



## **VILLAGE OF MONTGOMERY**

***Plan Commission Meeting Agenda  
March 3, 2016 7:00 P.M.  
Village Hall Board Room  
200 N. River Street, Montgomery, IL 60538***

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- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of the Minutes of February 4, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
  - a. 2016-009 SU Public Hearing and Consideration of a Special Use for a Drive-In Establishment Located at the Southeast Corner of Douglas Road and Barbara Lane. – Ice House America.
  - b. 2016-010 SU Public Hearing and Consideration of a Special Use for an Outdoor Café Located at 1420 SE River Road – Riverview Restaurant.
  - c. 2016-011 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 2001 Greenfield Avenue – Lakin General Corporation.
- VII. Community Development Update/New Business
- VIII. Next Meeting: April 7, 2016
- IX. Adjournment



**Plan Commission Meeting**

**February 4, 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: Director of Community Development Richard Young; Village Attorney Laura Julien; Village Engineer Tim Paulson; Trustee Theresa Sperling, Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore and members of the audience.

**IV. APPROVAL OF MINUTES:**

**MOTION:** Motion was made by Commissioner Kelsey to approve the minutes of the January 7, 2016 Plan Commission Meeting. Commissioner Francis seconded the motion. 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) **2016-002 Z 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.**

Senior Planner Chipman gave a brief overview of the history of the property and provided a review of the staff report. The property is currently out of compliance with the previously approved special use. Senior Planner Chipman gave a brief description of the proposed landscape plan, alternative surfaces, concerns regarding drainage, concerns over the possibility of odor being generated, and the proposed height of the storage material. Staff recommended denial of the special use as the site currently has an area on the property that they are allowed to store materials up to ten (10) feet in height.

Engineer Paulson stated that stormwater detention is required for the additional area that is proposed to be graveled.

Attorney Dan Kramer, representing the Petitioner, requested approval of the proposed special use. Attorney Kramer addressed the odor concern stating that there has always been some odor generated from the property dating back to when Aurora Blacktop owned the property, the question is would this use generate additional odor. Attorney Kramer stated that there are other operations nearby that generate odor and it is difficult to pinpoint where the odor is coming from. Attorney Kramer indicated that the current use is much less intense than may other permitted uses in the M-2 General Manufacturing District.

Chairman Hammond opened the public hearing.

Resident Karyn Fox addressed the Plan Commission and expressed concern over the possibility of odor being generated. Resident Fox expressed that the Petitioner has been out of compliance for a long time.

Resident Ronald Fox addressed the Plan Commission and expressed concern over the process beginning in 2013 and the lack of compliance with the current special use.

Local Business Owner Bill Xinos addressed the Plan Commission and requested that in the future, when his similar use comes before the Plan Commission, that the Commission treat him fairly.

Resident Judy Pittard addressed the Plan Commission and expressed concern over the possibility of odor being generated by the use.

Resident Steve Mitchell addressed the Plan Commission and expressed concern over the possibility of odor being generated as tenants of his nearby rental properties have complained about the smell.

Resident Floyd Pittard addressed the Plan Commission stated that Aurora Blacktop was not an issue in the past. Resident Pittard expressed concern regarding the height of the storage material and the affect that the use has on several nearby commercial buildings that he owns.

Chairman Hammond closed the public hearing.

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 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.

Discussion ensued between the commissioners in regards to the compliance of the Petitioner, the previous process and timeline, the potential for odor being generated and the height of the storage material. The discussion resulted in the following motion.

**MOTION:** Motion was made by Commissioner Betsinger to deny the 2016-002 SU Special Use for Outdoor Storage to Include Alternative Surfaces for JPC Tree Care. Commissioner Yakaitis seconded the motion.  
Motion passed 6-1.

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

**Nays:** Hammond

**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.**

Senior Planner Chipman introduced the item and provided a review of the staff report. Senior Planner Chipman stated that staff was recommending a new landscape plan and restriping one of the existing parking spaces in order to make it an accessible space.

Attorney Dan Kramer, representing the Petitioner, gave a short presentation and indicated that the Petitioner was agreeable to all of the Village's conditions. Attorney Kramer emphasized that the current landscaping had been negatively affected by the construction and salt used on US Route 30, and indicated that the Petitioner would submit a new landscape plan. Attorney Kramer indicated that in the future the Petitioner would like to annex the neighboring parcel, which the Petitioner owns and is unincorporated, into the Village of Montgomery.

