile service station and automobile laundry facility, to allow a new facility name: Casey's General Store – Richard McMahon of Buck's, LLC.

Chairman Ristich introduces the conditional use request and asked if there is a petitioner in attendance who wishes to make a statement or take questions.

Richard McMahon was sworn in from 5412 Regents Park Road, Rockford, IL 61107

Mr. McMahon is here to take any questions and explains that the ownership of the property has not changed and Casey's has purchased the stock in Bucks. Casey's has done this in Carol Stream and Wheaton. Also explains that the branding is changing to Casey's, provides background on Casey's and explained that a pizza oven and counter is being installed.

Chairman Ristich, So there will be no changes to the exterior?

McMahon, New signage and new fascia on the canopy.

Chairman Ristich, Mike what do we know about the signage?

Michael Krol, The applicant has applied for the permits and the signage has been approved.

Chairman Ristich, and the pizza oven and kitchen requires a permit as well?

Krol, Yes and the permit has been approved and construction has recently begun.

Commissioner Bruhl, Could this be considered a restaurant?

McMahon, No, there is no sitting down. It's a carry out pizza counter.

Commissioner Bruhl, asking for assurance from Joanne that this is not a restaurant serving alcohol.

Joanne Kalchbrenner, It's carry out pizza and nothing in the plans indicate a restaurant but if the applicant chooses to apply for a conditional use for a restaurant serving alcohol, a Plan Commission and review would be required.

McMahon, Confirmed and there is no plan to apply for a conditional use to serve alcohol.

Commissioner Foss, is the gasoline changing from Mobile?

McMahon, It will no longer be a Mobile branded gas station and it will be Casey's unbranded gasoline in the ground.

Commissioner Foss, is Casey's unbranded gasoline good gas?

McMahon, explains the two types of gasoline that companies can buy.

Chairman Ristich, asks for public comment and if the public has raised any questions and states I understand that the Village has provided notice of the public hearing to adjacent property owners.

Joanne, confirms yes.

Village President Chodri Ma Khokhar, 1570 President Street, Glendale Heights, IL 60139. What is meant by existing and meeting the gas requirement?

McMahon, explains the additives and detergents to differentiate their gas from other brands.

Chairman Ristich went over the approval criteria.

No public response for this hearing.

Chairman Ristich went over the approval criteria.

**MOTION:** Commissioner Macias motioned to consider application for an amendment to a previously approved Conditional Use, Ordinance 2013-94, which permits an automobile service station and automobile laundry facility, to allow a new facility name: Casey's General Store including the two (2) staff recommendations; The applicant shall obtain all required permit approvals, including but not limited to, building remodel permit approval and sign permit approval and the applicant shall apply for a new business license for Casey's General Store. The **MOTION** was seconded by Commissioner Bruhl

**ROLL CALL VOTE:**

**AYES:** Commissioner Bruhl, Foss, Macias, Reimer

**NAYS:** None

**EXCUSED:** Commissioner Bari, Caswick

**ABSENT:** None

**MOTION DECLARED CARRIED**

**2. PUBLIC HEARING** to consider an application a PUD amendment, Ordinance 1996-86, to the Village Market Place Planned Unit Development to increase the maximum square footage and height for the shopping center sign along Army Trail Road located on the property of 345 E. Army Trail Road. – RMS Properties.

Chairman Ristich introduces the proposed PUD amendment and asked if there is a petitioner in attendance who wishes to make a statement or take questions.

Kathryn Robinson was sworn in from 42 W. Gotlein, South Barrington, IL 60010 and summarizes the PUD amendment request to increase the maximum square footage of the existing sign for new tenants.

Chairman Ristich, question to the Village, how is the sign height measured?

Joanne, explains that the sign height is measure from the right-of-way line.

Commissioner Bruhl, this sign is going from 18 feet to 27 feet in height and going from 138 square feet to 300 square feet. What is the height of the Home Depot Sign? The Meadowbrook Shopping Center across the street? And what about the McDonalds?

Krol, the Home Depot sign is 20 feet in height. The Meadowbrook Shopping Center is 19 feet. The McDonald's is 16 feet in height.

