



## **VILLAGE OF MONTGOMERY**

***Plan Commission Meeting Agenda  
January 7, 2016 7:00 P.M.  
Village Hall Board Room  
200 N. River Street, Montgomery, IL 60538***

---

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of November 5, 2015
- V. Public Comment Period
- VI. Items for Plan Commission Action
  - a. 2016-001 Z Public Hearing and Consideration of the 2016 Official Zoning Map – Staff.
  - b. 2016-004 FP Consideration of a Final Plat – Fuller’s Car Wash.
  - c. 2016-005 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 900 Knell Road – ATMI Precast, Inc.
- VII. Community Development Update/New Business
- VIII. Next Meeting: February 4, 2016
- IX. Adjournment



**Plan Commission Meeting**

**November 5, 2015**

**I. CALL TO ORDER:**

Chairman Hammond called the meeting to order at 7:00p.m.

**II. PLEDGE OF ALLEGIANCE:**

All present gave the pledge of allegiance.

**III. ROLL CALL:**

Tom Betsinger	Present	John Francis	Absent
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Present	Butch Distajo	Present
Mike Hammond	Absent		

Also present: Director of Community Development Richard Young; Senior Planner Jerad Chipman; Village Attorney Laura Julien; Village Engineer Tim Paulson; Trustee Denny Lee; Trustee Doug Marecek; Trustee Theresa Sperling; MEDC Executive Director Charlene Coulombe-Fiore and members of the audience.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Motion was made by Commissioner Betsinger to approve the minutes of the October 1, 2015 Plan Commission Meeting. Commissioner McNeal-James seconded. Motion passed 6-0.

**Ayes:** Betsinger, Yakaitis, Kelsey, Hammond, McNeal-James and Distajo,

**Nays:** None

**V. PUBLIC COMMENT PERIOD:**

There were no comments from the public.

**VI. ITEMS FOR PLAN COMMISSION ACTION:**

**a) 2015-009 SU-PUD Consideration of a Special Use for a Planned Unit Development for a University Athletic Campus – Aurora University**

Commissioner Kelsey announced he will be recusing himself.

Senior Planner Jerad Chipman discussed the concerns brought up at the Plan Commission meeting from October 1, 2015 with the Petitioner. The Petitioner agrees to buffer the residential neighbors to the north potentially combining landscaping and fencing. The ball fields will meet the same lighting standard as the Stuart Sports Complex. Montgomery Countryside Fire Protection has informed staff the districts needs for circulation and access are met.

Bruce Goldsmith from the Dykema law firm was happy to answer any questions.

Chairman Hammond read through the finds 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;*

Athletic lighting may affect neighboring property owners, however, the Petitioner has indicated their intention to mitigate impacts of lighting on the neighboring properties so that the 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 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 currently promotes one means of ingress and egress. The Petitioner is pursuing additional emergency 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.

Commissioners Betsinger and McNeal-James both feel the issues raised have been addressed.

**MOTION:** Motion was made by Commissioner Betsinger to recommend to the Village Board approval of the special use for a planned unit development for Aurora University

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

**Ayes:** Betsinger, Yakaitis, Hammond, McNeal-James and Distajo

**Nays:** None

**b) 2015-010 SU-PUD Public Hearing and Consideration of an Amendment to the Blackberry Creek Special Use for a Planned Unit Development – John McVickers**

Senior Planner Chipman advised that the Petitioner is requesting a modification to the Blackberry Creek special use for a PUD. The current PUD regulates the size and aesthetic of all ground signs. The Petitioner is proposing three signs that do not conform but are similar to the recent updates to the Village's sign ordinance. Two of the proposed sign is fourteen (14) feet tall which does not comply with the existing PUD sign standards. Concerns were discussed regarding the electronic reader board on top of one of the monument signs.

John McVickers with McVickers Development explained the need for adequate signage for the retailers.

Commissioners reviewed and commenced discussion regarding the overall signage proposal.

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

**MOTION:** Motion was made by Commissioner Kelsey to approve the Special Use PUD amendment in the Blackberry Creek subdivision.

Commissioner Betsinger seconded.  
Motion passed 6-0.

**Ayes:** Kelsey, Hammond, McNeal-James, Distajo, Betsinger and Yakaitis,

Nays: None

**VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:**

Senior Planner Chipman indicated Speedway is open and will be having a grand opening and ribbon cutting shortly. South Moon Barbeque plans to open November 11, 2015. Chiquita Foods will be open for business soon.

**VIII. NEXT MEETING**

December 3, 2015

**IX. ADJOURNMENT**

Having no further business to discuss, the meeting was adjourned at 7:21 p.m. by Chairman Hammond.

Respectfully submitted,

A handwritten signature in cursive script that reads "Toulia Coffey". The signature is written in black ink and is positioned above the printed name and title.

