



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
February 4, 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 January 7, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2016-002 SU Public Hearing and Consideration of a Special Use for Outdoor Storage to Include Alternative Surfaces Located at 1065 and 1079 Sard Avenue – JPC Tree Care LLC.
 - b. 2016-003 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 1400 Bohr Avenue – H. Linden & Sons/Steve Linden.
- VII. Community Development Update/New Business
- VIII. Next Meeting: March 3, 2016
- IX. Adjournment



Plan Commission Meeting

January 7, 2016

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	Present
Tom Yakaitis	Present	Mildred McNeal-James	Present
Patrick Kelsey	Present	Butch Distajo	Present
Mike Hammond	Present		

Also present: Senior Planner Jerad Chipman; Village Attorney Laura Julien; Village Engineer Tim Paulson; Trustee Denny Lee; Director Charlene Coulombe-Fiore and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Amendment made by Chairman Hammond to reflect his presence during roll call on November 5, 2015. Motion was made by Commissioner McNeal-James to approve the minutes of the November 5, 2015 Plan Commission Meeting to include the correction. Commissioner Kelsey seconded. Motion passed 7-0.

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

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2016-001 Z Public Hearing and Consideration of the 2016 Official Zoning Map – Staff.**

Senior Planner Chipman discussed the annual report that addresses the rezoning cases, special uses, amendments and annexations to the official zoning map.

MOTION: Motion was made by Commissioner Francis to approve the 2016 Official Zoning Map. Commissioner Betsinger seconded.
Motion passed 7-0.

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

Nays: None

b) 2016-004 FP Consideration of a Final Plat – Fuller’s Car Wash

Senior Planner Chipman advised that the Petitioner is looking to purchase two parcels and consolidate those lots in the Blackberry Creek Commercial Subdivision on Orchard Road. An existing easement is proposed to be relocated around the proposed car wash building.

Village Engineer Paulson stated that the easement contains a storm sewer, which provides drainage for the Orchard Road right of way to the rear of the site and that storm sewer would be relocated while the building is constructed.

MOTION: Motion was made by Commissioner Kelsey to move approve of 2016-004 FP Consideration of a Final Plat – Fuller’s Car Wash. Commissioner Francis seconded.
Motion passed 7-0.

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

Nays: None

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.

Senior Planner Chipman indicated the Petitioner is requesting approval of a special use for outdoor storage of precast concrete panels to be unloaded by a hefty overhead crane on a gravel surface. The property is zoned M-1 Limited Manufacturing District. Outdoor storage and alternative surfaces are allowed as special uses. Currently an eight (8) foot tall chain link fence with screening is on the property. The Petitioner intends to stack the panels approximately fifteen (15) feet high. The plan indicates planting deciduous trees close to Route 31 to conform to the Zoning Ordinance. In addition, coniferous and ornamental trees will be installed to provide lower screening.

Attorney John Philipchuck representing ATMI Precast, Inc. explained the need for an alternative surface due to the weight of the equipment and the concrete panels, which can weigh sixty thousand (60,000) pounds. Mr. Philipchuck discussed the plan for adequate mitigation and proper dust control.

Chief Operating Officer of ATMI Precast, Paul Carr put forth some insight on the type of work they provide on the leased property located on Ashland Avenue.

Commissioner McNeal-James inquired about their plan for dust control.

Mr. Philipchuck replied they use a product called dustless which dries quicker, is longer lasting and does not contain Calcium Chloride.

Commissioner Betsinger believes the five thousand (5,000) dollar nuisance deposit along with the Village provision to replenish the deposit if the company incurs any violations is acceptable.

Commissioner Kelsey advised Village Engineer Paulson to consider asphalted grindings since it is excellent for dust control and allowed by the State of Illinois.

Chairman Hammond opened the public hearing. There were no comment and the hearing was closed.

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;*

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.*



PC 2016-002
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: January 28, 2016

Subject: Outdoor Storage and Alternative Surfaces Located at 1065 and 1079 Sard Avenue -
Special Use and Site Plan.

Petitioner: JPC Tree Care, LLC.

Location/Address: 1065 and 1079 Sard Avenue

Requests: Amendment to the Special Use for Outdoor Storage and a Special Use for Alternative Surfaces.

Current Zoning: M-2 General Manufacturing District

Comprehensive Plan: Light Industrial/Business Park

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Residential/Open Space	R-4 and City of Aurora
East	Residential/Industrial	R-4 and M-1
South	Industrial	M-2
West	Industrial	M-1

Background:

The Petitioner is requesting approval of an amendment to their special use for outdoor storage and a special use for alternative surfaces. The Petitioner received a special use for outdoor storage in 2013. The special use restricted the location of the storage to the southwest corner of the property due to the fact that the southwest corner had been previously paved. As the history of this case has recently been in question, a brief timeline of the past events that have led to this request follows:

Winter of 2013: Staff informed the Petitioner that they were operating illegally on the site.

February 25, 2013: The Petitioner applied for a special use for outdoor storage.

April 11, 2013: The Plan Commission discussed and tabled the Petitioner's special use request. During the meeting, the storage of wood and mulch was indicated and that there would be a small pile of mulch and that the mulch would be used immediately.

