

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
SEPTEMBER 26, 2017**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Trustees Maritato, Light, Pojack and Schmidt and Village Administrator Becerra, President Jackson (briefly)

Chairperson Ristich called the meeting to order at 7:02 p.m. in the Council Chambers of the Civic Center.

**MINUTES:**

Commissioner Bruhl motioned to approve the minutes of the Regular meeting of the Plan Commission of August 22, 2017. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
August 22, 2017 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **1 KRONOS DRIVE – PUBLIC HEARING** to consider an application for a Conditional Use for an outdoor storage to permit the installation of a 52,400-gallon wastewater storage tank, an 18-foot (18') in height refrigeration condenser, and a 3,100 gallon high pressure receiver tank – Kronos Food Corporation.

Petitioner, Don Rickard, 9801 Industrial Drive, Bridgeview, IL was sworn in before testifying before the commission. Kronos is undergoing an interior remodel and expansion to accommodate 10 new broilers, a grease inceptor room and expansion of the refrigeration system and wastewater treatment system. The new wastewater system consists of a 52,400-wastewater storage tank, an 18-foot refrigeration

condenser and a 3,100-gallon high-pressure receiver tank. The equalization tank will be placed on the south end of the main building, and will hold wastewater that has been cleansed of grease and oil before it is released into the Village's sewer system. The condenser and receiver tank will be located on the east side of the building on the ground next to the existing condenser and receiver units. The installation of the second condenser will allow the fans to run at a lower speed, which will lower the noise level. Kronos will have sound readings taken after the equipment is installed to ensure noise level readings are 65 dB or below. If needed, the fan speed could be adjusted to reduce the sound level even further.

Chris Solestle, 1118 Hummingbird Lane, Grayslake, IL was sworn in before testifying before the commission. Mr. Solestle said the addition of the second condenser unit will allow the system to run less than it currently does now. It will not run 24 hours a day but may, at times, run 20 hours per day.

Kronos did have wastewater issues in the past, and the proposed tank will greatly improve the process. The tank is made from a steel welded material and surrounded by a complete containment system. No hazardous or toxic materials will be stored in the tank. The 52,400 tank is 39 feet high, which is the same height as the building. All setbacks comply with Village code.

The meeting was open to the public for comment.

Marietta Britt, 2118 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. She is concerned that the new refrigeration and wastewater system will further increase the noise level in the area. She recently has been hearing a constant humming. She discovered it was coming from Nestle and not Kronos. She asked that the Village perform periodic sound checks after the new equipment is installed. Director Kalchbrenner said Community Development has worked with Kronos in the past and will continue to perform sound level checks, as needed, after the new equipment is installed.

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

**MOTION:** Commissioner Bruhl motioned to move this item to the Village Board for approval with the following conditions: 1) The applicant provides a noise study of the condenser unit from the property line as proposed and 2) the Village will conduct a noise study every 30 days for one year after installation of the condenser unit to ensure the noise level complies to Village 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**

2. **634 E NORTH AVENUE – PUBLIC HEARING** to consider an application for a Plat of Consolidation, Rezoning from C-2 to C-3, and a Conditional Use to construct a 5,500 square foot integrated shopping center – Buck’s Inc.

The petitioner and representative for Bucks, Inc., Matthew Atkins, 2500 Brickvale Drive, Elk Grove Village, IL was sworn in before testifying before the commission. In 2015 Buck’s Inc. purchased four vacant parcels of property located between North Avenue and Peterson Avenue and is requesting approval to consolidate the four lots into one parcel, rezone the property from C-2 Community Commercial to C-3 General Commercial and obtain a conditional use for an integrated shopping center. Upon approval, they will construct the infrastructure, which includes a detention pond and storm water management, an access driveway to Bucky’s Gas Station, landscaping, curb, gutter and a parking lot. The access driveway onto the site from North Avenue has been approved by IDOT. They also received written permission from the homeowner to the east to allow the approach radius of the driveway along North Avenue to cross the right of way in front of his property.

Buck’s Inc is looking to market the property to a developer with national chain type businesses that sign 10 year + leases. Construction of the building will not begin until after all of the units have been leased. A suggestion was made to create a cross access and cross parking agreement with the Bucky’s. The petitioner said that would not be a problem.