Toulia Coffey  
Administrative Assistant



**PC 2016-001**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission

**From:** Jerad Chipman, AICP  
 Senior Planner

**Date:** December 31, 2015

**Subject:** 2016-001 Z 2016 Official Zoning Map Update and Annual Report

---

Annually, the Village updates the Official Zoning Map to reflect zoning amendments and annexations during the previous year.

In 2015, the Village took action on the following items that are reflected on the Zoning Map:

Ordinance #	Property	Requested Action/Petitioner
1651	350 US Route 30	9er's Grill - Special Use for an Outdoor Café.
1654	1266 Orchard Road	Michels Corporation - Special Use for Outdoor Storage including Alternative Surfaces.
1665	2231 Hagaman Lane	Bethesda – Special Use for a Convalescent Nursing and Rest Home.
1672	Ogden Hill	Inland Multi-Tenant Building – Final Plat and Special Use for a Drive Through and Outdoor Cafes.
1689	1900 Douglas Road – Settler's Landing	U-Haul – Rezoning and Special Use for Self-Service Storage Warehouse and Outdoor Storage.
1700	1700 Jericho Road	Aurora University – Special Use for a Planned Unit Development for a University Athletic Campus.
1701	Blackberry Creek	McVickers – Amendment to the Planned Unit Development Regarding Ground Signs.

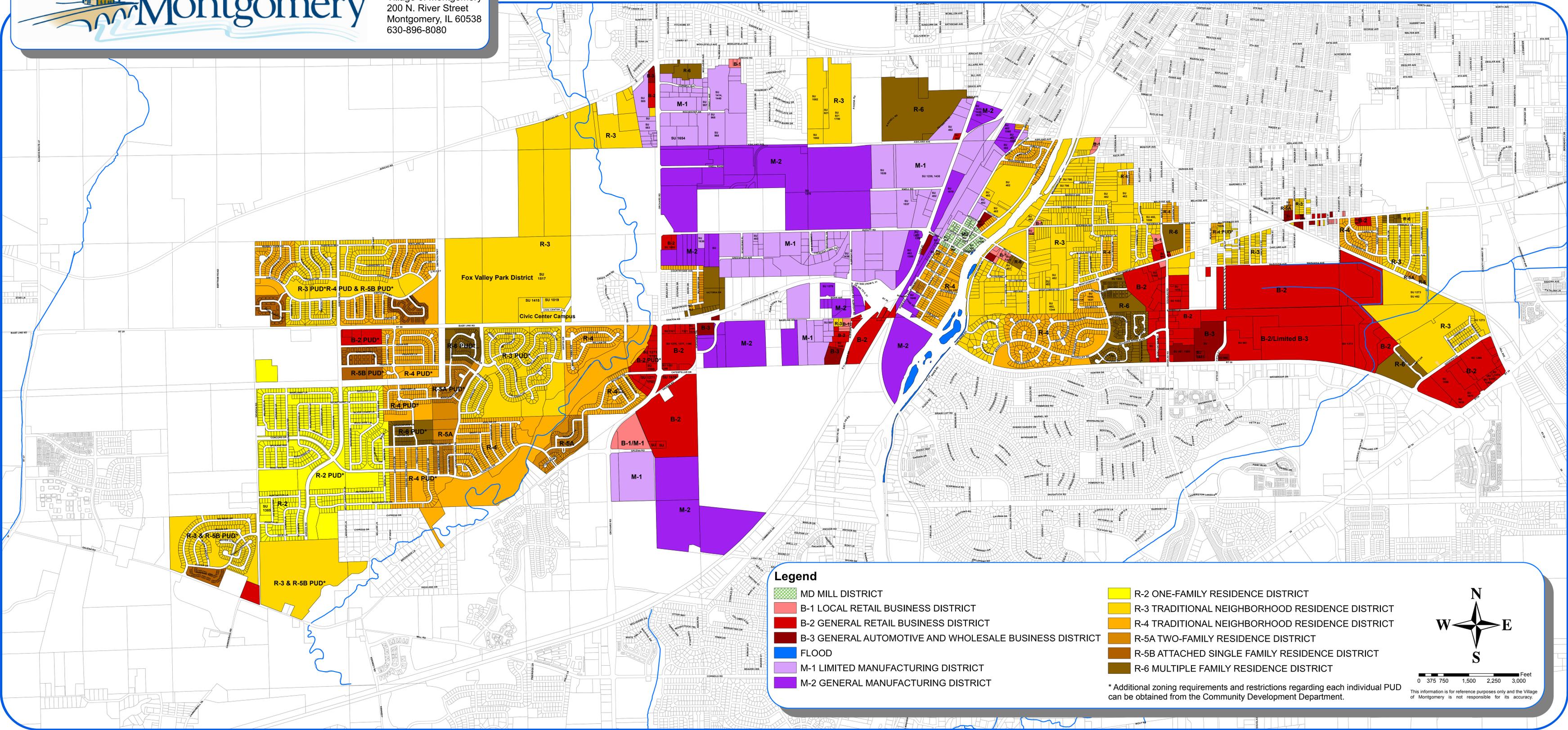
Additionally, the Village approved Variances and Amendments to the Zoning Ordinance. Those items are indicated in the table below, for informational purposes as they are not updated on the attached Zoning Map.