May 16, 2013: The Plan Commission recommended approval of the special use for outdoor storage in the areas that were previously paved on the site as the attached map indicates.

May 21, 2013: The special use was discussed at the Committee of the Whole meeting. At that meeting the Petitioner stated that logs would be brought on to the site, ground into wood chips and hauled off-site.

May 28, 2013: The Village Board discussed the special use and voted to approve the special use including limiting the location and height that the material could be store at. The Petitioner expressed their intent to place mulch on the property and the special use was approved without prohibiting mulch to be stored on the property.

After the special use was approved he Petitioner installed the fence and continued to operate the business.

August 3, 2016: Staff sent a violation notice to the Petitioner stating that the height and location of the outdoor storage material was in violation of the special use and gave a timeframe for compliance.

Staff granted several extensions to the compliance timeframe to allow the Petitioner to comply with the special use. The Petitioner applied for the amendment to the Special Use after the extensions were granted.

The Petitioner is requesting permission to store material such as logs, wood mulch and vehicles to the north of the previously authorized storage area. The expansion area is currently composed of gravel and turf surfaces. The Petitioner has previously installed an eight (8) foot high opaque wood fence, per the Zoning Ordinance, to screen the site. The Petitioner is requesting that the maximum height that the outdoor storage be increased from the ten (10) feet maximum to fifteen (15) feet. The Petitioner currently has more material than will fit into the previously approved storage area at the maximum height of ten (10) feet, and has stored material well above ten (10) feet on site.

Conformance with the Comprehensive Plan:

The proposed land use is more intense than the Industrial/Business Park land use category contemplates and would be better suited in an area designated as Heavy Industrial. A general description of the Industrial/Business Park land use category can be found below:

Industrial/Business Park

Light Industrial and business parks are less intensive industrial uses that can complement commercial land uses and the Heavy Industrial areas. Light industrial uses should consist of office complexes or smaller service- and/or consumer-oriented businesses as opposed to large manufacturers. While light industrial and business park uses are desirable and contribute to the economic health of the community, they have the potential to negatively impact the environment and the quality of life for residents living in adjacent neighborhoods. Accordingly,

the Land Use Plan identifies a land use arrangement that seeks to minimize land use conflicts, promoting separation from residential areas where possible.

Zoning:

The property is zoned M-2 General Manufacturing District. Outdoor storage and alternative surfaces are allowed as special uses in the M-2 District. The Petitioner is requesting relief from the Zoning Ordinance in the form of a variance from the alternative surfaces setback, 250 feet, which is from residentially zoned property and a public right-of-way. The variance is being processed through the subsequent Zoning Board of Appeals meeting.

Plat:

The Petitioner has submitted a plat of survey, which is attached.

Bulk Standards:

Front Yard: Approximately thirty feet (30'). This amount exceeds the required twenty-five feet (25') setback.

Side Yard: Some existing parking encroaches into the side yards, however, the encroachment is an existing condition and the Petitioner has the authority to operate in the side yard per the original special use.

Rear Yard: The current configuration meets the rear yard setback requirement.

Floor Area Ratio: The site complies with the Village's standard.

Maximum Building Height: No additional buildings are being proposed and those that are present comply with the standard.

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

The existing parking spaces, drive aisles, and loading areas meet the ordinance requirements for the building.

Landscaping/Screening:

A landscape plan has been submitted. The plan indicates the installation of fifteen (15) trees of coniferous, deciduous and deciduous ornamental varieties. These trees are planned to be spread across the three hundred and forty (340) foot frontage of the existing fence. It is staff's opinion that the material indicated on the plan is inadequate to screen the site and that a revised landscape plan shall be submitted containing additional material.

The Zoning Ordinance requires an eight (8) foot tall wood privacy fence for outdoor storage uses. The Petitioner has previously installed an eight (8) foot tall wood privacy fence, complying with the Zoning Ordinance.

Lighting:

Lighting currently exists on the site. The Petitioner does not intend to install additional lighting, and due to the proximity to residential property staff is recommending that no additional lighting is required. In

the event that there are any addition or alteration to the site lighting, those additions or alterations shall comply with the lighting standards in the Zoning Ordinance.

Access:

Two (2) access point exists into the site and the storage area. That access is located on Sard Avenue, which is a low traffic volume street. Therefore, adequate access to the site has been provided.

Alternative Surfaces:

The Petitioner is requesting use of an alternative surface. There are two primary concerns with allowing an alternative surface, which are the creation of dust and tracking debris onto public streets. These concerns prompted the Village to enact greater setbacks from residential districts and public right-of-ways. In recent other outdoor storage special use requests staff has recommended the following conditions be included.

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.

Drainage:

The Village Engineer has evaluated the site for the need to provide stormwater detention and to minimize any impacts to neighboring parcels. The Village Engineer has concluded that stormwater detention is necessary for the northern section of the property that is currently covered by a mix of gravel and turf. Engineering plans will need to be submitted in the future indicating the location and amount of detention to be provided.