Robinson, explains the request is because there is a minimum eight feet (8') clearance code requirement and stated they are committed to working with the Village on a resolution.

Krol, went through examples of shopping center signs in the area that exceed the code minimum and was granted approval. Plaza Westlake is 33 feet, Menard's 50 feet from grade, and the Menard's sign on North Avenue is 35 feet, and the Bloomingdale Plaza is 25 feet.

Chairman Ristich, do these shopping centers have outlot buildings? Is this consistent with the 617 foot building setback of the Self-Storage World building?

Krol, Yes, all the shopping centers listed have outlots. And the shopping center buildings sit close to the roadway that the Village Marketplace and has taken into consideration.

Robinson, summarizes the proposed PUD amendment requested by Chairman Ristich.

Commissioner Reimer, if there are additional tenants in the future will the sign go even higher?

Robinson, No, the signage can be redesigned to fit in the newly requested or new structure that complies.

Village Attorney Pacione, to clarify, the applicant is not going to come back and request an even bigger sign in the future.

Chester Pojack is sworn in from 2162 Payson Circle, Glendale Heights, IL 60139. Would the petitioner consider moving the sign because the existing trees around the sign are going to eventually grow and block the sign in the future?

Joanne, suggestion of a compromise to add or relocate the two (2) more trees elsewhere if they over grow and block the sign.

No additional public response or comment.

Chairman Ristich went over the approval criteria.

**MOTION:** Commissioner Reimer motioned to consider application a PUD amendment, Ordinance 1996-86, to the Village Market Place Planned Unit Development to increase the maximum square footage and height for the shopping center sign along Army Trail Road including following recommendations: the applicant shall obtain Village sign permit approval, the sign shall generally conform with Sheet A.03 dated August 24, 2021, and that two (2) new trees shall be planted if they existing trees obstruct the sign in the future. The **MOTION** was seconded by Commissioner Macias.

**ROLL CALL VOTE:**

**AYES:** Commissioner Foss, Macias, Reimer, Chairman Ristich

**NAYS:** Bruhl

**EXCUSED:** Commissioner Bari, Caswick

**ABSENT:** None

**MOTION DECLARED CARRIED**

**PUBLIC HEARING** to consider a text amendment to the Village of Glendale Heights Zoning Ordinance: Section 11-10B-3 as it pertains to Self-storage facilities as a Conditional Use in the C-2 Community Commercial District – RMS Properties.

**3. PUBLIC HEARING** to consider a text amendment to the Village of Glendale Heights Zoning Ordinance: Section 11-10B-3 as it pertains to Self-storage facilities as a Conditional Use in the C-2 Community Commercial District.

Chairman Ristich introduces and reads the proposed text amendment and asked if there is a petitioner in attendance who wishes to make a statement or take questions.

Kathryn Robinson was sworn in from 42 W. Gotlein, South Barrington, IL 60010 and summarizes the text amendment request to which would allow rental trucks and equipment associated with a self-storage facility.

Village Attorney Pacione clarifies that the conditional use for a self-storage facility already exists, it's a change to the criteria to the conditional use.

Joanne, the zoning ordinance lists self-storage facilities as a conditional use and the change is to the conditions which would request to allow rental vehicles and equipment. The next item on the agenda is the conditional use request.

Commissioner Reimer, What is the difference between this request and what Home Depot has out front?

Joanne, the difference is that Home Depot is a retail establishment and applied for a conditional use. Self-storage facilities are not allowed outdoor storage from the criteria approved in 2017. The text amendment is to the Village zoning code criteria for self-storage facilities.

Robinson, provides further clarification of the request.

Commissioner Reimer, so it's okay for Home Depot to have their rental trucks in the front but with the self-storage they would need to be in the back?

Joanne, it could be in the rear yard or side yard if this text amendment is approved as is. Clarifies again that this text amendment is for self-storage facilities only.

Commissioner Foss, Home Depot is parking their trucks across from Advance Auto, is that what they are doing now?

Joanne, no that is a different property and that request will be heard at a later date. Of all uses, a self-storage facility to allow rental trucks and equipment is the most compatible use as a lot of people who want to rent a self-storage unit can easily rent a truck for the storage.

