

**VILLAGE OF GLENDALE HEIGHTS  
PLAN COMMISSION  
REGULAR MEETING MINUTES  
NOVEMBER 14, 2017**

**PRESENT:**

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

**EXCUSED:**

None

**ABSENT:**

None

**ALSO PRESENT:**

Director Kalchbrenner, Assistant Planning & Zoning Administrator Krol, Attorney Pacione, Trustees Maritato, Light and Pojack, VA Becerra and AVA Marron

Chairperson Ristich called the meeting to order at 5:30 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 October 24, 2017. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

**COMMITTEE REPORTS:**

None

**COMMUNICATIONS:**

Plan Commission Committee of the Whole:  
October 24, 2017 Meeting - Cancelled

Liaison to the Village Board:  
No Report

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

**NEW BUSINESS:**

1. **PUBLIC HEARING** to consider a text amendment to allow Automobile Internet/Online Sales which may include ancillary automobile repair shop and automobile laundry as a Conditional Use in the I-Light Industrial District.

Staff is recommending approval to allow automobile internet/online sales as a conditional use in the I-Light Industrial zoning district with the following limitations:

- Ancillary used of repair shops and automobile laundries within an enclosed structure.
- There shall be no advertising of a repair shop or car wash services.

- Repair and car wash services shall not be available to the general public.

This amendment will allow for a conditional use, not a permitted use, and each application will require review.

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

**MOTION:** Commissioner Macias motioned to approve the text amendment to section 11-11D-3: Conditional Uses to allow automobile internet/online sales which may include ancillary automobile repair shop and automobile laundry subject to the following limitations: 1) Ancillary uses of repair shops and automobile laundries within an enclosed structure 2) There shall be no advertising of a repair shop or car wash services 3) Repair and car wash services shall not be available to the general public. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

2. **500 MITCHELL ROAD – PUBLIC HEARING** to consider an amendment to a PUD to a consider an application for Conditional Uses for automobile Internet/Online sales which include ancillary automobile repair shop and automobile laundry and outdoor storage associated with the business – Greater Chicago Motors.

Petitioners, Sam Abbas, 1850 N. Elston Avenue, Chicago, IL, Cris Sallmen, Broker, 1091 S. Roselle Rd, Schaumburg, IL and Rich Abbas, 779 Long Meadow, Carol Stream, IL were sworn in before testifying before the commission. The petitioners, Sam and Rich Abbas own Greater Chicago Motors in Chicago and plan to purchase the building at 500 Mitchell and move their business to Glendale Heights. Greater Chicago Motors is an internet/online car dealership that specializes in high line and specialty cars. Cars are purchased via their website and online advertisers such as cars.com. Glendale Heights will be the point of sale for the business. Cars will be stored in the showroom, which can accommodate 80 to 90 cars. There will be ten to fifteen employees and hours of operation are Monday – Thursday 9:30 a.m. – 7:00 p.m., Friday – Saturday 9:30 a.m. – 6:00 p.m. and closed on Sunday. Deliveries of vehicles will be made during business hours and no cars will be parked outside after business hours. Light mechanical work/repairs to incoming vehicles will consist of safety inspections, tires, and oil changes. Repair and auto laundry services will not be available to the public.

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

**MOTION:** Commissioner Bruhl motioned to approve the proposed conditional use for automobile internet/online sales with ancillary automobile repair and automobile laundry with the following condition that no outside storage of vehicles is permitted overnight. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**MOTION DECLARED CARRIED**

3. **764 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for rezoning from A.E. Agriculture and Estate District to C-3 General Commercial District – Antonio Fiasche.

Petitioner, Antonio Fiasche, purchased two parcels of land at 764 and 768 E. North Avenue, and plans to consolidate both parcels into one parcel. The parcel at 764 E. North Avenue is currently zoned A.E. Agriculture and Estate and the petitioner is requesting to rezone it to C-3 General Commercial to be the same as the other parcel.

**MOTION:** Commissioner Bruhl motioned to approve the rezoning of the property located at 764 E. North Avenue from A.E. Agriculture and Estate District to C-3 General Commercial District. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**MOTION DECLARED CARRIED**

4. **764 - 768 E. NORTH AVENUE – PUBLIC HEARING** to consider an application for a Plat of Consolidation and a Conditional Use to allow a construction and contractor's office, to allow an off street parking lot and outdoor truck parking, and to allow outdoor storage of construction job site storage containers and construction equipment – Antonio Fiasche.