Odor:

The Zoning Ordinance contains a provision prohibiting odorous matter from creating a nuisance or hazard. Staff is concerned that a greater concentration of mulch will create just such a nuisance.

Height:

The Petitioner is requesting the ability to stack their outdoor storage higher than the Village's maximum. 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 recommends maintaining the ten (10) foot maximum height, per the Zoning Ordinance, as it would be difficult to screen the storage if the height is increased.

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.

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 amendment to the special use for outdoor storage has the potential to affect the comfort of the public as mulch produces an odor that may be detected at nearby residences.

The proposed alternative surface has the potential to affect the health, safety, comfort or general welfare of the surrounding properties due to the generation of dust and the tracking of debris onto public right-of ways, however, it is staff's opinion that the proposed restrictions and maintenance provisions will adequately mitigate the dust and tracking of debris 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;*

The storage of mulch may create an odor that is offensive to some members of the community potentially affecting the enjoyment of other properties in the vicinity.

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 should not prohibit the use of surrounding property unless the dust, tracking of debris or odor proliferates;

D. *That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided;*

The Village Engineer is concerned about the drainage that the proposed special use would alter and is proposing the installation of stormwater detention;

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.

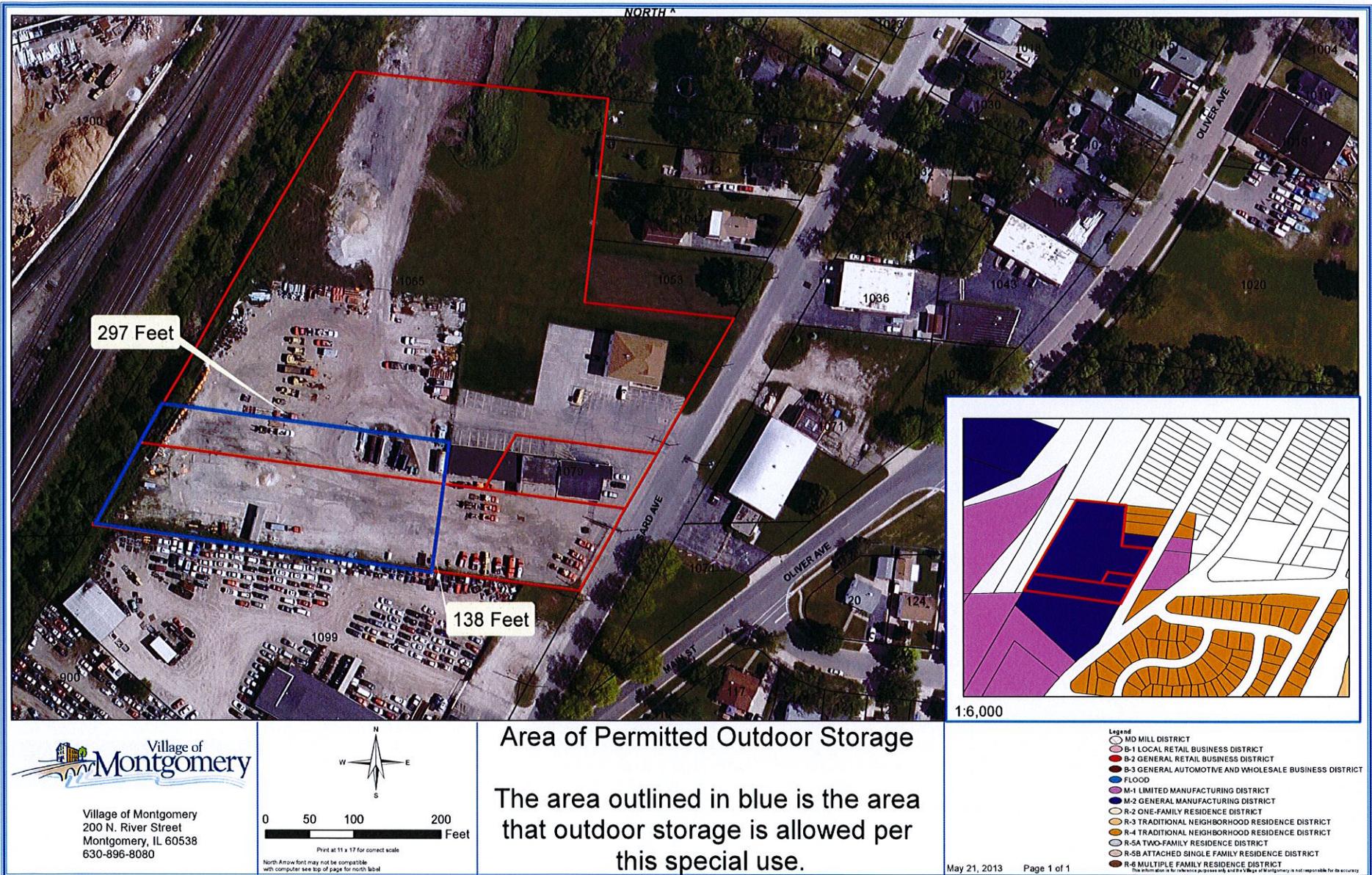
The Plan Commission should discuss each of these criteria and make findings of fact as to whether the proposed use meets the criteria. If the Commission finds that the use should be permitted, they may impose additional conditions in order to mitigate any impacts of the proposed use.

