



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
April 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 March 3, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2016-009 SU Continuation of a 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.
- VII. Community Development Update/New Business
 - a. Comprehensive Plan Matrix – Part 2
- VIII. Next Meeting: May 5, 2016
- IX. Adjournment



Plan Commission Meeting

March 3, 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 Francis to approve the minutes of the February 4, 2016 Plan Commission Meeting. Commissioner McNeal-James 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) **2016-009 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.**

Senior Planner Chipman gave a brief overview of the item and requested that the item be tabled until the next meeting.

Chairman Hammond opened the public hearing.

MOTION: Motion was made by Commissioner Kelsey to table 2016-009 SU Special Use for a drive-in establishment for Ice House America. Commissioner McNeal-James seconded the motion.

Motion passed 7-0.

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

Nays: None

b) 2016-010 SU Public Hearing and Consideration of a Special Use for an Outdoor Café Located at 1420 SE River Road – Riverview Restaurant.

Senior Planner Chipman introduced the item and provided a review of the staff report. Senior Planner Chipman stated that the patio had been previously installed and that the petitioner would need to comply with local building and fire codes prior to opening the dining area.

Discussion ensued regarding the path from the patio required by the Montgomery-Countryside Fire Protection District and the installation of a guard rail around the patio.

Chairman Hammond opened the public hearing.

There were no comments, and therefore, Chairman Hammond closed the public hearing.

Senior Planner Chipman read through the findings of fact:

A. *That the establishment, maintenance or operation of the special use will not be detrimental to endanger the public health, safety, comfort or general welfare;*

This use should not endanger the public health, safety, comfort or general welfare;

B. *That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood;*

This use should not be injurious or diminish property values;

C. *That the establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district;*

The proposed use does not prohibit 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.

MOTION: Motion was made by Commissioner Kelsey to recommend approval of 2016-010 SU special use for an outdoor cafe located at 1420 SE River Road - Riverview Restaurant. Commissioner McNeal-James seconded the motion.

Motion passed 7-0.

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

Nays: None

c) 2016-011 SU Public Hearing and Consideration of a Special Use for Outdoor Storage Located at 2001 Greenfield Avenue – Lakin General Corporation.

Senior Planner Chipman introduced the item by stating that the petitioner was requesting the special use for the purpose of storing tires outdoor. The Petitioner is a tire recycler and the storage would take place behind the building. Senior Planner Chipman reviewed the staff report and focused on screening the storage area, landscaping and concerns over mosquito abatement.

Dick Guss with Lakin General Corporation described the operations of the company and their plans for the site.

Commissioner McNeal-James inquired into the Petitioner's mosquito abatement program.

Mr. Guss informed the commission that they have a contract with a mosquito control company to spray the tires for mosquitos.

Additional questions regarding the process of recycling the tires, screening the tires and the height that the tires will be stacked. Mr. Guss answer the inquiries of the commissioners.

Chairman Hammond opened the public hearing.

There were no comments from the public, and therefore, Chairman Hammond closed the public hearing.

Senior Planner Chipman 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;*

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.

Commissioner Kelsey inquired of Fire Chief Meyers as to whether the Fire Protection District had reviewed the request.

Chief Meyers indicated that the Fire Protection District has been working with the Petitioner and that most of the remaining concerns were inside of the building.

MOTION: Motion was made by Commissioner Kelsey to recommend approval of 2016-011 SU special use for outdoor storage located at 2001 Greenfield Avenue – Lakin General Corporation. Commissioner Betsinger seconded the motion.

Motion passed 7-0.

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

Nays: None

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Chipman introduced a proposed development at the southwest corner of Jericho Road and Orchard Road. Senior Planner Chipman indicated that the developer was requesting any comments or insight from the Plan Commission regarding the preliminary plan.

Mike McKinnon, representing Bluestone Single Tenant Properties, answered several inquiries of the Plan Commission.

Several Plan Commissioners provided positive comments regarding the proposed development.

