



VILLAGE OF MONTGOMERY

***Plan Commission Meeting Agenda
August 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 July 7, 2016
- V. Public Comment Period
- VI. Items for Plan Commission Action
 - a. 2016-020 A, Z, FP Public Hearing and Consideration of an Annexation, Zoning and Final Plat for Old Dominion Freight Line Located on Aucutt Road.
 - b. 2016-021 Z Public Hearing and Consideration of a Text Amendment to Section 4 of the Zoning Ordinance Regarding Fences.
- VII. Community Development Update/New Business
 - a. Deviations to the Light Requirements found in the Landscaping and Screening Regulations of the Zoning Ordinance.
 - i. American Crystal
 - ii. Nexeo
 - iii. CenterPoint
 - iv. Old Dominion
 - b. Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.
 - c. Election of Plan Commission Chair and Vice-Chair
- VIII. Next Meeting: September 1, 2016
- IX. Adjournment



Plan Commission Meeting

July 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	Absent
Patrick Kelsey	Present	Butch Distajo	Absent
Mike Hammond	Present		

Also present: Attorney Laura Julien; Senior Planner Jerad Chipman; 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 Vice Chair Kelsey to approve the minutes of the June 2, 2016 Plan Commission Meeting. Commissioner Betsinger seconded the motion. Motion passed 4-0.

Ayes: Kelsey, Hammond, Betsinger and Yakaitis

Abstain: Francis

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

VI. ITEMS FOR PLAN COMMISSION ACTION:

- a) **2016-017 SU Public Hearing and Consideration of a Text Amendment to Section 13 of the Zoning Ordinance Regarding Off-Street Parking and Loading.**

Senior Planner Jerad Chipman briefly discussed the proposed text amendment to Section 13 of the Zoning Ordinance to the parking regulations allowing land banking of parking spaces. The ordinance will allow a non-residential facility to plan for additional parking that is necessary and set aside land for additional parking spaces. The design of the parking

facilities to be constructed within a land banked area, if converted, must comply with the off-site parking requirements. The property owner will be required to submit a detailed land bank parking plan for review and file a covenant to the County Recorder that would be enforceable.

Chairman Hammond opened the public hearing. No comment from the public and the hearing was closed.

Commissioner Betsinger questioned how the potential future development would be enforced.

Senior Planner Chipman clarified that a design is needed prior to construction which would demonstrate a layout for potential future parking as well as the recorded covenant. Staff will determine and provide notice if more vehicles than available parking spaces reside and will work towards filling in parking that has been set aside.

Vice Chair Kelsey believes the parking requirements should be revised since manufacturing has changed since the last zoning ordinance was modified.

MOTION: Motion was made by Vice Chairman Kelsey to approve the proposed amendment to Section 13 of the zoning ordinance regarding off-street parking and loading with the condition for only the M-1 and M-2 Districts. Commissioner Francis seconded the motion. Motion passed 5-0.

Ayes: Kelsey, Hammond, Francis, Betsinger and Yakaitis

Nays: None

b) 2016-018 Z Public Hearing and Consideration of a Text Amendment to Section 12 of the Zoning Ordinance Regarding Signs.

Senior Planner Chipman composed a proposed packet regarding changes to the sign ordinance to Sections 12.01-12.04 and 12.09-12.11 to be in accordance with the Supreme Court ruling which alters the authority of municipalities to regulate signs. Major changes were proposed to Sections 12.09 on permanent permitted sign types allowed by district and discussion among the Commission ensued.

Chairman Hammond opened the public hearing. No comment from the public and the hearing was closed.

MOTION: Motion was made by Commissioner Betsinger to approve the ordinance update to the Sections as presented. Vice Chair Kelsey seconded the motion. Motion passed 5-0.

Ayes: Betsinger, Yakaitis, Kelsey, Hammond and Francis

Nays: None

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Chipman informed the Commission the building permit was issued to Fuller's Car Wash and broke ground Tuesday, July 5, 2016.

a) Comprehensive Plan Implementation Summary Part 2 – Summary Review Results.