Recommendation:

Staff is recommending denial of the special use amendment for outdoor storage and the special use for alternative surfaces. It is staff's opinion that there are potential impacts to the surrounding residents, and is therefore recommending that the Petitioner comply with the terms of the original special use. Those terms include storing material at a maximum height of ten (10) feet and in a certain location on the property as indicated on the attached exhibit.

Exhibit 1

This map is attached to the current special use approved in 2013.



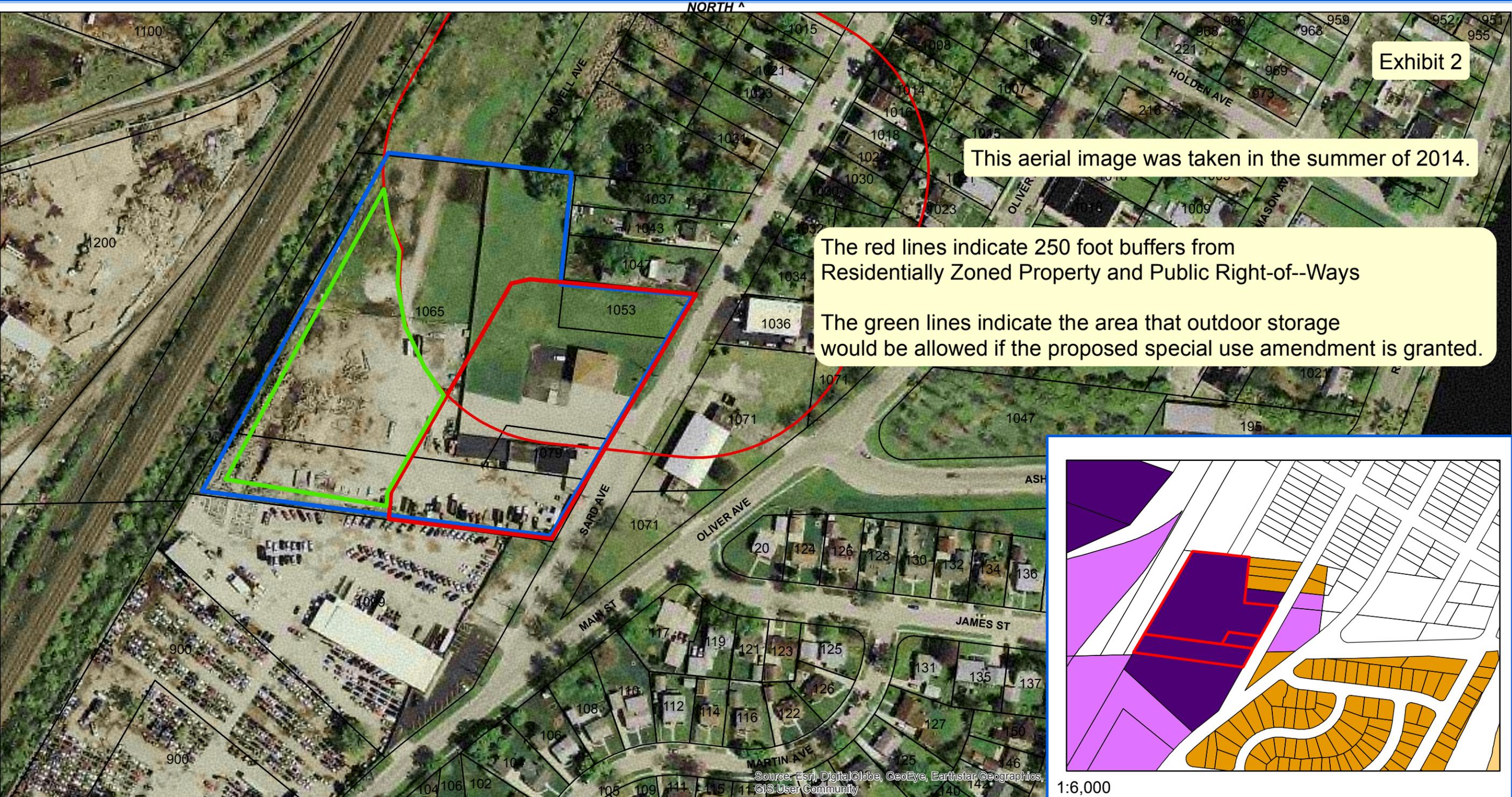


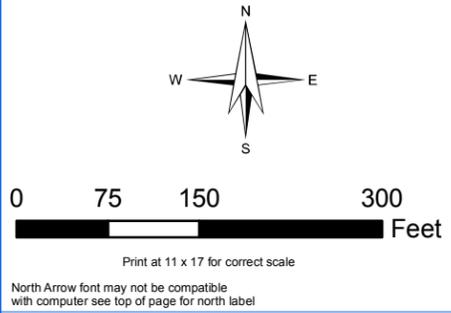
Exhibit 2

This aerial image was taken in the summer of 2014.

