

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
APRIL 25TH, 2023**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

MINUTES:

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission from March 28th, 2023, 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:
No Report

NEW BUSINESS

- a) **A PUBLIC HEARING TO CONSIDER:** PC #23-001, a Conditional Use to allow a self-storage facility in a C-2, Community Commercial District for Prime Storage Glendale Heights, LLC (d/b/a Prime Storage) located at 325 E. Army Trail Road

Matt stated that this was only a name change for this business.

Commissioner Bruhl drew our attention to page 2 of the staff report; last section on the bottom about carry overs. Specifically 1 and 4 pertaining to Security cameras and truck traffic. Do we need to list these separately or is it ok that they are just noted as carry overs? Matt responded that we were ok because they were codified in the 7 staff recommendations as well.

No public response – Public was notified

MOTION: Commissioner Caswick motioned to consider: PC#23-001, a Conditional Use to allow a self-storage facility in a C-2, Community Commercial District for Prime Storage Glendale Heights, LLC (d/b/a Prime Storage) located at 325 E. Army Trail Road, with the 7 Staff Recommendations starting on page3-4.

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

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION: CARRIED

- b) **A PUBLIC HEARING TO CONSIDER:** PC #23-004, a text amendment to various sections in Title 11 (Zoning Ordinance) and Title 12 (Subdivision Regulations) of the Village of Glendale Heights Municipal Code.

Text Amendment #1

Chairman Ristich asked for clarification on #1. Is there currently an overlap of zoning and plan commission? Matt responded no we are just going back to the way it used to be where PC did both. Chairman continued that the PC has an advisory roll only. Matt agreed and stated that he would still be representing the Village and PC can still challenge the Village through him.

Matt then went over and overview of Text Amendment #1.

Commissioner Reimer asked what change would this mean for PC; More meetings, more time commitment, etc. Matt responded that it will just be a name change and now the PC will hear variations not the Village.

Commissioner Bruhl questioned the necessity of page 2 letter f, filing an annual report. She felt it was a waste of time and unnecessary paperwork. Matt said it was not critical or necessary. Commissioner added what if someone decided to FOIA this report then we would have to be able to present it. Matt continued to explain he would do the report monthly, but it is not critical and can be taken out.

Commissioner Bruhl pointed out page 2 letter B, is this done in today's practices? Matt added we need a Vice Chair it would be ideal for the PC. Commissioner continued to ask if the President was aware that this was his job to appoint a person. Peter added if it happened again we would ask him to appoint someone before the meeting.

Commissioner Bruhl then moved to page 3 letter D, and asked if the work compensation could be changed to stipend. Commissioner Reimer added that stipend is not taxable, which is what Commissioner Bruhl was getting to in addition can we change the work paid to be issued? Yes we can make those changes.

Text Amendment #2

Matt went over an overview and explained we currently have no C4 in our district so we would like to eliminate it from our code.

Chairman Ristich asked what North Avenue was and Matt replied it was mostly C2 and C3.

Text Amendment #3

In the overview Matt explained there was no significant changes just reformatted so it is more user friendly to read.

Chairman Ristich stated that years ago a Group Home was denied because of parking restrictions, what if a tax company opened up. Would they be able to park on opposite sides of street? Matt stated that a tax company would have appointments and be coming one at a time by appointment which is different than a group home. Doug Flint added they would have to adhere to parking restrictions on page 20 letter B #4, and they would not be granting any special parking rules.

Text Amendment #4

Matt presented this amendment as a new ordinance to the Village and went over an overview explaining that most surrounding towns are already allowing this and we currently have 2 running them in VOGH with no supervision from the Village.

Commissioner Bruhl asked if they would need a permit to have an air B&B, Matt said they would have to go through the conditional use on page 26 and follow the Villages regulations. So the 2 we have now would get notification to come into compliance.

Commissioner Foss asked if we would require insurance every time the switched occupants, because what if they cancelled their policy. Matt said we would not check it every time only yearly and if they did cancel it they would be in violation of the regulations and their CU would be revoked. Peter added that they would have to abide by policy on page 26 letter E number 1. Commissioner Reimer added if we were not listed as an insurer we would not get the information for cancelled policy. Peter added we have it in our regulations that they have to give us a 30 day notice of cancellation. Foss continued, will we be inspecting these places – Peter yes.

Commissioner Bruhl addressed the wording on page 24 number 2 letter c and e. There is redundancy in the wording and would like to eliminate letter c. Matt said we would do that and renumber. Bruhl continued with pointing our attention to page 25 number 5 and 8. How would we enforce? Matt stated we would have to come out with an enforcement policy. Obviously if we had complaints from occupants then we would know we have an issue with that owner. People should be complying because that is the ordinance.

Text Amendment #5

Matt did a review of the amendment and stated there were 2 types of food trucks a temporary use one and one that comes on an annual basis.

Commissioner Foss asked if these would be on the street or a parking lot – Matt answered parking lot it must be private property.

Chairman Ristich asked what the shopping centers involvement would be – Matt said we would have to get a copy of the lease agreement when they are going through the process.

Commissioner Bruhl asked where are the temporary use guidelines – Matt pointed out they were on page 29 number 11-4.

Text Amendment #6

Matt did a review of #6 and stated that we are simplifying and rectifying a loop hole in our ordinance.

Commissioner Bruhl commented that she was glad that page 30 letter A number 4 has finally outlined the farm animal issue and was glad we were still allowing laundry lines in back yard – Matt added no side yard laundry.

Text Amendment #7

Matt went over the amendment.

Chairman Ristich asked if there could still be ribbons – Matt said no ribbons only 24 ft. max to do anything you want with brick, asphalt, or concrete.

Text Amendment #8

Matt made an overview of #8

Chairman Ristich asked if we allowed Tattoo parlors – Matt said yes they would fall under body modifications. Ristich continued with the issue of blood – Matt stated they would have to go through the proper health department regulations for their business.

No Public present – Public was notified

- a) **MOTION:** Commissioner Reimer motioned to consider: PC #23-004, a text amendment to various sections in Title 11 (Zoning Ordinance) and Title 12 (Subdivision Regulations) of the Village of Glendale Heights Municipal Code. With the following amendments: 1. Omit the line on page 2/38 letter f (File an annual report with the President and Board of Trustees setting forth its transactions and recommendations); 2. Amend the working on page 3/38 letter D to **Stipend**. Commission member shall be issued quarterly for each meeting attended at a rate determined by the Village President and Board of Trustees. 3. Omit the line on page 24/38 number 2 letter c. (Rent any vacation rental for any period of time shorter than 24 consecutive hours.

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

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION: 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 8:04 p.m.

Matthew S. Dabrowski