VIII. NEXT MEETING

April 7, 2016

IX. ADJOURNMENT

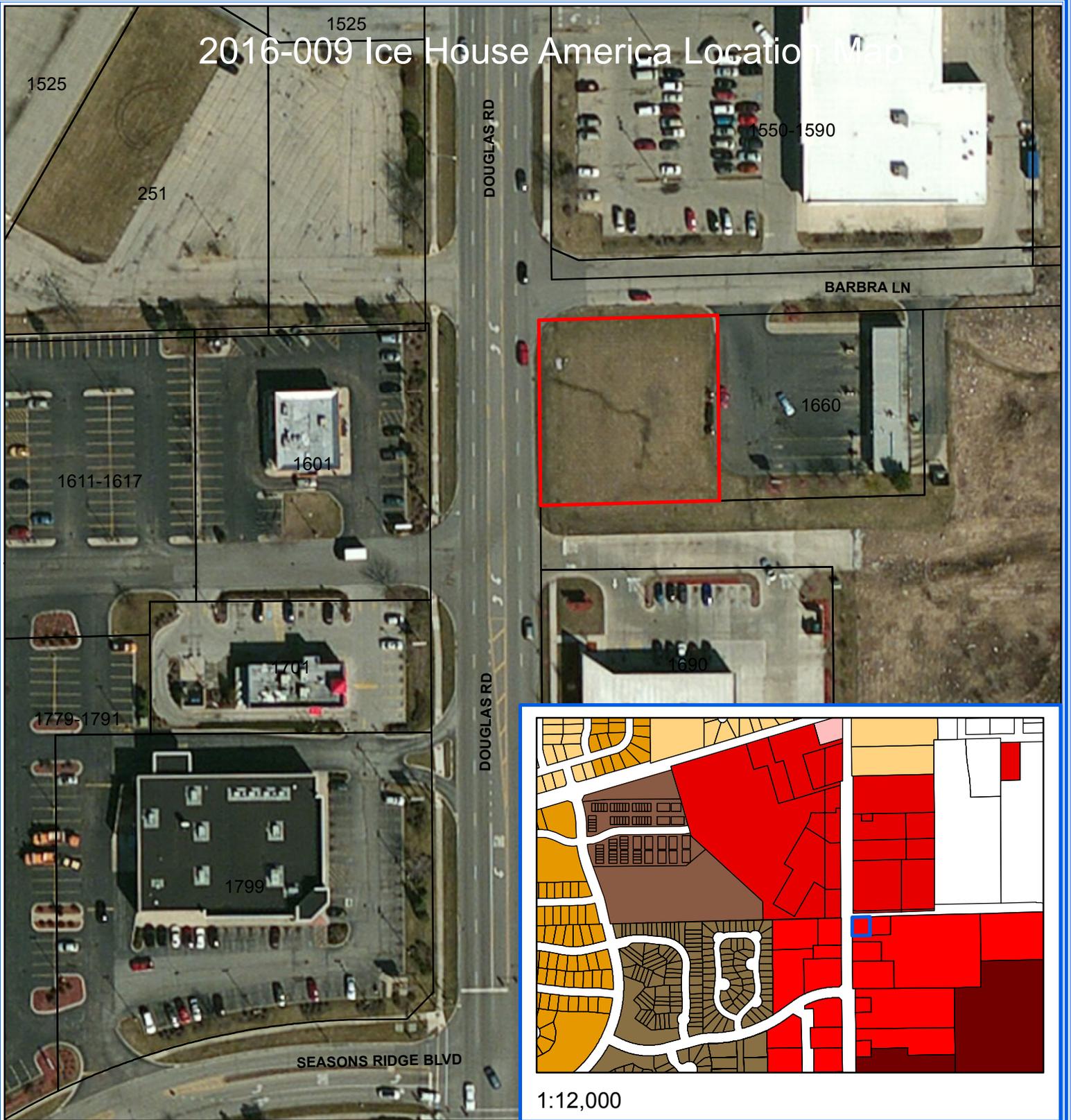
Having no further business to discuss, the meeting was adjourned at 7:42 p.m. by Chairman Hammond.

Respectfully submitted,

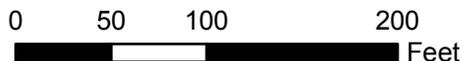
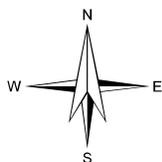


Jerad Chipman, AICP
Senior Planner

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: March 31, 2016

Subject: Drive-Up Use for Ice House America Located at the Southeast Corner of Douglas Road and Barbara Lane - *Special Use*.

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. The facility would utilize a portion of Lot 3 of the Spatz Subdivision. The remainder of the parcel would continue to be vacant. Staff spoke with the property owner and inquired if the owner had plans for the rest of the site. The property owner indicated his desire to utilize the entire site, and stated that the lease with Ice House America would allow for another use to be established on the property and if that use required the entire site that Ice House America would need to be relocated.