The red lines indicate 250 foot buffers from Residentially Zoned Property and Public Right-of--Ways
 The green lines indicate the area that outdoor storage would be allowed if the proposed special use amendment is granted.



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



Alternative Surfaces Setbacks from Residential and Public Right-of-Ways J.P.C. Tree Care L.L.C. 1065 and 1079 Sard Avenue

- 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

Exhibit 3

Google aerial from the summer of 2015

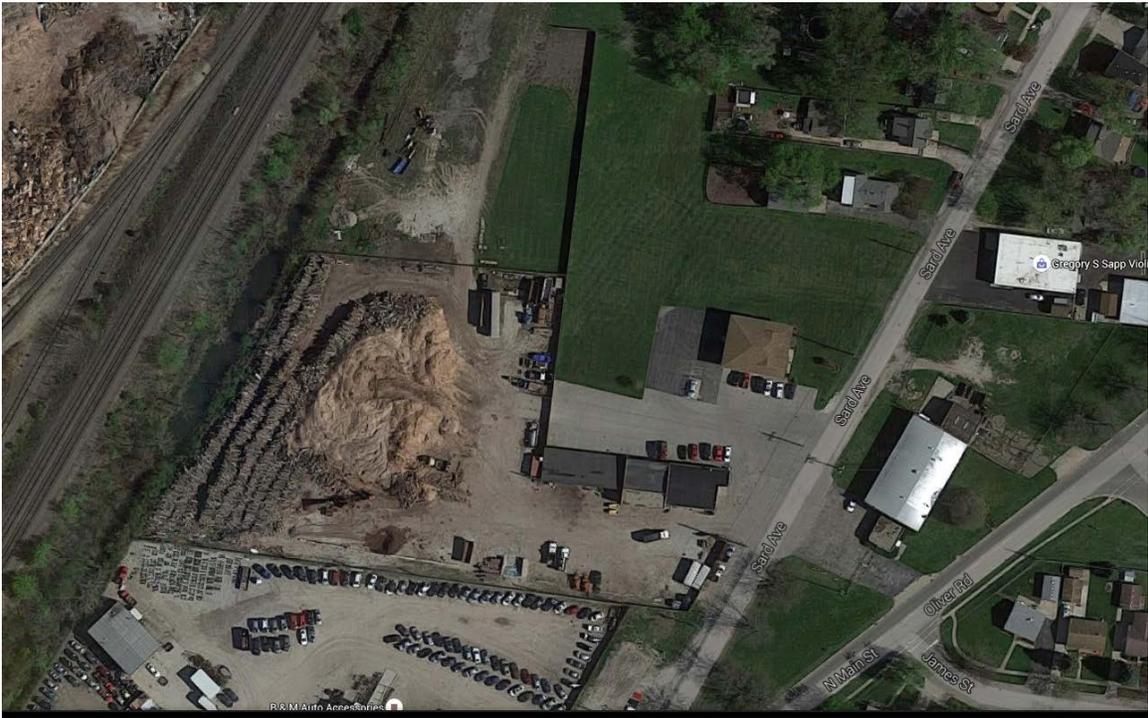


Exhibit 4

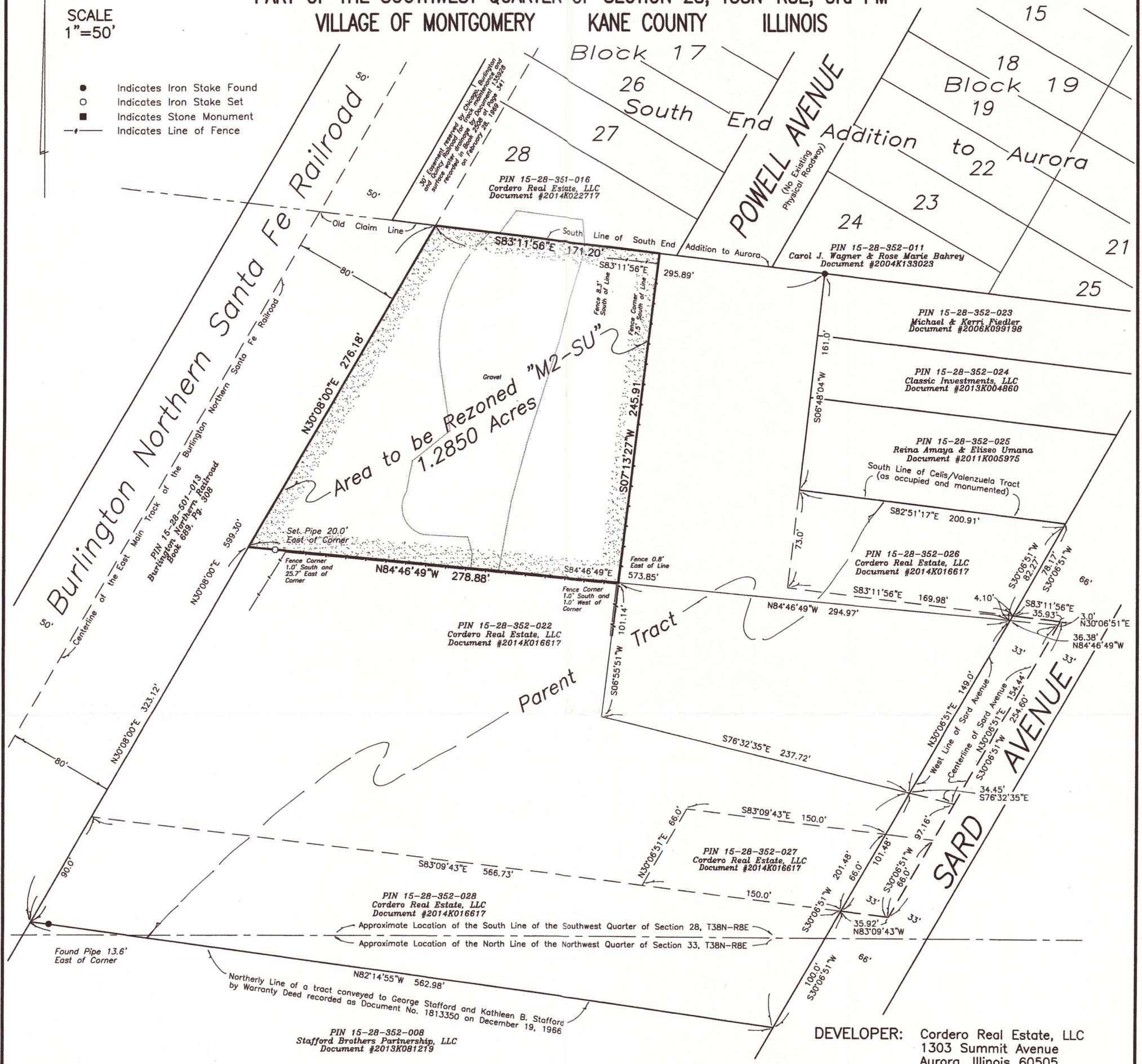
Photograph of the site taken January 26, 2016