Addition discussion of the rental trucks between Joanne, Commissioner Foss, and Ms. Robinson.

Commission Bruhl, the text amendment makes sense however is asking for clarification of an interior side yard.

Joanne, in this particular case if are looking at the building from Army Trail, the side yard contains a drive aisle to the rear of the building which is not wide enough for traffic and parking of vehicles, side lots not adjacent to a roadway.

No additional public response or comment.

Chairman Ristich went over the approval criteria.

**MOTION:** Commissioner Foss motioned to consider a text amendment to the Village of Glendale Heights Zoning Ordinance: Section 11-10B-3 as it pertains to Self-storage facilities as a Conditional Use in the C-2 Community Commercial District. **MOTION** was seconded by Commissioner Macias.

**ROLL CALL VOTE:**

**AYES:** Commissioner Bruhl, Foss, Macias, Reimer

**NAYS:** None

**EXCUSED:** Commissioner Bari, Caswick

**ABSENT:** None

**MOTION DECLARED CARRIED**

**4. 325 E. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for a Conditional Use to allow the outdoor storage of U-Haul rental trucks, trailers, and cargo vans – RMS Properties.

Chairman Ristich introduces the proposed conditional use and asked if there is a petitioner in attendance who wishes to make a statement or take questions.

Kathryn Robinson was sworn in from 42 W. Gotlein, South Barrington, IL 60010 and summarizes the conditional use proposal and request which would allow the outdoor storage of rental trucks and equipment located at the subject property. There are currently 342 parking spaces, 42 spaces in the rear parking lot and describes proposed site plan layout for the rental truck parking location in the rear parking lot.

Chairman Ristich reads a submitted objection to the proposal from Christine Manning, 304 Blue Spruce Lane, Glendale Heights, IL 60139. The concern is over noise and traffic along Dale Road.

Robinson, addresses concerns brought up by Ms. Manning written objection and doesn't want to be a nuisance to the surrounding property owners.

Commissioner Reimer, How much traffic do you anticipate on any given day? You're not going to know how many until operations begin.

Robinson, explains the U-Haul process and usage reports that are sent to their client.

Joanne, clarifies the question of how many U-Hauls are rent a day and states you don't know exactly how many until operations begins.

Robinson, on average 1-2 U-Haul rentals per day but typically more during peak season or summer months. Doesn't have an exact amount.

Commissioner Foss, can the Village put a time limit or cap on time for returns or pickups?

Joanne, you could add a time limit but it would be difficult to enforce. You could also a condition to include that trucks and equipment must fit within the designated area.

Commissioner Bruhl, what are the Home Depot hours of delivery?

Krol, Ordinance approved in 2012 states that all outdoor activity shall be completed by 11:00 p.m., no horns shall be used outside of the Home Depot store between 10:00 p.m. and 6:00 a.m.

Chester Pojack, Mike just to clarify, Home Depot cannot park the semi-trucks on Dale Road.

Krol, correct. If semi-trucks arrive after hours they are required to park in front of the store.

Commission Bruhl, would the applicant be open to following what was approved for Home Depot? You as a business, have no control over the number of trucks.

Robinson, yes, we would be open to follow the guidelines that in place with Home Depot. And yes, they can let U-Haul know the maximum number of equipment or trucks but that will limit the benefits from U-Haul. They want to be good neighbors, don't want to make the parking lot look like a junk yard, and don't want to create a traffic issue with U-Hauls.

Commission Bruhl, where is the designated parking area for self-storage facility customers? Is the lighting in the rear parking adequate?

Robinson, customers will park right in front of the building for smaller items that are stored or in the back near the loading dock for larger items. Yes, the lighting is adequate and the property has surveillance.

Krol, reads the Home Depot ordinance again and suggested wording that no U-Haul truck traffic between 10:00 p.m. and 6:00 a.m.

Robinson, has agreed to the condition.

No additional public response or comment.

Chairman Ristich went over the approval criteria and the approval conditions.

