



**Plan Commission Meeting**

**January 7, 2016**

**I. CALL TO ORDER:**

Chairman Hammond called the meeting to order at 7:00p.m.

**II. PLEDGE OF ALLEGIANCE:**

All present gave the pledge of allegiance.

**III. ROLL CALL:**

Tom Betsinger	Present	John Francis	Present
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Present	Butch Distajo	Present
Mike Hammond	Present		

Also present: Senior Planner Jerad Chipman; Village Attorney Laura Julien; Village Engineer Tim Paulson; Trustee Denny Lee; Director Charlene Coulombe-Fiore and members of the audience.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Amendment made by Chairman Hammond to reflect his presence during roll call on November 5, 2015. Motion was made by Commissioner McNeal-James to approve the minutes of the November 5, 2015 Plan Commission Meeting to include the correction. Commissioner Kelsey seconded. Motion passed 7-0.

**Ayes:** McNeal-James, Distajo, Betsinger, Yakaitis, Kelsey, Hammond and Francis

**Nays:** None

**V. PUBLIC COMMENT PERIOD:**

There were no comments from the public.

**VI. ITEMS FOR PLAN COMMISSION ACTION:**

- a) **2016-001 Z Public Hearing and Consideration of the 2016 Official Zoning Map – Staff.**

Senior Planner Chipman discussed the annual report that addresses the rezoning cases, special uses, amendments and annexations to the official zoning map.

**MOTION:** Motion was made by Commissioner Francis to approve the 2016 Official Zoning Map. Commissioner Betsinger seconded.  
Motion passed 7-0.

**Ayes:** Francis, McNeal-James, Distajo, Betsinger, Yakaitis, Kelsey and Hammond

**Nays:** None

**b) 2016-004 FP Consideration of a Final Plat – Fuller’s Car Wash**

Senior Planner Chipman advised that the Petitioner is looking to purchase two parcels and consolidate those lots in the Blackberry Creek Commercial Subdivision on Orchard Road. An existing easement is proposed to be relocated around the proposed car wash building.

Village Engineer Paulson stated that the easement contains a storm sewer, which provides drainage for the Orchard Road right of way to the rear of the site and that storm sewer would be relocated while the building is constructed.

**MOTION:** Motion was made by Commissioner Kelsey to move approve of 2016-004 FP Consideration of a Final Plat – Fuller’s Car Wash. Commissioner Francis seconded.  
Motion passed 7-0.

**Ayes:** Kelsey, Hammond, Francis, McNeal-James, Distajo, Betsinger and Yakaitis,

**Nays:** None

**c) 2016-005 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 900 Knell Road – ATMI Precast, Inc.**

Senior Planner Chipman indicated the Petitioner is requesting approval of a special use for outdoor storage of precast concrete panels to be unloaded by a hefty overhead crane on a gravel surface. The property is zoned M-1 Limited Manufacturing District. Outdoor storage and alternative surfaces are allowed as special uses. Currently an eight (8) foot tall chain link fence with screening is on the property. The Petitioner intends to stack the panels approximately fifteen (15) feet high. The plan indicates planting deciduous trees close to Route 31 to conform to the Zoning Ordinance. In addition, coniferous and ornamental trees will be installed to provide lower screening.

Attorney John Philipchuck representing ATMI Precast, Inc. explained the need for an alternative surface due to the weight of the equipment and the concrete panels, which can weigh sixty thousand (60,000) pounds. Mr. Philipchuck discussed the plan for adequate mitigation and proper dust control.

Chief Operating Officer of ATMI Precast, Paul Carr put forth some insight on the type of work they provide on the leased property located on Ashland Avenue.

Commissioner McNeal-James inquired about their plan for dust control.

Mr. Philipchuck replied they use a product called dustless which dries quicker, is longer lasting and does not contain Calcium Chloride.

Commissioner Betsinger believes the five thousand (5,000) dollar nuisance deposit along with the Village provision to replenish the deposit if the company incurs any violations is acceptable.

Commissioner Kelsey advised Village Engineer Paulson to consider asphalted grindings since it is excellent for dust control and allowed by the State of Illinois.

Chairman Hammond opened the public hearing. There were no comment and the hearing was closed.

Chairman Hammond read through the findings of fact:

- A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

The proposed gravel surface has the potential to affect the health, safety, comfort or general welfare of the surrounding properties, however, it is staff's opinion that the proposed restrictions and maintenance provisions will adequately mitigate the dust concerns;

- B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values as the proposed restrictions and maintenance provisions should adequately mitigate the dust concerns;

- C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit use of surrounding property and is normal and orderly;

- D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

Adequate utilities, roads and drainage have been planned for;

- E. *That adequate measures have been, or will be, taken to provide ingress and egress so designed as to minimize traffic congestion in public streets;*

The property provides adequate ingress and egress; and

- F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

Commissioners Distajo and McNeal-James raised concerns regarding the panel height and feel ten (10) feet is sufficient.

**MOTION:** Motion was made by Commissioner Kelsey to move to recommend approval of the special use for outdoor storage and alternative surfaces including the conditions discussed in the staff report and approval of the surface by the Village Engineer. In addition to accommodate some of Commissioner McNeal-James concerns and the Village work with the Village Engineer to ensure an adequate dust mitigation plan for the project. Commissioner Yakaitis seconded.  
Motion passed 6-1.

**Ayes:** Kelsey, Hammond, Francis, McNeal-James, Betsinger and Yakaitis,

**Nays:** Distajo

**VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:**

Senior Planner Chipman noted South Moon opened for business and the American Crystals project began construction.

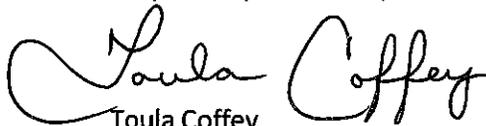
**VIII. NEXT MEETING**

February 4, 2016

**IX. ADJOURNMENT**

Having no further business to discuss, the meeting was adjourned at 7:50 p.m. by Chairman Hammond.

Respectfully submitted,



Toula Coffey  
Administrative Assistant