Ordinance #	Requested Action/Petitioner
1650	Text Amendment to the Zoning Ordinance Regarding Outdoor Cafes in the B-3 District.
1653	Text Amendment to the Zoning Ordinance Regarding Alternative Surfaces.
1662	Text Amendment to the Zoning Ordinance Regarding Building Height in the Manufacturing Districts.
1663	Final Plat for the Montgomery Business Center – Unit I.
1666	Text Amendment to the Zoning Ordinance Regarding Ground Signs.
1688	Text Amendment to the Zoning Ordinance to Allow Self-Service Storage in the B-3 District.
1702	Chiquita Food Market Sign Variance Located at 1525 Douglas Road

Other items that the Village took action on include:

- Approval of a preliminary site plan for United Sugars.
- Approval of a building addition to Wolsfelt's Prom Store.
- Approval of a site plan for an office building at Illinois Industrial Lumber.

**Staff recommends approval of the 2016 Official Zoning Map.**

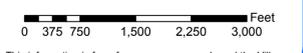


### Legend

- MD MILL DISTRICT
- B-1 LOCAL RETAIL BUSINESS DISTRICT
- B-2 GENERAL RETAIL BUSINESS DISTRICT
- B-3 GENERAL AUTOMOTIVE AND WHOLESALE BUSINESS DISTRICT
- FLOOD
- M-1 LIMITED MANUFACTURING DISTRICT
- M-2 GENERAL MANUFACTURING DISTRICT

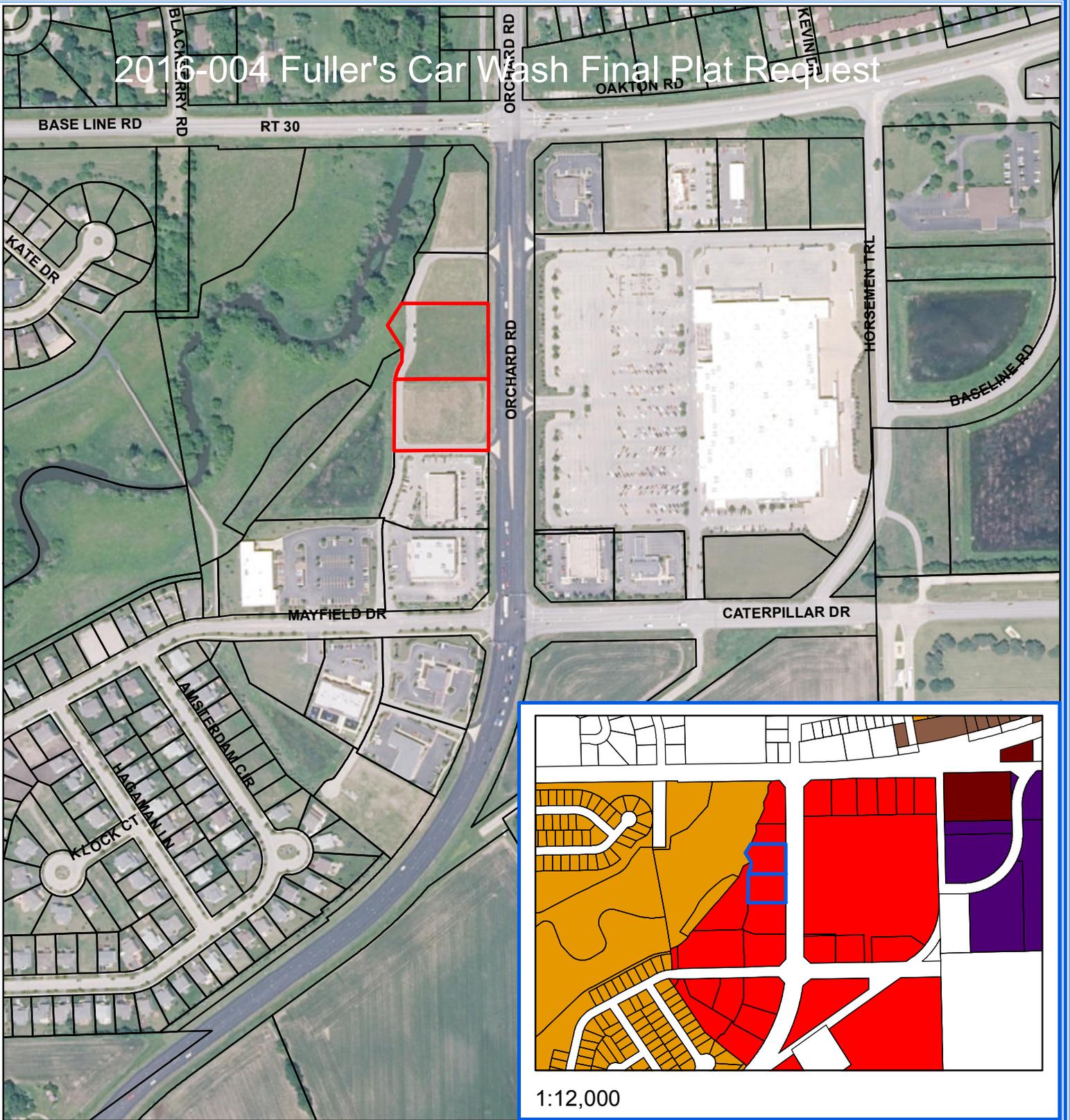
- R-2 ONE-FAMILY RESIDENCE DISTRICT
- R-3 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
- R-4 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
- R-5A TWO-FAMILY RESIDENCE DISTRICT
- R-5B ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
- R-6 MULTIPLE FAMILY RESIDENCE DISTRICT