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

Chairman Hammond read through the findings of fact:

*G. 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;

*H. 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;

*I. 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;

*J. 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;

K. *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

L. *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 Betsinger expressed concern that the recommended maximum height was open-ended. Discussion ensued regarding the maximum height of the outdoor storage and a consensus of recommending a maximum height of fifteen (15) feet was reached.

Chairman Hammond informed the Commission that two of the existing buildings on the property were located in the wrong place. The buildings were supposed to be located close to US Route 30, however, they were constructed closer to Bohr Avenue.

**MOTION:** Motion was made by Commissioner Francis to recommend approval of the special use for outdoor storage to including the conditions that the Petitioner submit a landscape plan to screen the storage area from Route 30 and adding a maximum storage height of fifteen (15) feet. Commissioner Kelsey seconded the motion. Motion passed 5-2.

**Ayes:** Francis, McNeal-James, Betsinger, Yakaitis and Kelsey,

**Nays:** Distajo and Hammond

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

Senior Planner Chipman noted that the South Moon Grand Opening was to be held on February 18, 2016 at noon.

Engineer Paulson distributed a memorandum regarding alternative surfaces. Engineer Paulson gave a brief overview of the report. The report details the Village Engineer's preferred alternative surface and states that recycled asphalt product (RAP) is prohibited as a surface aggregate by the Illinois Environmental Protection Agency.

**VIII. NEXT MEETING**

March 3, 2016

**IX. ADJOURNMENT**

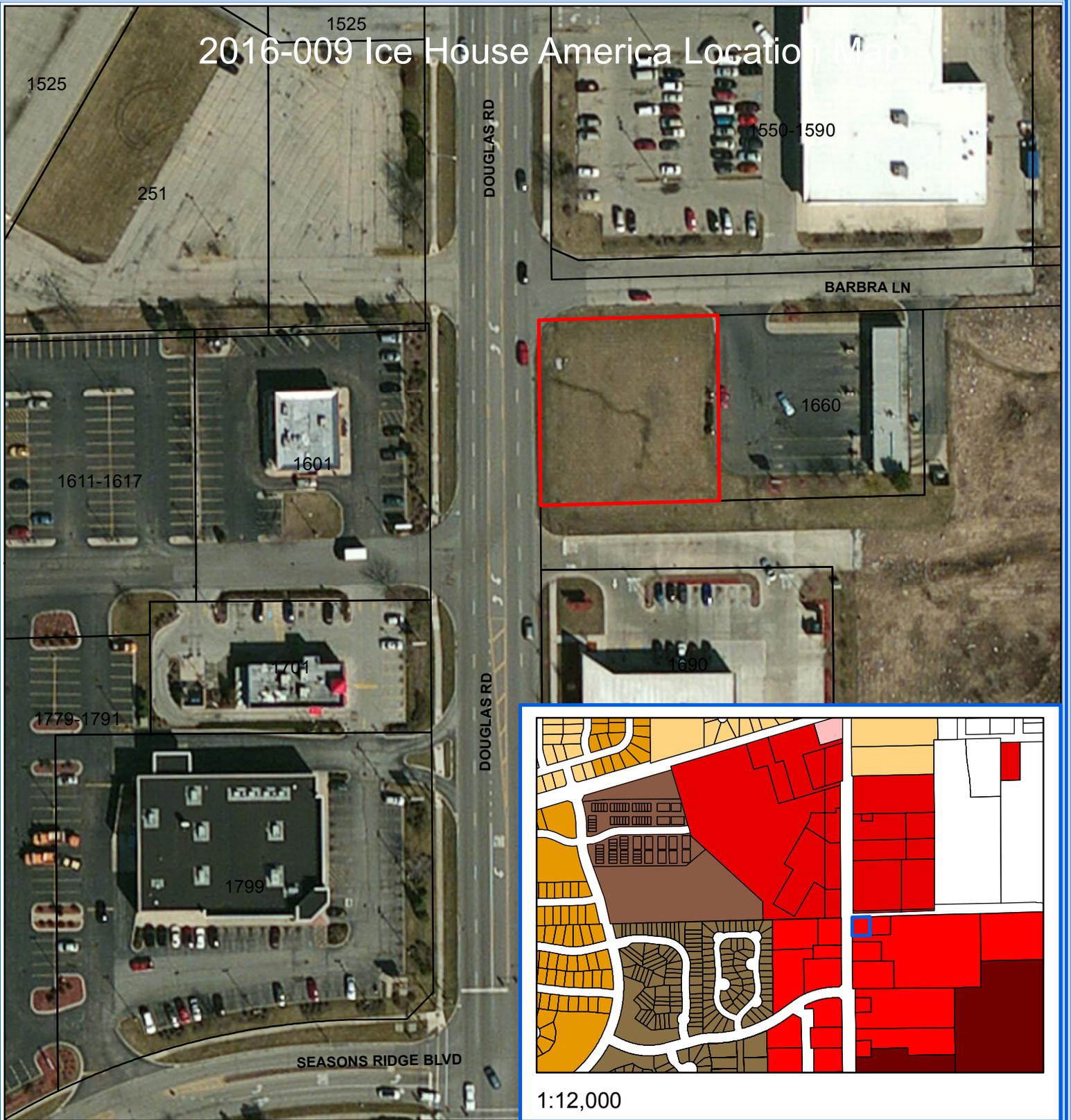
Having no further business to discuss, the meeting was adjourned at 8:34 p.m. by Chairman Hammond.