Petitioner, Antonio Fiasche, 21W574 North Avenue, Lombard, IL was sworn in before testifying before the commission. The petitioner is the owner and operator of the construction company, U.S. Lighting, Inc. He plans to demolish the existing buildings on the property at 764 E. North Avenue and remodel the existing house, and two storage garages on the property located on 768 E. North Avenue. He also plans to add a customer parking lot on the west side of the property and a parking lot in the rear for parking of construction trucks and outdoor storage of construction equipment. Construction vehicles consist of trucks, vans, and an aerial bucket truck. A bobcat and backhoe will be stored inside. There is no heavy construction equipment. The fifteen work trucks are typically taken home by employees, and may be brought back on the weekend. All vehicles stored onsite will be parked within a fenced area and will not be visible from the street. A new right in/right out driveway will replace the existing narrow driveway currently on 764 E. North Avenue.

The home proposed to be remodeled will be used as office space. The Fire Department said the framed garage must be brought up to code and made

structurally sound or it will have to be demolished. This will be reviewed as part of the permit process. The trash enclosure will be located behind the metal garage (most northern storage building). Lighting on the property will be motion activated and per village code.

The meeting was open to the public.

Curt Shires, Fire Marshall, Glenside Fire Department, 1608 Bloomingdale Road, Glendale Heights, IL was sworn in before testifying before the commission. He said the easement road on the east side of the property at 768 E. North Avenue is currently inaccessible for fire service. The trees and vegetation need to be trimmed and improvements made to the road. The road will also need to be maintained in the winter.

Village staff is in the process of locating documents to determine who is responsible to maintain the access road.

Dee Calles, 769 Peterson Avenue, Glendale Heights, IL was sworn in before testifying before the commission. Ms. Calles asked if a drainage plan is in place. Director Kalchbrenner said the applicant submitted engineering plans that will be approved as part of the building permit process. Ms. Calles said she tries to maintain the north end of the easement road and wants to know if Mr. Fiasche will maintain the southern portion. Mr. Fiasche said he will snow plow the road. Ms. Calles was advised she may stop by or contact the Community Development department to get a final copy of the drainage plan once it is approved.

**MOTION:** Commissioner Reimer motioned to approve the plat of consolidation of two parcels located at 764 E. North Avenue and 768 E. North Avenue. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Reimer motioned to approve the conditional use to allow a construction and contractor's office, allow an off street parking lot, and allow outdoor storage of construction equipment and 15 trucks or vans with the following conditions: 1) Generally in conformance with the site plan drawn by Norman J. Toberman & Associates, LLC. Civil Engineers and Surveyors, dated October 12, 2017 2) Address all of the Glenside Fire District's concerns and requirements pertaining to the ingress/egress access road and obtain approved fire alarm & sprinkler permits and inspections prior to occupying the existing buildings 3) The applicant shall obtain all required approvals, including but not limited to, building permit approval, State Fire Marshall approval, and Illinois Department of Transportation (IDOT) approval 4) Obtain a permit from the DuPage County Health Department for abandonment of all existing wells 5) Address all comments and resubmit final engineering plans to the Village consulting engineer including the plat of consolidation for the two properties 6) Submittal and approval of a landscaping plan that complies with the Village of Glendale Heights Zoning

Ordinance Section 11-4-15: Landscaping and buffers; refuse and storage areas prior to occupancy 7) Submittal and approval of a lighting plan that complies with the Village of Glendale Heights Zoning Ordinance Sections 11-4-16: Lighting near residence districts prior to occupancy. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

5. **PUBLIC HEARING** to consider an application for an amendment to the Village of Glendale Heights Official Comprehensive Master Plan to amend the Land Use Plan contained therein – Village of Glendale Heights.

Staff is recommending the Comprehensive Plan, Future Land Use Map for the area north of North Avenue and west of Swift Road be amended from commercial to industrial. This decision is based on the trend for new development geared more toward industrial rather than commercial. This would also allow the property owners greater flexibility for redevelopment of the area. This will amend the land use, not the zoning.

The meeting was open to the public.

