

**VILLAGE OF GLENDALE HEIGHTS
PLAN COMMISSION
REGULAR MEETING MINUTES
JANUARY 9, 2018**

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, Pojack and Light, VA Becerra and AVA Marron

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 December 12, 2017. 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

NEW BUSINESS:

1. No new business.

OLD BUSINESS:

1. **59 W. ARMY TRAIL ROAD - PUBLIC HEARING** continuance from November 28, 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.

Ronald Cope, the Attorney representing the applicant, said there were several questions from the September 26, 2017 meeting that they would like to respond to, to the best of their ability, tonight. They are as follow:

1. What is the decibel level measured at the site? *To be answered by the planner.*
2. What is the percentage of trucks and percentage of cars that enter and leave the site? *Do not know. There are more trucks than cars, but do not know what the percentage is.*
3. How many employees work on site? *There are generally 2 – 3 employees on site.*
4. Is it a 24-hour operation? *It is a 24-hour operation with little activity at night.*
5. Who gave permission for the grading that occurred on site? *No grading has been done on the site and the engineer will testify to this fact.*
6. What is being done with the property taxes? *He assumes the owner is paying the property taxes.*
7. Is the building safe and up to code? *Yes, as far as he knows and is not aware of any violations.*
8. The petitioner has stated that the manufacturing of concrete products has been occurring since the 60's. The photos from 2006 show a robust production operation, however, the photos from 2017 do not show any current production operation for Graber Concrete Pipe Co. If there is still concrete products being produced then where are the raw materials being stored (stones and sand)? *Manufacturing is being done inside now. Before 2007, production was very robust and operating at a much higher capacity. Due to the recession, operation has slowed down.*
9. Where are the final products stored? The 2006 photograph shows the final products all over the site. *Final products are stored inside.*
10. Where is the concrete making equipment? The 2006 photograph shows concrete production (hoppers and mixers) on site, but none now. *Equipment is stored inside.*
11. A PUD application requires that the petitioner show traffic circulation on the site. I do not believe that information has been presented or provided to the Village. *The planner will present the traffic circulation plan to the commission tonight.*
12. The petitioner has stated that the site has been used for the outdoor storage of trucks and commercial vehicles since the 60's. If that is the case, then why did the petitioner apply to the county for a conditional use for a PUD to permit the property to be used in connection with short-term and long-term truck parking (the open storage of commercial vehicles) whether or not such trucks are used in connection with the activities being conducted within the building or property? In addition, why was that petition withdrawn once the request faced opposition from the neighboring community? *The broker for Mr. Graber thought it was appropriate to*

do this and did not realize Mr. Graber already had permission to do this from the onset back in the 1960's. Once he found this out, he withdrew the request.

13. A PUD requires a superior development. The petitioner has not explained how this development is a superior development under a PUD as compared to a development under I-Light Industrial zoning without a PUD. *A large amount of improvements are proposed for this property and the planner will discuss this with the commission.*

14. Photographs shown by a member of the public during the hearing show the site cleared of everything and trucks regrading the site by adding crushed asphalt. Were permits obtained for this work? If so, when and from what government entity? *No grading has been done on the property.*

15. The petitioner needs to comply with the Village's ordinance by connecting to Village water and sewer. Why has this not been done yet and when will it be done? *They will connect to water and sewer once zoning has been established and the business is operating under the zoning.*

16. The petitioner contends that there are multiple businesses operating from the site. The Village's ordinances require that these businesses obtain a business license. Why has this not been done yet? *The only business operating on this site is Mr. Graber's business. 12M Partners is an authorized agent of Mr. Graber looking to obtain the property, subject to the approval of the zoning.*

Planner, Larry Dziurdzik, Allen L. Kracower & Associates, 900 N. Shore Drive, Lake Bluff, IL was sworn in before testifying before the commission. Mr. Dziurdzik said an extensive sound report was provided at the September 26, 2017 meeting. The report indicated that the Graber property, itself, does not exceed noise decibel levels, but when combined with the noise associated from truck/car traffic on Army Trail Road, the noise level is exceeded, at times. There are businesses located to the west of the property (auto, landscaping) in which noise is also heard. Mr. Dziurdzik played a video of a truck trailer being lowered manually, but unfortunately, the sound was not working. There was a discrepancy of the length of the noise study not completely being performed over a 24-hour period. Mr. Dziurdzik said data was downloaded approximately every 12 hours and, at that time, the batteries were replaced. The report does indicate that there was some loss of data due to battery life and instrument failures.

A gate controls access to the truck storage area and a passcode is required in order to enter or leave. It is also video monitored. Mr. Dziurdzik said the gate slides very smoothly and is quiet.

