

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
APRIL 23<sup>RD</sup>, 2019**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Village President Linda Jackson, Director Community Development Joanne Kalchbrenner, Village Administrator Raquel Becerra, Assistant Village Administrator Michael Marron, Assistant Planning and Zoning Administrator Michael Krol, Village Trustee Michael Light, Bill Schmidt, and Pat Maritato, and Village attorney Peter Pacione.

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 9<sup>th</sup>, 2019. Commissioner Bruhl seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan 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:**

- 1. 1 E. NORTH AVENUE – PUBLIC HEARING** to consider an application to rezone four (4) parcels from C-2 Community Commercial District and four (4) parcels from A.E. Agriculture Estate and Estate to BP – Business Park District, a Plat of Resubdivision, and a Conditional Use for a Planned Unit Development to permit the construction of a 151,200

square foot speculative building and other deviations identified by staff – Venture One Real Estate, LLC.

Chairman Ristich opened with an explanation on how questions would be addressed as residents came to the podium to express their concerns and then discussed the 3 items that Venture One was asking for and that we were considering for this evening.

Joanne made a brief overview explaining that the proposal exceeds the Village code requirements. There would be an 8ft fence, larger setbacks, additional landscaping, and significant glass and other architectural features. They understood that access to President St was a concern for Carol Stream and that Carol Stream fire would accept gates around the building to prevent truck traffic on President Street, but the Police Department wants full access around the building.

Peter motioned to add the letters to enter into record that were sent from residents to the community development department about the project.

Commissioner Foss motioned to accept letters for the record that were sent from residents. Commissioner Caswick seconded the motion. Upon voice vote, **MOTION DECLARED CARRIED.**

Mark Good- 2876 Frederick; Glen Ellyn and Ryan Stoller of Deerfield were the first to speak on behalf of Venture One. They were sworn in and made a presentation of what they were proposing to bring to our community. Making special points that this would be light industrial with a modern retail image structure. Over 20% of the building would be glass, and their intent is to have a retail storefront and warehouse storage in the back. Their setbacks are larger than required by the village and have added more landscaping than required, and there will be a turnaround for trucks and cars in the parking lot itself.

Chairman Ristich – What’s the type of manufacturing for the building? Joanne – under BP low nuisance assembly would be the type, clean, no drilling. Mark- they would have a retailer component in the front and back would be storage.

Chairman Ristich went over possible types of businesses permitted by the Village Code as examples of what clean business means.

Commissioner Bruhl-Why does it have to be 35 feet tall? Mark- the building itself is only 32 but the parapet is on top to shield the heating unit on the roof (see page 5 of the staff report last paragraph “The zoning ordinance requires all rooftop mechanical equipment located on the roof of any building constructed to be fully screened by a parapet wall or other screening structure constructed of materials compatible with the principal building façade to the height of such equipment, except for antennas mounted on roofs”).

Chairman Ristich- Stated there is residential properties on 3 sides and went over setbacks to residential areas and stated that they exceeded all setback requirements required by the village. Also, asked about buffers? Mark – buffers will be installed as stated on page 5 of staff report as follows: The project will include dense, evergreen landscaping that exceeds code requirements along the south, east and

west property line to create a buffer from the residential uses, and an eight foot privacy fence along the south property line for added screening.

Commissioner Bari – so there will be a fence? Mark – Yes.

Chairman Ristich – What about berms? Mark – none will be needed since the building sits down on the sight.

Matt Berming; 1333 Oak Brook was sworn in to discuss description of fence and evergreens.

Commissioner Bruhl – there is a drop from the townhomes to property that is significant? Matt – It will be graded so be a gradual drop with dense landscaping.

Commissioner Bruhl stated the south side will be looking at a fence – Yes

Chairman Ristich – asked how about accessing property on President St. Joanne – Carol Stream may be putting up a sign to restrict weight on President Street.

Commissioner Caswick – westbound traffic on North Ave will there be enough room to make a U-turn. Mark – Yes; Ryan – Up to 53ft can turn. Joanne- docks will have enough room to turn around.

Chairman Ristich – is PD and FD ok with turnarounds. Joanne – Yes. Additionally, if Carol Stream would grant a permit to reduce the driveway access from 33ft to 26ft it would reduce the access from President Street to the site.

Commissioner Bruhl- can the east side accommodate traffic going both directions. Ryan – Yes, the purpose of the turnaround in the parking lot is to keep trucks on East side.

Chairman Ristich- do you have businesses lined up? Ryan – no.

Chairman Ristich- commented on no overnight parking or storage and stated on page 4 of the staff report indented paragraph reads; Trucks and semitrailers shall not be parked or stored out of doors overnight, in the parking lot or on the premises, except within an enclosed loading dock or garage or within a walled and gated sight screen enclosure, open to the sky, constructed of the same masonry exterior materials as the principal building and equal in height to the height of the first floor of the principal building.

Commissioner Bruhl- what kind of lighting? Joanne – wall packs on the building and that complies with code and the cut off shields will keep light from residents.

Public was now allowed to express concerns.

Mark Peckman, 252 Concord Ln, Carol Stream was sworn in. Why do we need more buildings when there are so many vacant in Carol Stream and what are we going to do about the truck traffic east going in residential?