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.

A new driveway is proposed off of Barbara Lane. The driveway will provide adequate access to the site.

The site plan indicates cross access to the car wash. Due to concerns regarding the close proximity of proposed drive way to that of the access point for the car wash, staff recommends a barrier curb be installed between the two sites.

Landscaping:

A landscape plan has been submitted, and indicates the installation of landscaping around the facility and the parking spaces. Landscape materials, quantity and sizes shall be indicated in the future.

Utilities:

The Petitioner will be required to connect to the Village's water system per the Village's codes and construction details.

Electrical connections to the site will have to be completed underground.

Sidewalk:

Staff recommends the installation of sidewalk along Douglas Road for the purpose of filling one of the gaps in the sidewalk system. Staff will work with the owner of the property to complete this improvement.

Screening:

The Petitioner has indicated that a roof will be installed on top of the facility that will screen the mechanical units.

Signage:

Sign details with dimensions have been submitted to the Village. The size of the signs complies with the Zoning Ordinance, however, the number of signs does not comply. A maximum of six (6) signs are allowed on the structure.

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 and the owner of the property has indicated a desire to fully utilize the site in the future. Therefore, staff is recommending approval of the special use for Ice House America.



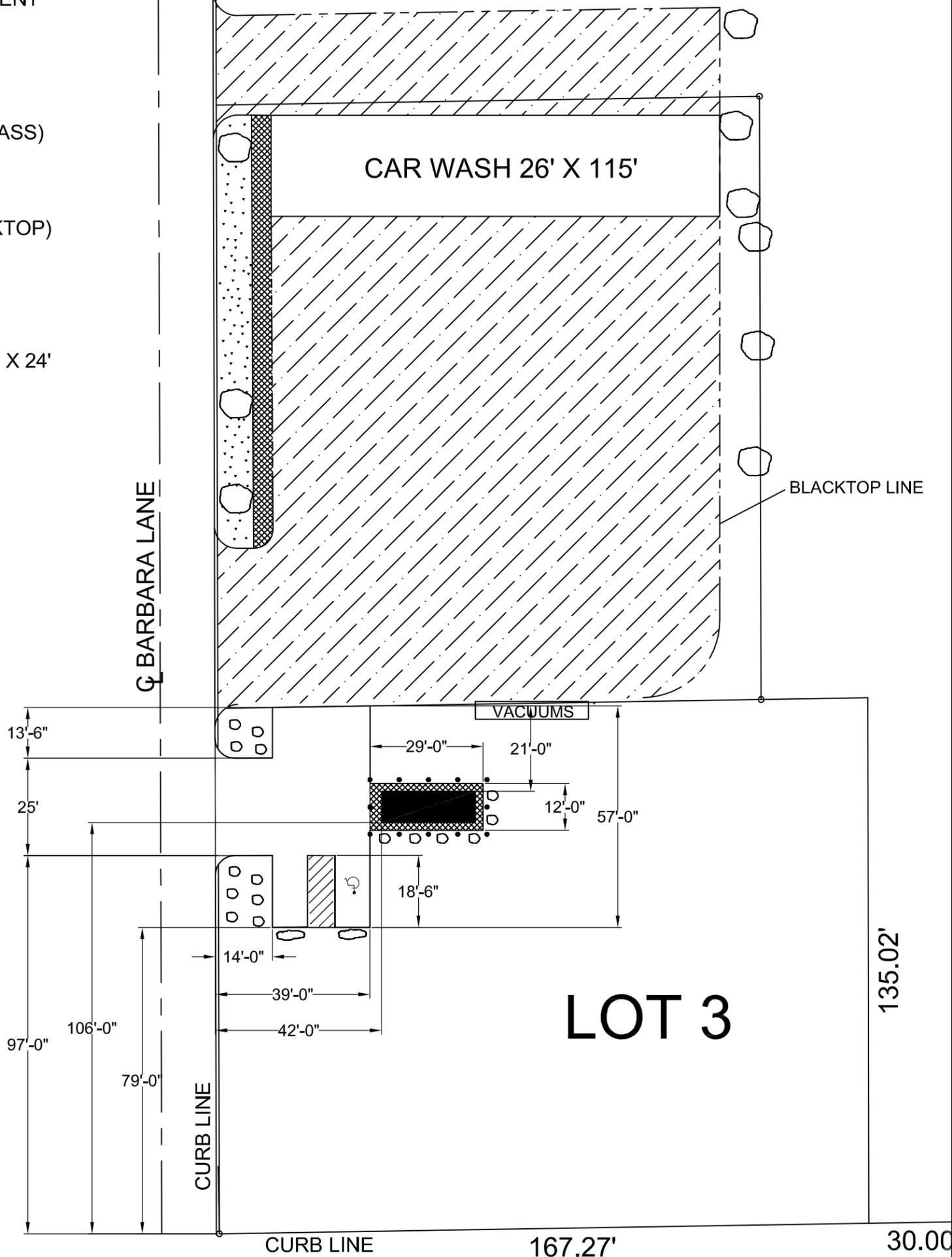
SCALE: 1"=30'-0"

