

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
MAY 12, 2015**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Assistant Planning & Zoning Administrator Herman, Attorney Pacione, Trustees Maritato, Pojack, Light and Village Administrator Becerra

Chairperson Ristich called the meeting to order at 7:00 p.m. in the Council Chambers of the Civic Center.

**MINUTES:**

Commissioner Macias motioned to approve the minutes of the Regular meeting of the Plan Commission of April 14, 2015. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:

Commissioner Bari motioned to approve the minutes of the Committee of the Whole meeting of the Plan Commission of April 28, 2015. Commissioner Bruhl seconded the motion. Upon voice vote, **motion declared carried.**

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

**NEW BUSINESS:**

1. **601 REGENCY DRIVE – PUBLIC HEARING** to consider an application for an amendment to the Highgrove Center of DuPage East Campus Planned Unit Development to permit the construction of a new industrial warehouse building.

Petitioners, Adam Tyler and Jim Nass of Prologis L.P., were both sworn in before testifying before the commission. Prologis is the largest owner of industrial real estate in the globe and owns 6 properties in Glendale Heights. They are proposing to demolish the three existing buildings on the property this summer and construct

a new modern high image 187,000 square foot 38ft tall industrial building (with a 32ft clear internal height) using precast construction. The project is expected to be completed by the first quarter of next year. This building will be able to accommodate 1 – 2 tenants, although they do not have any tenants lined up at this time. The new building will have two main front entrances, one in the northeast corner and the other in the northwest corner. The entrances will also have various architectural features as well as a glass line that will wrap around the two corners. The property currently has mature landscaping and the petitioner will clean it up and replace or add new landscaping as needed to meet code requirements.

The original plan for the new building was to have car parking in the front or north side of the building with docks facing south. After reviewing, and taking into consideration the residents to the south and west, they decided to revise the plan and move the dock doors to the north side of the building to alleviate any potential problems or nuisances caused by the docks or trucks. Residents to the south will not be able to see the dock doors and the docks will be screened from the residents to the west.

The petitioners are also seeking several variances:

1. Allow exterior truck docks. *Docks will not be visible from the residential areas. They are proposing to put in 18 docks initially, although the building could support 30 docks. A typical truck dock is 130 feet (which they have) and there is an additional 53 feet including the parking to the north. Commission was concerned about the possibility of idling trucks.*
2. Allow a 38 foot building height (current PUD allows 30 foot max height). *A 38 foot building height would allow for a 32 foot clear internal height, which is pretty standard in new buildings today. The berm between the apartments and the building is lower than the berm between the houses and the building due to the apartment complex sitting up higher than the site at 601 Regency Drive. This will make it harder to screen and the landscaping will be supplemented.*
3. Allow building set back on the west side of property from 136 feet to 116 feet. *This is needed to accommodate the increase in building height. The property will also be screened very well from the neighborhood to the west.*
4. Allow mechanical equipment on the roof of the building. *This is standard practice with modern buildings and the majority of buildings in the park have this. Mechanical equipment visible from the property line will be screened. Two HVAC units will be installed, one on the northeast corner and the other on the northwest corner (for each office area). Two other units will be installed and centrally located for use by the warehouse. Heaters will also be installed on the roof.*
5. Allow parking setback on the west side of the property from 100 feet to 69 feet. *Trucks will not be driving in this area. Staff recommends that parking be planned to accommodate a larger number of potential vehicles so there are no issues in the future. Minimum required parking spaces for an office area (in a PUD) is 4 per 1,000 sf of net floor area and for a warehouse is 0.5 spaces per 1,000 sf of net floor area. At this time, no parking is planned for the south side. It may be added later, if needed, and a portion of the berm would be cut off and a retaining wall added. This wall would help screen the parking from the residents on the west.*
6. Allow truck and trailer parking on the site. *They are proposing to have 23 stalls on the north side of the property. These stalls will not be visible from the*

*residential areas and also plan on adding additional landscaping to the north between the parking area and Regency Drive. Trucking parking without a business associated in the building is not a permitted use and not allowed per the Zoning Ordinance.*

Over 400 public notices were sent out for this hearing and Community Development has not received any response back.

There is a small playground area by the apartments near the southeast corner and the petitioner will review the plans to see if additional landscaping is needed in that area.

The existing garage on the northwest corner will be demolished.

The meeting was open to the public for comment. No one was present.

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving a preliminary plan for a Planned Unit Development as set forth in section 11-13-8 of the Zoning Ordinance in respect to superior design, meets PUD requirements, consistent with the Village Plan, public welfare, compatible with environs, natural features, circulation, open spaces, landscaping, and land use.

**MOTION:** Commissioner Reimer motioned to move this item to the Village Board for approval subject to the following conditions: 1) Rooftop mechanical equipment either not be visible from the property boundaries or be screened from view 2) A sound buffer shall be provided to minimize the noise from rooftop mechanical equipment if the noise is heard from beyond the property boundaries 3) Truck and trailer parking only be allowed in the designated spaces as shown on the approved site plan and 4) Truck use shall be prohibited in the parking lot and drive aisle on the western portion of the lot, contiguous with the single-family area. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Reimer, Bruhl, Bari, Foss and Macias

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**OTHER:**

Plan Commission meetings are scheduled to be held on Tuesday, May 26<sup>th</sup> and Tuesday, June 9<sup>th</sup>. Please let Director Kalchbrenner or Mark Herman know if you will/will not be able to attend these upcoming meetings as they need to make sure a quorum is present.

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




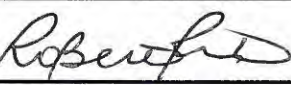
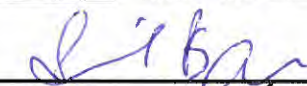
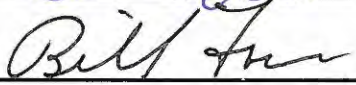
Commissioner Foss motioned to adjourn the regular meeting of the Plan Commission. Commissioner Bari seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:45 p.m.**

  
Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: May 12, 2015

Vic Macias	
Doug Reimer	
Coralee Bruhl	
Robert Ristich	
Sohail Bari	
Bill Foss	

*Also Present:*

- Joanne Kalchbrenner
- Mark Herman
- Peter Pacione
- Pat Maritato