**Zoning Plat of
PART OF THE SOUTHWEST QUARTER OF SECTION 28, T38N-R8E, 3rd PM
VILLAGE OF MONTGOMERY KANE COUNTY ILLINOIS**

N
SCALE
1"=50'

- Indicates Iron Stake Found
- Indicates Iron Stake Set
- Indicates Stone Monument
- Indicates Line of Fence



DEVELOPER: Cordero Real Estate, LLC
1303 Summit Avenue
Aurora, Illinois 60505

AREA TO BE REZONED: 55,976 Sq.Ft. = 1.2850 Acres
PRESENT ZONING: M2 (General Manufacturing District)
PROPOSED ZONING: M2-SU (Gen. Manufacturing Dist.-Special Use)
P.I.N. 15-28-352-022

LEGAL DESCRIPTION OF PARENT TRACT:

That Part of the Southwest Quarter of Section 28 and that Part of the Northwest Quarter of Section 33, Township 38 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Northwest Corner of a Tract conveyed to George Stafford and Kathleen B. Stafford by Warranty Deed recorded as Document No. 1813350 on December 19, 1966; thence North 30°08'00" East, along the Easterly Right-of-Way of the Burlington Northern Santa Fe Railroad (formerly the Chicago, Burlington and Quincy Railroad Company), being parallel with and 80.0 feet normally distant Southeasterly of the centerline of the most Easterly main track of said railroad as now located, 599.30 feet to an Old Claim Line, being also the South Line of South End Addition to Aurora, according to the Plat thereof recorded in Plat Book 7 at Page 67 on January 29, 1890; thence South 83°11'56" East, along said South Line, 295.89 feet to an iron pipe monument; thence South 06°48'04" West, perpendicular to said South Line, 161.0 feet to the Southwest Corner of a Tract conveyed to Jesus R. Celis and Manuela Valenzuela by Warranty Deed recorded as Document 2006K107505 recorded October 2, 2006; thence South 82°51'17" East, along the South Line of said Celis/Valenzuela Tract (as occupied and monumented), 200.91 feet to the West Line of Sard Avenue; thence South 30°06'51" West, along said West Line, 78.17 feet; thence South 83°11'56" East, 35.93 feet to the centerline of Sard Avenue; thence South 30°06'51" West, along said centerline, 254.60 feet; thence North 83°09'43" West, 35.92 feet to the West Line of Sard Avenue; thence South 30°06'51" West, along said West Line, 100.0 feet to the Northeast Corner of said Stafford Tract; thence North 82°14'55" West, along the North Line of said Stafford Tract, 562.98 feet to the point of beginning, all in the Village of Montgomery, Kane County, Illinois.

