



VILLAGE OF MONTGOMERY

*Joint Plan Commission and Zoning Commission Meeting Minutes
February 18, 2021 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: Tom Yakaitis

Present: Marion Bond, Patrick Kelsey, Mike Hammond, Mildred McNeal James and Joe Yen.

Also present: Village Attorney Laura Julien, Director of Community Development Rich Young, Senior Planner Jerad Chipman, and members of the audience.

IV. Approval of the Minutes of February 4, 2021

Motion: Motion was made by Commissioner Kelsey to approve the minutes of February 4, 2021. Commissioner Bond seconded the motion. Motion passed 6-0.

Ayes: Bond, Kelsey, Hammond, McNeal-James and Yen.

Nays: None

Abstain: None

V. Public Comment Period

There were no comments from the public and this period was closed.

VI. Items for Plan Commission Action

- a. 2021-003 Public Hearing and Consideration to Rescind and Replacing the Official Zoning Map and Rezoning Certain Areas to Conform to the Provisions of the Unified Development Ordinance – Staff

Senior Planner Chipman stated that since several residents expressed concern regarding the zoning change proposed within the UDO, staff updated the proposed zoning map for several properties to retain their existing zoning. Staff proposed the map no longer change the

parcels previously proposed as Mill district, to R-2 residential district and the commercial properties behind those, to B-2.

Commissioner Bond and McNeal-James stated their support of the adjustments made to the map. Chipman added that he had also spoken to the property owners in the area to update them on the change.

Commissioner Kelsey stated that the adjustments made were a good compromise and that future amendments could be made as needed.

Chairman Kelsey noted that the agenda items will be forwarded to the Village Board Meeting on Monday, February 22, 2021.

VII. Community Development Update/New Business

Senior Planner Chipman noted that the map would incorporate flood plain areas. Director Young stated that later this spring or summer the commission may see annexation documents for the former Caterpillar site. The commission thanked Director Young for his service in Montgomery and gave best wishes for his retirement.

VIII. Next Meeting: April 1, 2021

IX. Adjournment

Having no further business, Chairman Hammond adjourned the Meeting at 7:14 pm.

Respectfully submitted,



Chris Wagner