

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
MARCH 26TH, 2019**

PRESENT:

Chairperson Ristich, Commissioners Bari, Bruhl, Foss, and Macias

EXCUSED:

Commissioner Reimer and Caswick

ABSENT:

None

ALSO PRESENT:

Director Community Development Joanne Kalchbrenner, Assistant Village Administrator Michael Marron, Michael Light, and Chester Pojack, and Village attorney Peter Pacione.

Chairperson Ristich called the meeting to order at 7:00 p.m. in the Council Chambers of the Civic Center.

MINUTES:

Commissioner Bari motioned to approve the minutes of the Regular meeting of the Plan Commission of March 12th, 2019. Commissioner Macias seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

No Report

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 a text amendment to allow outdoor storage of rental trucks and trailers as a condition of self-storage facilities as a Conditional Use in the C-2 Community Commercial Zoning District.

Chairman Ristich reviewed the proposal and reminded the Plan Commission that this for a text amendment to allow the truck parking for any self-storage facility in the C-2 zoning district, not just for the particular location.

The applicant, Mehran Farahmandpour from 3996 Orchard Lane, Long Grove, was sworn in. He presented the proposed text amendment. Mr. Farahmandpour explained that he proposed the original text amendment to allow self-storage facilities in the C-2 district and at that time, the owner wanted to have the U-Haul rental but was not aware that the rental would be considered outdoor storage. He thought it would be considered truck parking. In order to have the truck and trailer parking, he is now requesting a text amendment. He indicated that most self-storage facilities have truck and trailer rentals as part of the business.

Joanne Kalchbrenner noted that the proposed text amendment is not site specific to the Self-Storage World, but would allow outdoor storage with any self storage facility within the C-2 zoning district.

Commissioner Bruhl asked if the original owner is the applicant and was advised yes. She indicated that she was on the Plan Commission when the original request for self-storage was submitted and recalled that there was concern with the impact of any storage on the residents to the south and that's why the storage was prohibited. Mr. Farahmandpour responded that the truck parking would be in front and not impact the residents. He distinguished between outdoor storage and overnight truck parking and indicated that he believes these are separate uses. Commissioner Bruhl indicated that she is still concerned because the proposal would allow the potential village wide, not just in this location. Chairman Ristich reiterated that the proposal is for any self-storage in the Village, not just this location. Attorney Pacione advised the Plan Commission that self-storage was not allowed in the Commercial District until the Village Board amended the code two years ago, but that they included several restrictions to make sure that the use would not adversely impact the neighborhood.

Chairman Ristich asked for any comments from the public. Katherine Manning, from 304 Blue Spruce, Glendale Heights indicated that she wanted to make sure that the residents in the area are protected and appreciated the fact that the Plan Commission is considering them. She advised that whenever there are issues at Home Depot Trustee Pojack and the Police Department have been responsive. She also indicated that the self-storage facility has had some vehicles park behind the building.

There were no additional comments made. Chairman Ristich reviewed the request.

MOTION: Commissioner Macias motioned to move this item to Village Board as presented with a recommendation to approve a text amendment to allow outdoor storage of rental trucks and trailers as a condition of self-storage facilities as a Conditional Use in the C-2 Community Commercial Zoning District. The MOTION did not proceed due to lack of a second.

MOTION: Commissioner Bari motioned to move this item to Village Board as presented with a recommendation to deny a text amendment to allow outdoor storage of rental trucks and trailers as a condition of self-storage facilities as a Conditional Use in the C-2 Community Commercial Zoning District. The MOTION was seconded by Commissioner Foss.

ROLL CALL VOTE:

AYES: Commissioners Bari, Bruhl, Foss, and Chairman Ristich

NAYS: Macias

EXCUSED: Commissioner Caswick, Reimer

ABSENT: None

MOTION DECLARED CARRIED

2. **325 ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for a PUD amendment for a Conditional Use to permit the outdoor storage of up to a total of twelve (12) rental trucks, trailers, cargo vans and pick-up trucks – Self Storage World.

The applicant, Mehran Farahmandpour was sworn in. He presented his proposal to allow an amendment to the PUD to allow parking of trucks and trailers. He explained that the proposed truck and trailer parking would not impact the residents because they are proposed in front of the building where there is plenty of parking.

Joanne Kalchbrenner reviewed the potential ramifications of the recommendation. She advised that if the Village Board denies the text amendment, they would not be able to approve the amendment to the PUD, but if they approve the text amendment, then they can approve the amendment to the PUD.

There was discussion regarding the impact of the recommendation on the proposed text amendment on the current proposal for a conditional use. Attorney Pacione advised that each request should be considered separately but that it would be likely that there would be consistency between the recommendations.

Commissioners discussed the proposal and expressed concern with the impact of the proposed truck and trailer parking on the neighborhood and the potential traffic associated with the rental activity.

Chairman Ristich asked if there was anyone in the public who wished to speak. No one from the public spoke.

MOTION: Commissioner Foss motioned to move this item to Village Board as presented with a recommendation to deny an amendment to the PUD for a Conditional Use to allow outdoor storage of up to twelve (12) rental trucks, trailers, cargo vans and pickup trucks. Commissioner Baru seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Bari, Bruhl, Foss, Macias,

NAYS: None

EXCUSED: Commissioner Caswick, Reimer

ABSENT: None

MOTION DECLARED CARRIED

PLAN COMMISSION MEETING AS A WHOLE:

No additional comments or concerns.

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

Commissioner Foss motioned to adjourn the regular meeting of the Plan
Commissioner Bruhl seconded the motion. **Upon voice vote, the motion declared
unanimously and the meeting was adjourned at 7:47 p.m.**

Joanne Kalchbrenner