Matt Proske, 21W546 Burdette, Lombard, IL was sworn in before testifying before the commission. He lives in the residential neighborhood to the north of the proposed area and is concerned how this will affect the neighborhood with regard to the appearance, noise, building height, lighting and proximity to the highway.

Guillermo Monarrez, 21W520 Burdette, Lombard, IL was sworn in before testifying before the commission. He is concerned that this change will have an environmental impact and lessen the quality of life for residents in the area.

James Daniszewski 21W551 Burdette, Lombard, IL was sworn in before testifying before the commission. Mr. Daniszewski asked why he was notified about this public hearing. Director Kalchbrenner said he received notification that pertains to the next item on the agenda, not this one, and that by law everyone within a 250-foot radius of the proposed location is required to be notified.

Eric Berry, 826 Vallyview Drive, Glen Ellyn, IL was sworn in before testifying before the commission. He asked if the land use change would affect the businesses that are currently there. Director Kalchbrenner said this particular public hearing pertains to future a land use change and does not change the zoning.

Peggy Buck, 21W525 Burdette, Lombard, IL was sworn in before testifying before the commission. She asked what the difference was between commercial and industrial and that industrial will not be beneficial to the neighborhood. She is concerned about an increase in traffic.

**MOTION:** Commissioner Bari motioned to approve the amendment to the Village of Glendale Heights Official Comprehensive Master Plan to amend the Land Use Plan from Commercial to Industrial. Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

Chairperson Ristich recessed the meeting at 7:14 p.m. The meeting was open back up at 7:16 p.m.

6. **990 E NORTH AVENUE – PUBLIC HEARING** to consider an application for rezoning from A.E. Agriculture and Estate to I Light Industrial District, a Planned Unit Development to permit the construction of a 183,000 square foot office and warehouse building and allow outdoor truck and trailer parking, and deviations – Duke Realty.

Will Freed, Duke Realty Corporation, 1301 West 22<sup>nd</sup> Street, Oak Brook, IL, and Andrew Scott, Law Offices of Dykema Gossett, 10 S. Wacker Drive, Chicago, IL were sworn in before testifying before the commission. Also introduced was Susan Burgdoll, Vice President of Leasing and Development Duke Realty, Jamie Putnam, Civil Engineer Kimley-Horn and Associates, David McCallum, Landscape Architect of David McCallum and Associates, Landscape Architects and Kasey Kluxdal, Project Architect of Harris Architects. Mr. Scott presented the read receipts to Director Kalchbrenner from mailings that were sent out.

**MOTION:** Commissioner Foss motioned to submit all staff reports, exhibits and plans into record. Commissioner Bruhl seconded the motion. **Upon voice vote, motion declared carried.**

The petitioner, Duke Realty, is proposing to purchase six parcels of land located on the north side of North Avenue, west of Swift Road. Five parcels are zoned B-1 Local Business District or B-2 General Business District. The remaining parcel is zoned R-2 Single Family Residential District. The petitioner has submitted a request to annex into the Village of Glendale Heights. If the annexation is approved it will automatically receive the least intensive zoning district which is A.E. Agriculture and Estate District. They would then request approval to obtain a Plat of Re-subdivision to consolidate the five (5) parcels into one (1) parcel and leave the remaining one (1) parcel as is, rezone the properties from A.E. Agriculture and Estate to I Light Industrial District and obtain a Conditional Use for a planned unit development and allow outdoor truck and trailer parking, including certain deviations from the Village's Zoning Ordinance.

The petitioner plans to acquire the property at the end of the year and will develop an approximate 183,000 square foot spec industrial office and warehouse type facility that will be designed to accommodate up to three tenants. Employee parking will be located on the east and south side with 152 parking spaces. Twenty-two (maximum 30) loading dock bays will be located on the north side, which will not be visible from the street. The conditional use will allow outdoor truck and trailer parking within truck docks. Only trucks associated with the business will be allowed to park in the truck dock. Village Zoning Ordinance does not allow idling of trucks or refrigeration unit engines between the hours of 8:00 p.m. – 6:00 a.m. All but one of the existing driveways along North Avenue will be removed except

for one. A new 44-foot drive will be added on the west side and will have a right in right out only. There is an easement drive on the northeast corner of the property for access to the leased cell tower area that will be maintained and remain as it is. The property has significant grade drops from the east to the west. The building will stand approximately 45 feet tall as measured from the curb level to the top of the roof. This is a speculative building with maximum flexibility as they do not have any tenants as of yet.

