

**VILLAGE OF GLENDALE HEIGHTS
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
JANUARY 28, 2025**

PRESENT:

Deputy Director of Community Development Tom Bialas and Robert Palmer, Planning and Zoning Administrator, Village Attorney and substitute Chairman Peter Pacione, Acting Village Administrator Doug Flint, Commissioner Reimer, Bruhl and Foss. Trustees Michael Light.

EXCUSED:

Commissioner Macias
Commissioner Sohail Bari

ABSENT:

MINUTES:

Agenda was amended on the record to include correction last date of meeting for Planning and Zoning Commission was September 10, 2024 not October 22, 2024

Commissioner Reimer motioned to approve the minutes of the Regular meeting of the Planning and Zoning Commission from September 10, 2024, Planning and Zoning Commissioner Foss 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. **PUBLIC HEARING TO CONSIDER PZC #24-1729.
1924 President Street - PUBLIC HEARING to consider a variance to Section 11-4-8, D of the Glendale Heights Zoning Ordinance as it pertains to the maximum height and location of fences to permit the installation of a 6-foot solid fence to the property line in the corner side yard at 1924 President Street.**

Petitioner/Owner Muhammad H. Tabani sworn in and gave a description/overview of the reason for the request for the variation. Robert Palmer gave overview and history of the property and proposal along with a recommendation.

No public Response
Public was notified

MOTION: Commissioner Reimer, motioned for approval of PZC #24-1729; 1924 President Street - PUBLIC HEARING to consider a variance to Section 11-4-8, D of the Glendale Heights Zoning Ordinance as it pertains to the maximum height and location of fences to permit the installation of a 6-foot solid fence to the property line in the corner side yard at 1924 President Street.

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

ROLL CALL VOTE:

AYES: Commissioner Reimer and Commissioner Foss
NAYS: Bruhl
EXCUSED: Commissioner Macias
Commissioner Sohail Bari

- b. **PUBLIC HEARING TO CONSIDER PZC #25-0001. 101 Regency – PUBLIC HEARING to consider approval of a CONDITIONAL USE PERMIT in the ‘I’ District for: OFF STREET PARKING OF TRUCKS AND TRAILERS and OUTDOOR STORAGE ASSOCIATED WITH ANY PERMITTED A PUBLIC HEARING TO CONSIDER: PC #24-008; OR CONDITIONAL USE IN THE DISTRICT. Per Chapter 11 Office, Business Park and Industrial Districts, Article D. I Light Industrial District, 11-11D-3 Conditional Uses.**

Petitioner/Owner Marek Gawrysiuk sworn in and gave a description/overview of the reason for the request for the variation. Robert Palmer gave overview and history of the property and proposal along with a recommendation.

No public Response
Public was notified

MOTION: Commissioner Foss, motioned **not recommended for approval** of PZC #25-0001. 101 Regency – PUBLIC HEARING to consider approval of a CONDITIONAL USE PERMIT in the ‘I’ District for: OFF STREET PARKING OF TRUCKS AND TRAILERS and OUTDOOR STORAGE ASSOCIATED WITH ANY PERMITTED A PUBLIC HEARING TO CONSIDER: PC #24-008; OR CONDITIONAL USE IN THE DISTRICT. Per Chapter 11 Office, Business Park and Industrial Districts, Article D. I Light Industrial District, 11-11D-3 Conditional Uses.

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

ROLL CALL VOTE:

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

- c. **PUBLIC HEARING TO CONSIDER REZONING PARCEL 02-36-302-005 from ‘AE’ – Agricultural Estate District to ‘C3’ – General Commercial District. Action addresses the western parcel of Art’s RV located at 44 North Avenue. Village is acting as petitioner for the change in zoning which will make the zoning for the two parcels that comprise the business consistent with one another.**

Petitioner Village of Glendale Heights sworn in and gave a description/overview of the reason for the request for the variation. Robert Palmer gave overview and history of the property and proposal along with a recommendation.

No public Response
Public was notified

MOTION: Commissioner Foss, motioned for approval of PARCEL 02-36-302-005 from 'AE' – Agricultural Estate District to 'C3' – General Commercial District. Action addresses the western parcel of Art's RV located at 44 North Avenue. Village is acting as petitioner for the change in zoning which will make the zoning for the two parcels that comprise the business consistent with one another.

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

ROLL CALL VOTE:

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

- d. **PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE 'C2' – Community Commercial District, adding 'Shooting Gallery and Range, Indoor (with or without retail sales of associated product). Village is acting as petitioner for the proposed text amendment.**

Petitioner/Owner Village of Glendale Heights sworn in and gave a description/overview of the reason for the request for the variation. Robert Palmer gave overview and history of the property and proposal along with a recommendation.

No public Response
Public was notified

MOTION: Commissioner Bruhl, **motioned to continue to 02/11/25** for approval of PUBLIC HEARING TO CONSIDER A TEXT AMENDMENT TO THE 'C2' – Community Commercial District, adding 'Shooting Gallery and Range, Indoor (with or without retail sales of associated product). Village is acting as petitioner for the proposed text amendment.

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

ROLL CALL VOTE:

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

Upon roll call vote motion declared unanimously and the meeting was adjourned at 8:13 p.m.