There are a few minor issues with the plat consolidation that need to be fixed prior to Village Board approval. The request to rezone from C-2 to C-3 is consistent with the area. Although the plans indicate a drive thru as one of the proposed businesses, the approval of the conditional use tonight does not include a drive thru. That requires a separate approval.

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

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

**MOTION:** Commissioner Reimer motioned to approve the preliminary and final Plat of Consolidation with the condition that all engineering issues be addressed prior to Village Board consideration. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Bruhl motioned to approve rezoning of the property from C-2 Community Commercial District to C-3 General Commercial District. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Bruhl motioned to approve the conditional use for an integrated shopping center with the following conditions: 1) Generally in conformance with the site plan drawn by Craig R. Knoche & Associates Civic Engineers, P.C. dated July 21, 2017 2) Generally in conformance with the landscape plan drawn by David R. McCallum Associates, Inc. Landscape Architects dated July 27, 2017 3) Generally in conformance with the elevation plan drawn by Robert W. Engel and Associates, Architects dated August 22, 2017 4) That the applicant drafts a cross access and cross parking agreement between Bucky's located at 602 North Avenue and Buck's Inc. development located at 634 North Avenue. Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

Chairperson Ristich motioned to recess. Commissioner Foss seconded. The meeting was called back to order at 8:13 p.m.

3. **59 W. ARMY TRAIL ROAD – PUBLIC HEARING** to consider an application for rezoning from A.E. Agriculture Estate District to I Light Industrial District, a Planned Unit Development to allow for outdoor storage of construction materials and equipment, and deviations – 12M Partners, Inc.

The Attorney representing the applicant, Ronald Cope, 70 W. Madison Street, Chicago, IL was sworn in before testifying before the commission. Mr. Cope stated Graber Concrete and Pipe was established in 1966 in DuPage county and in an area zoned for manufacturing. In 1978 the Village of Glendale Heights received an application for annexation for a large residential subdivision for property located immediately to the east of the Graber property. Another manufacturing industrial user by the name of Olsen, was located next to Graber. At a public hearing held by the Plan Commission, Mr. Graber, Mr. Olsen and others objected to the large residential subdivision, but it was approved anyway. In 2012 Mr. Graber's property was forcibly annexed by the Village of Glendale Heights and given an A.E. Agriculture Estate District zoning. They are requesting zoning which would allow for the continuation of the uses that were previously on the property since 1966. Mr. Cope said they will be addressing issues with respect to noise, traffic, property value and planning.

Planner, Larry Dziurdzik, Allen L. Kracower & Associates, 900 N. Shore Drive, Lake Bluff, IL was sworn in before testifying before the commission. He looked at the existing conditions of the property, the regional area and land use pattern in the area.

The property is located in the far western region of Glendale Heights next to Bloomingdale and Carol Stream. Mr. Dziurdzik looked at the land use patterns in the area and determined that Mr. Graber's property is located within a part of a large complex of manufacturing type uses. The petitioner is seeking rezoning to the I District Light Industrial. The lot is narrow, 250 feet wide by 1,222 feet long, and has an 8ft high chain link fence with a screen. There existing 15,600 square foot building will not be altered. There is a 9ft high solid wooden fence on the east side and residential neighbors have a 6ft high wood fence. Mr. Dziurdzik said Graber does routine landscape maintenance between the fences. At this time, there are no plantings, but an extensive landscape plan is proposed for the property. The existing asphalt drive from Army Trail will be extended to the west and 24 parking stalls added. They are seeking approval of outdoor storage of material and construction equipment in the front yard, as it has always been. The remainder of the property will be used for yard or storage space for tractor trailer parking. They plan to adjust the existing 9 ft fence by raising it onto a 3-foot high berm. They are also proposing new signage for the property with an electronic message board, although this type of sign is only permitted in a commercial district. The grade on the property will not be altered, except to the east, to create a berm. They are seeking variances on setbacks, with a reduction of the western setback from 20 feet to zero feet, a reduction of the eastern setback from 60 feet to 10 feet, the elimination of truck stall striping and a significant landscaping plan. In 2006, Graber was at its highest manufacturing peak. The recession occurred and the uses changed. Mr. Dziurdzik said in his opinion, in terms of compatibility of land uses and the suitability of zoning, the land uses are consistent with nearby land uses.