Senior Planner Chipman compiled the top ten goals and objectives received from the Plan Commission regarding Commercial and Industrial land use policy. Discussion among the Commission took place for the purpose of narrowing the list of objectives.

Executive Director of the Montgomery Economic Development Corporation Charlene Coulombe-Fiore presented several ideas pertaining to the development priorities.

Vice Chair Kelsey suggested combining the Commercial Development and Re-Development and gather achievable short term goals.

Commissioners were in agreement that community connectivity remains a priority for long term success. Due to the physical divides that the community faces, those divides remain as challenges to safe travel by either walking or riding a bicycle towards downtown Montgomery.

Senior Planner Chipman will consolidate the list for further discussion.

b) Nomination of Plan Commission Chair and Vice-Chair.

Mike Hammond and Patrick Kelsey accepted the nomination for both Chairman and Vice Chair.

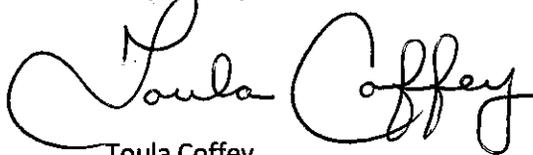
VII. NEXT MEETING

August 4, 2016

VII. ADJOURNMENT

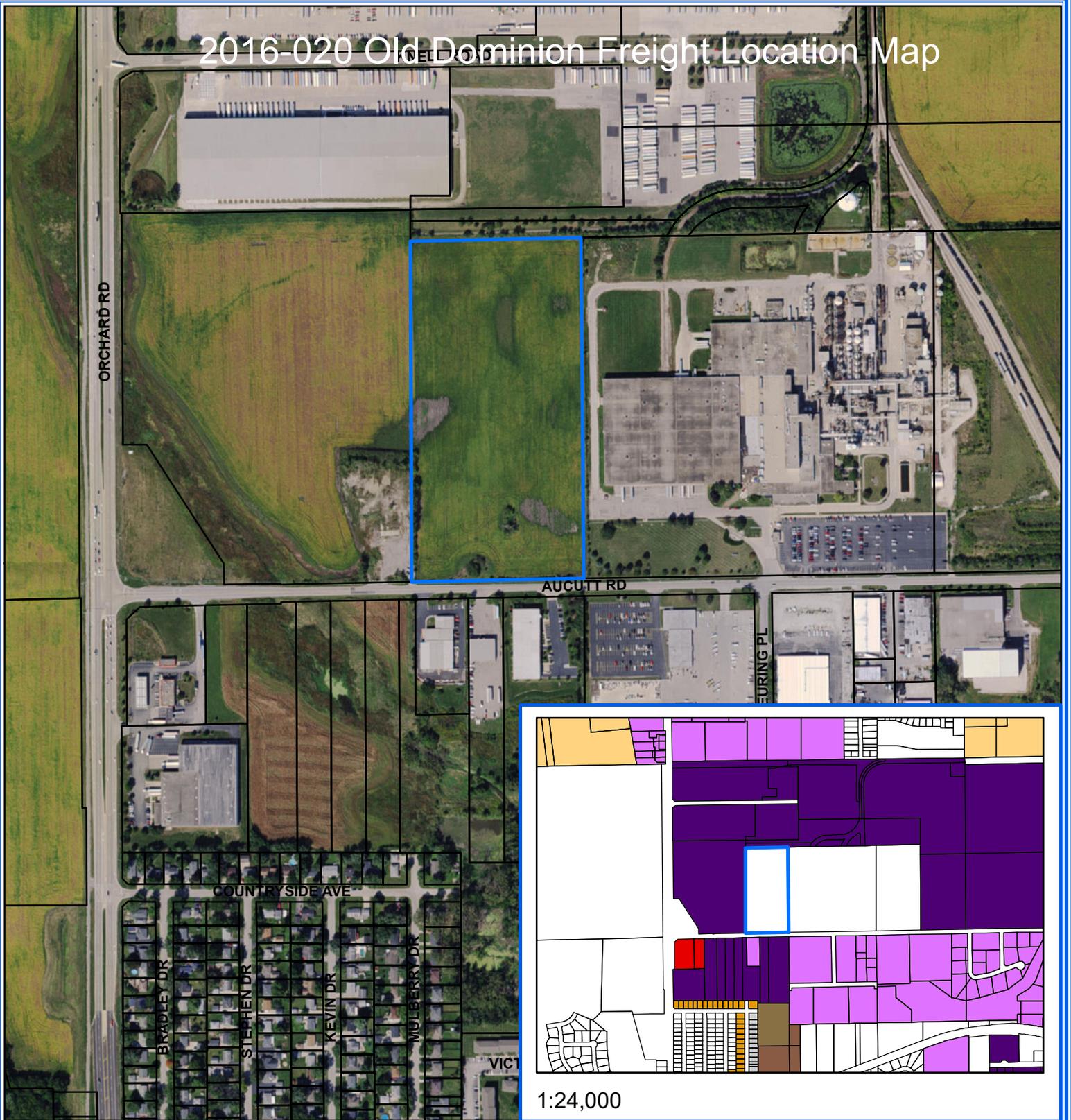
Having no further business to discuss, the meeting was adjourned at 8:06 p.m. by Chairman Hammond.

