

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 13<sup>TH</sup>, 2019**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Assistant Village Administrator Michael Marron, Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, Village Trustee Michael Light, Chester Pojack, Bill Schmidt 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 June 25th, 2019. Commissioner Bari 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. **11 NORTH BRANDON DRIVE - PUBLIC HEARING** to consider an amendment to a PUD to consider an application for Conditional Uses to allow an Automobile Internet/Online Sales which include ancillary automobile laundry & detailing and outdoor storage associated with the business – Trusted Auto Brokers.

Thomas Finnegan of 25641 River Oaks Dr.; Warrenville, IL 60555; was sworn in.

Chairman Ristich asked where the point of sale was – in Glendale Heights office.

Thomas explained the scope of business to the plan commission and public.

Chairman Ristich asked if walk-ins were discouraged – no all are welcome in, but 90% of customers will be by appointment from numerous websites.

Commissioner Bruhl asked about signage on the building – The sign will just have the company name and a phone number.

Commissioner Bruhl asked how many cars would be on the premises – 40-50 autos; and Thomas added that he prices low to turn inventory fast every 30 days.

Commissioner Bruhl asked about outdoor storage and if it would be cars only – Joanne stated would can place that as a condition. The concern being no commercial trucks or box cars parked outside; should be passenger cars only. Added a condition that no vehicle higher than B plate may be parked outside.

Commissioner Foss asked how they get the autos – half are driven in and half are on car carriers.

Commissioner Foss added what time deliveries are made the concern being night time deliveries disturbing the residents – most deliveries will be made during operating hours to receive the car. Also added the bays are where they will be washed as it is the only area with water and there are no mechanics on staff.

Commissioner Foss asked about where the sales tax goes – Glendale Heights will get the sales tax.

Commissioner Bruhl stated again that there would be no commercial vehicles and Peter added we would add nothing higher than B plate for auto's so pick-ups and SUV's can be included.

Chairman Ristich asked what his facility looks like in Warrenville – much smaller he was only selling wholesale there, but the economy has changed and now he is switching to retail and needs a bigger place.

Chairman Ristich asked how much foot traffic will he see a day – on a good day 6-8 appointments.

Chairman Ristich went over set-backs and surrounding areas.

James Markey of 9 Cornell Ct, Glendale Heights, IL was sworn in. What will be the hours for this business – 9:00 to 7:00 M-F; 9:00am to 3:00p.m.; Saturday; closed on Sunday.

What will happen to the people cutting through the parking lot from the path nearby will they be cutting through resident's yards? No fence is planned they can still cut through as long as they do not cause a problem.

Chairman Ristich did a re-cap and went over the criteria.

Outdoor storage max is 10 with no vehicles higher than B plate.

**MOTION:** Commissioner Macias motioned to move this item to Village Board as presented with a recommendation to consider an amendment to a PUD to consider an application for Conditional Uses to allow an Automobile Internet/Online Sales which include ancillary automobile laundry & detailing and outdoor storage associated with the business – Trusted Auto Brokers. With the added condition that the outdoor storage includes no vehicles higher than a B plate. The **MOTION** was seconded by Commissioner Foss.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

2. **760 E. NORTH AVENUE – PUBLIC HEARING** to consider an application to rezone seven (7) parcels from A.E. Agriculture and Estate District, four (4) parcels from C-2 Community Commercial District, and two (2) parcels from C-3 General Commercial District all to BP – Business Park District; a Conditional Use in the BP – Business Park District for the approval of a Planned Unit Development to permit the construction of a new 116,400 square foot office and warehouse building and other deviations identified by Village staff – ML Realty Partners.

Tim Geisler of 702 W Park; Arlington Heights, IL; was sworn in.

Chairman Ristich stated the maximum tenants would be 3 – Yes.

Chairman Ristich asked about setbacks and Joanne responded we would like to focus on Scheme A which requires 3 deviations as follows:

- 1) To allow a fifteen foot west property line parking lot setback
- 2) A deviation to allow office parking to be calculated at 4 spaces per 1,000 square feet for all office space
- 3) A deviation to allow a loading berth of 12'x75'.