Compared to other like industrial developments in Glendale Heights, Mr. Dziurdzik feels the property will be considered a superior development after all of the proposed improvements are made. The amount of landscaping proposed exceeds Village ordinance. There are currently no paved areas on the property and the petitioner is proposing to pave and stripe 34 new parking stalls in the front or north side of the property. The property currently contains cold pressed recycled asphalt, which has been used for the past 40+ years. The reason being is that heavy equipment would crush and destroy regular asphalt. There have been no drainage problems on the property.

Civil Engineer, Steve Kudwa, Knoche & Associates, 24 W. Bennett, Geneva, IL was sworn in before testifying before the commission. At the previous meeting, residents complained of storm water draining onto their property. Mr. Kudwa said 75 – 80% of the storm water drains to the southwest corner of the property and not toward the resident's property. There are two 24-inch storm water pipes that run north to south that pick up water to further assist with draining. He is unsure of where the pipes drain. The grading was reviewed and seems consistent with what was there and has not been changed to the best of his knowledge. Although maintenance of the gravel has occurred, there has been no change to the grading. The type of the gravel material used is cold pressed recycled asphalt, which has an oil coating, and generates a minimal amount of dust into the air. If the area were to be changed from cold pressed recycled asphalt to pavement, there would be an increase in storm water run-off, and he is not sure if the current infrastructure would be able to support it. Mr. Kudwa was unaware of the elevation height of the residential properties located to the east, in comparison to the Graber property.

The improvements on the property include a buffer area between the residents and the Graber property. Residents currently have a 6-foot cedar fence and the petitioner is proposing to add a fence on top of a 2 to 3 foot berm approximately 16 feet away. Aside from the numerous trees and shrubs that are proposed, a no or low mow grass will be planted in between this area, to establish some sort of erosion control, that will grow to 8 to 10 inches in height. This grass is proposed to be maintained or cut 2 times per year.

The building on the property will be improved with veneer siding, as it is currently two different colors right now. Additional green space will be added to the front of the building. The petitioner is requesting a landscape setback of 15 feet and Village code is 100 feet. The petitioner is requesting an 8-foot chain link fence in front of the building. Village code does not permit this. Building setback from residential property is 100 feet and the petitioner is requesting 71.77 feet. The sign does not conform to code and requires a deviation. Staff recommends that concrete be used instead of the cold pressed asphalt as well as also provide storm water management.

Ocean containers (metal boxes) are located on the south side of the property and native grasses will be planted along that area.

Mr. Cope said trucks have always been allowed to park on the property. The materials in the truck are sometimes related to the business and sometimes they are not. Mr. Graber has leases and agreements with truckers and companies that go back many years.

The meeting was open to the public.

Marietta Britt, 2118 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. She said she has been living with the trucking noise since 2007. Even though there are only 2 – 3 employees onsite, what about all of the truckers that go in and out 24 hours a day? She said grading to the property has been done and referred back to her prior presentation at the September 26, 2017 meeting that showed approximately 6 to 8 inches of the milled asphalt material was added. Previously, when exiting from her back fence, the land was level. Now it is

6 to 8 inches higher. The noise study did not mention the slamming of doors, trucks rumbling, back up brakes and beeping, yelling, music and air guns. She asked the commission to take into consideration that the Graber property is only 50 feet away from residential houses and deny approval of any changes to the setbacks.

Monika McGuire, 317 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. She has lived Bloomingdale for the past 27 years and the use of the property is different than it was originally. It is now, basically, being used as a parking lot. She feels there is a major safety issue with traffic on Army Trail Road and accidents occur, or nearly occur, on a daily basis, especially since there is only one entrance/exit to the property.

Martin Bourke, 381 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. He asked if the rezoning of the property is granted, would it allow for additional overnight truck storage? *He was advised the rezoning, itself, does not allow for truck storage, but the request for a PUD does allow for the outdoor storage of trucks. The applicant has not provided a number of trucks they plan to store.* If the rezoning is not granted, and the property remains as is, does that mean there are certain standards they (Graber) cannot live by, and the business be shut down? *The A.E. Agriculture Estate zoning, and the use legally established in the past, would be allowed to be retained as a legally non-conforming use.* He said the truckers on the site are polite and does not feel the truck traffic from the Graber property contribute to the traffic conditions on Army Trail Road.

Sam Barzano, 2114 Brittany Court, Glendale Heights, IL was sworn in before testifying before the commission. He has lived in his home since 1984 and said the concrete pipes were stored in the back. He also did not hear very much truck traffic at that time. Now, he hears truck traffic all of the time. He cannot enjoy his backyard.