**MOTION:** Commissioner Macias motioned to consider a text amendment to the Village of Glendale Heights Zoning Ordinance: Section 11-10B-3 as it pertains to Self-storage facilities as a Conditional Use in the C-2 Community Commercial District with the following five (5) conditions: the proposed conditional use would only be allowed if the Village Board also approves the proposed text amendment to the Section 11-10B-3 to allow the outdoor storage of rental of trucks and trailers associated with a self-storage facility, the proposed development shall be in accordance with the site plan sheet T-1, A-2, and A-3 prepared by RMS Properties dated 2021, a permit is required for the restriping of the parking lot, applicant shall install "no parking, fire lane" signs along the rear elevation of the building to the satisfaction of the Bloomingdale Fire Protection District, and no U-Haul traffic between 10:00 p.m. and 6:00 a.m., and that all rental vehicles be located only in the designated parking lot area. **MOTION** was seconded by Commissioner Foss.

**ROLL CALL VOTE:**

**AYES:** Commissioner Bruhl, Foss, Macias, Reimer

**NAYS:** None

**EXCUSED:** Commissioner Bari, Caswick

**ABSENT:** None

**MOTION DECLARED CARRIED**

**5. 387 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for an amendment a previously approved Conditional Use, Ordinance 1983-29, 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.

Chairman Ristich introduces the conditional use request and summarizes the history of the proposal from 2020 and asked if there is a petitioner in attendance who wishes to make a statement or take questions.

Michael Schroeder was sworn in from 200 Fulton Street, West Chicago, IL 60185 describes the current use of U-Haul and storage of U-Hauls in the rear, side, and in the front yard. It's beneficial for small businesses to earn reoccurring revenue. You make more money the more U-Hauls you rent. Currently has rentals on his property.

Chairman Ristich, what is your concern regarding the Glenside Fire Protection Districts concern about parking U-Haul vehicles along the east side of the property?

Schroeder, they really didn't have any concerns. He doesn't know what the concerns are.

Chairman Ristich, reads the Glenside Fire Protection Districts review comments expressing concerns dated September 3<sup>rd</sup>, 2021 with blocking the east side drive aisle with trucks as fire would have no access around the building in the event of an emergency.

Schroeder, I don't know what to say to that. I think I have a 10 foot easement. I have 15 feet paved on the east side. I've been in my business for 37 years and have not had any misfortune needing the fire department. He wasn't aware that the fire marshal had any issues.

Commissioner Reimer, the Village Board has not approved this request for U-Hauls and the Plan Commission already reviewed this several months ago. What has changed?

Joanne, clarifies that if an application is denied they are required by code to wait one year before they can reapply. the applicant has submitted an application similar to the 2020 application, with the new request asking to park U-Haul's in the east side drive aisle and the front parking lot. The original application was only to allow the U-Haul's in the rear yard.

Commissioner Reimer, if a fire truck, regardless of your record, isn't going to be able to get through there. The concern is for emergency vehicles. Asks question again of what has changed with this application. He personally does see anything



that has changed in the request. What will change the Plan Commissions mind?  
How do you expect us to approve something that hasn't changed?

Schroeder, thank you for your time.

Chairman Ristich, asks for public comment and reviews the request and asks if the Plan Commission has another questions.

Mary Schroeder, 1904 Flagstaff, Glendale Heights, IL 60139. What kind of a change is the Plan Commission looking for? He is only trying to help his business and isn't having any kind of fire problem. The building is completely sprinkled. I don't know what kind of change is expected.

Chairman Reimer, because it wasn't approved before and I'm looking for something that would change my mind from the previous request. It is the applicant's obligation to come up with some changes that would obtain the fire department approval.

Chairman Ristich requested a motion from the Plan Commission.

**MOTION:** Commissioner Reimer made a motion to deny based on the fire recommendation, safety concerns, off street parking doesn't meet the minimum code requirement, for the request an application for an amendment a previously approved Conditional Use, Ordinance 1983-29, 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. **MOTION** was seconded by Commissioner Foss.

**ROLL CALL VOTE:**

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

**MOTION DECLARED CARRIED**

**ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:**

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

**Upon roll call vote motion declared unanimously and the meeting was adjourned at 9:07 p.m.**

  
\_\_\_\_\_  
Joanne Kalchbrenner