

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
APRIL 10 2018**

**PRESENT:**

Chairperson Ristich, Commissioners Reimer, Bruh, Foss, Macias Bari

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol,

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 February 27, 2018. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
February 27, 2018 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **501 MITCHELL ROAD – PUBLIC HEARING** to consider an amendment to a previously approved Planned unit Development for the Sawko Industrial Park to permit a Conditional Use to allow a maximum of 10,000 gallons of interior above ground storage, utilization, and mixing of flammable liquids such as raw paints, varnishes, and sealers – Milesi Wood Coating.

Peter Pacione had questions on their name, which is a branch of IBM Chemicals Inc.

Petitioner, David Michael of Lake Zurich, Illinois was sworn in before testifying before the commission. Mr. Michael is requesting approval for a Conditional Use for part of their process that they need to store the materials that they will be selling and more importantly this will be a training facility to show and train their cliental from North America. They will take the raw goods out of the storage area into the mixing and tinting room, (similar to a Home Depot paint shop) take a couple gallons, mix them up and ship them out. This product is used for high-end instruments and millwork, so it is a very custom technique for their clients to be able to utilize their product to get the performance required that the market dictates.

Prior to starting this process, they brought on Kieth with FSCI as a 3<sup>rd</sup> party fire consultant when through all of Manuel's products and classified them which was summarized in our letter.

Chairperson Ristich had questions regarding it being a retain operation. No clients would be coming in to purchase products; they would only be coming in for training on the use of the products. Floor plan in all the packets. Also had questions regarding the size of training. Max 10 people. Questions regarding how many jurisdiction are involved.

Also asked since being flammable do they give off any noxious odor? It was confirmed that it does not come near the levels to have a problem.

Commissioner Reimer had questions on how many people would be in a training session. There would be 3-5 people at a training session. Joanne Kalchbrenner was asked about parking and her reply was there is adequate parking available.

Commissioner Bari had question regarding the amount of product. The maximum amount would be 10,000 gallons stored to meet code. There is an outline of varnishes, paints and tints. Also asked regarding the sprinkler system.

Also asked if there are any other facility in the US. That was confirmed that this is the only one in the US.

Commissioner Foss also had questions regarding the size of the sprinkler system and the possibility of increasing the heads. Also had questions on if the room would be sealed from the other portion of the building and the size of the containers.

Yes, the room will be sealed and the container sizes would be 1 and 5 gallons. Questions will also asked regarding exhaust system. Petitioner will pull the necessary permits. Typical the employee's will be wearing the appropriate protective gear. Nothing will be opened outside the appropriate room.

Also questioned the disposal of the samples from the training sessions. They will be disposed of according to manufactures and the EPA regulations.

Commissioner Bruh had a follow up question regarding the size of the containers. The sizes come in a 1, 5 and 55 gallon container. Typical there would be 1-5 gallons containers. Also had questions regarding a sample vs a product. There would be a small delivery truck to ship out product. (Van size)

Also had questions on expansion and setbacks and it appears, just visually to have room for expansion. According to the letter from Peak it also indicted that they would like to ensure prior to the purchasing the building, they would be able to utilize the building expansion for a storage distribution center. This conditional use would be for the building and how it exists today.

Additional Petitioner Manuel of Milesi Wood Coating was sworn in before testifying before the commission. Regarding the storage capacity. Training would go on at this facility for our clients. In their experience, training should be kept down to smaller sessions.

Joanne Kalchbrenner wanted to clarify who FSCI was. They are the fire consultants that Bloomingdale Fire uses for plan reviews. Bloomingdale Fire, FSCI and the Building Code Official have been part of this process.

In addition, Joanne wanted clarification on products being sold at wholesale and that was confirmed.

**MOTION:** Commissioner Macias motioned to move this item to the Village Board as presented with a recommendation to approve. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**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. Commissioner Foss seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:33 p.m.