Stephen Corcoran, Director of Traffic Engineering with Eriksson Engineers Associates, 145 Commerce Drive, Grayslake, IL was sworn in before testifying before the commission. Traffic studies were conducted at the intersection of Army Trail Road with Meadowlark Road and the site access drive during the weekday morning (6:00 – 9:00 AM) and afternoon (3:00 – 6:00 PM). It was determined that the volume of traffic entering or exiting the site is low during peak-hour and the traffic entering or exiting the site does not negatively impact the public travel way. No additional roadway improvements are needed. The site's 24 parking spaces exceeds the code requirement of 20 spaces.

Michael Brennan, True North Consultants, 3656 Shakespeare Lane, Naperville, IL was sworn in before testifying before the commission. He conducted an ambient noise assessment on the property. The purpose of the study was to identify noise concentration along Army Trail Road, on the east property line (in 3 different areas), and determine the relative contribution to overall noise levels. These locations were monitored at different times of the day, one day during the week and one day on the weekend. It was determined that the existing operations of the site are not a significant contributor of noise levels overall to the adjacent community.

Angie Palazzolo, Broker Owner RE/MAX, 1080 Nerge Road, Elk Grove Village, IL was sworn in before testifying before the commission. To assess property values, Ms. Palazzolo collected data on property located to the north and east of the Graber property from the past ten years. The area extended approximately 2 miles to the east and to the perimeter of the north. A comment was made that the assessment should have only been within a few blocks to the east instead of a two-mile radius. Ms. Palazzolo said the overall percentage of sales prices of properties in this area has gone up.

Chairperson Ristich asked Mr. Cope which properties will be operating at this site. Mr. Cope said Graber Concrete Company and outside storage. Chairperson Ristich asked for the names of the businesses. Mr. Cope said he did not have the exact names and that the use of the land is what they are discussing. Attorney Pacione said it is within the Plan Commission's purview to determine who will be operating off the land. There is only one building and more than one business occupying the facility and parking. Mr. Cope said it is 12M Partners and the uses discussed previously. Attorney Pacione asked what business 12M Partners operates, if any. Mr. Cope said he does not think it is relative.

The meeting was open to the public.

Director Kalchbrenner requested that all questions from the public be answered at one time by the applicant, rather than responding individually after each question.

Robert Bucaro, 182 Robin Court, Bloomingdale, IL was sworn in before testifying before the commission. He is a sound expert and has lived in Bloomingdale since 1973. Back then, the only sound that was relevant was the train and cement factory. He said the truck noise from Graber Concrete does not bother him.

Marietta Britt, 2118 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. She has been a resident of Glendale Heights since 1977 and purchased her current home in 1999. When she first moved in there was dust from the Graber property and periodic noises during the day, but overall, it was quiet. She said there are more trucks parked there than what the previous photos showed and when the trailer is released from the truck, it crashes down with a thud. Graber stopped making concrete pipes in 2007 after a major industrial accident occurred. It was quiet for a while and then it started to get loud again. She received a formal notice from DuPage County regarding property changes to the Graber property. DuPage County briefly opened the meeting and then ended it without any discussion. Residents and the Village of Glendale Heights were not allowed to voice their opinion. Residents were told they would be contacted by the attorney. A 9 ft fence was installed with a 10 ft section between fences. Animals are able to go from the railroad tracks into this area, which has caused an increase in animals in their backyards. Truckers are depositing bodily waste over the fence (bottles filled with urine), feces and garbage. What happens when the bottles disintegrate? Are vegetables from her garden safe to eat? Who inspects the property to make sure it is safe? The picture of the space between the yards that was previously shown by the planner was a recent picture. The property does not normally look like that, and is covered in weeds. Is Graber Concrete going to maintain this area? Graber, told her previously, that it was too costly to maintain.

