



VILLAGE OF MONTGOMERY

*Plan Commission Meeting Minutes
August 1, 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: Ryan Anderson.

Present: Marion Bond, Tom Yakaitis, Patrick Kelsey, Mike Hammond and Mildred Mc Neal James.

Also present: Village Attorney Laura Julien, Montgomery Economic Development Corporation Charlene Coulombe-Fiore, Village Trustees Doug Marecek, Denny Lee, and Dan Gier and members of the audience.

IV. Approval of the Minutes of June 6, 2019

Motion: Motion was made by Commissioner Kelsey to approve the minutes June 6, 2019.

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

Ayes: Bond, Yakaitis, Kelsey, Hammond.

Nays: None

Abstain: McNeal-James

V. Public Comment Period

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

VI. Items for Plan Commission Action

- a. 2019-012 FP Consideration of a Final Plat in the Ogden Hill Commercial Subdivision – Inland National Development Company, LLC.

Senior Planner Chipman introduced the item and explained the location of the parcel and the proposed use of a medical building. Staff recommended approval pending engineering and the revised site plan that will allow for cross access.

Engineer Tim Paulson stated the storm and sanitary connections are already existing and met. There were no issues except a couple of certificates that he had attached to the report.

Senior Planner Chipman stated that a medical use was an approved use for the zoning and invited the petitioner forward to speak.

The petitioner stated they were working to bring a medical office to site and were in full support of the use. He stated that they were willing to work with staff on the cross access concerns that were raised.

Senior Planner Chipman stated that staff would be amenable to discussing several site design options for the site, as it is large enough to allow flexibility.

Chairman Hammond clarified the locations of the cross access on each site plan, and if it would be at a dead end. Chipman stated that it would be at a dead end.

Commissioner Kelsey suggested working with the Fire Department, to ensure those needs are met since a medical building might see added traffic from ambulances etc. Chipman stated that staff had reached out to the Fire District. Kelsey stated he felt the plan was very solvable.

Motion: Motion was made by Commissioner Kelsey to approve 2019-012 FP Consideration of a Final Plat in the Ogden Hill Commercial Subdivision – Inland National Development Company, LLC to include corrections made by EEI and allowing for cross access.

Commissioner McNeal-James seconded the motion. Motion passed 5-0.

Ayes: Bond, Yakaitis, Kelsey, Hammond, McNeal-James

Nays: None

Abstain: None

VII. Community Development Update/New Business

Senior Planner Chipman informed the commission that the Village Board had approved the Outdoor Café at Grandma's Table that had come before the commission previously. He stated that the September meeting would be cancelled, as no new items were pending.

Chairman Hammond inquired as to the progress on the McAlister's project. Chipman stated that staff was currently working on the revisions for the building and has also received plans for the interior build out.

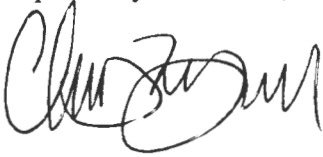
Commissioner Kelsey inquired if there were any updates on the Caterpillar property, which there were none at that time.

VIII. Next Meeting: October 4, 2019

IX. Adjournment

Having no further business, Chairman Hammond adjourned the Meeting at 7:13 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Wagner". The signature is fluid and cursive, with the first name "Chris" and last name "Wagner" clearly distinguishable.

Chris Wagner
Plan Commission Secretary