Respectfully submitted,

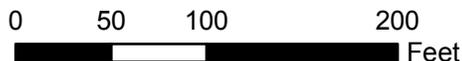
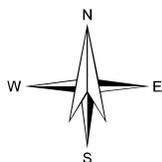
A handwritten signature in cursive script that reads "Jerad Chipman".

Jerad Chipman, AICP  
Senior Planner

# 2016-009 Ice House America Location Map



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 2016-009**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
Senior Planner  
**Date:** February 25, 2016  
**Subject:** Drive-Up Use for Ice House America Located at the Southeast Corner of Douglas Road and Barbara Lane - *Special Use*.

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**Petitioner:** Ice House America  
**Location:** Generally located at the southeast corner of Douglas Road and Barbara Lane.  
**Requests:** Special Use for a drive up.  
**Current Zoning:** B-2 General Retail Business District  
**Comprehensive Plan:** Regional Commercial

**Surrounding Land Uses:**

Location	Adjacent Land Use	Adjacent Zoning
North	Commercial	B-2
East	Commercial	B-2
South	Commercial	B-2
West	Commercial	B-2

**Background:**

The Petitioner is requesting a special use to install a self-service ice and water dispensing machine.

**Conformance with the Comprehensive Plan:**

The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Regional Commercial, however, the Comprehensive Plan further discusses Douglas Road under the Regional/Corridor Commercial section and it is staff's opinion that the use does not strive to meet all of the goals set forth for this corridor.

Chapter 5: Land Use & Development Plan, Regional/Corridor Commercial, Page 54

Generally speaking, the Douglas Road corridor is in most need of improvement. If this area is going to continue to draw patrons from beyond the Village, the corridor must be improved and modernized. Overall, the development in this area lacks coordination and is in need of aesthetic improvements to make it more attractive.

Chapter 5: Land Use & Development Plan, Commercial Land Use Policy Recommendations, Page 59

12. Consider each new commercial development as an opportunity to incrementally improve the appearance and character of the community and ensure all new development uses quality building materials, is well-landscaped, incorporates appropriate pedestrian amenities, and provides an overall high-quality design and appearance.

**Zoning:**

The property is zoned B-2 General Retail Business District. A drive-up use requires a special use within the B-2 District.

**Bulk Standards:**

All of the bulk standards comply with the Zoning Ordinance.

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

Based on the size of the structure, two parking spaces are required for the site. One of those spaces shall be accessible. The plan complies with the zoning ordinance, however, the accessible space shall be striped appropriately and the "Fine" sign shall read "Fine \$350" per the Village's local amendment.

Access is provided through the Montgomery Power Wash. An access easement or other appropriate documentation will need to be acquired to ensure legal access to the property can be maintained.

**Landscaping:**

A landscape plan has been submitted, and indicates the installation of four boxwood bushes between the development and Douglas Road. The landscape section of the Zoning Ordinance contains additional provisions pertaining to perimeter landscaping and parking lot landscaping that shall be addressed in the future.

**Utilities:**

A utility plan shall be submitted in the future.

**Lighting:**

A detail of all perimeter lighting is required and the parking spaces shall be illuminated to the minimum standard of 1 foot candle of illumination. The maximum height of a light fixture attached to the facility is ten (10) feet.

**Screening:**

All of the mechanical units and utilities in the development are required to be screened. Staff is working with the Petitioner to clarify this requirement.

**Signage:**

Sign details with dimensions shall be submitted for all signs located on the property and the facility.

