



VILLAGE OF MONTGOMERY

*Plan Commission Meeting Minutes
January 3, 2018 7:00 P.M.
Village Hall Board Room
200 N. River Street, Montgomery, IL 60538*

I. Call to Order

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

II. Pledge of Allegiance

All present gave the Pledge of Allegiance.

III. Roll Call

Absent: None

Present: Tom Betsinger, Tom Yakaitis, Patrick Kelsey, Mike Hammond, Mildred McNeal-James, Ryan Anderson and Nick Plattos.

Also Present: Village Attorney Laura Julien, Senior Planner Jerad Chipman, Director of Community Development Rich Young, Village President Matt Brolley, Village Trustees Denny Lee, Steve Jungermann and Doug Marecek, Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

IV. Approval of the Minutes of December 6, 2018

Motion: Motion was made by Commissioner Kelsey to approve the minutes of December 6, 2018. Commissioner Plattos seconded the motion. Motion passed 6-0.

Ayes: Betsinger, Kelsey, Hammond, Anderson, McNeal-James, Plattos

Nays: None

Abstain: Yakaitis

V. Public Comment Period- There were no comments from the public.

VI. Items for Plan Commission Action

- a. 2019-001 Z Public Hearing and Consideration of a Text Amendment to Section 8.08 of the Zoning Ordinance Regarding Density – Avi Zamir on behalf of Victorian Apartments Hawthorn Ridge LLC

Senior Planner Chipman introduced the item and explained that the proposed amendment would increase the current density allowances by approximately ten (10) dwelling units per

acre. Staff recommends denial in order to allow for more time to finish working with the Chicago Metropolitan Agency for Planning (CMAP) on a comprehensive Zoning Ordinance update.

Commissioner Kelsey inquired if this can be done as a Planned Unit Development, which Senior Planner Chipman indicated that he would check but is a possibility.

Chairman Hammond asked how soon a new ordinance would be ready through the Chicago Metropolitan Agency for Planning process. Chipman responded that it would be approximately eighteen (18) months as the Village is still in the early phases of the process.

Commissioner Kelsey expressed concern for that length of time and stated he felt it made sense to encourage capital and improve conditions. Director of Community Development Rich Young commented that anyone can request a Planned Unit Development.

Chairman Hammond opened the public hearing- There were no comments from the public.

Commissioner McNeal-James inquired as to the possibility of having a presentation done for the Commissioners from CMAP. McNeal-James expressed interest in learning what factors they consider when reviewing various towns. Senior Planner Chipman responded that a presentation would come later in the CMAP process.

The petitioner came forward and presented their plans, stating that they have taken no income but instead put the funds back into the property. The petitioner stated that many improvements have already been made and they are requesting the change to be made in order to expand their business. He stated that in terms of coverage only two new buildings would be added, the rest are vertical additions to existing buildings. Petitioner stated that they are very close to achieving the parking requirements but feels they don't currently utilize all the existing parking. The petitioner expressed his interest in hearing comments from the commissioners and would like to expand however possible, if not allowed to do all of what was proposed.

Commissioner McNeal-James stated that there was little information present on what materials would be used, building designs, and why they proposed more three (3) bedrooms than two (2). McNeal-James also stated that she favors the idea of CMAP offering guidance. The petitioner replied that they would use like materials to match what was existing. He also stated that they were currently rejecting new tenants because all units were full. They interpret this as a demand that can be filled by expanding their business.

Chairman Hammond asked the petitioner if any thought had been given to using the Planned Unit Development process. The petitioner replied that they are open to any avenue. Senior Planner Chipman commented that staff thought this was the most appropriate route. The petitioner stated they would be willing to pursue however necessary but that the eighteen (18)-month timeframe was much less attractive, and they are open to suggestion.

Commissioner Kelsey stated he felt in general, when trying to adapt an existing site, a Planned Unit Development made more sense. Chairman Hammond suggested they work with staff to start the PUD process.

Motion: Motion was made by Commissioner Anderson to deny 2019-001 Z Public Hearing and Consideration of a Text Amendment to Section 8.08 of the Zoning Ordinance Regarding

Density – Avi Zamir on behalf of Victorian Apartments Hawthorn Ridge LLC Commissioner Betsinger seconded the motion. Motion passed 7-0.

Ayes: Betsinger, Yakaitis, Kelsey, Hammond, Anderson, McNeal-James, Plattos

Nays: None

- b. 2019-002 Z Public Hearing and Consideration of a Text Amendment to Section 11 of the Zoning Ordinance Regarding Allowable Uses within the Manufacturing Districts – Bio Carbon Solutions Global Represented by Mark Hollingshead.

Senior Planner Chipman gave a summary of the proposed amendment to allow gas manufacturing/petroleum refining as a special use in the M-2 District. The environmental letter had also indicated that an odor may also be a concern.

Engineer Paulsen stated that they needed more detailed information for this project. Potentials exist to exceed IEPA limits.

The petitioner came forward and thanked local individuals and groups whom they had worked with up to that point. The petitioner summarized their business and stated they currently utilize tires for their process, but the capacity exists for other materials. The petitioner indicated that local labor would be used and that the facility would produce little emissions, take in waste products and deliver products via BNSF Railway. He stated their desire to bring a green business into town and possible encourage others to do the same.