Stormwater on the property will drain from east to west and no stormwater will be directed to drain to the residential property to the north. There is currently no detention provided at the site and the wetlands on the northwest side of the property will not be disturbed. Permeable pavers will be used in the parking lot to assist with managing storm water. The water collected from the storm sewers will be directed to a bioretention and compensatory storage facility and a drainage swale on the west side of the site. Stormwater review is ongoing and must conform to Village and DuPage County code.

The petitioner is requesting to add exterior lighting fixtures on all four sides of the building. Light fixtures will be installed at 32 feet and have a total cutoff of light at an angle less than 90 degrees. This height would cut down on the number of lights needed. This angle directs the light downward and lessens the glare to adjacent properties.

The proposed parking setback for the north side of the property is 45 feet with substantial landscaping including evergreen trees that are 8 – 10 feet in height that will be planted and grow to forty-five to sixty feet in height. The parking setback on the south side of the property will be 30 feet. The building setback for the north side of the property will be 175 feet and the south side will be 102 feet. The building will be constructed using precast concrete with storefront glass. Although tenants will have their own entrance, the primary or main office will be located on the southeast corner. The petitioner is seeking approval of four wall signs on the east, west and south facades of the building with a deviation to permit up to two wall signs for a single tenant and not more than one wall sign on the east elevation. Signage will be illuminated and not electronic.

DuPage County Forest Preserve District submitted a letter to the Plan Commission with the request to ask the developer to refrain from using asphalt sealants that contain coal tar products as they pose a threat to aquatic organisms, plants and humans when subjected to long-term exposure.

**MOTION:** Commissioner Foss motioned to enter the letter from DuPage County Forest Preserve into the record. Commissioner Macias seconded the motion. **Upon voice vote, motion declared carried.**

The meeting was open to the public. All questions asked by the public will be answered after everyone has had a chance to speak.

Peggy Buck, 21W525 Burdette, Lombard, IL was sworn in before testifying before the commission. Ms. Buck is concerned about the drainage from this property, fumes and noise from the semi-trucks as they load/unload the trucks, beeping when trucks back up and the setback on the north side. She does not want the area to change.

Guillermo Monarrez, 21W520 Burdette, Lombard, IL was sworn in before testifying before the commission. Mr. Monarrez is concerned this development will affect the quality of life for residents in the area. Other concerns are the non-permeable surface of the property, the 45-foot building height (he does not want to look at it), the enforcement of truck idling, and the possibility of ramps added by the truck docks to allow forklifts to load the trucks. He also asked if there is going to be a maintenance program for the filtering swales. Lastly, the lighting on the north side of the building will affect the residential area (not be able to see the stars). In addition, why can't the truck docks be moved to the east side instead of the north side?

Marietta Britt, 2118 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. She echoes what the people before her said as she is dealing with a similar situation where she lives. Residents should be able to enjoy their homes and have a good quality of life.

Nick Casano, owner of Weezers Tobacco, 21W500 North Avenue, Lombard, IL and Eric Berry, 826 Vallyview Drive, Glen Ellyn, IL were sworn in before testifying before the commission. Mr. Casano is the only tenant that did not accept an agreement with Duke Realty to terminate their lease. He asked how his business would be able to remain in operation when the other buildings around them are demolished and a new building constructed. Mr. Berry asked if customer parking would be available during construction. He said there is 11 years remaining on the lease.

Jeremy Forney, Landscape Depot, 2144 Gunderson, Berwyn, IL was sworn in before testifying before the commission. He said Landscape Depot is a generational business that has worked with the surrounding residents to resolve any issues that may have come up such as lighting and fencing. He does not think the new tenants will be as attentive. He said the permeable pavers will help with the drainage but the limestone will absorb oil, etc. which will lead to soil contamination. He said it would take many years for the evergreen trees that are proposed to be planted on the north side to reach 44 feet in height. He asked if the Village is willing to work with the existing businesses to spruce up the area.

Matt Proske, 21W546 Burdette, Lombard, IL was sworn in before testifying before the commission. He asked for the hours in which trucks are allowed to idle. He is concerned about an increase in semi-truck traffic from I-355 and the parking of semi-trucks on the property. He is feels this new development will affect the quality of life for residents in the area.

