

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 12, 2023**

PRESENT:

Deputy Director of Community Development Matthew Dabrowski, Village Attorney and substitute Chairman Peter Pacione, Acting Village Administrator Doug Flint, Commissioner Reimer, Bruhl, Bari, and Foss. Trustees Pat Maritato, Michael Light and Chester Pojack.

EXCUSED:

Commissioner Macias

ABSENT:

None

MINUTES:

Commissioner Bari motioned to approve the minutes of the Regular meeting of the Plan Commission from August 8th, 2023, Plan Commissioner Foss seconded the motion.
Unanimously approved.

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

- a) **A PUBLIC HEARING TO CONSIDER: PC #23-008**, A variation from Title 11 (Zoning Regulations), Chapter 4 (General Zoning Regulations), Section 11-4-7A (Obstructions), Table 4-1 (Permitted Obstructions in Required Yards) to allow a storage shed in a side yard, a variation from Title 11 (Zoning Regulations) Chapter 9 (Residence Districts), Article D (R-3 Single Family Detached Residence Districts), Section 11-9D-4 (Bulk, Space and Yard Requirements) to allow a reduction to the side yard setback from three (3) to two (2) feet, and a variation from Title 11 (Zoning Regulations) Chapter 9 (Residence Districts), Article D (R-3 Single Family Detached Residence Districts), Section 11-9D-4 (Bulk, Space and Yard Requirements) to allow a reduction to the minimum building separation between a principal and accessory structure from five (5) to one (1) foot for a storage shed located at 1435 Westchester Drive.

Petitioner/home owner Mario Munoz sworn in and gave a statement as to why he needed the shed and how costly it was to build and how costly it would be to move the shed. Petitioner/home owner Mario Munoz also stated he did not know a permit was needed for the shed.

Matthew Dabrowski described background and proposal with staff recommendations in detail.

Staff not recommending the shed.

Peter Pacione is shed cemented?

Petitioner Mario Munoz Yes. Cemented pillars.

Peter Pacione can the shed be moved?

Matthew Dabrowski Yes could be moved.

Peter Pacione any room behind the garage?

Matthew Dabrowski Yes. Should be careful because of easement.

Commissioner Reimer Is there electric in the shed?

Petitioner Mario Munoz No.

Public response

Resident Maureen May stated the Petitioner Mario Munoz built shed on weekend and without a permit. Shed is a Fire Hazzard.

Resident Vikki Iacullo stated Petitioner Mario Munoz broke the rules. Shed is a Fire Hazzard.

Chester Pojack can he move the shed?

Matthew Dabrowski Yes.

Public was notified.

MOTION: Commissioner Reimer, **motioned to deny:** A variation from Title 11 (Zoning Regulations), Chapter 4 (General Zoning Regulations), Section 11-4-7A (Obstructions), Table 4-1 (Permitted Obstructions in Required Yards) to allow a storage shed in a side yard, a variation from Title 11 (Zoning Regulations) Chapter 9 (Residence Districts), Article D (R-3 Single Family Detached Residence Districts), Section 11-9D-4 (Bulk, Space and Yard Requirements) to allow a reduction to the side yard setback from three (3) to two (2) feet, and a variation from Title 11 (Zoning Regulations) Chapter 9 (Residence Districts), Article D (R-3 Single Family Detached Residence Districts), Section 11-9D-4 (Bulk, Space and Yard Requirements) to allow a reduction to the minimum building separation between a principal and accessory structure from five (5) to one (1) foot for a storage shed located at 1435 Westchester Drive.

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

ROLL CALL VOTE:

AYES:	Commissioner Reimer, Bruhl, Bari, and Foss
NAYS:	None
EXCUSED:	None

- b) **A PUBLIC HEARING TO CONSIDER: PC #23-010,** A Conditional Use Permit to allow a drive-through restaurant with variation within a C-2, Community Commercial District for Heritage Group LLC (d/b/a Jimmy John's) and located at 2065 Bloomingdale Road.

Petitioner's Hector Singh and Alfred Teleron gave brief description of request for conditional use.

Matthew Dabrowski described background and proposal with staff recommendations in detail.

Commissioner Bari What kind of sign?

Matthew Dabrowski standard.

Commissioner Bruhl has questions on signage, variations, and lighting also future space.

Matthew Dabrowski addressed all questions from commissioner Bruhl.

Commissioner Foss is the equipment from the previous owners still in place?

Matthew Dabrowski they will be putting in new menu boards.

Commissioner Reimer how the outside seating set up?

Matthew Dabrowski explained the seating.

Public Response

Ken Intounas questions about sign, patio, coffee shop, new kitchen, seating and parking.

Matthew Dabrowski addressed all questions.

Public was notified.

MOTION: Commissioner Bruhl motioned to consider: A Conditional Use Permit to allow a drive-through restaurant with variation within a C-2, Community Commercial District for Heritage Group LLC (d/b/a Jimmy John's) and located at 2065 Bloomingdale Road.

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

ROLL CALL VOTE:

AYES: Commissioner Reimer, Bruhl, Bari, and Foss
NAYS: None
EXCUSED: None

MOTION: Commissioner Foss motioned to consider: A variation from Title 11, Chapter 6 (signs) Section 11-6-11D-4A to increase the maximum number of wall signs per business (d/b/a Jimmy John's) and located at 2065 Bloomingdale Road.

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

MOTION: Commissioner Foss motioned variation A variation from Title 11, Chapter 6 (signs) Section 11-6-11D-4D to increase the maximum number of wall signs per business (d/b/a Jimmy John's) and located at 2065 Bloomingdale Road.

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

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Bari 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 8:20 p.m.

A handwritten signature in cursive script, appearing to read "Matthew S. Dabrowski", is written over a horizontal line.

Matthew S. Dabrowski
Deputy Director of Community Development