\* Additional zoning requirements and restrictions regarding each individual PUD can be obtained from the Community Development Department.

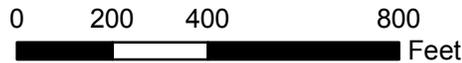
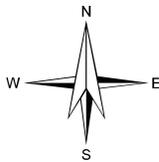


This information is for reference purposes only and the Village of Montgomery is not responsible for its accuracy.

# 2016-004 Fuller's Car Wash Final Plat Request



Village of Montgomery  
 200 N. River Street  
 Montgomery, IL 60538  
 630-896-8080



- Legend**
- MD MILL DISTRICT
  - B-1 LOCAL RETAIL BUSINESS DISTRICT
  - B-2 GENERAL RETAIL BUSINESS DISTRICT
  - B-3 GENERAL AUTOMOTIVE AND WHOLESALE BUSINESS DISTRICT
  - FLOOD
  - M-1 LIMITED MANUFACTURING DISTRICT
  - M-2 GENERAL MANUFACTURING DISTRICT
  - R-2 ONE-FAMILY RESIDENCE DISTRICT
  - R-3 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
  - R-4 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
  - R-5A TWO-FAMILY RESIDENCE DISTRICT
  - R-5B ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
  - R-6 MULTIPLE FAMILY RESIDENCE DISTRICT
- This information is for reference purposes only and the Village of Montgomery is not responsible for its accuracy



**PC 2016-004**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission

**From:** Jerad Chipman, AICP  
Senior Planner

**Date:** December 31, 2015

**Subject:** Final Plat – Fuller’s Car Wash

---

Fuller’s Car Wash is proposing to combine two lots in the Blackberry Creek Commercial Subdivision. The combination of the two lots contains the relocation of an existing easement around the proposed car wash building.