Respectfully submitted,

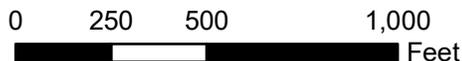
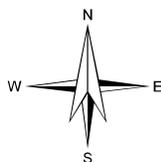
A handwritten signature in black ink that reads "Toulia Coffey". The signature is written in a cursive style with a large, looping initial "T" and a long, sweeping underline.

Toulia Coffey
Administrative Assistant

2016-020 Old Dominion Freight 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 2016-020
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission
From: Jerad Chipman, AICP
Senior Planner
Date: July 28, 2016
Subject: Annexation and Development on Aucutt Road – *Old Dominion Freight Line*.

Petitioner: Old Dominion Freight Line
Location/Address: Aucutt Road
Requests: Annexation
Rezoning to M-2 General Manufacturing District
Final Plat
Current Zoning: Unincorporated
Comprehensive Plan: Heavy Industry
Surrounding Land Uses:

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

Background:

The Petitioner has indicated their intent to annex, rezone and plat a site on Aucutt Road west of the VVF facility. A distribution center is the proposed use. The distribution center would consist of a principal building, a private fueling center and a truck scale. The site that is intended to be divided would result in an eighteen (18) acre parcel, which would allow for potential expansion of the building and parking areas.

Conformance with the Comprehensive Plan:

The proposed land use conforms to the Comprehensive Plan as it indicates that the location be utilized as Heavy Industry. The proposed development falls within the first Industrial Land Use Policy

Recommendation of “Promote industrial development in appropriate locations as identified in the Land Use Plan.”

Annexation:

As the property is currently unincorporated, the Petitioner is requesting annexation into the Village of Montgomery. A Plat of Annexation has been provided for the Plan Commission’s consideration.

Final Plat:

The Petitioner is not planning to acquire the entire existing parcel of land, but rather a portion of the existing parcel. Due to the reconfiguration of the parcel, granting new easements for utilities and stormwater and dedicating right-of-way for Aucutt Road, the petitioner has provided a Final Plat of Subdivision for the Plan Commission’s consideration. Staff is reviewing the Final Plat and intends to work with the Petitioner regarding the width of right-of-way dedication for Aucutt Road. The plan indicates a sixty-six (66) foot right-of-way to be dedicated to the Village. Village staff is exploring the future right-of-way need for Aucutt Road, which requires a minimum right-of-way of eight (80) feet. Staff intends to further discuss the dedication with the Petitioner.

Zoning:

The property is currently unincorporated. Any addition to the incorporated Village is automatically zoned R-1 One-Family Residence District. The Petitioner is requesting a rezoning from R-1 One-Family Residence District to M-2 General Manufacturing District. A Distribution Use is a permitted use in the M-2 District unless the distribution use accesses the site through a residential district. As there is no residential present near the site, the use is permitted.

