



Plan Commission Meeting

March 2, 2017

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:02p.m.

II. PLEDGE OF ALLEGIANCE:

All present gave the pledge of allegiance.

III. ROLL CALL:

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

Also present: Village Attorney Laura Julien; Senior Planner Jerad Chipman; Trustee Denny Lee; Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Motion was made by Commissioner McNeal-James to approve the minutes of the February 16, 2017 Plan Commission Meeting. Commissioner Yakaitis seconded the motion. Motion passed 5-0.

Ayes: McNeal-James, Yakaitis, Hammond, Francis and Distajo

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2017-003 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 1100 SW Lake Street and 1150 S. Lake Street – ATMI Precast, Inc.**

Commissioner Betsinger arrived at 7:04p.m.

Senior Planner Jerad Chipman reviewed the Petitioners special use request for an outdoor storage for precast concrete panels and alternative surfaces. The precast concrete panels will be off-loaded by a large overhead crane on to a gravel surface. ATMI Precast, Inc. is

requesting that the surface be composed of gravel. Staff is concerned if they allow for a gravel surface, gravel will create dust and track debris on the roadways. These concerns pressed for a greater setback from the residential area and public right-of-ways. ATMI Precast, Inc. intends to combine three parcels into a single development. The proposed site plan specifies encroachment on to the setback for alternative surfaces. Additional screening will be added to the existing fence on the south parcel to match the existing screening to the north. Two (2) access points exist on the property and egress on to Illinois Route 31.

The Petitioner is requesting to stack outdoor storage T panels to a height of eighteen feet four inches (18'4") tall. The Zoning Ordinance allows for a maximum height of ten (10) feet, however, the Zoning Ordinance states that the maximum storage height can be altered through the special use process.

The landscaping that is proposed in the front yard is required to meet the front yard landscaping requirement. Replacement trees should be provided onsite, above the setback requirement, or a fee-in-lieu of the replacement trees should be made to the Village for the installation of trees in common areas. The Petitioner intends to install light fixtures at a height of thirty (30) feet along the circulation aisle. Staff recommends the lights remain level and not allow the proposed fixtures to be tilted thirty (30) degrees.

The Petitioner is working with the Village of Montgomery in regards to the water main extension across the frontage of the site and under Illinois Route 31.

Village Engineer Tim Paulson feels the developer should be responsible for the connection of the water main across Route 31. Paulson is proposing to allow a two (2) year time period to complete the crossing of Route 31 to allow time to obtain permits from IDOT. Mr. Paulson noted during the two (2) year time period, the village should acquire the easements they need from the property owners on the west side of Illinois Route 31 and the developer post a construction guarantee or another form of funding for the water main that will be constructed at a later date. Furthermore pending IEPA approval to allow the water main to be constructed and the loop to be completed during that timeframe.

Kathleen West with Dommermuth, Brestal, Cobine & West, Ltd. representing ATMI Precast requests a special use for an outdoor storage facility located at 1100 SW Lake Street and 1150 S. Lake Street. ATMI Precast, Inc. intends to redevelop the properties for an outdoor storage facility to include an alternative surface and is requesting a variance to the setback requirement. ATMI Precast is expanding its product line and additional storage is needed due to the expansion of the new manufacturing of double T panels and for the overflow storage for other existing products. The facility will be in operation on weekdays from 4:00a.m. – 8:00p.m. and Saturdays until noon.

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

Chairman Hammond read 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.

A lengthy discussion ensued among the Commissioners which raised concerns regarding the height and type of the materials being stored on the proposed site along with the positioning of the fixture tilt on the light poles.

Martin Jacyno described the importance of installing the light fixtures at a height of thirty (30) feet with a tilt of thirty (30) degrees along the circulation aisle.

Commissioner Distajo asked if the height of the panels would impact the height of the light poles.

Mr. Jacyno replied that the height of the panels will not affect the height of the light poles.

Commissioner Betsinger questioned if a course of action would take place if the height and fixture tilt is approved and issues arise at a later date with the residents.

Village Attorney Laura Julien advised once a deviation or special use is granted the request cannot be taken back. Furthermore, Ms. Julien explained this item is only for the special use for the outdoor storage and alternative surfaces.

b) **MOTION:** Motion was made by Commissioner Distajo to approve 2017-003 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 1100 SW Lake Street and 1150 S. Lake Street – ATMI Precast, Inc. To include the conditions discussed in the staff report and approval of the surface by the Village Engineer and not include the deviations needed to come forth at the next Plan Commission meeting. Commissioner Betsinger seconded the motion. Motion passed 6-0.

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

Nays: None

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Jerad Chipman stated that the Fuller's Car Wash and U-Haul will open for business soon.

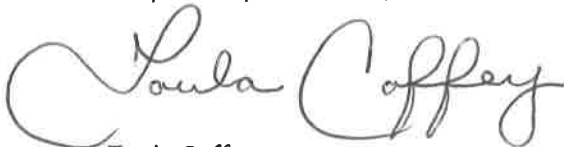
VIII. NEXT MEETING

April 6, 2017

IX. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 7:58 p.m. by Chairman Hammond.

Respectfully submitted,



Toulia Coffey
Administrative Assistant