Commissioner Foss asked if IDOT approved this – yes

Commissioner Bruhl asked how the events play out – does it get rezoned then purchased; What if the purchase doesn't happen and it's rezoned BP

can no one live there? – Joanne the rezoning is conditional of the purchase. If the purchase falls through the rezoning does not happen.

Commissioner Reimer asked to we have an agreement with all the residents to purchase – Yes.

Commissioner Reimer asked if the detention area has water in it – No, it will be planted with grass and plants at the bottom and will drain after a rain within 72 hours.

Commissioner Foss where will it drain – East towards the forest preserve.

Commissioner Bruhl is there a landscaping plan in place – Yes.

Commissioner Foss is IDOT concerned about exiting onto North Ave – No, all businesses have to cross the same 3 lanes of traffic no traffic concerns.

Susanne Miles, 714 Burdette Ave, Glendale Heights was sworn in. She is concerned about the added traffic to North Ave, but mostly concerned in the future if we would ever open up the back to Burdette for truck traffic – No.

Terry Pacelli, 22W140 North Ave, Glendale Heights was sworn in.

Asked if his property will be rezoned – Joanne no.

Trucks leaving grease and garbage – Joanne they should not, but the Village does have issues with a company in that area that citations have been written to.

Will there be a fence? No one answered

What about his property value – Joanne you will have to check with assessor's office.

Will eminent domain be an issue – no.

Commissioner Foss what kind of construction will be inside – Tim we will leave it empty until we have tenants; maybe a small office and that will be it.

Michael Kudlicki, 737 Burdette Ave, Glendale Heights was sworn in.

Who decides what kind of tenants will be in this building – Joanne as long as they are listed under the BP code they are ok to use the building for their business.

Chairman Ristich will there be phasing involved – no it will built all at once.

**MOTION:** Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to consider an application to rezone seven (7) parcels from A.E. Agriculture and Estate District, four (4) parcels from C-2 Community Commercial District, and two (2) parcels from C-3 General Commercial District all to BP – Business Park District. The **MOTION** was seconded by Commissioner Foss.

**ROLL CALL VOTE:**

**AYES:** Bruhl, Reimer, Bari, Foss, Caswick and Macias  
**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 consider an application for a Plat of Resubdivision to consolidate the thirteen (13) parcels into one (1) parcel. The **MOTION** was seconded by Commissioner Bari.

**ROLL CALL VOTE:**

**AYES:** Bruhl, Reimer, Bari, Foss, Caswick and Macias  
**NAYS:**  
**EXCUSED:**  
**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Caswick motioned to move this item to Village Board as presented with a recommendation to consider an application for a Conditional Use for a Planned Unit Development with the following staff recommendations:

1. The applicant shall obtain all required Village permit approvals, including but not limited to, building permit approval, civil engineering permit approval, any right-of-way permits required by the Village of Carol Stream, and fire alarm and fire sprinkler permit approvals.
2. The applicant shall obtain all required permit approvals from outside agencies; IDOT permit approval is required for all work performed within the North Avenue right-of-way.
3. The developer shall provide a minimum of 20% of the building's façade square feet glass along the front building line.
4. Development shall occur generally in conformance with the site plan drawn by Harris Architects dated July 26<sup>th</sup>, 2019.
5. Development shall occur generally in conformance with the civil engineering plans drawn by Kimley-Horn dated June 27, 2019 updated July 17, 2019.
6. Development shall occur generally in conformance with the landscape plan drawn by Kimley-Horn dated June 27, 2019 July 17, 2019.
7. Development shall occur generally in conformance with the elevation rendering plan drawn by Harris Architects dated June 28, 2019.

And the staff supports three (3) additional deviation to allow a fifteen foot (15') west property line parking lot setback, a deviation to allow office parking to be calculated at 4 spaces per 1,000 square feet for all office space, and a deviation to allow a loading berth of 12' x 75'. The **MOTION** was seconded by Commissioner Bari.

**ROLL CALL VOTE:**

**AYES:** Bruhl, Reimer, Bari, Foss, Caswick and Macias  
**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 Bari motioned to adjourn the regular meeting of the Plan  
Commissioner Caswick seconded the motion. **Upon voice vote, the motion  
declared unanimously and the meeting was adjourned at 8:08 p.m.**

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Joanne Kalchbrenner