

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 22ND, 2022**

PRESENT:

Assistant Village Administrator Doug Flint, Director Community Development Joanne Kalchbrenner, Village Attorney Peter Pacione, Trustee Pat Maritato, 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 Commissioner of Caswick seconded the motion.

After the motion Commissioner Reimer corrected page 5 last paragraph the work is “town” not down. So the paragraph should have read, “Peter added he was the guy that didn’t want it in his town and now he doesn’t even notice it in his town.”

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

2057-2059 BLOOMINGDALE ROAD – PUBLIC HEARING CONTINUED FROM THE JANUARY 25TH, 2022 MEETING to consider an application for a PUD amendment to the Glenbard Shopping Center and a Conditional Use in the C-2 Community Commercial District to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – RMK, LLC. dba Maytag.

Chairman Ristich asked for the letter from Mr. Daniel be entered on the record and the letter from John Cianfaglione also be entered for the record.

Mark Daniel went over an overview. He stated that this is a single business of laundry and U-Haul. RMK would not be able to survive without the U-Haul business.

Then Mark went over a power point presentation that included a history of the parking lots in that area to give everyone a background on the situation.

Commissioner Bruhl questioned how they are able to manage the amount of trucks when U-Haul has no corporate policy of how many trucks are in one location – Mark responded they would watch the cyclical flow based on past experience.

Joanne went over U-Haul pick up and drop off based on her own personal experience of renting a truck.

Trustee Maritato added that the max they could have at one time would be 20 – Joanne responded yes.

John Cianfagione of Addison, IL property owner of 2065 Bloomingdale rd. was sworn in.

His first question, “Is the drive thru abandon or not abandon?” Second question where does the one way drive exit at?

Joanne answered there would have to be a conditional use applied for pertaining to question 1. And the answer to the second question is that it exits in front of the west side of the shopping center.

John would like signs up so drop offs know where to go and not park on any available lot. Joanne stated that is why the Village has recommended a sign by the fence to differentiate between your drive thru & where they should be. The Village has recommended a 6 foot wooden fence also.

Chairman Ristich announced that the public was notified.

Commissioner Bruhl clarified that this is a conditional use to the business not a PUD – yes.

Commissioner Reimer stated that if there are more trucks then spots they seem to have a procedure to remove additional trucks. Is the Village OK with this? – Joanne yes and they don’t anticipate they will be at max, but if they do they can remove them immediately.

Commissioner Reimer added that they will be parked with shorted trucks on the ends like “book ends”. If they are not parked that way will the staff be able to move the trucks – Mark yes.

Chairman Ristich went over the criteria.

MOTION: Commissioner Caswick motioned to consider an application for a PUD amendment to the Glenbard Shopping Center and a Conditional Use in the C-2 Community Commercial District to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – RMK, LLC. dba Maytag, with the following recommendations:

Village staff recommends approval of the proposed Conditional Use to allow outdoor storage of a variety of rental vehicles and equipment such as box trucks, trailers, cargo vans, and pickup trucks within the designated parking area for Maytag Laundromat located 2057-2059 Bloomingdale, in the designated area depicted on the attached site plan, subject to the following conditions of approval:

1. The storage and parking of rental trucks and trailers shall only be allowed in parking spaces that are not required to meet the minimum 179 spaces for the shopping center, which is currently 20 spaces.
2. Rental vehicles shall not block the existing fire hydrant located in the northwest edge of the parking lot. The area shall be striped to indicate no parking is permitted.

3. The applicant must maintain a minimum twenty-four foot (24') wide access drive aisle in the designated parking area for rental vehicles.
4. The proposed designed area for rental vehicles is for RMK, LLC. Dba Maytag Laundromat only. Any future requests will require a separate conditional use.
5. Adding the following language to the conditional use, if approved by the Village Board: "That any cessation of business for a period in excess of sixty (60) days, or the sale or transfer of the business shall result in a termination of the conditional use permit granted herein."
6. The proposed conditional use shall be in conformance the site plan prepared by Watermark Engineering dated July 2, 2019, with revisions dated February 10, 2022, including the location of the rental vehicle parking area shall be in within the depicted area, and construction of a six foot high wooden fence. The fence shall be installed no later than June 1, 2022.
7. The applicant shall install a sign on the wooden fence designated the area as "U Haul Parking."
8. There shall be no parking of U Haul or other rental vehicles within the fire lane.
9. The site shall comply with the fire truck circulation plan, dated November 24, 2021.
10. That the landbanked parking spaces noted on the site plan prepare by Watermark Engineering dated July 2, 2019, bearing the latest revision date of February 10, 2022 be installed if, in the Village of Glendale Heights determination, there is a lack of parking within the shopping center.

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

ROLL CALL VOTE:

AYES: Commissioner Macias, Reimer, Bruhl, Caswick

NAYS: None

EXCUSED: Commissioner Bari, Foss

ABSENT: None

MOTION DECLARED CARRIED

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Caswick motioned to adjourn the regular meeting of the Plan Commissioner Reimer seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 8:29 p.m.