

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
JUNE 9<sup>TH</sup>, 2020**

**PRESENT:**

Chairperson Ristich, Commissioners Bari, Bruhl, Caswick, Foss, Macias, and Reimer.

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village Attorney Peter Pacione, Trustee's Michael Light and Chester Pojack.

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 via Zoom of the Plan Commission of April 28<sup>th</sup>, 2020. Commissioner Foss seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

**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:**

1. **387 E. NORTH AVENUE – PUBLIC HEARING** continuance from March 24, 2020 and April 28, 2020 to consider an application to amend a previously approved Conditional Use to allow storage of vehicles to be serviced in the front yard setback and to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – Mike Schroeder of Ed-N-Sons Auto Body.

Chairman Ristich swore in Michael Schroeder of 200 Fulton St; West Chicago, IL 60185.

Mr. Schroder made a statement of his current business and how the U-Haul business subsidizes his auto body business.

Chairman Ristich asked if he was aware of the Fire District's safety issues. Mr. Schroeder commented that since the visit he now keeps the fire exit clear. Chairman continued with the fact that there is no rear access and that it is Mr. Schroeder's opinion that there is not enough room for the Fire Departments trucks. Joanne added that the rear and side need to be clear and kept open. Mr. Schroeder added that he does keep it clear. Joanne added that the Village has pictures to prove that it is not kept clear.

Chairman Ristich added for the record the Fire Districts letter stating, "The random nature of the parking along with the limited amount of actual parking spaces, has let too unpredictable obstructions to the east and rear of the building." Mr. Schroeder – I disagree with the letter and added the building is brick and won't burn and he would like to un-annex from the Glenside Fire district and if there is a fire just let the building burn that is why he has insurance.

Commissioner Foss asked if the building next to him is open. Joanne added yes they are re-opening and they cannot use their neighbor's property for their fire lane. Each business needs to have their own. Foss added what is the maximum amount of trucks? Mr. Schroeder gave no amount.

Chairman Ristich asked The Village if they have received responses from their question to Mr. Schroeder on page 3. Joanne responded no.

Chairman Ristich began with question 1 Mr. Schroeder responded with U-Haul gives him a truck and the customer rents it and he gets 10-15% profit off the rental. Question 2 what is the maximum amount of trucks at one time is it 5-6, how long are they therefore, what is the size? Mr. Schroeder the 20-26 ft. trucks don't stay long because there is not a lot of them. Chairman, who gets the truck back from the customer him? No the customer picks up in front and drops off. Chairman if your 8 spots are full where do they drop off? No answer.

Commissioner Bruhl goes through the rental process with Mr. Schroeder where she calls his company, rents a truck, goes to 387 E North Ave drops off her car, and drives away with a truck and when she is finished she goes back there drops off the truck and picks up her car and either leaves the keys in drop box if closed or gives them to owner if open. Mr. Schroeder – correct and added or someone could have rented a U-Haul in another place and drops off the truck at his place because it is the closest to that person. They have no control over how many trucks come in or go out.

The village added he cannot use the Hokku Bar parking lot to park his trucks because they would need a conditional use permit as well. A verbal agreement with the business is not satisfactory.

Chairman Ristich stated that he currently has 8 parking spots and one is a handicap spot. The village provides pictures showing them exceed this amount.

Mr. Schroeder again reiterated that there will not be a fire.

Peter Pacione added that Mr. Schroeder doesn't know how many trucks will be there in one day there could be 15 one day and 2 the next day.

Commissioner Bari asked the business hours and staff amount. The hours are 7-11 Monday thru Saturday and 8-11 on Sunday and he has 2 employees.

Commissioner Caswick asked if 2 of those spots were for employees. Mr. Schroeder added, no one employee rides a bike. He also added he doesn't need a handicap spot because the handicap customer can just beep and he goes out to help them.

Chairman Ristich asked the number of bays he has in his auto body shop. Mr. Schroeder first said 6-7-8. Ristich added that he has a spray booth bay, did those numbers include that bay? He then changed his answer to 7 bays and then to 10 bays available to work on cars. Ristich asked the Village based on the 10 bay response how many spots does the business need with 2 employees. Mike Krol responded with 16 spaces. Joanne added that there is not enough space for a second business and no one is trying to pick on this business the Fire District is just following their protocol. Mr. Schroeder mentioned he only lives 10 minutes away and the fire department can call him and he can come and open up. The Village added that this still doesn't give enough time to get there and move the cars away from the building to save the building from a fire.

Commissioner Foss asked the Village how many trucks would be OK for this business. Joanne responded if the Plan Commission approves they can put a limit on the amount of trucks. Foss added can we do that. Commissioner Bruhl added we cannot put a limit because the business has no control over what is being dropped off. We are asking for control of something that we cannot control.

Chairman Ristich stated that the East side was the major concern. Joanne Yes.

Chairman Ristich is there revenue here for the city. Joanne does not know.

Chairman Ristich asked how the Village come up with 8 spots. Mike Krol, that is the number that the Village was given by the applicant. Joanne added we need 24 feet for a 2 way traffic driveway and we only have 15 feet.

No audience present for the public hearing.

Chairman Ristich reviewed the criteria on page 5 and added the biggest concern is safety form Fire and the VOGH.

Commissioner Bruhl asked if there was some kind of compromise we can come up with for the business. He is so passionate about the business, what can we do to compromise? Mr. Schroeder added he offered to pave the West Side. Joanne added he would need a variance but the size is still only 15 feet and may not help fire. Plus by paving the West side when the fire truck comes around they would have to eliminate 2 spaces in front for the business. There is too much unpredicted control.

Commissioner Reimer asked would more concrete help. His concern is safety of the possibility of Fire. Coming from an insurance background it only takes one fire to cause a problem, and the business cannot control what comes in. Mr. Schroeder added he will keep the East Side clear. Reimer added the fire trucks are too big. Reimer added can we open the front at all.

Chairman Ristich added is there open parking anywhere. Joanne No.

Peter added even if they paved the West side there is still an issue with impacting the spaces in front of the building. Joanne added the concern of paving both sides there still would be a jostling of a lot of trucks and we would have to check storm sewer regulations. Joanne added if the Plan Commission wants to do a variance

they can request the business do that. Peter responded we can continue and do a variance and fire at the same time.

Commissioner Reimer asked if it will make a difference and is the business will to engineer something else. Mike Krol stated that were would need to be a variance for the west side parking setback and a variance for the parking spots being inadequate.

Commissioner Bruhl read a portion of the 1983 Cond. Use state the service vehicles cannot be stored in the front. Joanne stated that there were no U-Hauls in the Cond Use from 1983.

Mike Krol added also that there is no screening in front or sides for propane tanks.

Chairman Ristich asked if they desired to continue with request what would happen.

Peter responded that the business would have to wait one year and then reapply. Ristich responded if they did a variance would it be different and would that have to wait a year. Peter it would be case by case basis.

Commissioner Reimer should we continue? Commissioner Bari stated this is not going to happen. Commissioner Foss and Caswick agreed.

Denied do to safety concerns.

**MOTION:** Commissioner Bari motioned to deny an application to amend a previously approved Conditional Use to allow storage of vehicles to be serviced in the front yard setback and to allow outdoor storage of U-Haul rental trucks, trailers, and cargo vans – Mike Schroeder of Ed-N-Sons Auto Body. 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**

**PLAN COMMISSION MEETING AS A WHOLE:**

**No additional comments or concerns.**

**OTHER:**

None

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

Commissioner Macias motioned to adjourn the regular meeting of the Plan Commissioner Bari seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 8:13 p.m.

  
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Joanne Kalchbrenner