

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
APRIL 25, 2017**

**PRESENT:**

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

**EXCUSED:**

Commission Foss

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Attorney Pacione, Assistant Planning & Zoning Administrator Krol, Trustees Maritato and Pojack

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 March 14, 2017. Commissioner Bari seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
April 25, 2017 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **555 HIGHGROVE BOULEVARD – PUBLIC HEARING** to consider an amendment to a previously approved Planned Unit Development to allow truck docks that are not enclosed facing Glen Ellyn Road – First Choice Building Products – Michael Murray

Petitioner, Michael Murray, 34 Langley Drive, Schaumburg, IL was sworn in before testifying before the commission. Mr. Murray is the President and owner of First Choice Building Products, a small manufacturing business located in Wood Dale, Illinois and employs 24 people. They are outgrowing their current facility and are looking to move into a larger 30,000 – 40,000 square foot building. The building at 555 Highgrove is suitable for their operation and Mr. Murray is seeking approval for the addition of four open truck docks. The docks will be located on

the east side of the building, facing Glen Ellyn Road. Internal docks will not work as there is no extra space inside the building and enclosed docks do not allow for proper maneuvering of trucks. The doors on the dock will be white to match the outside of the building. The existing landscaping along Glen Ellyn Road will be enhanced to further screen the docks.

Hours of operation for truck arrival and departure is 6:30 AM to 4:00 PM. Three to four deliveries are received per day and four to five shipments go out per day. Each occurrence lasts between 30 – 40 minutes. A shipping container is typically delivered one time per month and will be unloaded within 3 hours. Overnight parking of trucks is not allowed.

Mike Plumb, Lee & Associates, 9450 W. Bryn Mawr Avenue, Rosemont, IL was sworn in before testifying before the commission. The east side of the building is the only side that allows for proper setbacks with suitable swing room for trucks. Truck traffic in this industrial park is light and parking is more than adequate for the site.

The fire department and police department have reviewed the proposal and have no concerns.

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

The Commission reviewed the application and determined that the petitioner is in compliance with the criteria for approving an amendment to a Planned Unit Development as set forth in section 11-3B-4 of the Zoning Ordinance with respect to compatibility with the existing uses and zoning, trend of development, is in harmony with the objectives of the comprehensive plan and promotes the public interest.

**MOTION:** Commissioner Reimer motioned to enter the site plans dated April 12, 2017 and April 13, 2017 into record. Commissioner Bruhl seconded the motion. Upon voice vote, **motion declared carried.**

**MOTION:** Commissioner Bruhl motioned to move this item to the Village Board for approval subject to the following conditions: 1) The property shall be developed in accordance with the site plan renderings dated 4/12/17 & 4/13/17 2) There shall be no outside storage of equipment or material 3) There shall be no parking trucks on-site 4) A landscape plan be submitted with the building permit, to provide full screening along Glen Ellyn Road. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** Commissioner Foss

**ABSENT:** None

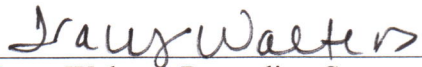
**MOTION DECLARED CARRIED**

**OTHER:**

None

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

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. **Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:28 p.m.**

  
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Tracy Walters, Recording Secretary

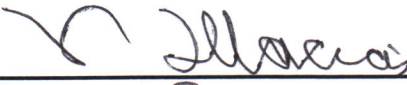




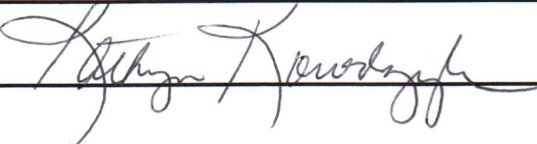
# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:**

Regular Meeting

**DATE:**

April 25, 2017

Vic Macias	
Doug Reimer	
Coralee Bruhl	
Robert Ristich	
Sohail Bari	
Bill Foss	Excused
Kathryn Kowalczyk	

**Also Present:**

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