

**VILLAGE OF GLENDALE HEIGHTS  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
FEBRUARY 27, 2024**

**PRESENT:**

Deputy Director of Community Development Matthew Dabrowski, Village Attorney and substitute Chairman Peter Pacione, Acting Village Administrator Doug Flint, Commissioner Reimer, Bruhl, Bari, and Foss. Trustees Bill Schmidt.

**EXCUSED:**

Commissioner Macias

**ABSENT:**

**MINUTES:**

Commissioner Bari motioned to approve the minutes of the Regular meeting of the Planning and Zoning Commission from December 12, 2023, Planning and Zoning Commissioner Bruhl seconded the motion. Unanimously approved.

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Planning and Zoning 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: PZC #24-001;** A Conditional Use to allow Outdoor Storage within an I-Light Industrial District for INDELL, LLC (d/b/a: Webster-Hoff Corporation) located at 704 E. Fullerton Avenue

Petitioner/Owner Ryan Webster, John Greenwood and Ryan McFredren. All sworn in and gave a description of the business.

Matthew Dabrowski gave overview of business background, proposal with staff recommendations in detail.

Commissioner Foss How long will it take to pour concrete and install and remove tank?

Petitioner One to two days for concrete and install the tank. The old tank will stay in place.

Commissioner Bari Have you had any problems with the old tank?

Petitioner no.

Commissioner Bruhl will the tank on the eastside be disposed of?

Petitioner no that tank will stay in place.

Commissioner Bruhl so there will be a tank on the east and westside of the building?

Petitioner yes.

No public response

Public was notified.

**MOTION:** Commissioner Foss, motioned to consider **PZC #24-001**; A Conditional Use to allow Outdoor Storage within an I-Light Industrial District for INDELL, LLC (d/b/a: Webster-Hoff Corporation) located at 704 E. Fullerton Avenue

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

**ROLL CALL VOTE:**

**AYES:** Commissioner Reimer, Bruhl, Bari, and Foss

**NAYS:** None

**EXCUSED:** None

**NEW BUSINESS**

b) **A PUBLIC HEARING TO CONSIDER: PZC #23-015**; A Conditional Use to allow a Congregate Housing Facility within an R-5, Multi-Family Residential District for the DuPage County Health Department and located at 743 Lippert Lane.

Petitioner/Owner Bill Riban, Randi Luna and Frank Jeffers. All sworn in and gave a description of the business.

Matthew Dabrowski gave overview of business background, proposal with staff recommendations in detail.

Commissioner Foss There are other buildings like this have there been any problems. Has the village or police had to go to any of the buildings?

Petitioner we have been doing this since 1982 and in Glendale Heights for a while and have not had any issues. If 911 is called it is for medical issues only.

Commissioner Bari What's the concept?

Petitioner to provide housing and a safe place for DuPage County residence with mental disabilities.

Commissioner Bruhl what ends/terminate the conditional use? If DuPage County no longer lease the building?

Matthew Dabrowski correct.

Commissioner Bruhl can the focus of the tenant change?

Petitioner I see no reason why that should change.

Commissioner Bruhl I wanted to verify how many occupants per unit.

Petitioner two residence per unit

Matthew Dabrowski I'd like to correct the staff report I wrote 2 residence per unit it should be 2 per bedroom so 4 per unit.

**There was a break because of the tornado warning and we proceeded to the basement and continued the meeting in basement of the Village Hall.**

**resumed at 7:51**

Commissioner Bruhl are there provisions for a residence if they want a family member with them

Petitioner no.

Matthew Dabrowski just to clarify it's two residence per unit so the staff report is correct.

Commissioner Bruhl when motion is made it's very clear that condition 1 that the tenant selection shall adhere to the DuPage County Health Department Residential Service Agreement.

public response

Maryanna Briggs How do we know the conditional use will not be changed to include (example people newly released from jail)?

Petitioner that will fall under our exclusion provision.

**MOTION:** Commissioner Foss, motioned to consider **PZC #23-015**; A Conditional Use to allow a Congregate Housing Facility within an R-5, Multi-Family Residential District for the DuPage County Health Department and located at 743 Lippert Lane.

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

**ROLL CALL VOTE:**

**AYES:** Commissioner Reimer, Bruhl, Bari, and Foss  
**NAYS:** None  
**EXCUSED:** None

**NEW BUSINESS**

- c) **A PUBLIC HEARING TO CONSIDER: PZC #24-002;** An amendment to Title 11 (Zoning), Chapters 2, 3, and 13 and Title 12 (Subdivision), Chapter 3 of the Village of Glendale Heights Municipal Code.

Matthew Dabrowski gave overview of; An amendment to Title 11 (Zoning), Chapters 2, 3, and 13 and Title 12 (Subdivision), in detail.

No public response  
Public was notified.

- d) **MOTION:** Commissioner Bruhl, motioned to consider **PZC #24-002;** An amendment to Title 11 (Zoning), Chapters 2, 3, and 13 and Title 12 (Subdivision), Chapter 3 of the Village of Glendale Heights Municipal Code. ( Pertaining to hotels)

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

**ROLL CALL VOTE:**

**AYES:** Commissioner Reimer, Bruhl, Bari, and Foss  
**NAYS:** None  
**EXCUSED:** None

- e) **MOTION:** Commissioner Bruhl, motioned to consider **PZC #24-002;** An amendment to Title 11 (Zoning), Chapters 2, 3, and 13 and Title 12 (Subdivision), Chapter 3 of the Village of Glendale Heights Municipal Code. (pertaining to structures)

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

**ROLL CALL VOTE:**

**AYES:** Commissioner Reimer, Bruhl, Bari, and Foss  
**NAYS:** None  
**EXCUSED:** None

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

Commissioner Bari motioned to adjourn the regular meeting of the Planning and Zoning Commissioner Foss seconded the motion.

Upon roll call vote motion declared unanimously and the meeting was adjourned at 7:40 p.m.



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Matthew S. Dabrowski  
Deputy Director of Community Development