LOT 1

LEGEND:

- INDICATES IRON MONUMENT
- BUSHES
- BUSHES (HEDGEROW)
- ▽ LANDSCAPE (PRARIE GRASS)
- ▨ CONCRETE (SIDEWALK)
- ▧ ASPHALT PAVING (BLACKTOP)
- BOLLARDS
- BOUNDRY LINE

NOTE: ICE MACHINE SIZE = 8' X 24'



DOUGLAS ROAD

Date: 8-21-09
SCALE: 3/16" = 1'-0"
REV:



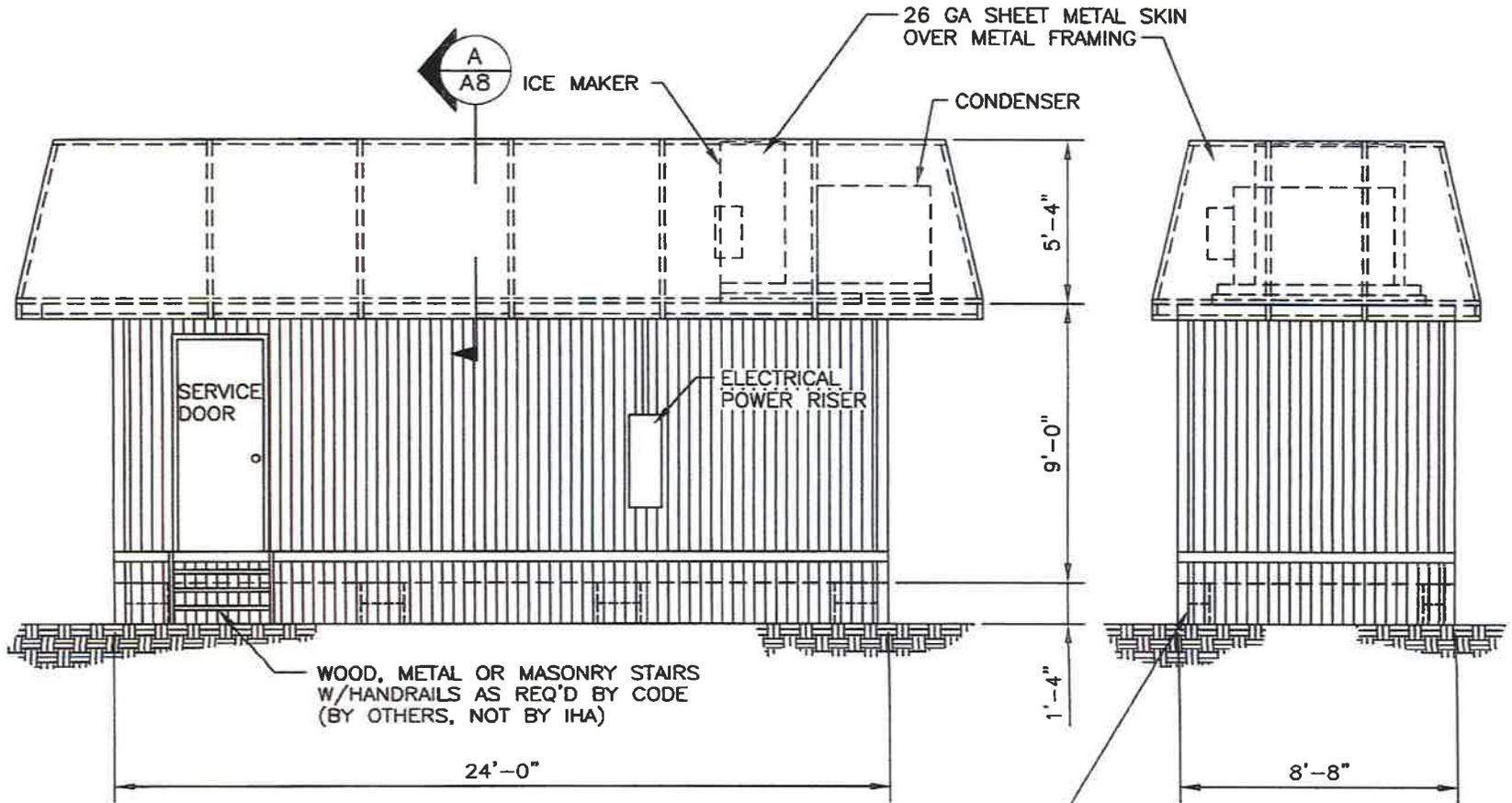
March Adams & Associates
Consulting Engineers
310 Dodds Ave.
P.O. Box 3689
Chattanooga, Tennessee 37404
PH: (423) 698-6675
MAA TN: 10-

