

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 8, 2015**

PRESENT:

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

EXCUSED:

None

ABSENT:

None

ALSO PRESENT:

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

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

MINUTES:

Commissioner Foss motioned to approve the minutes of the Regular meeting of the Plan Commission of August 11, 2015. Commissioner Bari seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:
August 11, 2015 - Meeting Cancelled

Liaison to the Village Board:
No Report

Liaison to the DuPage County Zoning Board of Approval:
No Report

NEW BUSINESS:

1. **490 WINDY POINT, UNIT 100 – PUBLIC HEARING** to consider an application for a Conditional Use for outdoor storage in the I Light Industrial District.

Trustee Foss inquired if the Community Development Department was able to find out why the cars in the parking lot at 2017 Bloomingdale Road were not moved (discussed at the August 11, 2015 meeting). Director Kalchbrenner said she will follow-up and send an update to Plan Commission members.

Attorney, Robert McNees, 195 Hiawatha Drive, Carol Stream, IL and Charles Mascari, Principal at Charles Merchandising D/B/A Apollo Eyewear, 490 Windy Point Drive, Unit 100, Glendale Heights, IL were both sworn in before testifying

before the commission. The property consists of a 2 acre site with a 45,000 square foot one-story building made of brick/masonry. The rear of the property has a fenced in paved open area with a gated fence and security lights. The Canadian National Railroad tracks are located to the north of the property and light commercial/industrial properties to the south, east and west. The petitioner's affiliate, CM2 Properties, LLC purchased the property in 2011. The prior owner, F.I.M., had a conditional use for outside storage in the rear of the property and a permit to construct a 10 foot high security fence with vinyl slats that surrounded the outdoor storage area.

In 2014, the westernmost 15,000 square feet of the building (Unit 300) was leased to another company while the petitioner continued to use the easternmost 30,000 square foot side of the building (Unit 100). The petitioner's affiliate recently sold the property at 490 Windy Point Drive and he must now obtain a new conditional use permit under the new owner of the property.

Apollo Eyewear is a wholesale seller and distributor of sunglasses and reading glasses. Most of the eyewear is imported from overseas and shipped in containers. When the eyewear is received, it is unloaded, separated and repackaged for distribution nationwide. Business is typically seasonal, with the busiest time in March, April and May. The petitioner employs 16 -20 people. Over 18 million pairs of glasses were sold last year. Mr. Mascari is seeking a conditional use permit for outdoor storage in the rear of the property for no more than 5 containers. The containers will be left there periodically for shipments waiting to be unloaded or to be shipped. The product does not remain in the containers for too long as it is susceptible to heat and cold. Each container can hold 100,000 – 200,000 pairs of glasses, depending on how they are packaged. Two containers are proposed to be stored on the east side and 3 on the west side. Trucks drop off deliveries approximately 4 times per month. The four docks in the front of the building are used first and then the overflow is dropped off in the back. Trailers can only be single and not double stacked. Other industrial/commercial properties in the area that also have/had a conditional use for outside storage is 330 Windy Point Drive and 1695 Glen Ellyn Road

There is an 18 foot wide fire lane in the back to allow fire trucks and emergency vehicles to get in and out of the lot and the most northern 10 feet of the property line is clear as required by code. The Fire Marshall has reviewed the site plan.

The petitioner moved the dumpster inside of the gated area to comply with Village code. Also, modification of the gate was contemplated if the 3 containers were going to be stacked on the east side as opposed to the west side. The petitioner is going to stack the 3 containers on the west side instead of the east side and the modification is not needed.

Commissioner Bruhl expressed concern that storage containers may affect the value of adjacent properties. Director Kalchbrenner said staff has reviewed the proposal and does not think outside storage will adversely impact the neighborhood character, as long as it is properly maintained.

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance in respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety and health.

MOTION: Commissioner Macias motioned to move this item to the Village Board for approval subject to the following conditions: 1) The outdoor storage area must conform to the site plan received September 8, 2015 2) No outdoor storage of containers be allowed in the partially enclosed shipping dock area 3) The applicant shall modify the gated area along the eastern portion of the storage yard fencing, if necessary, and shall maintain the 18' access for fire and emergency vehicles 4) That the refuse container in the rear parking lot be brought into compliance with the Zoning Ordinance. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

OTHER:

None

ADJOURNMENT OF THE REGULAR PLAN COMMISSION MEETING:

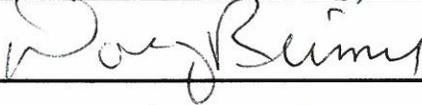
Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Chairperson Ristich seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:40 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: September 8, 2015

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

Also Present:

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