

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
DECEMBER 12, 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 and Trustees Pojack and Light

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 November 28, 2017. Commissioner Foss seconded the motion. Upon voice vote, **motion declared carried.**

COMMITTEE REPORTS:

None

COMMUNICATIONS:

Plan Commission Committee of the Whole:

November 28, 2017 Meeting - Cancelled

Liaison to the Village Board:

No Report

Liaison to the DuPage County Zoning Board of Approval:

No Report

NEW BUSINESS:

1. **192 EXCHANGE BOULEVARD - PUBLIC HEARING** to consider an amendment to a previously approved planned unit development to permit an application for a Conditional Use to allow laboratory; research testing facility – Terracon Consulting, Inc.

Petitioners, Linda Yang, Terracon, 135 Ambassador Drive, Naperville, IL, William Quinn, Terracon Laboratory Manager, Vernon Hills, Jay Farmham, Lee & Associates, Industrial Representative for Terracon, Rosemont, IL, Cary Goldman, Sitex Group (owner of property), Rosemont, IL were sworn in before testifying before the commission.

Terracon Consulting, Inc. is a research and testing laboratory that performs testing on soil, concrete and asphalt for use in construction. Terracon will be leasing approximately 21,500 square feet of building space within a three tenant building. The space will be configured in the following manner: 8,500 square feet for laboratory space, 10,000 square feet for office space and the remainder for warehouse storage. Twelve company pick-up trucks will be stored behind the building and not visible from the public right of way. The trucks will be used to transport the samples that are collected in cylinder type tubes. After testing is complete, the samples will be disposed of in the trash and concrete recycled. Chemicals or acids used for testing will be kept in small containers or bottles and stored in properly vented cabinets. Odor from the chemicals will not pose a problem to other tenants in the building. All chemicals will be disposed of properly. The petitioner said they have not received any complaints about either of their locations in Vernon Hills and Naperville.

The Fire District reviewed the application and provided a recommendation letter to the applicant and Village.

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

The Commission reviewed the application and criteria for approving a Conditional Use as set forth in section 11-3C-5, B of the Zoning Ordinance with respect to traffic, environmental nuisance, neighborhood character, services and facilities and public safety.

MOTION: Commissioner Macias motioned to approve the amendment to the previously planned unit development to permit a Conditional Use to allow a laboratory, research and testing facility with the following conditions: 1) Terracon address all of the Glenside Fire Protection District's requirements listed on the recommendation of approval letter dated November 29, 2017 2) the applicant shall obtain all required permit approvals, including but not limited to, building permit approval and fire alarm and sprinkler permit inspections and approval 3) to allow up to twelve (12) company pick-up trucks to park outdoors overnight with the condition that the truck parking location meet the requirements set forth in Ordinance 90-44. Commissioner Foss seconded the motion.

ROLL CALL VOTE:

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

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 Foss seconded the motion. Upon voice vote, the motion declared unanimously and the meeting was adjourned at 7:34 p.m.


Tracy Walters, Recording Secretary


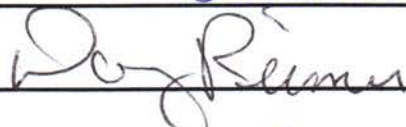

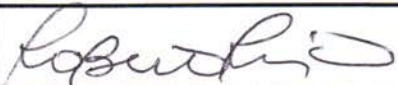

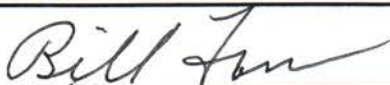

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR:

Regular Meeting

DATE:

December 12, 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