



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
June 6, 2019 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: Mildred Mc Neal James, and Ryan Anderson.

Present: Marion Bond, Tom Yakaitis, Patrick Kelsey, and Mike Hammond.

Also present: Village Attorney Laura Julien, Director of Community Development Rich Young, Montgomery Economic Development Corporation Charlene Coulombe-Fiore, Village Trustees Doug Marecek, Steve Jungermann, Dan Gier and Theresa Sperling and members of the audience.

IV. Approval of the Minutes of May 2, 2019

Motion: Motion was made by Commissioner Bond to approve the minutes of March 7, 2019.

Commissioner Yakaitis seconded the motion. Motion passed 4-0.

Ayes: Bond, Yakaitis, Kelsey, Hammond.

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. 2019-011 SU Public Hearing and Consideration of a Special Use for an Outdoor Café
Located at 1700 Douglas Road – Grandma’s Table

Director of Community Development Rich Young gave a brief introduction of the item, surrounding zoning, uses and neighbors of Grandma’s Table Restaurant. He stated that staff was supportive of the small outdoor café area.

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 Bond inquired if the proposed space was a small area, Director Young replied that yes, it was small, adequate for a few tables of customers.

Motion: Motion was made by Commissioner Kelsey to approve 2019-011 SU Public Hearing and Consideration of a Special Use for an Outdoor Café Located at 1700 Douglas Road – Grandma’s Table. Commissioner Bond seconded the motion. Motion passed 4-0.

Ayes: Bond, Yakaitis, Kelsey, Hammond.

Nays: None

Abstain: None

- VII. Chicago Metropolitan Agency for Planning – Unified Development Ordinance Presentation
Jake Seid of the Chicago Metropolitan Agency for Planning (CMAP) gave a brief presentation on the goals and status of the Unified Development Ordinance project. Director Young thanked CMAP for their presentation and stated that Montgomery has enjoyed a great relationship with

them. He expressed his encouragement that Montgomery will have a superior outcome with their assistance, which will benefit residents, developers and businesses in the future.

Commissioner Kelsey expressed his concern that since the transition of Tom Betsinger to the Village Board, there was no longer representation of the commission on the steering committee.

VIII. Community Development Update/New Business

Director Young informed the commissioners that two permits had been issued for the new apartment complex near the library. He stated there had also been an uptick in building permits issued due to the hailstorm that passed through the area. Young also stated that a Request for Proposals was online to solicit proposals from developers for the Old Mill at the northwest corner of Mill and River streets. Director Young informed the Commissioners that the Village had been awarded a SolSmart Gold designation and received a plaque.

Chairman Hammond inquired if there was any update on the development at Orchard and Jericho Roads. Director Young replied that an agreement had been reached pertaining to stormwater management and expressed hope that more progress would be underway this summer.

Commissioner Yakaitis asked if there were any updates on the Caterpillar property. Director Young stated there was activity and interest and asked Montgomery Economic Development Corporation Charlene Coulombe-Fiore for input. Charlene Coulombe-Fiore stated that she hoped to have confirmation of a new owner within the next thirty (30) days.

IX. Chair and Vice-Chair Vote

Vote was held to elect Mike Hammond as Chairman of the Plan Commission. Motion passed 3-0.

Ayes: Bond, Yakaitis, Kelsey.

Nays: Hammond.

Abstain: None

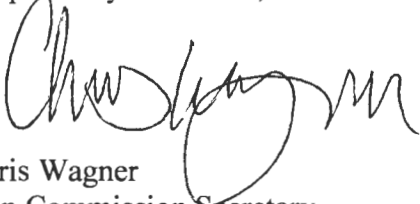
Patrick Kelsey was elected as Vice Chair.

X. Next Meeting: July 4, 2019

XI. Adjournment

Having no further business, Chairman Hammond adjourned the Meeting at 7:30 pm.

Respectfully submitted,



Chris Wagner
Plan Commission Secretary