Ice House America
13361 Atlantic Blvd.
Jacksonville, Florida 32225
904-241-7535

BUILDING ELEVATIONS W/CANOPY

PG 07
A7

METAL



SIDE VIEW

BACK VIEW



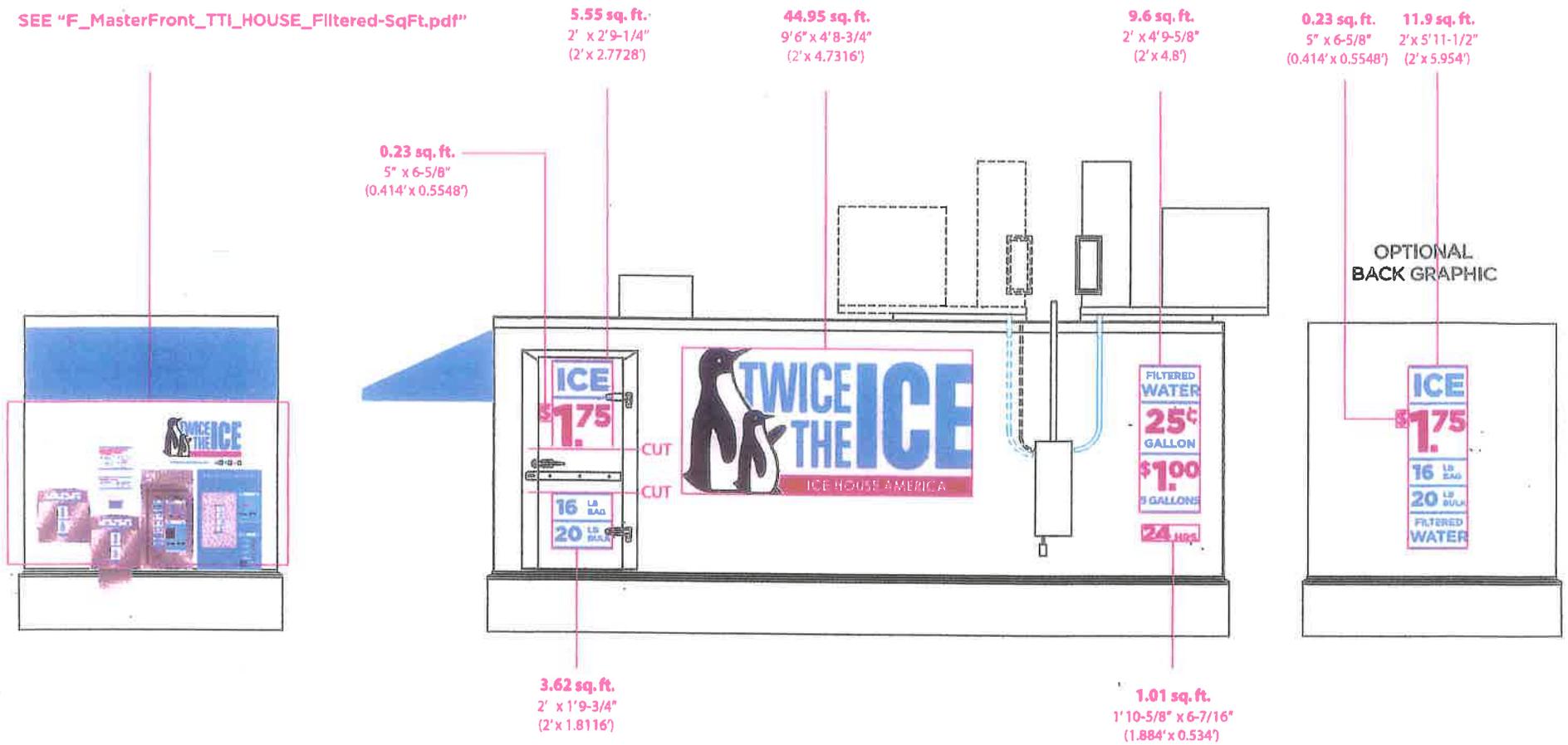


Covered Mechanicals

- *Steel Tube Awning
- *Metal Galvanized Skin

TTI_HOUSE - FILTERED (FutureVersion)

