

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
AUGUST 25<sup>TH</sup>, 2020**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Community Development Joanne Kalchbrenner, Assistant Planning and Zoning Administrator Michael Krol, 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 Bari motioned to approve the minutes of the Regular meeting of the Plan Commission of June 9<sup>th</sup>, 2020. Commissioner Foss 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

**OLD BUSINESS:**

1. **676 E. FULLERTON AVENUE – PUBLIC HEARING** to consider an application for a Conditional Use to allow outdoor storage of construction equipment and materials and to allow a maximum of 1,750 gallons of interior above ground storage, utilization, and mixing of flammable and combustible liquids – Justin Berndt of Western Specialty Contractors.

Old Business number 1 has been postponed.

2. **155 INTERNATIONALE BOULEVARD – PUBLIC HEARING** to consider an application for a Conditional Use to permit outdoor storage of eight (8) construction type trailers, four (4) company owned pick-up trucks,

a roll-off dumpster, and one propane storage cage with up to eight (8) propane tanks – Anne Radcliffe of Nexius Solutions, Inc.

Representative Anthony Puleo was sworn in as a representative for Nexius. Anthony gave a quick over view of what their company does and that they are based out of Texas. Trucks will be parked in front of the building, in the north parking lot, along the south side of Internationale Blvd.

Joanne added that propane storage requires a conditional use and the propane tanks and cage in front but must be screened.

Commissioner Foss asked if a dumpster needs to be caged. Joanne responded yes they need to be in an enclosure or must be inside. Foss added if the propane will be secure, because it currently looks flimsy. Anthony responded yes it will be secure.

Commissioner Bruhl asked if landscaping would be added because there was not proposal included and it appears that the trucks will be visible from Internationale Blvd – is the Village OK with that? Joanne, no we are requesting more screening from landscaping.

Chairman Ristich asked if a permit is required for a dumpster. Mike no just for the enclosure not the dumpster itself.

Chairman Ristich added will there be any retail at this location. Anthony No.

Chairman Ristich asked if anyone had concerns to go over. There were none.

Commissioner Bari asked about trailers and flatbed parking. When he visited the area there was a flatbed sticking out with no warning and could be hit by another vehicle. Anthony said he was unaware of any issues and Mike added that 32 foot trailers should be parked in the loading dock only and not a parking spot.

No public was present.

Chairman Ristich went over the criteria and Village recommendations.

**MOTION:** Commissioner Macias motioned to consider an application for a Conditional Use to permit outdoor storage of eight (8) construction type trailers, four (4) company owned pick-up trucks, a roll-off dumpster, and one propane storage cage with up to eight (8) propane tanks – Anne Radcliffe of Nexius Solutions, Inc. With the following staff recommendations: 1. the site shall conform generally to the plat of survey dated June 28, 2020. 2. A dumpster enclosure be installed onsite by October 1, 2020. 3. Provide a landscape plan for Village review along Internationale Boulevard to conceal the stored materials by October 1, 2020. 4. All loading and unloading of trailers shall take place on site in front of the Nexius Solutions, Inc. tenant space? Unloading and loading shall not

block the parking lot drive aisle or be done in the street. The **MOTION** was seconded by Commissioner Bari.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**PLAN COMMISSION MEETING AS A WHOLE:**

**No additional comments or concerns.**

**OTHER:**

September 8<sup>th</sup> meeting has been cancelled.

Next meeting will be September 22<sup>nd</sup>.

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

Commissioner Foss 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 7:19 p.m.

  
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Joanne Kalchbrenner