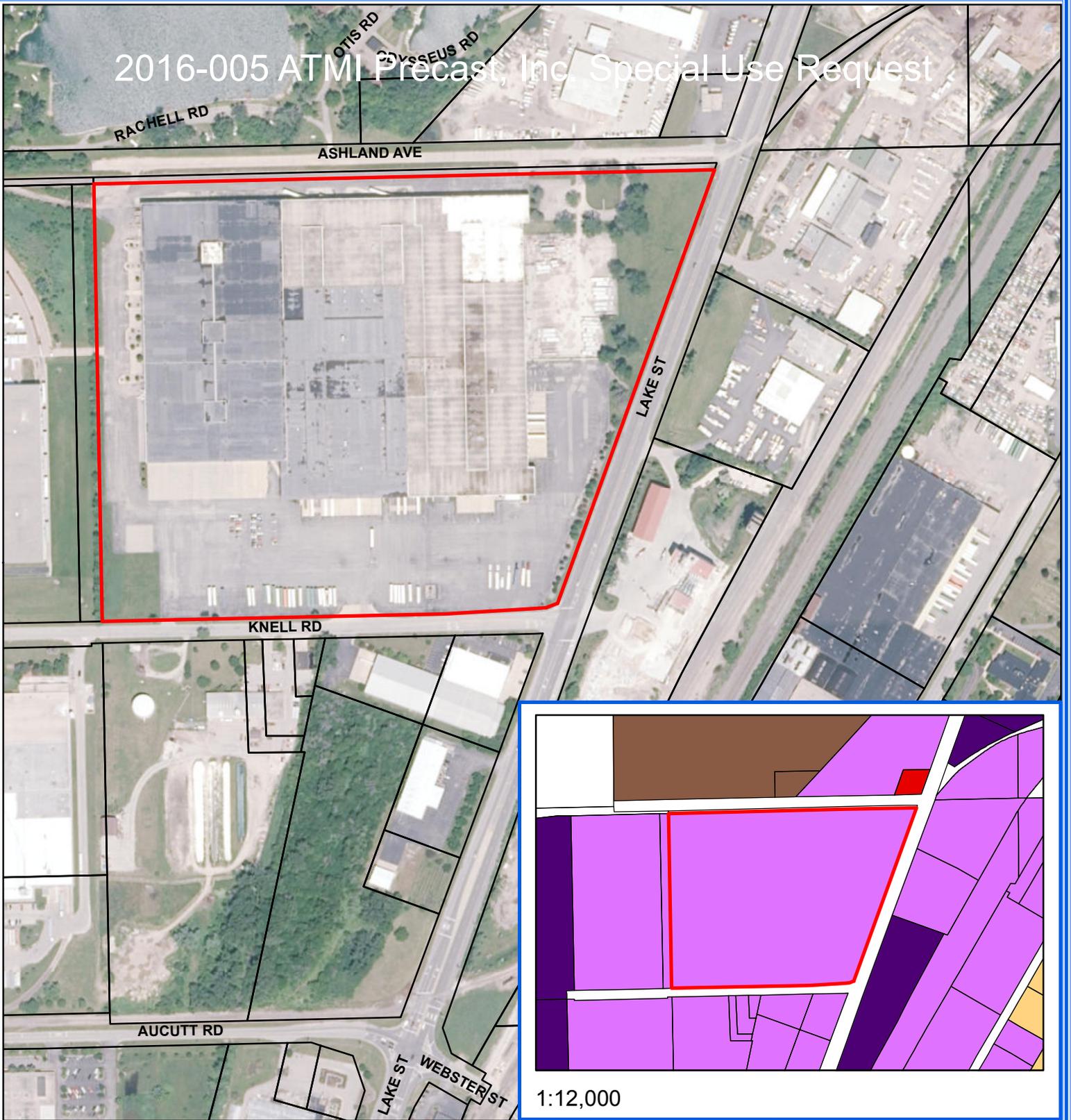
EI is in the process of reviewing the plat, and therefore, staff is recommending that the final plat approval is contingent of engineering review. Due to this ongoing review, the attached plat is labeled “Preliminary”.

**Recommendation:**

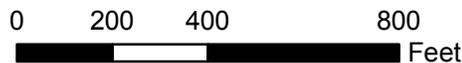
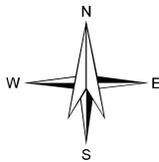
*Staff is recommending approval of the attached plat pending engineering review and approval.*



# 2016-005 ATMI Precast, Inc. Special Use Request



Village of Montgomery  
 200 N. River Street  
 Montgomery, IL 60538  
 630-896-8080



**Legend**

- MD MILL DISTRICT
- B-1 LOCAL RETAIL BUSINESS DISTRICT
- B-2 GENERAL RETAIL BUSINESS DISTRICT
- B-3 GENERAL AUTOMOTIVE AND WHOLESALE BUSINESS DISTRICT
- FLOOD
- M-1 LIMITED MANUFACTURING DISTRICT
- M-2 GENERAL MANUFACTURING DISTRICT
- R-2 ONE-FAMILY RESIDENCE DISTRICT
- R-3 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
- R-4 TRADITIONAL NEIGHBORHOOD RESIDENCE DISTRICT
- R-5A TWO-FAMILY RESIDENCE DISTRICT
- R-5B ATTACHED SINGLE FAMILY RESIDENCE DISTRICT
- R-6 MULTIPLE FAMILY RESIDENCE DISTRICT

This information is for reference purposes only and the Village of Montgomery is not responsible for its accuracy



**PC 2016-005**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
Senior Planner  
**Date:** December 31, 2015  
**Subject:** Outdoor Storage and Alternative Surfaces Located at 900 Knell Road - *Special Use and Site Plan.*

---

**Petitioner:** ATMI Precast, Inc.  
**Location/Address:** 900 Knell Road.  
**Requests:** Special Uses for Outdoor Storage and Alternative Surfaces.  
**Current Zoning:** M-1 Limited Manufacturing District  
**Comprehensive Plan:** Light Industrial/Business Park  
**Surrounding Land Uses:**

Location	Adjacent Land Use	Adjacent Zoning
North	Commercial/Open Space	R-6, B-2 and M-1
East	Industrial	M-1 and M-2
South	Industrial	M-1
West	Industrial	M-1

**Background:**

The Petitioner is requesting approval of a special use for outdoor storage of precast concrete panels that are off-loaded by a large overhead crane, to include allowance of the operation taking place on a gravel surface. The area is currently composed of a gravel surface and has an eight (8) foot high chain link fence with a green mesh material covering the fence to screen the site. The Petitioner has recently been utilizing the area to store concrete panels on semi-trailers. The Petitioner intends to intensify the use by unloading the panels and stacking them approximately fifteen (15) feet high.