**Special Use:**

The Petitioner is requesting a special use for a drive-up. 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 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 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.*

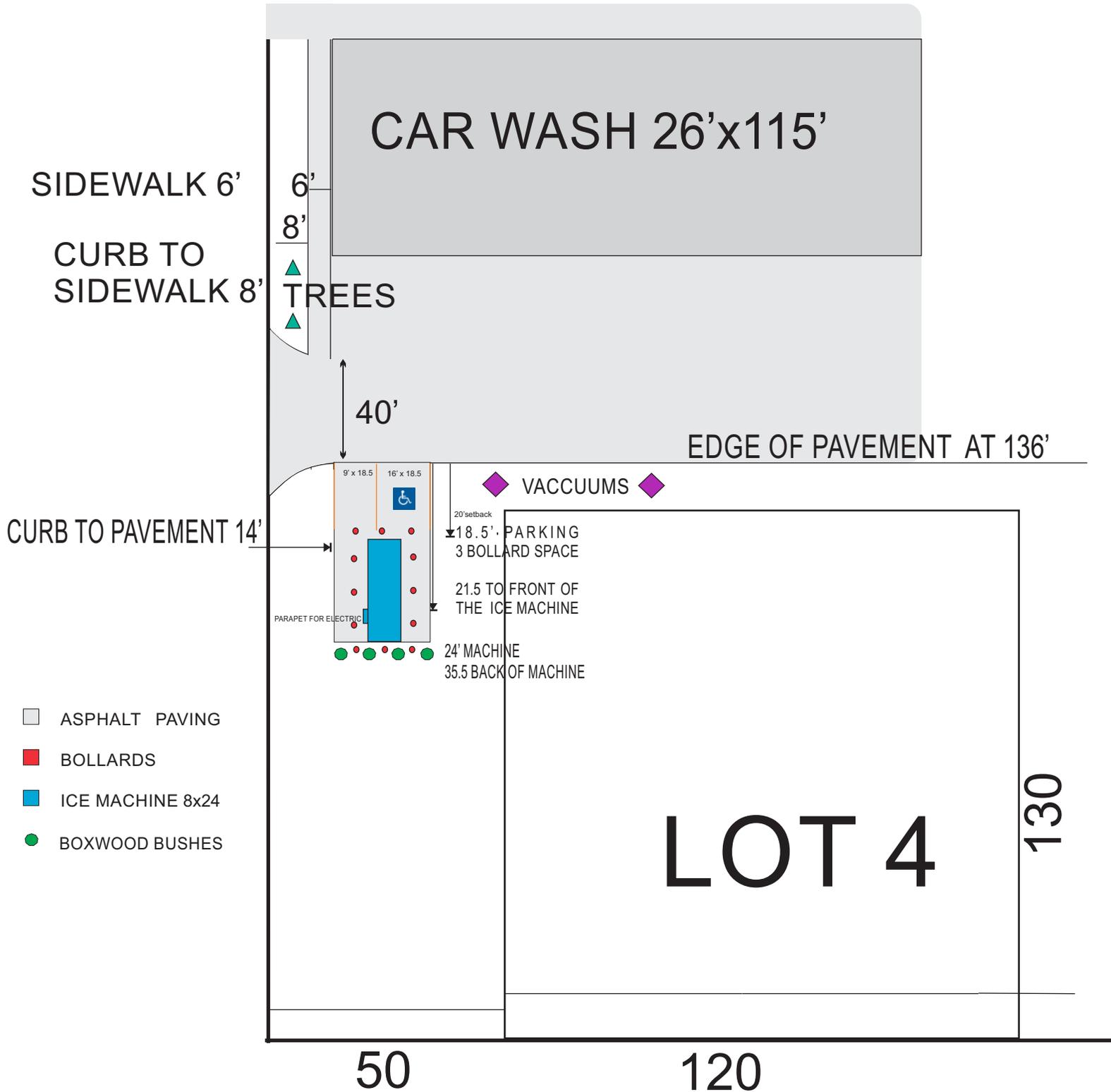
All aspects of the proposed development that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

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:**

The proposed development may not have been what the Comprehensive Plan envisioned for the area, and the plans have a several comments yet to be addressed, however, the plans are in general conformance with the zoning and special use standards. Therefore, staff is recommending approval of the special use for Ice House America.

