

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
OCTOBER 25, 2022**

PRESENT:

Director of Community Development Mike Todorovic, Zoning & Economic Development Planner Matthew Dabrowski, Village Attorney Peter Pacione, Acting Village Administrator Doug Flint, Chairperson Ristich, Commissioner Bari, Bruhl, Caswick, Foss, Macias and Reimer.

EXCUSED:

None

ABSENT:

None

MINUTES:

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Plan Commission from October 10th, 2022, Plan Commissioner Caswick 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:

On 10/25/22 approved documents were received at the Village. They are currently being reviewed by our Attorney's and the next meeting is 11/10/22.

NEW BUSINESS

- a) **A PUBLIC HEARING TO CONSIDER:** PC #22-017, a Conditional Use to allow Outdoor Storage within an I-Industrial district for Aramark Refreshments located at 701 Regency Drive, along with any other variation as may be deemed necessary by the Plan Commission.

Petitioner David Lyp of 701 Regency Dr; Glendale Heights, IL was sworn in.

David did a brief description of their business and that service vehicles are necessary for their business. They will consist of vans, box trucks and 4 will require electric for refrigeration.

Commissioner Bruhl asked if 18 vehicles would be the max for them – David Lyp responded yes. Commissioner Bruhl continued to state the vegetation was adequate, but could the Village explain the definition of "land banked".

Matt Dabrowski replied "land banked" is reserved parking set aside to possibly use in the future if needed. A deferred parking lot. Commissioner Bruhl so all it will need is lines added. Matt Dabrowski replied yes.

Commissioner Foss asked why electric was needed. What were the plugs for? – David Lyp answered that they have 4 trucks with refrigeration that need to be plugged in. Commissioner Foss continued to ask if there are houses behind this location – Matt Dabrowski responded no there is a school there and there will always be a school there.

Matt Dabrowski added for the record that he noticed a typo on page 2 it says they have access to 62 parking stalls and it should be 63.

Commissioner Foss asked if there was already electric in the location in question – David Lyp responded that there is but he has spoken with a general contractor and they may need upgrades to get into the condition they need for their business.

Commissioner Foss asked what if they need more electrical there – David Lyp stated that they only use 2 refrigerated trucks at one time and they will not need and more. Commissioner Foss then asked if the Village if the electric is not to code do they have to come back to the plan commission – Matt Dabrowski said no they would just need to apply for a building permit.

Chairman Ristich asked if there would be any Semi's or diesel engines stored here – David Lyp answered no.

Chairman Ristich went over the criteria and staff recommendations.

This was a public hearing and no one was present.

Commissioner Reimer with the current change to electric vehicles are there any special regulations for commercial or even residential? – Peter Pacione stated we currently don't regulate them and Matt Dabrowski added that they would apply for a building permit for electric if needed.

Chairman Ristich asked if they were the owner – Matt Dabrowski responded that they were the lessee and the conditional use would be written to the owner and lessee and if the lessee moved out the conditional use would need to be reapplied for if a different applicant needed it.

MOTION: Commissioner Bruhl motioned to consider: PC #22-017, a Conditional Use to allow Outdoor Storage within an I-Industrial district for Aramark Refreshments located at 701 Regency Drive, along with any other variation as may be deemed necessary by the Plan Commission with the 4 staff recommendations on page 3.

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

ROLL CALL VOTE:

AYES: Commissioner Bari, Bruhl, Caswick, Foss, Macias, Reimer

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

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 7:21 p.m.

A handwritten signature in black ink, appearing to read "Matthew S. Dabrowski", written over a horizontal line.

Matthew S. Dabrowski
Zoning and Economic Development Planner