LEGAL DESCRIPTION OF SPECIAL USE TRACT:

That Part of the Southwest Quarter of Section 28, Township 38 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the Northwest Corner of a Tract conveyed to George Stafford and Kathleen B. Stafford by Warranty Deed recorded as Document No. 1813350 on December 19, 1966; thence North 30°08'00" East, along the Easterly Right-of-Way of the Burlington Northern Santa Fe Railroad (formerly the Chicago, Burlington and Quincy Railroad Company), being parallel with and 80.0 feet normally distant Southeasterly of the centerline of the most Easterly main track of said railroad as now located, 323.12 feet for the point of beginning; thence continuing North 30°08'00" East, along said Easterly Right-of-Way, 276.18 feet to the South Line of South End Addition to Aurora, according to the Plat thereof recorded in Plat Book 7 at Page 67 on January 29, 1890; thence South 83°11'56" East, along said South Line, 171.20 feet; thence South 07°13'27" West, 245.91 feet to a line drawn South 84°46'49" East, 278.88 feet from the point of beginning; thence North 84°46'49" West, 278.88 feet to the point of beginning; all in the Village of Montgomery, Kane County, Illinois.

October 29, 2015

JOB NO.	12048.
JOB NAME	CORDERO
DWG FILE	12048B3

Phillip D. Young and Associates, Inc.
LAND SURVEYING - TOPOGRAPHIC MAPPING - Lic.#184-002775

1107B South Bridge Street
Yorkville, Illinois 60560
Telephone (630)553-1580



PC 2016-003
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission
From: Jerad Chipman, AICP
Senior Planner
Date: January 28, 2016
Subject: Outdoor Storage at 1400 Bohr Avenue - *Special Use*.

Petitioner: H. Linden & Sons Development/Steve Linden
Location/Address: 1400 Bohr Avenue
Requests: Special Uses for Outdoor Storage.
Current Zoning: M-2 General Manufacturing District
Comprehensive Plan: Light Industrial/Business Park

Surrounding Land Uses:

Location	Adjacent Land Use	Adjacent Zoning
North	Industrial	M-1
East	Industrial	M-2 and Unincorporated
South	Industrial	M-2
West	Agricultural	Unincorporated

Background:

The Petitioner owns and operates the US 30 Storage facility on Bohr Avenue. US 30 Storage is composed of one parcel in the Village that contains self-storage buildings, and a parcel in unincorporated Kane County that contains outdoor vehicle storage. The Petitioner is requesting approval of an additional special use for outdoor storage. The Petitioner received a special use for a self-service storage facility in 2004, Ordinance 1128, and a subsequent amendment to the special use in 2006, Ordinance 1279. When the special use was amended in 2006, the plan was to construct additional self-storage buildings on the remainder of the property owned by the Petitioner and the amendment states explicitly that parking and storage of vehicles on the property is prohibited. Since the amendment was passed, several buildings have been added to the site, however, not all of the proposed buildings were constructed resulting in a paved area on the site that is currently not able to be used for parking and storage of vehicles.

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. A general description of the intent of the Industrial/Business Park land use category has been provided below.

Industrial/Business Park

Light Industrial and business parks are less intensive industrial uses that can complement commercial land uses and the Heavy Industrial areas. Light industrial uses should consist of office complexes or smaller service- and/or consumer-oriented businesses as opposed to large manufacturers. While light industrial and business park uses are desirable and contribute to the economic health of the community, they have the potential to negatively impact the environment and the quality of life for residents living in adjacent neighborhoods. Accordingly, the Land Use Plan identifies a land use arrangement that seeks to minimize land use conflicts, promoting separation from residential areas where possible.

Zoning:

The property is zoned M-2 General Manufacturing District. Outdoor storage is allowed as a special use in the M-2 District.

Bulk Standards:

The setbacks and floor area ratio for the site comply with the Zoning Ordinance with the exception of the eastern side yard. The entire eastern side yard setback is paved. Due to the fact that the Petitioner owns and operated the adjacent property under the same business and that it is a preexisting condition, staff is recommending allowing the encroachment to continue.

No additional buildings are being proposed and those that are present comply with the maximum height allowed in the Zoning Ordinance.

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

The site contains five parking spaces located outside of the security fence. One of those parking spaces shall properly be indicated as a handicapped space per the Illinois Accessibility Code.

Landscaping/Screening:

The Zoning Ordinance requires an eight (8) foot tall wood privacy fence for outdoor storage uses. The Petitioner has previously installed a decorative metal fence on the property abutting US Route 30 and a black-coated chain-link fence around the remained of the property in conformance with the original 2004 special use.

A new landscape plan has not been submitted, and some of the landscape material along US Route 30 that was in the original plan has died and been removed. Due to the presence of the decorative metal fence that abuts US Route 30, staff is recommending that no additional fencing be required and instead the landscaping that has died be replaced and additional landscaping be installed to screen the proposed vehicle storage. Staff is recommending that the Petitioner submit a landscape plan for subsequent review and approval by staff.

Lighting:

Lighting currently exists on the buildings and on the adjacent parcel that the Petitioner owns and operates. The Petitioner does not intend to install additional lighting. It is staff's opinion that the existing lighting, although below the Village's standard, will suffice for the proposed use. In the event that the Petitioner decides to install lighting, any addition or alteration to the site lighting shall comply with the lighting standards in the Zoning Ordinance.

Access:

One (1) point of access exists into the site and the storage area. That access is located on Bohr Avenue, and is gated to provide limited access into the self-storage area. Due to the infrequent visitors that the use generates, adequate access to the site has been provided.