Gillian Daniszewski, 21W551 Burdette, Lombard, IL was sworn in before testifying before the commission. She asked when the residents in the area going to be annexed into Glendale Heights. She would like to know when the public meeting for the annexation of the proposed property is to occur, as she would like to attend.

Jamie Putnam, Project Engineer, Kimley-Horn, 1001 Warrenville Road, Lisle, IL was sworn in before testifying before the commission. He said the proposed storm water would meet DuPage County and Village of Glendale Heights requirements. The collection of storm water onsite will be collected in the storm sewer system to ensure it is draining from east to west towards the DuPage River. The impervious square footage will be increased by 2,000 square feet. DuPage County ordinance



requires they adhere to a property maintenance protocol and Duke Realty takes property management seriously.

Director Kalchbrenner advised residential properties to the north are not proposed to be annexed into the Village of Glendale Heights. The petitioner is requesting to be annexed into the Village of Glendale Heights, which will be considered by the Village Board. If needed, truck idling complaints will be followed up by Code Enforcement Officers. No loading of trucks will be allowed outside of the docks. The proposed building will be 350 – 385 feet from the nearest house and there is a substantial tree line in between.

**MOTION:** Commissioner Bari motioned to pause the current public hearing for 990 E. North Avenue. Commissioner Foss seconded the motion. **Upon voice vote, motion declared carried.**

**MOTION:** Commissioner Reimer motioned to continue the continued public hearing for 59 W. Army Trail Road from October 10, 2017 to consider an application for rezoning from A.E. Agriculture and Estate District to I-Light Industrial District, a Planned Unit Development to allow for outdoor storage of construction materials and equipment, and deviations – 12M Partners, Inc. to November 28, 2017 Commissioner Foss seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Foss motioned to open the meeting back up and continue with the public hearing for 990 E. North Avenue. Commissioner Bari seconded the motion. **Upon voice vote, motion declared carried.**

The petitioner said the property they are proposing to purchase has multiple buildings on it that have yard lights with no cutoffs that are left on at night. There will be no outdoor loading of trucks or loading of flatbed trucks. The building is designed for smaller tenants that typically do not have a high volume of traffic. Semi-truck traffic from I-355 to this building is unlikely to occur during peak or rush hour.

Duke Realty was able to negotiate with all other tenants in the strip mall along North Avenue except for Weezers Tobacco. They are still willing to negotiate. As far as the demolition and construction process, the unit will remain and two exterior walls will be built around it. At this time, it has not been determined if the building will be tied into water and sanitary sewer or allowed to exist with the existing well and septic. It is being discussed with the Village right now. The petitioner stated Mr. Casano previously stated there is 14 years remaining on his lease and that is not correct.

Nick Casano said they have been trying to negotiate a buyout, but it has not been reasonable. He asked how this would affect his tobacco license when the parcel is annexed into the Village of Glendale Heights. Director Kalchbrenner said the

business would be deemed legally nonconforming and will be allowed to continue to operate.

Gillian Daniszewski asked when the petitioner's property is going to be annexed into the Village of Glendale Heights and if there will be a public hearing at DuPage County. Director Kalchbrenner said a public hearing is not required for annexation and it will be considered by our Village Board for approval at a future Village Board meeting. She advised Ms. Daniszewski that she can leave her name and phone number with her and she can contact her when the item will be on the agenda or she can keep a watch on future Village Board agendas to see when it will be on.

Jeremy Forney said the petitioner made a comment that lights were being left on. Mr. Forney said he turned them off before he left. He commented, that as far as Weezers Tobacco being open during construction, the well and septic field is on his property and he would not have access to it.

Guillermo Monarrez said that even though the impervious surface will be increased, does it comply with DuPage County code? It was said that the discharge of the water would be cleaner than what it currently is now. Was testing performed or is there any data? He asked what the allowable build percentage on this site is. Director Kalchbrenner said every municipality is required to follow DuPage County ordinance. Mr. Monarrez asked that a building be constructed that would benefit the residents as well.

Duke said a full environmental audit of the site was performed, including Phase I and Phase II testing. Recognizable conditions currently on the site include surficial staining from old cars, trucks, etc. (automotive chemicals and petroleum-based products).

