



## **VILLAGE OF MONTGOMERY**

*Plan Commission Meeting Minutes  
May 2, 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 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 Betsinger, Ryan Anderson.

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

Also Present: Village Attorney Laura Julien, Senior Planner Jerad Chipman, Village Engineer Tim Paulson, Village Trustee Denny Lee and members of the audience.

IV. Approval of the Minutes of March 7, 2019

Motion: Motion was made by Commissioner Kelsey to approve the minutes of March 7, 2019. Commissioner McNeal-James seconded the motion. Motion passed 5-0.

Ayes: Yakaitis, Kelsey, Hammond, McNeal-James, Plattos.

Nays: None

Abstain: None

V. Public Comment Period

There were no comments from the public, the hearing was closed.

VI. Items for Plan Commission Action

- a. 2019-008 SU Public Hearing and Consideration of a Special Use for Two Outdoor Cafés Located on Douglas Road Adjacent to the La Chiquita Food Market – Julie Linares

Senior Planner Chipman introduced the item and informed commissioners that an address had not yet been assigned. Chipman gave background and zoning on the location near La

Chiquita and neighboring properties. He also informed the commission that parking was already existing and would simply be reconfigured. The petitioner proposed two (2) outdoor cafes. The setbacks were met, and landscaping was being worked on with staff to obtain additional materials. Chipman stated that signage complies with everything except sight triangle and staff requested the removal of parking spaces near a loading dock.

Village Engineer Tim Paulson stated that the plans were acceptable with the noted additions of a stormwater report and calculations. Commissioner Kelsey inquired to Engineer Paulson as to where the storm water goes from that location, if it was Seasons Ridge. Paulson replied that it went across Seasons Ridge to the southern ponds.

Senior Planner Chipman invited the petitioner forward to speak. The petitioner showed the commissioners renderings of the masonry building which featured the outdoor cafes to provide better tenant options.

Chairman Hammond asked the petitioner how many square feet each outdoor area was proposed to be, which was replied to be four hundred (400) square feet each.

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

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.

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.

Commissioner Plattos asked if there was potential for a bar to come into one of the outdoor café tenant spaces or if it was limited to a certain tenant type. Senior Planner Chipman replied that the special use would allow it, but a bar would still require Board approval of a liquor license.

Commissioner Kelsey spoke in favor of the item stating that it would be a welcome addition to the neighborhood.

Chairman Hammond and McNeal James also made statements in support and on the overall aesthetically pleasing design.

Motion: Motion was made by Commissioner Plattos to approve 2019-008 SU Public Hearing and Consideration of a Special Use for Two Outdoor Cafés Located on Douglas Road Adjacent to the La Chiquita Food Market. Commissioner Kelsey seconded the motion. Motion passed 5-0.

Ayes: Yakaitis, Kelsey, Hammond, McNeal-James, Plattos.

Nays: None

Abstain: None

- b. 2019-010 Public Hearing and Consideration of a Text Amendment to section 4.15 of the Zoning Ordinance Regarding Farm Stand Temporary Uses – Staff

Senior Planner Chipman introduced the item and informed commissioners that the Village had received a request for a farm stand, however the current ordinance only allows this use in Agricultural zoned areas. Since there are no Agricultural zoned areas within the Village, staff felt it was appropriate to amend the text to offer a suitable location until the larger zoning ordinance project was completed.

Commissioner Kelsey suggested the timeframe be offered as a consecutive ninety (90) days to avoid the ‘pop-up’ potential if not done consecutively. Commissioner McNeal-James agreed. Chairman Hammond suggested the permit be offered as a consecutive one hundred twenty-day (120) permit to allow for a full growing season.

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

Motion: Motion was made by Commissioner Kelsey to approve 2019-010 Public Hearing and Consideration of a Text Amendment to section 4.15 of the Zoning Ordinance Regarding Farm Stand Temporary Uses for 120 consecutive days. Commissioner McNeal-James seconded the motion. Motion passed 5-0.

Ayes: Yakaitis, Kelsey, Hammond, McNeal-James, Plattos.

Nays: None

Abstain: None

VII. Community Development Update/New Business  
Senior Planner Chipman informed the commission that the Village held a successful forum on Solar Arrays and heard several presentations which are available on the Village website.

VIII. Nominations for Chair and Vice-Chair

Mike Hammond and Patrick Kelsey accepted nominations for Chairman.

IX. Next Meeting: June 6, 2019

X. Adjournment

Having no further business, Chairman Hammond adjourned the meeting at 7:20 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Wagner". The signature is stylized and cursive.

Chris Wagner  
Plan Commission Secretary