Bulk Standards:

The Petitioner is proposing to construct two (2) buildings on the site. The principal building is approximately 51,845 square feet and will be divided into an office space and a freight distribution area. The accessory structure is a fuel station and canopy for the purpose of fueling the trucks associated with the business.

Setbacks: Compliance with the bulk standards for the M-2 General Manufacturing District are indicated in the following table.

Setback	Required Setback	Provided Setback	Ordinance Compliance
Front Yard	25 Feet	31 Feet	Complies
Interior Side Yard (East)	20 Feet	20 Feet	Complies
Interior Side Yard (West)	20 Feet	84 Feet – 101 Feet	Complies
Rear Yard	20 Feet	270 Feet. With a potential for expansion.	Complies
Floor Area Ratio (FAR)	Maximum FAR	Proposed FAR	Ordinance Compliance
	3.0	.06	Complies

Building Height	Maximum Building Height	Proposed Building Height	Ordinance Compliance
	45 Feet. Additional height possible with conditions.	29 Feet	Complies

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

The building as proposed is required to have one (1) parking space per 300 square foot of office space, and one (1) parking space per 1000 square foot of distribution space.

The plan indicates that there are seventy-six (76) spaces on the site, with the potential for thirty-six (36) future spaces. Per the Zoning Ordinance, the building would require sixty-five (65) parking spaces. Nineteen (19) spaces for the office area and forty-six (46) spaces for the distribution area. The proposed parking exceeds the Village’s standards.

Five (5) accessible spaces are indicated on the plans exceeding the Illinois Accessibility Code’s requirement in preparation for the potential future expansion.

All two-way drive aisles are required to be twenty-four feet (24’) wide. The proposed drive-aisles meet the Ordinance requirements. The one-way drive aisles exceed the Zoning Ordinance requirement.

The plans indicate the parking spaces are nine (9) feet wide and twenty (20) feet deep, exceeding the Ordinance’s minimum requirements. The Zoning Ordinance requires that parking spaces are a minimum of nine (9) feet wide and eighteen and one half (18.5) feet deep.

The site plan shows an adequate loading area per the zoning ordinance.

The Zoning Ordinance requires seven (7) bicycle parking spaces. Bicycle parking spaces and a detail of the parking apparatus are required in future submittals.

Engineering:

Engineering Enterprises Inc. (EEI) has reviewed the plans and has provided a review letter that is attached to this report.

Landscaping/Screening:

A landscape plan has not yet been submitted. A landscape plan will be required in the future.

All mechanical units shall be screened per the Zoning Ordinance. Any mechanical units on the roof of the building shall be screened with false walls or parapets, and any units located on the ground shall be screened with landscaping.

A garbage enclosure has not been proposed. The Petitioner has indicated that one of the bays in the building will be dedicated to garbage. As the garbage facility will be located in the building, a garbage enclosure is not required.

Fence:

The Petitioner has indicated that they intend to install a chain link fence with barb wire on the property. A detail of the fence shall be provided for review. The proposed fence is permitted in the M-2 District.

Lighting:

Lights have been proposed on the building and on poles in the parking lot. It has been indicated to staff that the light fixtures are intended to be installed at a height taller than the Zoning Ordinance allows. A deviation from the Zoning Ordinance has been requested for light fixtures to be installed at a greater height than allowed. The deviation will be addressed later on the Plan Commission agenda.

Access:

Two (2) points of access are proposed for the site. The access points would be one-way drives to separate ingress and egress. A traffic study is being prepared to aid in the decision of whether or not turn lanes on Aucutt Road will be required.

Recommendation:

Staff is recommending approval of the annexation, rezoning and final plat subject to Planning, Engineering, Landscape and Attorney review.



July 27, 2016

Mr. Jerad Chipman
Senior Planner
Village of Montgomery
200 N. River Street
Montgomery, IL 60538

**Re: Old Dominion Freight Line – Concept Review
Aucutt Road
Montgomery, Illinois**

Dear Mr. Chipman,

We have received the Engineering Site Plan (1 sheet), dated July 13, 2016, the Final Plat of Subdivision, dated July 14, 2016, and the Plat of Annexation, dated July 6, 2016, for the above referenced site.

