

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 8<sup>TH</sup>, 2023**

**PRESENT:**

Zoning & Economic Development Planner Matthew Dabrowski, Village Attorney and substitute Chairman Peter Pacione, Acting Village Administrator Doug Flint, Commissioner Macias, Reimer, Bruhl, Bari, and Foss. Trustees Pat Maritato, Michael Light and Chester Pojack.

**EXCUSED:**

None

**ABSENT:**

None

**MINUTES:**

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission from April 25th, 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 #23-005**, a Conditional Use to allow a Motor Vehicle Body Shop and a Conditional Use to allow Outdoor Storage of motor vehicles in a C-3, General Commercial District for Hawks Auto Collision, LLC (d/b/a Hawks Auto Body and Collision) located at 908 E. North Avenue.

Petitioner Jacqueline Espinoza (owner of property) (Luis Abril owner of business).

Petitioner sworn in and went over brief reason for bringing business to Glendale Heights.

Matt described background and proposal with staff recommendations in detail.

Commissioner Foss asked will there be a problem with welding noise bothering the residents?

Matt answered after checking history in Laserfiche there were no code violations found.

Commissioner Bari asked petitioner Will the business be shared with anyone?

Petitioner answered No.

Commissioner Bruhl brought attention to staff recommendation #3 language reference language regarding tow truck and parking. Directly related to U-Haul.

Commissioner Reimer if petitioner does rental/U-Haul petitioner has to come back to petition for this.

Matt answered yes.

No public response – Public was notified.

**MOTION:** Commissioner Macias motioned to consider: PC#23-005, a Conditional Use to allow a Motor Vehicle Body Shop and a Conditional Use to allow Outdoor Storage of motor vehicles in a C-3, General Commercial District for Hawks Auto Collision, LLC (d/b/a Hawks Auto Body and Collision) located at 908 E. North Avenue. With staff recommendation #3 PC #23-005.

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

**ROLL CALL VOTE:**

**AYES:** Commissioner All

**NAYS:** None

**EXCUSED:** None

- b) **A PUBLIC HEARING TO CONSIDER: PC #23-006**, a Conditional Use to allow Outdoor Storage in an I-Light Industrial District for Paul M. Brown and Associates (d/b/a Two Men and a Truck) located at 520 Windy Point Drive.

Petitioner Jacob Whitt owner of Two Men and a Truck.

Petitioner sworn in and gave brief reason for bringing business to Glendale Heights.

Matt described background, proposal and staff recommendations.

Commissioner Bari no semi-trucks?

Matt answered no semi-trucks.

Commissioner Foss asked are box trucks gas or diesel.

Petitioner answered Gas no diesel.

Commissioner Bruhl How are containers stored and transported?

Petitioner answered they are built in the facility, packed and shipped out no storage on outside.

Commissioner Bruhl are these pods?

Petitioner No.

No public response – Public was notified

**MOTION:** Commissioner Macias motioned to consider: PC#23-006 a Conditional Use to allow Outdoor Storage in an I-Light Industrial District for Paul M. Brown and Associates (d/b/a Two Men and a Truck) located at 520 Windy Point Drive. With staff recommendation #1 and #2 PC #23-006

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

**ROLL CALL VOTE:**

**AYES:** Commissioner All

**NAYS:** None

**EXCUSED:** None

- c) **A PUBLIC HEARING TO CONSIDER: PC #23-007**, an amendment to Conditional Use for a Planned Unit Development Ordinance 1989-21 to allow a 44,000 square foot building addition with exceptions to both the underlying ordinance and zoning code for Sumitomo Machinery Corporation (d/b/a Sumitomo Drive Technologies) located at 175 Lake Drive.

Petitioner Michael Long sworn in Petitioner Michael Long gave a detailed presentation of the business.

Matt gave background on the business, proposal and staff recommendations.

Peter is this particular lot part of a larger parcel?

Matt yes. One of many lots.

Commissioner Bruhl asked is there a Landscape plan?

Matt answered landscape plan will be submitted at a later date.

Commissioner Bruhl What is the width of driveway.

Matt answered 55 to 60 feet.

Commissioner Bruhl made a comment about easement staff recommendations #5 at top of page 5.

Commissioner Bruhl commented on the storm water report she appreciated the professional engineer opinion.

Commissioner Bruhl On page 2 what is a rain garden?

Bill Loftus Space Co explained what a rain garden is.

Commissioner Bruhl is retention pond part of the storm water retention pond.

Bill Loftus answered Yes.

No public response – Public was notified

**MOTION:** Commissioner Foss motioned to consider: PC#23-007, an amendment to Conditional Use for a Planned Unit Development Ordinance 1989-21 to allow a 44,000 square foot building addition with exceptions to both the underlying ordinance and zoning code for Sumitomo Machinery Corporation (d/b/a Sumitomo Drive Technologies) located at 175 Lake Drive.

The **MOTION** was seconded by Commissioner Bari

**ROLL CALL VOTE:**

**AYES:** Commissioner All

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION: CARRIED**

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

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

**Upon roll call vote motion declared unanimously and the meeting was adjourned at 8:03 p.m.**