SEE "F_MasterFront_TTI_HOUSE_Filtered-SqFt.pdf"



3. RIGHT SIDE - WATER ON THE FRONT

NOT FOR FABRICATION • DESIGN INTENT ONLY

TTI_HOUSE - FILTERED (FutureVersion)

0.23 sq. ft. 11.9 sq. ft.
 5" x 6-5/8" 2' x 5'11-1/2"
 (0.414' x 0.5548') (2' x 5.954')

1.01 sq. ft.
 1'10-5/8" x 6-7/16"
 (1.884' x 0.534')

44.95 sq. ft.
 9'6" x 4'8-3/4"
 (2' x 4.7316')

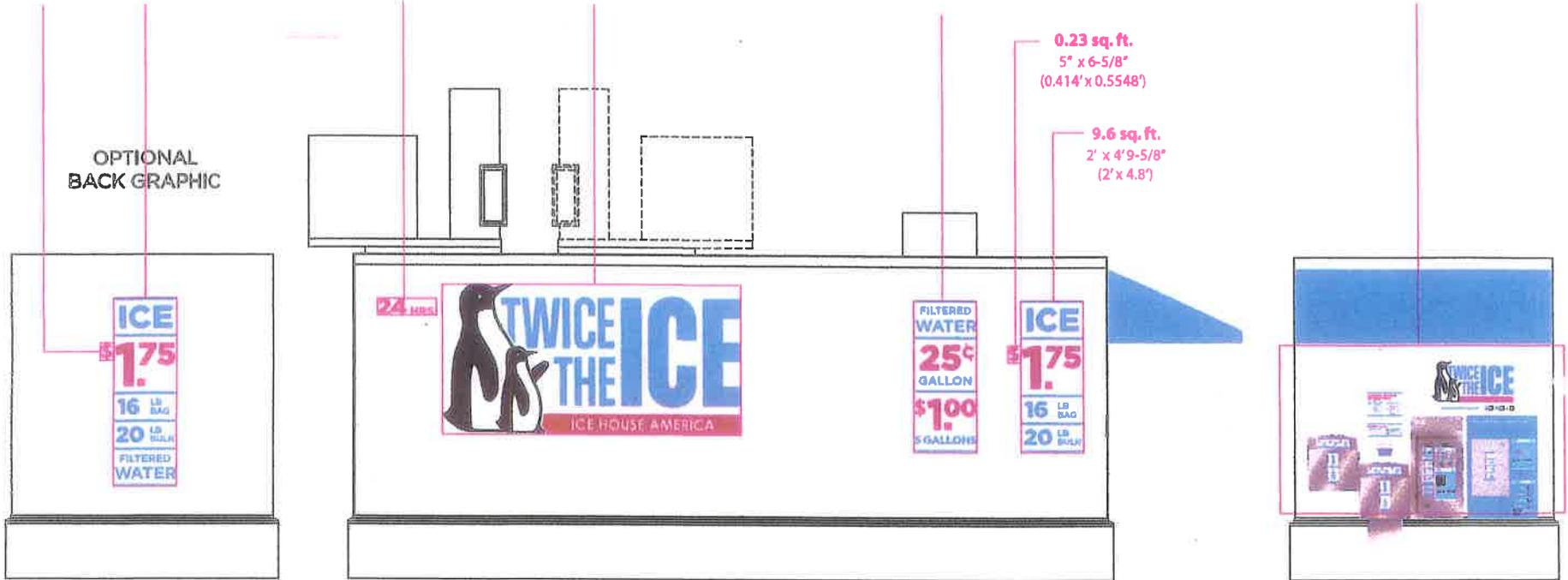
9.6 sq. ft.
 2' x 4'9-5/8"
 (2' x 4.8')

SEE "F_MasterFront_TTI_HOUSE_Filtered-SqFt.pdf"