Surface:

The area that the Petitioner is proposing to store vehicles on is currently paved with asphalt, complying with the Zoning Ordinance.

Height:

The Petitioner is requesting that the height of the storage vary based on the height of the individual vehicles that are intended to be stored on the property.

Special Use:

The Petitioner is requesting a special use for outdoor storage. 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.

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 proposed 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;*

Adequate means of ingress and egress have previously been constructed to service the property; 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.*

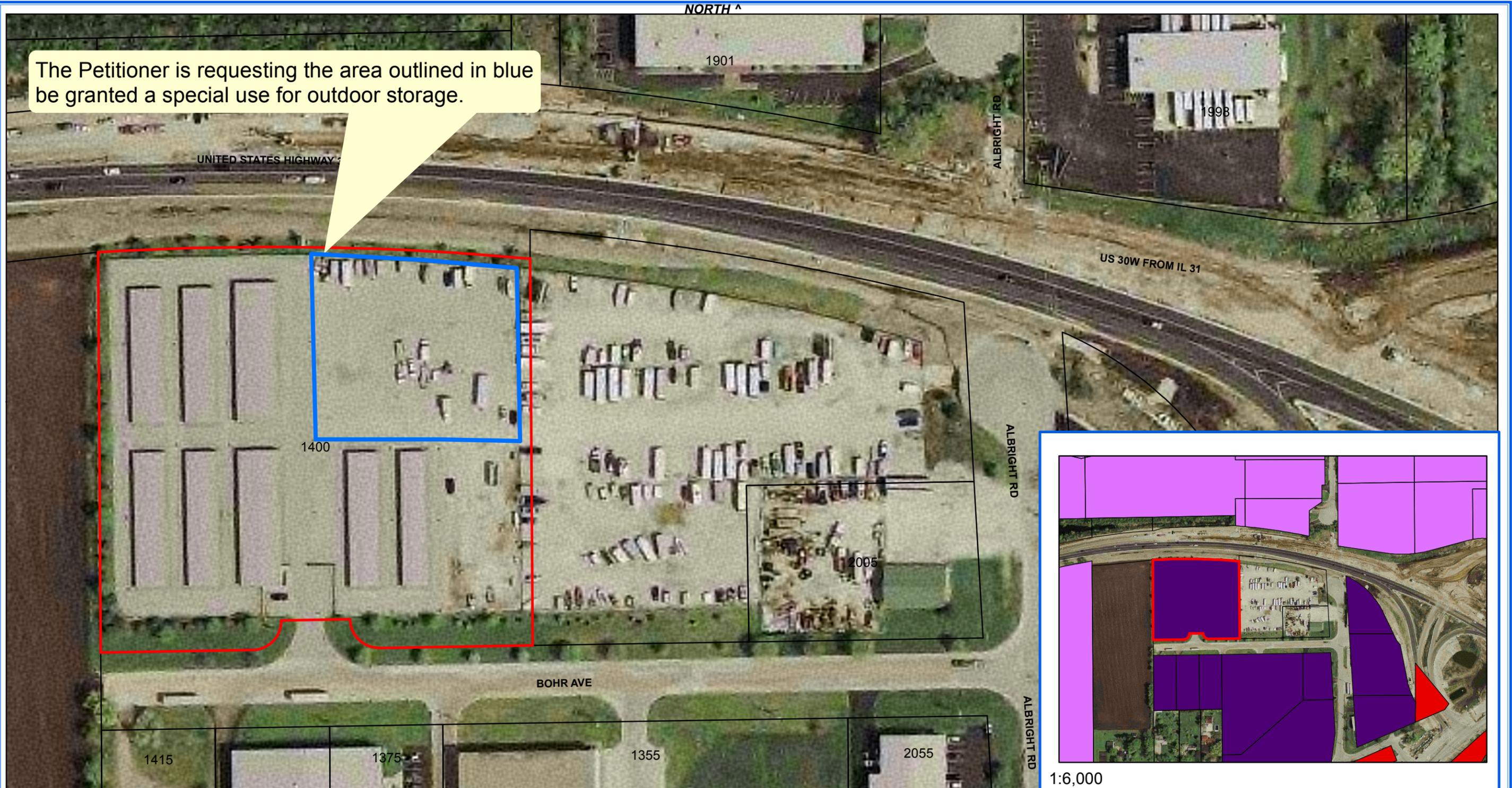
All aspects of the proposed development that have been submitted to this point that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

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.

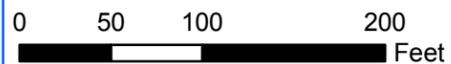
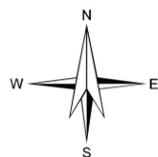
Recommendation:

Staff is recommending approval of the special use for outdoor storage with the condition that the Petitioner submit a landscape plan for the purpose of screening the storage area from US Route 30.

The Petitioner is requesting the area outlined in blue be granted a special use for outdoor storage.



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



Print at 11 x 17 for correct scale

North Arrow font may not be compatible with computer see top of page for north label

Plan Commission Case #2016-003 SU Special Use for Outdoor Storage H. Linen & Sons Development/Steve Linden 1400 Bohr Avenue

1:6,000

- 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