Chairman Hammond opened the public hearing, there were no comments from the public.

Commissioner Plattos asked the petitioner to elaborate on the low emissions reported. The petitioner explained that it is the exhaust produced by the machine, which is vented outside.

Chairman Hammond asked if there were any similar facilities local or nearby, which the petitioner replied that there are not. Petitioner stated that this process had been done in Illinois before for two to three years before being sold and moved. Chairman Hammond inquired where it went and how many there were, which he replied that there was only one and it moved to Texas.

Commissioner Betsinger clarified with the petitioner that there were seven units proposed. He responded that was correct and they were not scaling up the size of the operations, rather offering better control if a unit goes down.

Chairman Hammond asked the petitioner to what type of oven this might be compared. He stated that it is similar to a natural gas oven in a bakery.

Commissioner Betsinger asked if any surrounding businesses had been notified. Senior Planner Chipman commented that they would be notified through the special use application if a text amendment was done.

Commissioner Betsinger asked why the commission would approve the amendment. The petitioner stated that they wanted to make the distinction that their facility was more in the manufacturing business than a refinery.

Chairman Hammond asked who would be monitoring the air. The petitioner responded that they would comply with the Illinois Environmental Protection, Village code as well as monitoring themselves.

Commissioner Kelsey stated that the monitoring would be from a third party contracted by the state and would have inspections. Kelsey stated the industry is highly regulated and is relatively unknown in the Midwest although there are other out there.

Montgomery Countryside Fire Chief Tom Meyers came forward and addressed the commission and summarized his understandings. He stated that the petitioner has spoke with him in detail of the process and that the fire Department will do much research, as it does with all new manufacturing and industrial companies that move into the district. He gave the example that the fire district had no previous knowledge of protecting a sugar dome, and now they do through a long process of research. Chief Meyers stated that the tires pose a hazard and the petitioner has agreed to purchase \$24,000 in concentrated foam to make sure the necessary controls are in place. He stated that they have no official comment for the report because they have not yet worked out all the details and are typically not normally involved this early in the process. The plans still need reviewed on paper, but they have covered many concerns already. Meyers said they do not expect any surprises or large outstanding issues at this point.

Commissioners discussed the terminology between refinery and pyrolysis. Senior Planner Chipman asked the petitioner what type of liquid fuel was being manufactured. The petitioner responded that they indent to make kerosene and MSDS sheets will be available.

Commissioner Betsinger asked what concerns staff have for the item. Senior Planner Chipman stated that staff was concerned with the possibility of odors reported on the environmental document, the site plan was rough and was unknown if outdoor storage was going to be used, the fire hazard concerns by housing materials and the type of fuel being produced was previously unknown.

Petitioner explained that they are essentially doing a phase change rather than taking fractions of a column of materials. He explained that there would be a continuous feed with a vacuum so there is no place for a smell to exist, it would be captured. The petitioner explained that the process has been around for a long time, and now it is easier with better technology.

Commissioner Betsinger noted that they spoke about hiring locally and inquired on staffing numbers. The petitioner replied that thirty-five to fifty people would be hired across three shifts. The petitioner went on to say that as far as the outdoor storage goes, they would have three sided concrete bins, enough to supply their process for up to two o three days. He said since their supply is located so closely, less may be necessary. The petitioner went on to describe the features of the site layout as proposed with separate employee parking and rail access.

Commissioner Kelsey asked the petitioner if they had discussions with BNSF yet, which they had.

Commissioner McNeal-James inquired if the combustible materials would be moved off site daily. The petitioner replied that they would remain on site for a maximum of two (2) days. Commissioner Yakaitis asked how many rail cars would be transferred, which would be one (1) per day.

Motion: Motion was made by Commissioner Yakaitis to deny 2019-002 Z Public Hearing and Consideration of a Text Amendment to Section 11 of the Zoning Ordinance Regarding Allowable Uses within the Manufacturing Districts – Bio Carbon Solutions Global Represented by Mark Hollingshead. Commissioner Plattos seconded the motion. Motion failed 3-4.

Ayes: Yakaitis, McNeal-James, Plattos

Nays: Betsinger, Kelsey, Hammond, Anderson

Motion: Motion was made by Commissioner Kelsey to approve as a special use 2019-002 Z Public Hearing and Consideration of a Text Amendment to Section 11 of the Zoning Ordinance Regarding Allowable Uses within the Manufacturing Districts – Bio Carbon Solutions Global Represented by Mark Hollingshead. Commissioner Plattos seconded the motion. Motion passed 4-3.

Ayes: Betsinger, Kelsey, Hammond, Anderson

Nays: Yakaitis, McNeal-James, Plattos

VII. Community Development Update/New Business

Senior Planner Chipman noted that the items would go before the Village Board January 14, 2019 and noted the correction on the agenda for the next meeting date for Plan Commission on February 7, 2019.

VIII. Next Meeting: February 7, 2019

IX. Adjournment

Chairman Hammond adjourned the meeting at 8:37 pm.

Respectfully submitted,



Chris Wagner
Plan Commission Secretary