0.23 sq. ft.
 5" x 6-5/8"
 (0.414' x 0.5548')

9.6 sq. ft.
 2' x 4'9-5/8"
 (2' x 4.8')

OPTIONAL
 BACK GRAPHIC



3. LEFT SIDE - WATER ON THE FRONT

NOT FOR FABRICATION • DESIGN INTENT ONLY



PLAN COMMISSION MEMORANDUM

To: Chair Hammond and Members of the Plan Commission
From: Jerad Chipman, AICP
 Senior Planner
Date: March 31, 2016
Subject: Comprehensive Plan Implementation Summary – Commercial and Industrial Land Use Policy Recommendations

Last autumn the Plan Commission reviewed and discussed the goals and objectives found in the Community Vision, Goals and Objectives Chapter of the Comprehensive Plan. Staff intends to continue analyzing additional chapters of the Comprehensive Plan to complete the implementation strategy and focus. When the previous discussion occurred, staff provided their thoughts regarding the prioritization, timeframe and status of each objective. As there were over 130 objectives, the format was challenging to review and make recommendations on. Therefore, staff intends to take a different approach to reviewing additional chapters and objectives.

Attached to this memo is a compilation of objectives for the Commercial and Industrial Areas Land Use Plan Chapters.

Staff is requesting that the Plan Commission review the objectives and supply their thoughts regarding the *Objective Completion Timeframe*, the *Prioritization* and in the comment sections indicate the top five most important objectives for both the Commercial and Industrial Objectives. Below is an example table and staff has indicated the possible answers that can be provided in each category. Staff intends to discuss this project with the Plan Commission at the April 7th meeting and would prefer the table to be completed and returned to staff by **April 22nd**.

Once all of the Commissioners have filled out the table, staff will compile the information and provide it to the Plan Commission for discussion at the May meeting.

| <i>Commercial and Industrial Land Use Policy Recommendations</i> | <i>Objective Completion Timeframe</i> | <i>Status</i> | <i>Prioritization</i> | <i>Comments</i> | <i>Goal Objective Associated With</i> | <i>Comprehensive Plan Page Number</i> |
|---|--|---|--|---|--|---------------------------------------|
| Promote commercial development in appropriate locations as identified in the Land Use Plan. | Please Answer: Short Term (0-5 Years) or Long Term (5+ Years) | This section is optional to fill out as staff will supply comments later. | Please Answer: High Medium or Low | Please Answer: 1 2 3 4 5 - Ranking of the top five priorities for Commercial and Industrial Policies. | Commercial Land Use Policy Recommendations | 59 |

| Commercial Land Use Policy Recommendations | Objective Completion Timeframe | Status | Prioritization | Comments | Goal Objective is Associated With | Comprehensive Plan Page Number |
|--|---------------------------------------|---------------|-----------------------|-----------------|--|---------------------------------------|
| Promote commercial development in appropriate locations as identified in the Land Use Plan. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Encourage smaller commercial properties along Montgomery Road to consolidate and facilitate comprehensive redevelopment. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Carefully review proposals for businesses interested in locating in the neighborhood commercial designation, including the careful examination of hours of operation and intensity of use. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Maintain flexibility when considering either commercial, office, or industrial development at the Aucutt Road and Orchard Road and Jericho Road and Orchard Road intersections. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Maximize the Ogden Hill Shopping Center as a revenue generating development opportunity and an attractive gateway into the Village. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Encourage and support mixeduse developments with commercial uses on the ground floor in Downtown. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Locate Mixed Use developments in Downtown at, or near, the front property lines fronting the street to create a “street wall” that encourages walkability and help establish a safe and attractive pedestrian environment. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Continue to utilize the recommendations outlined in the 2009 TOD Study, the 2006 Mill District Master Plan, and the 2002 Old Town/Downtown Design Guidelines to create specific guidelines for Downtown and revitalize Downtown into an attractive, viable commercial destination. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Leverage public and private investment to strengthen Downtown through the rehabilitation and redevelopment of key properties. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Partner with the Plan Commission and the Village Board, property owners, and developers to identify a number of Downtown structures for renovation or redevelopment. Potential areas would include properties along Mill Street, River Street, Main Street, Railroad Street, Clinton Street and Webster Street. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Require future commercial developments to create a “sense of place” through building location, parking management, streetscaping, urban design, and other techniques. | | | | | Commercial Land Use Policy Recommendations | 59 |
| 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. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Revitalize aging commercial corridors and shopping centers, such as Douglas Road and Montgomery Road, by requiring that commercial properties be maintained to an adopted standard to prevent their neglect and deterioration. | | | | | Commercial Land Use Policy Recommendations | 59 |