Loading docks are located on the north side of the building rather than face North Avenue as Glendale Heights deems it is better for maneuverability and aesthetics.

James Daniszewski commented that the placement of the docks is better for the Village of Glendale Heights but not for the residents that have to look at them.

**MOTION:** Commissioner Macias motioned to approve the Plat of Resubdivision of five (5) parcels of land into two (2) parcels of land. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Kowalczyk motioned to approve, upon annexation, the rezoning of the property from A.E. Agriculture and Estate to I Light Industrial District. Commissioner Bari seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

**MOTION DECLARED CARRIED**

**MOTION:** Commissioner Reimer motioned approve the conditional use for a Planned Unit Development to allow outdoor truck and trailer parking, including certain deviations from the Village's Zoning Ordinance with the following conditions: 1) The lease between the owner and tenant of existing cell tower, retail structure, and advertising sign be terminated when said lease expires and will not be renewed and that the structures to be removed from the site upon lease expiration 2) The three (3) dumpster enclosures be screened by an approved fence or wall material or by densely planted landscape 3) That only trucks and trailers associated with the business located within the business be stored on site 4) That outdoor parking of trucks and trailers be limited to the north side of the building within the loading dock bays 5) Development shall occur generally in conformance with the site plan drawn by Kimley-Horn and Associates, Inc. dated October 27, 2017 6) Development shall occur generally in conformance with the landscape plan drawn by David R. McCallum Associates, Inc. Landscape Architects dated October 27, 2017 7) Development shall occur generally in conformance with the elevation plan drawn by Harris Architects, Inc. dated October 27, 2017. Commissioner Macias seconded the motion.

**ROLL CALL VOTE:**

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

**NAYS:** None

**EXCUSED:** None

**ABSENT:** None

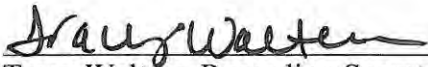
**MOTION DECLARED CARRIED**

**OTHER:**

None

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

Commissioner Bari motioned to adjourn the regular meeting of the Plan Commission. Commissioner Bruhl seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 9:14 p.m.


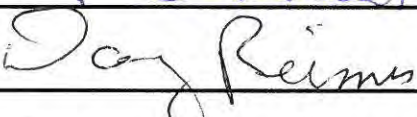







Tracy Walters, Recording Secretary

# VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

**SIGN IN SHEET FOR:** Regular Meeting

**DATE:** November 14, 2017

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

**Also Present:**

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



# Forest Preserve District of DuPage County

35580 Naperville Road • Wheaton, IL 60189-8761 • 630.933.7200 • Fax 630.933.7204 • TTY 800.526.0857

Sent via email: Joanne\_Kalchbrenner@Glendaleheights.org

November 14, 2017

Robert Ristich, Chairperson  
Village of Glendale Heights  
300 Civic Center Plaza  
Glendale Heights, IL 60139

RE: Notice of Public Hearing – Duke Realty Limited Partnership

Dear Chairperson Ristich and Plan Commission,

The Forest Preserve District of DuPage County recently received a Notice of Public Hearing for the rezoning and approval of a Planned Unit Development to permit the construction of a new 183,000 square foot office and warehouse building on North Avenue. We appreciate receiving timely notification of such requests that may have an impact on District property, and thank you for the opportunity to comment. District Staff has reviewed the information provided by the Village and has the following comment.

We suggest the developer refrain from using asphalt sealants that contain coal tar products. Coal tar sealants contain Polycyclic Aromatic Hydrocarbons (PAHs) which pose adverse threats to aquatic organisms, plants, and humans when subjected to long-term exposure. The DuPage County Environmental Committee has urged communities to prevent the use of coal tar in DuPage County. Less detrimental and more environmentally safe alternatives to coal tar products exist.

Please consider this as the Forest Preserve District's request that this letter be read and entered into the public record at the hearing on Tuesday, November 14, 2017. If you have any questions, please contact me at (630) 933-7235 or [kstough@dupageforest.org](mailto:kstough@dupageforest.org).

Sincerely,

Kevin Stough  
Land Preservation Manager

CC: Joe Cantore, President  
Tim Whelan, Commissioner, District 4  
Ed Stevenson, Executive Director  
Dan Zinnen, Director of Resource Management and Development