Jack Ambrogia, 200 Lenox Ct, Carol Stream was sworn in. Carol Stream would like Glendale Heights to adhere to the masterplan created 50 years ago. Chairman Ristich- the masterplan was changed in 2000 when the property was rezoned C-2.

Ryan Archer, 107 Andover Ct, Glendale Heights was sworn in. What happens to truck overflow if trucks miss the entrance? Joanne – the trucks will have a have a deceleration lane for the entrance but would need to turn around if they missed it. Ryan- We own the streets not Glendale Heights, who will pay for maintenance if they are ruined by trucks? Mark- Signs will be put up to make sure they know where to turn.

Ednajeon Malo, 211 Lenox Ct, Carol Stream was sworn in. Concerned about truck traffic turning on President Street and school bus drop off is by Glen Ayre. Also, would the vegetation be seeds because it would be forever to fill out.

Karl Peterson of Gary Weber Associates 402 W Liberty in Wheaton was sworn in to discuss landscaping and stated the Evergreens would be 6ft and the shade trees would be 10-12ft and when the can they will leave the existing vegetation for screening. Mark – distributed a google earth picture of Schmale rd. and pointed out that Carol Stream's industrial buildings are closer to Glendale Heights residents and have way less vegetation then they are proposing.

Nora Bruce & Ben Zohar, 1125 Andover Ct, Glendale Heights were sworn in. Concerned that removing the current vegetation would ruin their sound barrier from North Ave and that wild life would have to be disturbed.

Tom Farace, 500 N Gary Ave, Carol Stream was sworn in. Went over the letter he sent to the community. Mark – we could put up some kind of Ballard to reduce truck access to resident streets. Joanne- PD was very adamant that they did not want a gate on the property so they can circle around it without and obstacles. Ryan- if Carol Stream would reduce the apron that would avoid truck traffic as well.

Martha Welch, 1101 Andover Ct, Glendale Heights was sworn in. 2 concerns; 1) main access is too close to her street, 2) public hearing signs have small print and it's too hard to know what is going on.

Casey Campbell, 869 Brompton Ct, Carol Stream was sworn in. Concern his street sits low to this building and what about overflow from water in retention pond. Karl – They are following storm water requirements for DuPage County and CBBEL has reviewed the plans and have no concerns and peak flows will be less then they currently are after this building is built.

Jean Myer, 864 Pembroke Ct, Carol Stream was sworn in. Concern if the dock doors are left open in the summer there will be noise, and there is no vegetation around the cell tower side. Also, what is the address of the location in Elmhurst? Mark- there is no residents by the cell tower and the parcel is leased out so nothing can be touched by them and there other location is 845 N Larch, Elmhurst.

Kelly Conley, 211 Leech, LaGrange was sworn in. They did a traffic study and the truck traffic will only increase by one and U-turns are allowed in that area by trucks and cars.

Diana Chalek, 870 Brompton Ct, Carol Stream was sworn in. Concern was since when is a business park only one building. Joanne- Business Park is just the zoning designation.

Ismael Calvente, 251 Concord Ln, Carol Stream was sworn in. Concerned about the drop in property value of his home.

Kazi Siddiqui, 195 Lenox Ct, Carol Stream was sworn in. Concerned about traffic with all the kids that play on Concord.

Chairman Ristich asked if anyone wanted to speak and when there was no response stated no more public comments.

Chairman Ristich recapped the three items that were on the agenda for the day and then reviewed the criteria.

Commissioner Bruhl asked what superior design is. Joanne – Increased landscaping, larger setbacks and architectural design is more appealing with 20% glass.

**MOTION:** Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to approve an application to rezone four (4) parcels from C-2 Community Commercial District and four (4) parcels from A.E. Agriculture Estate and Estate to BP – Business Park District... The MOTION was seconded by Commissioner Macias.

**ROLL CALL VOTE:**

**AYES:** ALL  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Reimer motioned to move this item to Village Board as presented with a recommendation to approve an application to combine four (4) parcels from C-2 Community Commercial District and four (4) parcels from A.E. Agriculture Estate and Estate to one parcel with existing cell tower. The MOSTION was seconded by Commissioner Caswick.

**ROLL CALL VOTE:**

**AYES:** ALL  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to approve an application for deviations identified by staff. The MOTION was seconded by Commissioner Macias.

**ROLL CALL VOTE:**

**AYES:** ALL  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Foss motioned to move this item to Village Board as presented with a recommendation to approve an application for a Conditional Use for a Planned Unit Development to permit the construction of a 151,200 square foot speculative building by Venture One Real Estate, LLC. The MOTION was seconded by Commissioner Macias.

**ROLL CALL VOTE:**

**AYES:** ALL  
**NAYS:** None  
**EXCUSED:** None  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**PLAN COMMISSION MEETING AS A WHOLE:**

**No additional comments or concerns.**

**OTHER:**

None

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

Commissioner Reimer motioned to adjourn the regular meeting of the Plan Commission. Commissioner Caswick seconded the motion. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 10:09 p.m.**

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Joanne Kalchbrenner