**Conformance with the Comprehensive Plan:**

The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Light Industrial/Business Park.

**Zoning:**

The property is zoned M-I Limited Manufacturing District. Outdoor storage and alternative surfaces are allowed as special uses in the M-I District. The Petitioner is requesting relief from the Zoning Ordinance in the form of a variance from the alternative surfaces setback from public right-of-ways. The variance is being processed through the subsequent Zoning Board of Appeals meeting.

**Plat:**

The Petitioner has submitted a plat that indicates the proposed location of the storage area. That plat is attached.

**Bulk Standards:**

The building and parking setbacks applicable in the M-I District have been met with the exception of the alternative surfaces setback from public right-of-ways. A variance has been applied for in regards to the alternative surfaces setback.

**Parking: Number of Spaces, Handicap Spaces, Drive Aisles & Dimensions:**

The principal building on the property contains parking amenities. The Parking Section of the Zoning Ordinance does not explicitly discuss parking requirements for outdoor storage areas, and it is assumed that employees will be able to park within the storage area or in the adjacent asphalt area to the north of the storage location.

**Landscaping/Screening:**

A landscape plan has been submitted and is attached to this report. The plan indicates the installation of deciduous trees close to Route 31 to fulfill the street tree requirement of the Zoning Ordinance. Several clusters of mature trees exist closer to the storage area. The clusters have left several gaps that the Petitioner intends to fill in with a staggered double row of conifer trees in order to screen the storage area from view. In addition to the conifer trees, the Petitioner has indicated the installation of ornamental trees within the existing clusters of mature trees. The ornamental trees will provide lower screening in the areas that the mature trees are too tall to effectively screen the storage area.

The Zoning Ordinance requires an eight (8) foot tall wood privacy fence for outdoor storage uses. An eight (8) foot tall chain link fence with a green fabric screen attached to it currently exists around the proposed storage area. Due to the screening that the robust landscape plan will provide, staff recommends allowing the Petitioner to maintain the existing fence. The green fabric screening that is attached to the fence is in need of maintenance, and should be fixed as soon as possible.

**Lighting:**

There is currently lighting located on the building. The Petitioner does not intend to install additional lighting. Any addition or alteration to the site lighting shall comply with the lighting standards in the Zoning Ordinance.

**Access:**

One (1) access point exists into the indicated storage area. That access is located on Ashland Avenue, which is a dead end street that has light traffic volume. Therefore, adequate access to the site has been provided.

The asphalt drive that leads into the storage area is in need of maintenance. Patching the drive, or installing new asphalt shall be completed. The transition between the asphalt drive and the storage area is uneven. Staff recommends a more permanent transition be installed by cutting into the existing curb and grading down to the new elevation.

**Alternative Surfaces:**

The Petitioner is requesting use of an alternative surface. They are proposing that the surface be composed of gravel. There are two primary concerns with allowing a gravel surface, which are the creation of dust and tracking debris onto public streets. These concerns prompted the greater setback from residential districts and public right-of-ways that will be discussed in the subsequent variance request. In addition to the setback, staff recommends the following conditions be attached to the special use.

1. The Petitioner is required to submit a detailed plan describing the type and weight of vehicles, items to be stored on the surface, average daily vehicle trips conducted on the surface, other operations conducted on the site and dust mitigation activities. Processing of aggregate materials is prohibited.
2. Storage spaces, drives and aisles shall be constructed of a minimum of 10 inches of material uniformly compacted and approved by the Village Engineer. Specified material shall be approved by the Village Engineer. Additional material depth may be required based on the use of the site subject to Village Engineer approval.
3. The Petitioner is required to engage in periodic dust control measures, including treating the alternative surface with calcium chloride on an as needed basis.
4. The Petitioner shall provide the Village an access easement over all areas utilizing an alternative surface pursuant to these provisions and a \$5,000 nuisance deposit. In accordance with said easement, the Village will conduct periodic reviews of the site's dust control and to perform any mitigation actions it deems necessary. Prior to engaging in site remediation, the Village will provide the Petitioner with written notice identifying the violation and the Petitioner will be afforded seventy-two (72) hours to resolve. To the extent that the Petitioner fails to adequately address said violation to the satisfaction of the Village, thereby requiring Village to remediate said nuisance, the Village will deduct all applicable funds from the Petitioner's deposit. The Petitioner will be required to replenish said deposit within fifteen (15) days of receiving notice so that the account remains its proper balance of \$5,000.00.
6. The alternative surface shall be maintained by the Petitioner to the satisfaction of the Director of the Community Development Department or other designee of the Village Administrator, including re-grading or restoration as needed due to traffic use, or storm related degradation. In the event that the alternative surface material degrades to a point that increases the nuisance occurrences the material shall be removed and replaced with fresh material.

