



## **VILLAGE OF MONTGOMERY**

*Plan Commission Meeting Minutes  
February 7, 2019 7:00 P.M.  
Village Hall Board Room  
200 N. River Street, Montgomery, IL 60538*

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I. Call to Order

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

II. Pledge of Allegiance

All present gave the Pledge of Allegiance.

III. Roll Call

Absent: Patrick Kelsey, Mike Hammond and Nick Plattos

Present: Tom Betsinger, Tom Yakaitis, Mildred McNeal-James, and Ryan Anderson.

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

IV. Approval of the Minutes of January 3, 2019

Motion: Motion was made by Commissioner Anderson to approve the minutes of January 3, 2019 as amended. Commissioner McNeal James seconded the motion. Motion passed 4-0.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James

Nays: None

Abstain: None

V. Public Comment Period

Ruben Hernandez voiced his concern to the commissioners regarding the timeline of his project to annex property into the Village. With no further comments, the public hearing was closed.

VI. Items for Plan Commission Action

- a. 2018-021 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 800 S. River Street – F.H. Paschen.

Senior Planner Chipman introduced the item. Chipman informed the commission that the petitioner was not able to attend and therefore, had asked that the item be continued to the next meeting.

Chairman Betsinger opened the public hearing, there were no comments from the public. The public hearing was continued to the next meeting on March 7, 2019.

Motion: Motion was made by Commissioner Anderson to continue 2018-021 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 800 S. River Street – F.H. Paschen. Commissioner McNeal James seconded the motion. Motion passed 4-0.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James

Nays: None

Abstain: None

- b. 2019-003 A, Z, FP, SU Public Hearing and Consideration of an Annexation, Zoning, Final Plat and Special Use for an Outdoor Use as a Principal Use and Alternative Surfaces Located at 29 Baseline Road – Ruben Hernandez on Behalf of Mar & Celi, LLC.

Chairman Betsinger opened the public hearing, there were no comments from the public. The public hearing was continued to the next meeting on March 7, 2019.

Senior Planner Chipman gave background on the comments heard from Mr. Hernandez and clarified that the item had not been cancelled, but that staff had requested the item be continued. Staff is willing to work with the petitioner to either annex the property or work with the developer and county to develop within the county.

Motion: Motion was made by Commissioner Anderson to continue 2019-003 A, Z, FP, SU Public Hearing and Consideration of an Annexation, Zoning, Final Plat and Special Use for an Outdoor Use as a Principal Use and Alternative Surfaces Located at 29 Baseline Road – Ruben Hernandez on Behalf of Mar & Celi, LLC.

Commissioner Yakaitis seconded the motion Motion passed 4-0.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James

Nays: None

Abstain: None

- c. 2019-005 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 1717 Industrial Drive – Lumberman's Wholesale Inc.

Senior Planner Chipman reviewed the staff report, giving location and background. Chipman stated that the Special Use was requested to utilize outdoor storage on an asphalt area adjacent to the concrete entrance located on the southern side of the building. There is a proposed 6' black vinyl chain link fence along with landscaping for screening. The fence would need to be within the setback in order to comply with the ordinance. Lighting is existing and parking counts are adequate. Staff has heard from neighboring businesses who are concerned with the location of the outdoor storage.

Chairman Betsinger opened the public hearing, there were no comments from the public. The public hearing was closed.

Jeff Esposito, representing Lumberman's Wholesale, gave a brief explanation on the storage request. Esposito explained that the added storage would allow their business to operate more efficiently.

Commissioner McNeal James inquired as to where the landscaping would be located. Senior Planner Chipman stated that it would be in the green space, where some is existing, but staff is proposing additional.

Senior Planner Chipman noted that staff was also recommending the additional conditions to the special use that the fence be removed at the end of the lease.

Senior Planner Chipman 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;*

This use should not endanger the public health, safety, comfort or general welfare;

*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;

*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 the 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;

*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.

The Plan Commission should discuss each of these criteria and make findings of fact as to whether the proposed use meets the criteria. If the Commission finds that the use should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed use.

Recommendation:

Staff is recommending approval of PC 2019-005 special use for outdoor storage located at 1717 Industrial Drive with the conditional conditions described in this report.

Senior Planner Chipman stated that the public comment he received, took issue with the statement referring to property values.

Chairman Betsinger asked staff to clarify the reasoning to have the fence removed at the end of the lease. Senior Planner Chipman stated that the rationale behind it was that if the building were to become vacant, a new tenant might want the parking available or not need outdoor storage. Director of Community Development Rich Young added that part of the situation was that an existing growing business needed the space in order to remain in Montgomery. Young explained that if the property became vacant or were put up for sale or lease, its reasonable to think that the parking spaces might be necessary for an office or production use. It is a temporary solution, although temporary is a subjective term.

Commissioner McNeal James spoke in favor of the special use since the business is already established in the community.

Motion: Motion was made by Commissioner Anderson to approve 2019-005 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 1717 Industrial Drive – Lumberman’s Wholesale Inc. Commissioner McNeal-James seconded the motion. Motion passed 4-0.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James  
Nays: None  
Abstain: None

- d. 2019-004 Z Public Hearing and Consideration of the 2019 Official Zoning Map – Staff.

Senior Planner Chipman stated that on an annual basis the State of Illinois statute requires the Village Zoning map to be updated prior to the end of March. Actions taken by the Village board or Plan Commission that affect the map were reviewed.

Chairman Betsinger inquired as to what was done in Marquis Point. Chipman responded that staff had worked with the developer on several permits as well as to develop a park site agreement and acquire land for such. Young added that the developer had expressed interest in possibly adding townhome type products to the area. Chairman Betsinger asked if the density would be a concern. Young stated that there was no concern based on his calculations and would add housing options to complement existing options.

Chairman Betsinger opened the public hearing, there were no comments from the public. The public hearing was closed.

Motion: Motion was made by Commissioner McNeal-James to approve 2019-004 Z 2019 Official Zoning Map – Staff. Commissioner Anderson seconded the motion. Motion passed 4-0.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James  
Nays: None  
Abstain: None

VII. Community Development Update/New Business

Senior Planner Chipman reminded commissioners of the Kendall County zoning item sent to them for consideration or comments. Chipman informed the commission that the Village has been working with Solsmart for a designation. Solsmart has provided feedback on the Zoning Ordinance for consideration based on solar permitting. Chipman also gave updates on board action for previous

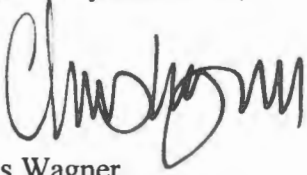
VIII. Next Meeting: March 7, 2019

IX. Adjournment

Motion was made by Commissioner Yakaitis to adjourn. Commissioner McNeal James seconded the motion. Motion passed 4-0, Meeting was adjourned at 7:47pm.

Ayes: Betsinger, Yakaitis, Anderson, McNeal-James  
Nays: None  
Abstain: None

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Wagner". The signature is stylized with a large initial "C" and a long, sweeping underline.

Chris Wagner

Plan Commission Secretary