# LOT 3



CURB TO PAVEMENT 14'

40'

9' x 18.5

16' x 18.5



VACC

20' setback

18.5' PARKING  
3 BOLLARD SPACE

21.5 TO FRONT OF  
THE ICE MACHINE

24' MACHINE  
35.5 BACK OF MACHINE

PARAPET FOR ELECTRIC

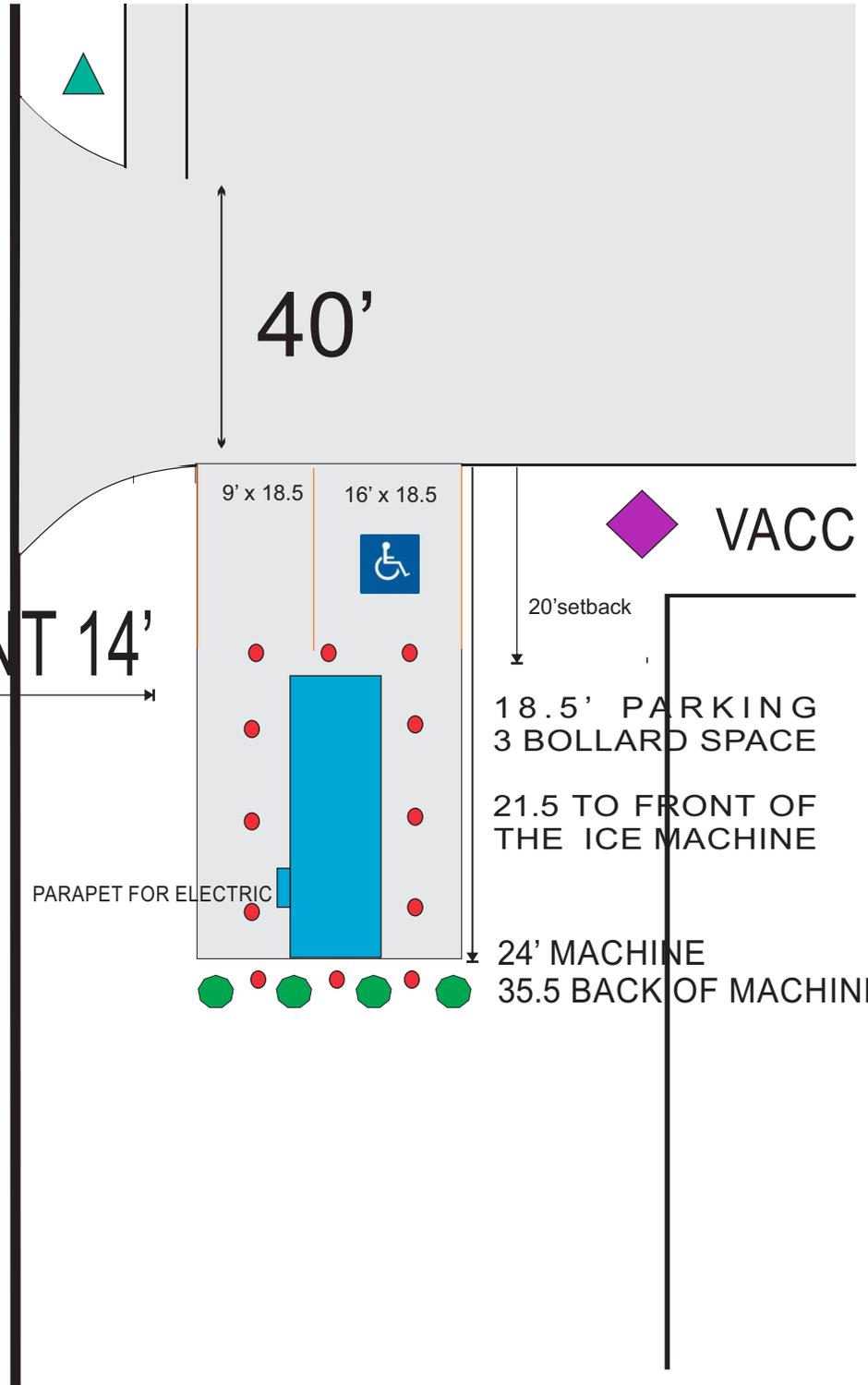


ASPHALT PAVING

BOLLARDS

ICE MACHINE 8x24

BOXWOOD BUSHES





**ICEBORN™**

**ICEBORN™**

FRESH FROM THE SOURCE  
OPEN 24 HOURS

16 LB BAG  
ONLY  
**\$2.00**

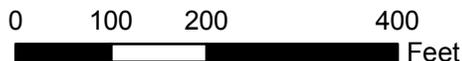
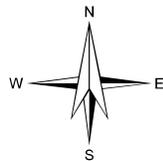
**ICE**

FRESH ICE MADE ON SITE  
FILTERED WATER

# 2016-010 Riverview Restaurant Location Map



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

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**PC 2016-010**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
Senior Planner  
**Date:** February 25, 2016  
**Subject:** Outdoor Café at Riverview Restaurant Located at 1420 SE River Road - *Special Use*.