Kennedy Britt, 2118 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. When she was between 5 –7 years old, she was playing in the snow in her backyard and noticed a weird polluted smell and the air was dusty. She had to go inside because she has asthma and had difficulty breathing. Marietta Britt said they do not go in their backyard very often because of the truck idling. The diesel fumes come over the fence and settle in the yard. Trailer doors slam, horns honk, trailers are released on the ground with a thud, there are strong vibrations in the house ( extra cracks in living room), truckers yelling, and talking loudly, and trucks idling and rumbling in the lot. A recording of a trailer being released at about 10:00 PM at night was played for all to hear.

Sam Barzano, 2114 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. He said Graber Concrete raised the grading of their truck lot and when there is a heavy rain, his yard gets flooded. He had to pay \$2,000 to repair his fence from the eroding ground. When it rains a small river of water runs through his shed, which has caused it to sink. He also has cracks in his foundation and walls. There is also constant noise.

Mark Finrock, 421 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. He does not understand how the petitioner can say that the noise level is not elevated when trucks are coming in and out of the lot. His home is located directly across from Graber Concrete Company. He said there is an upward slope to get onto Army Trail Road, which takes additional engine power in order to get up the incline, which significantly raises the noise level from the trucks. He wants to know what the allowable decibel level is, and what the sound study revealed. He is appalled that it was said that property values near the Graber property are not affected. He moved into his home 5 years ago and there was not as nearly as much truck activity as there is now. The business operates 24/7 out of the property. He would like them to go on record as to what their hours of operation are, and how many employees are actually onsite Monday through Friday. Trucks are turning left out of the lot when they are only supposed to turn right. When trucks turn left, they block all traffic traveling east until they can get into the westbound lane.

Andrzej Kolodziejski, 417 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. Dust and noise are an everyday problem that gets worse and worse. Trucks block the road.

Marybeth Hohol, 405 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. Her husband is an accountant and financial planner. He brought up some issues she would like to share. As far as rezoning issues: What is being done to recoup the real estate taxes for all the years the property was commercial instead of agriculture? Variances for setbacks from residential from 100 feet to 71.77 may be reasonable. Variances for side parking setback from 7 feet to 0 feet is extreme. Variance for setback of side parking adjacent to residential from 100 feet to 15 feet is extreme. Variance for rear parking setback from 20 feet to 0 feet is extreme. Variance for visibility of screening depends on degree from all ground level locations from first floor windows of residential and from second floor windows of residential. Other deviations identified by Village staff leaves a wide open loop hole big enough to drive a truck through. Traffic issues: There have been many accidents at that intersection, even the guardrail is smashed at this time. Need to add a right turn lane, a right hand merge lane, lengthen the left turn lane and add a traffic light at Meadowlark. Suggestion to put a 20-foot sound wall around the property to help alleviate sound. Hours of operation were supposedly limited, but now, as we have heard, run 24/7. Truck drivers are sleeping in their truck in the yard. Lavatories and showers need to be provided for truckers that park overnight in the facility. A 24-hour security presence may be needed.

Keisha Winford, 180 Gladstone Drive, Glendale Heights, IL was sworn in before testifying before the commission. She said she hears the trucks from the Graber property but was aware of it before she moved in. She said the residents that are complaining knew there was a trucking company before they moved in. She said this is a waste of taxpayer's money and need to find a happy medium.

Karen Sapp, 306 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. One of the residents that lives in the area, but could not be in attendance tonight, had an incident a couple years ago in which they came home to find a big truck had driven across their yard and cut a big hole in it. One of the neighbors in the area took a picture of the truck as the incident actually occurred. The truck decided to do a U-turn on their grass. It is also a very dangerous area to do a left turn.

Britt Marietta said it is not true when the petitioner stated no complaints have been recorded. She had called the Village of Bloomingdale, DuPage County and the Village of Glendale Heights, who all said the property was not in their jurisdiction. She then reached out directly to Graber Concrete Company to make a complaint. Up until this point, there has not been anyone to make a complaint to. In addition, a spotlight shines at night that lights up the back of her house.