**Height:**

The Petitioner is requesting the ability to stack their outdoor storage to a height of fifteen (15) feet. The Zoning Ordinance allows for a maximum height of ten (10) feet, however, the Zoning Ordinance states that the maximum storage height can be increased through the special use process. Staff is of the opinion that the proposed landscaping will provide adequate screening for the additional height.

**Special Use:**

The Petitioner is requesting a special uses for outdoor storage and alternative surfaces. The Commission should consider whether the use is in keeping with the vision of the area and whether its impacts can be properly mitigated. According to the Montgomery Zoning Ordinance, whose language hereafter is in italics, *"no special use shall be recommended by the Plan Commission unless the Commission shall find that the following standards have been satisfied:*

Staff has provided findings of fact following the standards for the Plan Commissioner's consideration. The Petitioner has also provided findings of fact that are attached to the end of the report.

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;*

The proposed gravel surface has the potential to affect the health, safety, comfort or general welfare of the surrounding properties, however, it is staff's opinion that the proposed restrictions and maintenance provisions will adequately mitigate the dust concerns;

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 as the proposed restrictions and maintenance provisions should adequately mitigate the dust concerns;

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 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; and

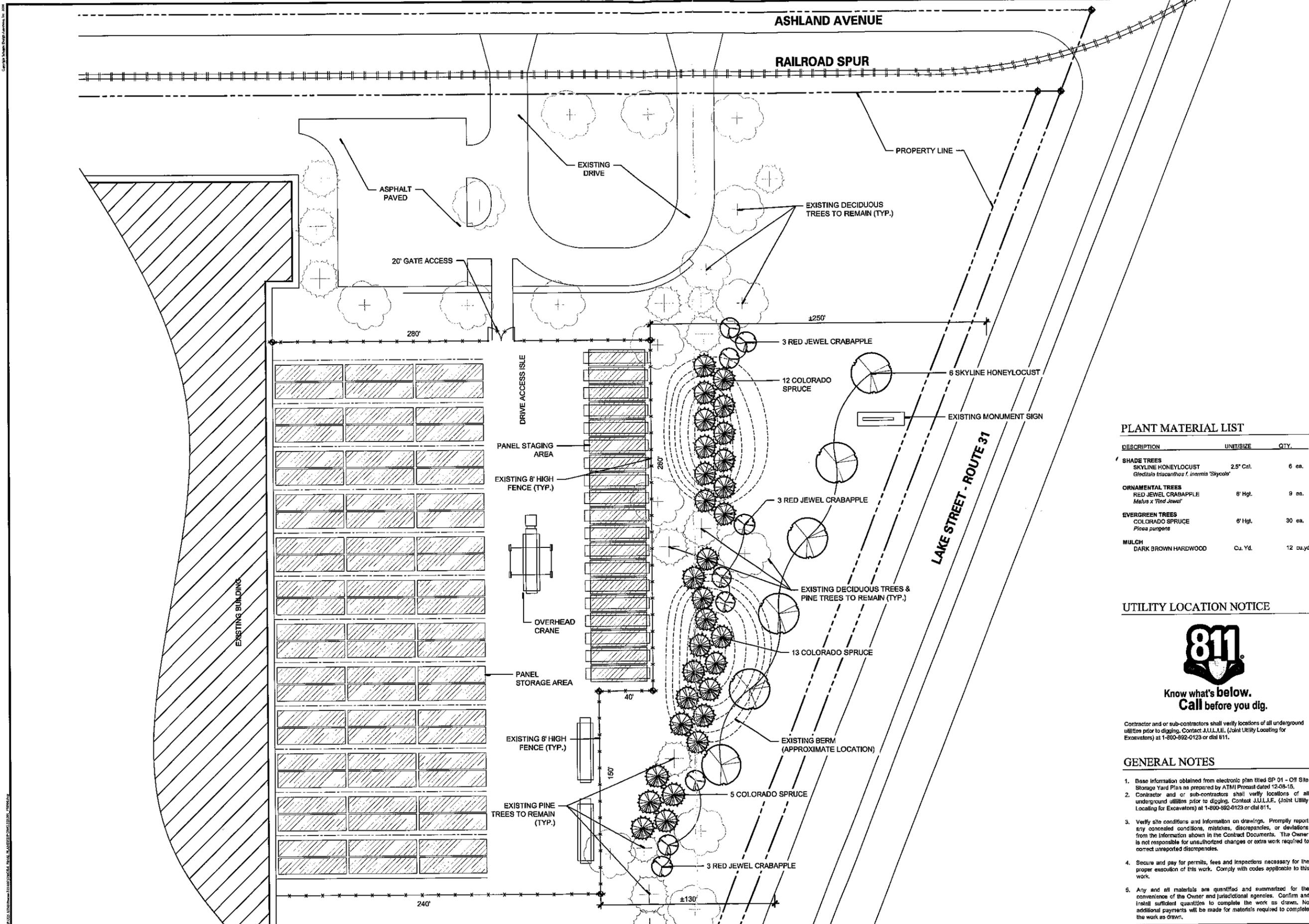
F. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Village Board pursuant to the recommendations of the Plan Commission.*