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**Petitioner:** Riverview Restaurant  
**Location/Address:** 1420 SE River Road, generally located at the southeast corner of SE River Road, Route 25 and Mill Street.  
**Requests:** Special Use for an outdoor café.  
**Current Zoning:** B-1 Local Retail Business District  
**Comprehensive Plan:** Downtown/Mixed Use

**Surrounding Land Uses:**

Location	Adjacent Land Use	Adjacent Zoning
North	Open Space	R-3
East	Residential	B-1
South	Commercial	B-3
West	Open Space/Fox River	R-3

**Background:**

The Petitioner recently built a restaurant at the southeast corner of Mill Street and SE River Road. The new restaurant building was constructed with a patio extending west of the building toward the Fox River. The Petitioner would like to provide outdoor seating for customers and is therefore requesting the special use for an outdoor café.

**Conformance with the Comprehensive Plan:**

The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Downtown/Mixed Use. The Downtown/Mixed Use classification promotes, “an exciting mix of uses, including retail, restaurants and entertainment, professional offices, gathering places, institutions and public facilities, and multi-family residential units.

**Zoning:**

The property is zoned B-I Local Retail Business District. The outdoor café component of the food sales use requires a special use within the B-I District.

**Bulk Standards:**

All of the bulk standards comply with the Zoning Ordinance.

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

No additional parking is required for the outdoor café area.

**Landscaping:**

Landscaping for the site was installed last fall. A landscape inspection will be completed in the spring.

**Lighting:**

The property currently has exterior lighting. Staff recommends maintaining the existing lighting, however, in the event that the Petitioner intends to add lighting for the outdoor café that new lighting would be required to comply with the current Zoning Ordinance.

**Special Use:**

The Petitioner is requesting a special use for an outdoor cafe. 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 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 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.*

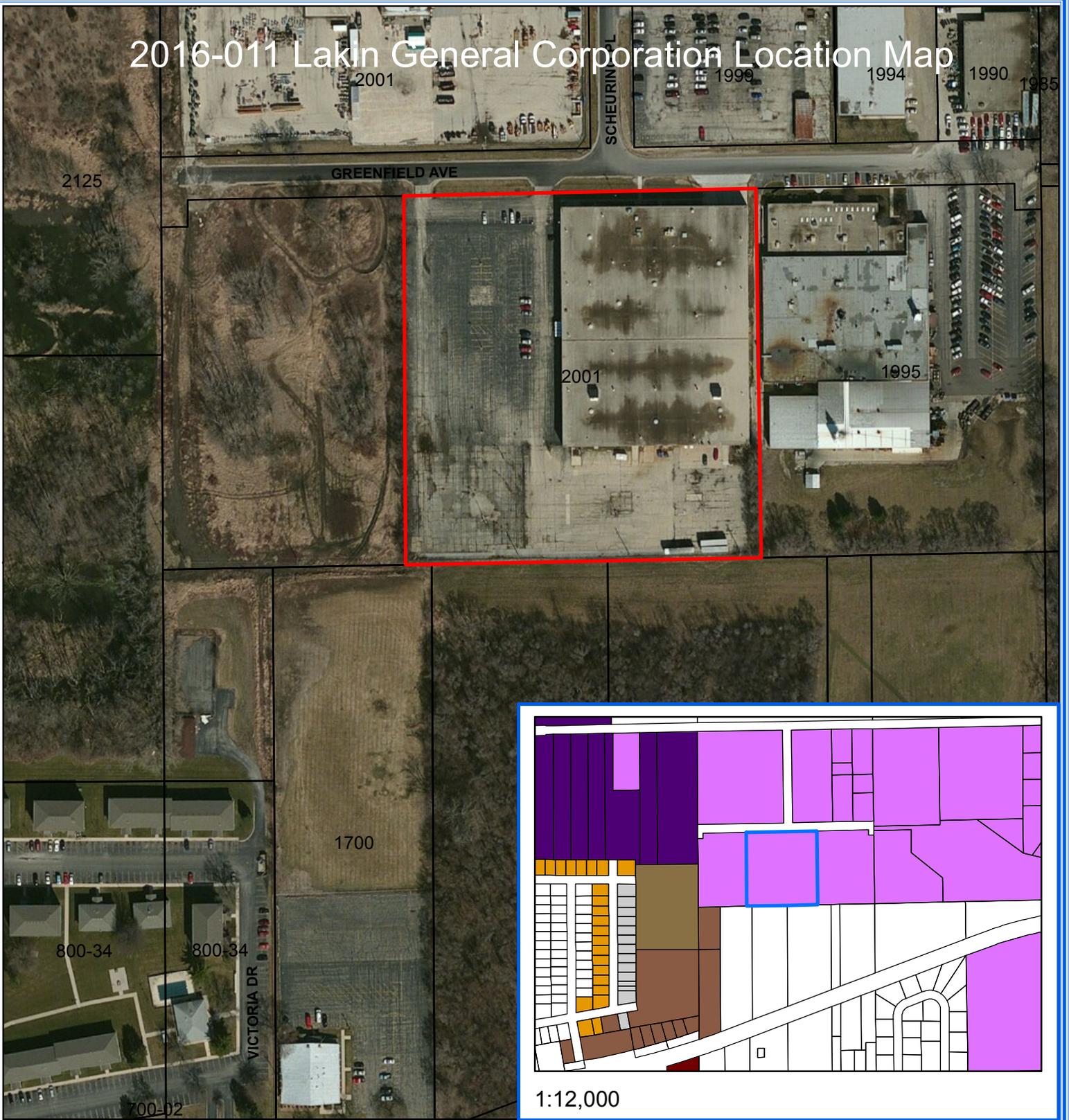
All aspects of the proposed development that do not meet the Zoning Ordinance have been discussed in the above report and recommendations have been made accordingly.

