

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 9, 2021**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

MINUTES:

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of October 12, 2021 Commissioner Reimer 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. PUBLIC HEARING to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-4-7, A, Table 4-1 as it pertains to solar panel equipment shelters, Section 11-4-15, I, 3 as it pertains to trucks and semitrailers being parked or stored outdoors, Section 11-10B-3 as it pertains to open sales as a principal or accessory use as a Conditional Use in the C-2 Community Commercial District, Section 11-11D-2 as it pertains to automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the I – Light Industrial District – Village Staff.

Chairman Ristich introduces the text amendment request regarding solar panel equipment shelters.

Joanne spoke on behalf of the Village and summarizes the first proposed text amendment regarding solar panels.

Chairman Ristich, what is the size of the solar panel equipment

Michael Krol, approximately 1 foot by 1.5 feet.

Doug Flint, Do these enclosure house the batteries.

Krol, yes.

Commissioner Bruhl, asked if the equipment shelters can be located in the courtyard?

Krol, yes, in the courtyard, side yard, rear yard, and corner side yard. An equipment shelter would not be permitted in the front yard or not allowed to encroach the building line setback under the proposed text amendment.

Chairman Ristich introduces the text amendment request regarding truck and trailer parking.

Joanne spoke on behalf of the Village and summarizes the truck and trailer parking section.

Chairman Ristich, asked about visibility concerns and for a definition of a loading dock berth.

Joanne, clarified the loading berth definition and the visibility requirement from the right-of way.

Chairman Ristich introduces the text amendment request regarding open sales in the C-2 district

Joanne spoke on behalf of the Village and summarizes the request to allow open sales lots in the C-2 district as a conditional use.

There was no public or Plan Commission comment on open sales in the C-2 district.

Chairman Ristich introduces the text amendment request regarding automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the I zoned district.

Joanne spoke on behalf of the Village and summarizes the request to allow automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure.

Commissioner Bruhl, requested to add “associated with cars that are for sale” to the approval ordinance.

No public response for this hearing.

Chairman Ristich went over the approval criteria.

MOTION: Commissioner Foss motioned to consider the following amendments to the Village of Glendale Heights Zoning Ordinance: Section 11-4-7, A, Table 4-1 as it pertains to solar panel equipment shelters, Section 11-4-15, I, 3 as it pertains to trucks and semitrailers being parked or stored outdoors, Section 11-10B-3 as it pertains to open sales as a principal or accessory use as a Conditional Use in the C-2 Community Commercial District, Section 11-11D-2 as

it pertains to automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the I – Light Industrial District – Village Staff.

The **MOTION** was seconded by Commissioner Caswick

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

2. PUBLIC HEARING Section 11-11C-2 as it pertains to automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the BP – Business Park District.

Chairman Ristich introduces the text amendment request regarding automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the BP zoned district.

Joanne spoke on behalf of the Village and summarizes the request to allow automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure.

Commissioner Bruhl, objected to allowing online automobile sales in the BP district. One reason is that most of the BP district buildings abut residential zoning districts on multiple sides.

No public response for this hearing.

Chairman Ristich went over the approval criteria.

MOTION: Commissioner Caswick motioned to consider a text amendment to Section 11-11C-2 as it pertains to automobile internet/online sales with ancillary use of repair shops and automobile laundries within an enclosed structure as a Permitted Use in the BP – Business Park District.

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

ROLL CALL VOTE:

AYES: Commissioner Bari, Caswick, Foss, Macias, Reimer

NAYS: Commissioner Bruhl

EXCUSED: None

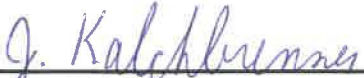
ABSENT: None

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 7:38 p.m.**



Joanne Kalchbrenner