Nicole Finfrock, 421 Meadowlark, Bloomingdale, IL was sworn in before testifying before the commission. She commented that if there are only 2 employees onsite, how much manufacturing is really being done? The sign in front of their building has an advertisement for truck lease storage space. The additional shrubs and fence being proposed will not protect the residents from the noise. She has seen the guardrail on Army Trail Road destroyed by trucks exiting the Graber property three times. She can hear the trucks even when the windows and doors on her home are closed. The trucks generate noise when going up the incline to exit the property. She does not feel the realtor's report from the September meeting was accurate as it covered a general area and not just the properties adjacent to the Graber property. 12M Partners had a zoning petition (Z154-048) in DuPage County that had a lot of provisions: a noise emission ordinance with a maximum of 71 decibels between the hours of 6:00 AM – 8:00 PM, a maximum of 61 decibels between the hours of 8:00 PM – 6:00 AM, no overnight sleeping allowed in any commercial vehicle or storage trailer, only empty trailer parking is allowed, exposed sources of light shall be controlled so that direct and indirect illumination within the lot lines shall not cause in excess of 1 to 1.5 candles at all property lines and no idling of commercial vehicles or equipment is allowed on the property.

Mark Paoletti, 298 Meadowlark, Bloomindale, IL was sworn in before testifying before the commission. He has lived in his home since 1989. When Graber was manufacturing pipes, he had no issues with the trucks. Once they started using the

property for truck storage, making turns in that area became a huge problem. He feels the proposed use is wrong for this parcel of land. He suggested adding a stop light.

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

ROLL CALL VOTE:

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

NAYS: None

EXCUSED: None

ABSENT: None

MOTION DECLARED CARRIED

At Mr. Cope's request and for clarification, the ordinance to rezone the property will include the language that the manufacturing of concrete and concrete products be considered a permitted use in the district.

Staff has not seen the circulation plan. Mr. Dziurdzik presented the preliminary circulation plan to the commission and Village staff. The fire department has not seen it yet. If the fire department is ok with the plan, the Village will request that circulation be maintained in conformance with the plan.

Mr. Cope said truck idling will not be allowed on the site. A suggestion was made to add this as one of the conditions of approval. Staff also recommended a security monitoring system be installed that can be viewed by the Police department. Inspections on the property cannot be done without a business license, which the applicant will be required to get. They will also be required to hook up to the Village's water & sewer.

The criteria for approving a Planned Unit Development was reviewed.

The proposed deviations were reviewed.

MOTION: Commissioner Bari motioned to approve the Planned Unit Development to allow for outdoor storage of construction materials and equipment subject to the following conditions and deviations: 1) That outdoor storage be limited to the area south of the building 2) That the fence in front of the building along Army Trail Road be removed 3) The automobile parking lot be relocated to the front (north side) of the building, outside of the fence so that it is accessible to the general public. The remaining area in front of the building shall be landscaped 4) That the landscape setback east of the building be increased in depth to 34 feet 5) That the landscape setback south of the building along the east property boundary be increased in depth to 60 feet 6) That the hours of operation shall be limited to 6:00 a.m. until 6:00 p.m. 7) That a security monitoring system which can be viewed by the Police Department be installed 8) That a 20 foot BMP (Best Management Practice) area be provided along the southern 20 feet of the property 9) Provide a truck turning radius and circulation plan to be reviewed by the Bloomingdale Fire Protection District and that drive aisles be established on the property to allow proper emergency circulation within the storage area 10) That a revised site plan

be submitted showing conformance with the noted conditions and appropriate permits be obtained 11) That all development shall occur in conformance with Village of Glendale Heights codes and ordinances 12) That the building must connect to Village water and sewer 13) All trailers & shipping containers stored onsite must be empty 14) Idling of truck engines is not permitted 15) The landscaping shall occur generally in conformance with the landscape plan drawn by ALKA dated January, 2017 and with the landscape plan drawn by David R. McCallum Associates, Inc. dated 06.07.16. Commissioner Reimer seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Bari, Kowalczyk, Macias and Reimer

NAYS: Commissioners Foss and Bruhl

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.

Upon voice vote, the motion declared unanimously and the meeting was adjourned at 9:35 p.m.


Tracy Walters, Recording Secretary

VILLAGE OF GLENDALE HEIGHTS PLAN COMMISSION

SIGN IN SHEET FOR: Regular Meeting

DATE: January 9, 2018

Vic Macias	<i>V Macias</i>
Doug Reimer	<i>Doug Reimer</i>
Coralee Bruhl	<i>Coralee Bruhl</i>
Robert Ristich	<i>Robert Ristich</i>
Sohail Bari	<i>Sohail Bari</i>
Bill Foss	<i>Bill Foss</i>
Kathryn Kowalczyk	<i>Kathryn Kowalczyk</i>

Also Present:

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