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.

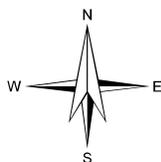
**Recommendation:**

Staff recommends approval of the special use for an outdoor café at Riverview Restaurant.

# 2016-011 Lakin General Corporation Location Map



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

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February 25, 2016



**PC 2016-011**  
**PLAN COMMISSION ADVISORY REPORT**

**To:** Chair Hammond and Members of the Plan Commission  
**From:** Jerad Chipman, AICP  
Senior Planner  
**Date:** February 25, 2016  
**Subject:** Outdoor Storage at 2001 Greenfield Avenue – *Lakin General Corporation*.

---

**Petitioner:** Lakin General Corporation  
**Location/Address:** 2001 Greenfield Avenue  
**Requests:** Special Use for Outdoor Storage.  
**Current Zoning:** M-I Limited Manufacturing District  
**Comprehensive Plan:** Light Industrial/Business Park

**Surrounding Land Uses:**

Location	Adjacent Land Use	Adjacent Zoning
North	Industrial	M-I
East	Industrial	M-I
South	Open Space	Unincorporated
West	Open Space and Residential	M-I and R-6

**Background:**

The Petitioner is in the process of purchasing 2001 Greenfield Avenue and intends to use the property to recycle tires. The proposed operation includes storing some of the tires outside prior to the tires being recycled. The Petitioner intends to store the tires behind the building on an existing asphalt surface. The storage area is located more than five hundred feet away from the closest residential use, and much of the area in between the proposed outdoor storage and the residential is wooded.

**Conformance with the Comprehensive Plan:**

The proposed land use generally 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 is allowed as a special use in the M-I District.

**Bulk Standards:**

The building and portions of the parking lot encroach into the setbacks. As the site already exists, staff is recommending maintaining the current encroachments.

No additional buildings or building additions 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 adequate parking. Due to the deterioration of the parking space striping, staff recommends restriping of the spaces needed for employee and visitor parking. Staff also recommends that the handicap spaces be retrofitted to comply with the current Illinois Accessibility Code.

**Landscaping/Screening:**

The Zoning Ordinance requires an eight (8) foot tall wood privacy fence for outdoor storage uses. A chain link fence has been previously installed on the property. Staff recommends installing an opaque fabric on portions of the existing fence that face the residential properties to the southwest to comply with the screening requirement.

The only landscaping currently on the site are foundation plantings located along the front façade of the building. Typically staff would require perimeter and parking lot landscaping, however, the current parking lot extends to the South, East and West property lines. Therefore, staff is proposing additional landscaping to be installed in the front yard, where green space exists. Staff will work with the Petitioner on the amount of landscaping needed.

**Lighting:**

Lighting currently exists on the buildings, in the parking lot and in the proposed outdoor storage area. The Petitioner does not intend to install additional lighting. It is staff's opinion that the existing lighting, 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:**

Three (3) points of access exists into the site. All of the access is located on Greenfield Avenue, and two (2) of those entrances are gated to provide limited access for employees. Adequate access to the site has been provided.

**Surface:**

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

**Maximum Height of the Outdoor Storage:**

The Zoning Ordinance indicates that the maximum height of materials stored outside is ten (10) feet. Staff recommends maintaining that maximum.

**Floodplain:**

Floodplain is present on a portion of the property and the storage of materials in the floodplain is prohibited.