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 the special use for outdoor storage and alternative surfaces including the conditions discussed in the staff report and approval of the surface by the Village Engineer.**

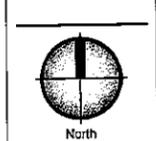


Prepared By:  
  
 Schoppe Design Associates, Inc.  
 LAND PLANNING & LANDSCAPE ARCHITECTURE

Prepared For:  
**ATMI PRECAST**  
 930 Ridgeway Avenue  
 Aurora, IL 60506

Project Name:  
**Offsite Storage Facility**  
 ATMI Precast - CenterPoint  
 900 Knoll Road - Montgomery, IL 60538

Sheet Name:  
**LANDSCAPE PLAN**



Revisions  
 1. \_\_\_\_\_  
 2. \_\_\_\_\_  
 3. \_\_\_\_\_  
 4. \_\_\_\_\_  
 5. \_\_\_\_\_  
 6. 2015-12-23 ISSUED FOR VILLAGE REVIEW  
 Date: 2015-12-23  
 Scale: 1" = 30'  
 Job #: 316.001.02  
 Drawn: C. Funkehouse  
 File #: 325.001\_FSP100.dwg  
**SHEET: L1.0**

**PLANT MATERIAL LIST**

DESCRIPTION	UNIT/SIZE	QTY.
<b>SHADE TREES</b>		
SKYLINE HONEYLOCUST <i>Gleditsia triacanthos f. inermis 'Skyline'</i>	2.5" Cal.	6 ea.
<b>ORNAMENTAL TREES</b>		
RED JEWEL CRABAPPLE <i>Malus x 'Red Jewel'</i>	6' Hgt.	9 ea.
<b>EVERGREEN TREES</b>		
COLORADO SPRUCE <i>Picea pungens</i>	6' Hgt.	30 ea.
<b>MULCH</b>		
DARK BROWN HARDWOOD	Cu. Yd.	12 cu.yd.

**UTILITY LOCATION NOTICE**



**Know what's below.  
 Call before you dig.**

Contractor and/or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-992-0123 or dial 811.

**GENERAL NOTES**

- Base information obtained from electronic plan titled SP 01 - Off Site Storage Yard Plan as prepared by ATMI Precast dated 12-09-15.
- Contractor and/or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-992-0123 or dial 811.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
- Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
- Any and all materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.

Copyright © 2015 Schoppe Design Associates, Inc. All rights reserved. No part of this drawing may be reproduced without the written permission of Schoppe Design Associates, Inc.

325.001\_FSP100

Special Use  
Outdoor Storage

- a. The proposed Special Use, outdoor storage, is located in an industrial area. It is low impact, as it is for the storage of precast concrete panels. The lot is located adjacent to the existing industrial building and setback considerably from adjacent roads. The use is compatible with adjacent uses.
- b. The generous setbacks for the storage lot and the landscape screening will not affect other permitted uses in the immediate vicinity. Many of the other area uses have outdoor storage or parking of commercial vehicles. No diminishment of property values is seen.
- c. The surrounding properties are all developed and have been used for commercial and industrial uses for many years. No disruption of the normal and orderly development and improvement of surrounding property is anticipated.
- d. The storage lot will not require any public utilities. It is not lighted for overnight usage. The adjacent roadways are more than adequate to handle any truck traffic utilizing the lot.
- e. The only ingress and egress to the lot is off of Ashland Avenue. Ashland Avenue is designed as an industrial roadway and is a dead end street. Traffic is minimal on this road and the access drive is constructed to accommodate truck turning movements.
- f. The special use will in all other respects conform to the regulations of the M-I Limited Manufacturing District except as modified by the special use.

Special Use  
Alternate Surface

- a. The use of crushed limestone as the surface material for the storage lot is consistent with the existing surface of the lot. The area is fenced, secured and will be monitored for dust control and debris.
- b. The surface of the lot has no impact on other property in the immediate vicinity. Dust control measures will be put in place to water or otherwise treat the surface during dry weather conditions and periodic street sweeping will take place as needed.
- c. The surface used will not impede the development and improvement of surrounding property. There is no visual impact and dust control will be in place.
- d. No utilities are required and existing drainage and access roads are in place.
- e. Adequate access exists to prevent debris from being deposited onto adjacent public streets.
- f. The use of specialized equipment (overhead crane) will cause severe damage to conventional asphalt surfaces. Variances and special use conditions will minimize any impacts. The lot will otherwise conform to the M-I zoning district standards.