Attorney Pacione said there has been testimony that the production of concrete products has been in existence since the 1960's. For clarification, if you look at the photographs from 2006 it shows a robust operation with sand and gravel spewed throughout the site. Present day photographs show there is just basically truck parking on the site. If concrete products are still being manufactured, it should be explained as to where those final products are planned to be stored on the facility, how many employees are in operation for the production of those concrete products, and where is the concrete making equipment? Under the PUD, the petitioner is supposed to provide a circulation of traffic on the site. This has not been provided. It should be explained why the petitioner, in 2012, applied with DuPage County zoning for a conditional use for a planned unit development to permit the property to be used in connection with long term and short term truck parking and the open storage of commercial vehicles, whether or not such trucks are used in connection with activities being conducted within the building or the property. If this was in existence throughout the history of the property, why would they ask the county, at a time when it seemed they ceased manufacturing of concrete, for that relief for zoning under county regulations, if it was already permitted and why was it abandoned? How is the development superior under a PUD as compared to development under a regular I 2 zoning? There were certain photographs shown in which the lot was completely empty and were adding asphalt to create some sort of parking lot on the facility. If the manufacturing of concrete products never ceased, why was the lot empty and where did they get a permit to put all the grading and asphalt on the property?

A letter written by Daniel and Monika McGuire, 317 Meadowlark, Bloomingdale, IL was entered into the record. The McGuire's are in strong opposition to the requested rezoning of the Graber Concrete property. They consider the current use dangerous in regards to traffic on Army Trail Road and the wear and tear and pollution is not good for the community.

Chairperson Ristich said the Plan Commission will take into consideration the questions that were presented by the public and address them accordingly. Village council also presented a list of questions that he would like the petitioner to answer.

**MOTION:** Commissioner Bari motioned to continue the public hearing to October 10, 2017 at 7:00 PM. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**OTHER:**

None

**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 10:25 p.m.**



Tracy Walters, Recording Secretary

**Daniel and Monika McGuire**

317 Meadowlark Road, Bloomingdale, IL 60108

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September 25, 2017

Joanne Kalchbrenner  
Community Development Director  
Village of Glendale Heights  
Community Development Department  
300 Civic Center Plaza  
Glendale Heights, IL 60139

**RECEIVED**

SEP 27 2017

COMMUNITY DEVELOPMENT

Re: *Graber Concrete Property*

Dear Joanne,

We are submitting this letter in strong opposition to the requested rezoning of the Graber Concrete Property.

As neighbors of the Graber property, we are not only impacted directly by the activities of the property but also see the negative impact of the current use on the area generally.

We oppose the rezoning for the following reasons:

1. The current use is dangerous. The VAST majority of trucks that drive in and out of the property have little to no regard for the cars around the drive. They will pull out onto Army Trail with traffic coming both directions, forcing traffic on Army Trail to stop in order to avoid an accident. The trucks disregard any traffic from Meadowlark that may have the right of way. They are bigger, they go first. We have witnessed countless near accidents.
2. We have contacted the Glendale police department about the dangerous situation and were floored by the response received which was, "[t]here is nothing we can do. Accidents are inevitable." So, we have a dangerous situation with police who are unwilling to even monitor the area. We drive collectively in and out of Meadowlark at least 10 times a day, at varying times of the day, and have never seen a police monitoring the trucks.
3. The wear and tear on Army Trail and pollution is evident and not good for the community. The increased truck traffic on Army Trail since the increased utilization of the Graber land for truck parking has been staggering.

It is no secret that the Grabers stand to make considerable financial gains if the rezoning is approved. Such rezoning would be at the expense of the neighboring communities and the safety of our area's drivers.

We urge you to please consider the negative impact rezoning would have on not only the Glendale Heights community but also the residents of Bloomingdale. You have an opportunity to do good things for the area. Please take it.

Sincerely,

Dan and Monika McGuire

# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:**

Regular Meeting

**DATE:**

September 26, 2017

Vic Macias	<i>V Macias</i>
Doug Reimer	<i>Doug Reimer</i>
Coralee Bruhl	<i>Coralee Bruhl</i>
Robert Ristich	<i>Robert Ristich</i>
Sohail Bari	<i>Sohail Bari</i>
Bill Foss	<i>Bill Foss</i>
Kathryn Kowalczyk	<i>Kathryn Kowalczyk</i>

**Also Present:**

  X   Joanne Kalchbrenner  
  X   Michael Krol  
  X   Peter Pacione  
  X   Pat Maritato