**Outdoor Storage Concerns:**

Staff has expressed concern over the possibility that the tires could become a mosquito nuisance due to water collecting in the tires after a rain event. The Petitioner has informed staff that at their current facility they have a contract with a mosquito control contractor. Staff recommends adding a condition to the special use that requires the petitioner to provide ongoing proof that they have engaged a mosquito control contractor.

**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;*

By taking proper measures to control mosquitos, the 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.

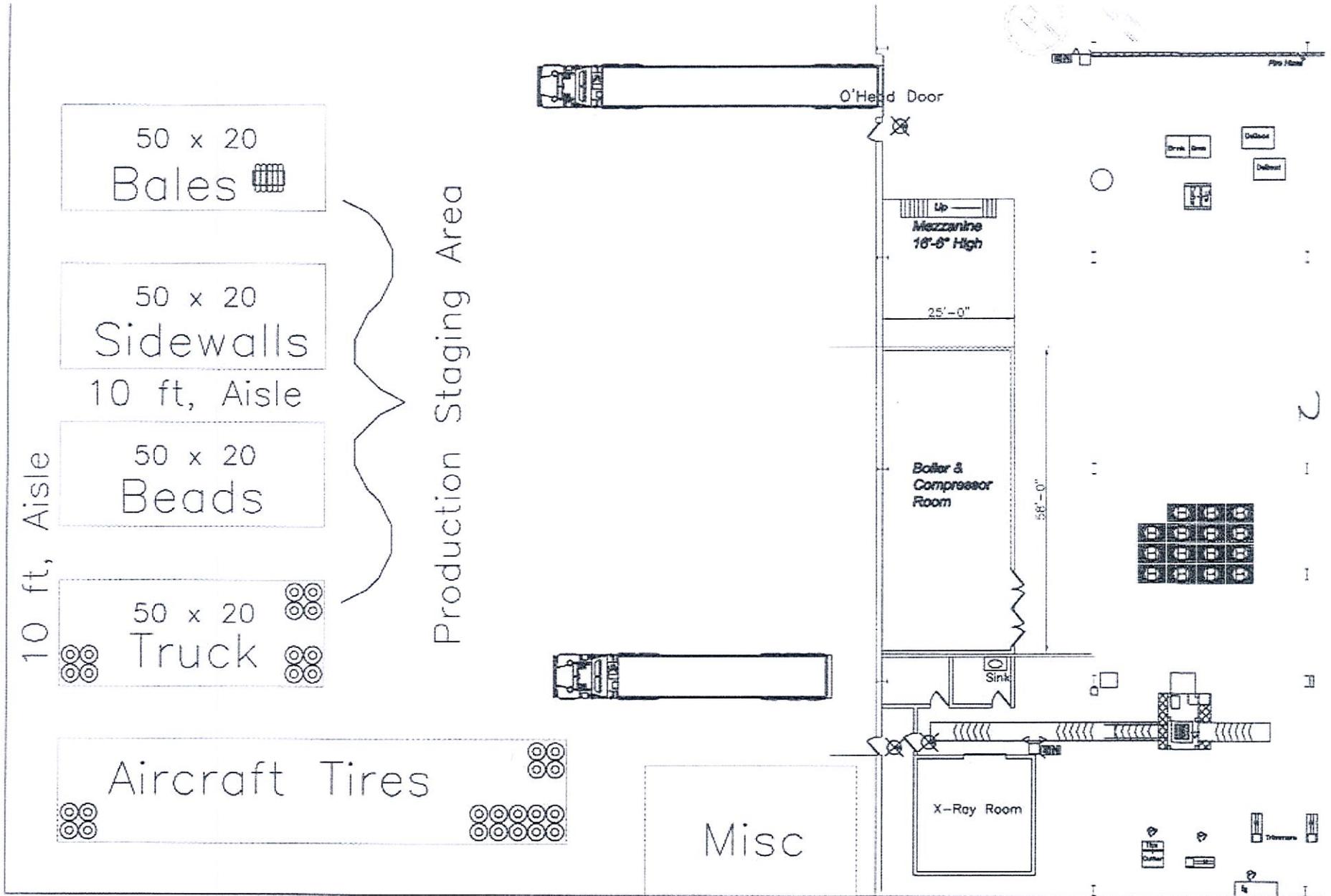
**Recommendation:**

Staff is recommending approval of the special use for outdoor storage with the conditions that the Petitioner submit a plan for screening the storage area, a landscape plan for the front of the site and provides ongoing verification that a mosquito contractor has been engaged to abate the possible mosquito nuisance.



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