| Commercial Land Use Policy Recommendations | Objective Completion Timeframe | Status | Prioritization | Comments | Goal Objective is Associated With | Comprehensive Plan Page Number |
|--|---------------------------------------|---------------|-----------------------|-----------------|--|---------------------------------------|
| Modernize aging shopping centers through improved signage, landscaping, access and circulation, modern tenant spaces/layouts, building orientation and visibility, outlots, and parking lot maintenance. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Establish funding mechanisms, such as a façade improvement program, for commercial businesses to assist businesses and property owners with improvements to signage, façade, landscaping parking areas, and modernization of aging structure and facilities. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Continue to distinguish Montgomery commercial areas through identifying signage incorporated into new and existing developments, and enhance identifying signage in these areas through gateway signage and other enhancements such as lighting, monument walls, landscaping and public art installed at highly visible locations. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Promote a balance of national chains and local retail options for Montgomery residents. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Provide equal and ongoing efforts to support local businesses and startup ventures. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Work with the Greater Montgomery Area Chamber of Commerce to identify essential resources needed to support and retain a business in Montgomery. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Ensure that residents have access to a variety of commercial goods and services that meet their daily needs and provide opportunities for entertainment and specialty shopping. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Require commercial development to be fully accessible for all users, including motorists, pedestrians, cyclists, and transit riders. | | | | | Commercial Land Use Policy Recommendations | 59 |
| Expand the Village’s sidewalk network to provide better connections between the community’s residential neighborhoods and its commercial districts. | | | | | Commercial Land Use Policy Recommendations | 59 |

| Industrial Land Use Policy Recommendations | Objective Completion Timeframe | Status | Prioritization | Comments | Goal Objective is Associated With | Comprehensive Plan Page Number |
|---|---------------------------------------|---------------|-----------------------|-----------------|--|---------------------------------------|
| Promote industrial development in appropriate locations as identified in the Land Use Plan. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Focus improvements at established industrial areas, north of U.S. Route 30, on infrastructure improvements, image and signage, and redevelopment of select sites. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Transition areas along Baseline Road from its current mix of residential, agricultural, and light industrial uses to purely industrial and business park land uses. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Utilize the Light Industrial land use designation as a primary method of buffering Heavy Industrial uses from residential areas. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Mitigate the negative effects of industrial uses on nearby neighborhoods, especially for homes along Lake Street, Base Line Road, Jericho Road, Railroad Street, and others, through the use of horizontal and vertical buffering and screening, including berms, fencing, and landscaping. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Assist industrial properties near Downtown in their relocation to more appropriate uses in the community. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Work with Downtown industrial property owners that are unwilling to relocate to improve the appearance of their sites through the use of façade improvement and site improvement incentives. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Establish and maintain designated truck routes throughout the Village that not only increase the efficiency of travel to the Village’s industrial sites, but minimize traffic through residential areas. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Continue to work with local economic development partners to attract, retain, and expand businesses in Montgomery | | | | | Industrial Land Use Policy Recommendations | 64 |
| Utilize municipal incentives, tax credits, grant programs, and local districts to improve existing businesses and attract new investment. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Work with local, state, and federal partners to identify available land for development and assemble targeted and competitive “packages” of incentives, grants, infrastructure investments, and credits | | | | | Industrial Land Use Policy Recommendations | 64 |
| Market Montgomery’s strong industrial base and the location of nationally and internationally renowned companies like VVF Caterpillar, and Butterball. | | | | | Industrial Land Use Policy Recommendations | 64 |
| Enlist the support of Caterpillar and VVF to strengthen the regional brand and presence in the Village of Montgomery by renaming their “Aurora” facilities to include, more appropriately, Montgomery. | | | | | Industrial Land Use Policy Recommendations | 64 |

| Industrial Land Use Policy Recommendations | Objective Completion Timeframe | Status | Prioritization | Comments | Goal Objective is Associated With | Comprehensive Plan Page Number |
|--|---|---------------|-----------------------|-----------------|--|---|
| Work with the MEDC and Chamber to identify and market available industrial properties, prioritizing properties along Aucutt Road, Knell Road, Rochester, and Baseline Road before addressing properties located in secondary growth areas. | | | | | Industrial Land Use Policy Recommendations | 64 |