Our review of these plans is to generally determine the plan's compliance with Village ordinances and whether the improvements will conform to existing Village systems and equipment. This review and our comments do not relieve the designer from his duties to conform to all required codes, regulations, and acceptable standards of engineering practice. Engineering Enterprises, Inc.'s review is not intended as an in-depth quality assurance review, we cannot and do not assume responsibility for design errors or omissions in the plans. We offer the following comments:

1. This is a cursory review of the Concept Plan and detailed review will be completed when Final Engineering Plans and supporting documentation is submitted for review. Additional review comments will be issued as submittals are received.
2. We understand that the Developer is completing a Traffic Study for the project. We will review the Study when it is received and work with the Village and Developer to determine the required improvements to Aucutt Road for the project.
3. A Stormwater Permit Application and supporting calculations in accordance with the Village Ordinance will be required. The schematic layout for the detention area on the Site Plan appears to be appropriately sized and will be further reviewed when calculations are submitted.
4. Moving forward the project will require additional permits and submittals to the following agencies as appropriate.
 - IEPA for Water Main, Sanitary Sewer, and Stormwater Pollution Control.
 - Fox Metro for Sanitary Sewer
 - IDNR for Threatened and Endangered Species
 - IHPA for Cultural Resources

Mr. Jerad Chipman
July 27, 2016
Page 2 of 2

5. The Plat of Subdivision shows a 66' ROW dedication to the Village for Aucutt Road. The required ROW dedication may require further discussion with the Developer as the Village considers required and future improvements for Aucutt Road.
6. In addition to the Final Engineering Plans and Stormwater Permit Submittal, the final engineering submittal should include Truck Turning Movement Diagrams, and a Lighting and Signage Plan including Photometrics.
7. The Plat of Subdivision and Annexation Plat are under review and further comments will be submitted under separate cover.

The above items should be addressed as the project proceeds and Engineering Plans and supporting documentation submitted for review. If you have any questions or need additional information, please contact our office.

Respectfully Submitted

ENGINEERING ENTERPRISES, INC.



Timothy N. Paulson, P.E.
Project Manager

TNP/tnp

Pc: PGW, EEI

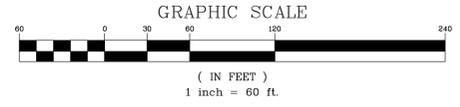
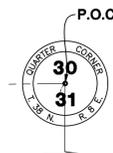
SURVEY PREPARED FOR

D.F. CHASE, INC
3001 ARMORY DRIVE, SUIT 200
NASHVILLE, TN 37204

**PLAT OF ANNEXATION
TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS**

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF FRACTIONAL SECTION 31 PER MONUMENT RECORD 1748286; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 1299.37 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED PER DOCUMENT 2004K126528, BEING COINCIDENT TO THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED PER DOCUMENT 986002; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST, 81.45 FEET ALONG THE SOUTH LINE OF PROPERTY PER DOCUMENT 2004K126528 TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 03 MINUTES 41 SECONDS EAST, 1302.96 FEET TO THE NORTH LINE OF AUCUTT ROAD, BEING A LINE THAT IS 66 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER (SAID POINT BEING 53.55 FEET WEST), AS MEASURED ALONG SAID NORTH LINE, OF THE SOUTHEAST CORNER OF PARCEL ONE AS DESCRIBED IN DOCUMENT 2009K005446; THENCE SOUTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, 616.45 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE PROPERTY DESCRIBED PER DOCUMENT 2004K009185; THENCE NORTH 00 DEGREES 09 MINUTES 53 SECONDS EAST, 1300.00 FEET ALONG SAID WEST LINE PARALLEL WITH EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE PROPERTY DESCRIBED PER DOCUMENT 2004K126528; THENCE NORTH 88 DEGREES 36 MINUTES 52 SECONDS EAST, 588.64 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

AREA OF ANNEXATION

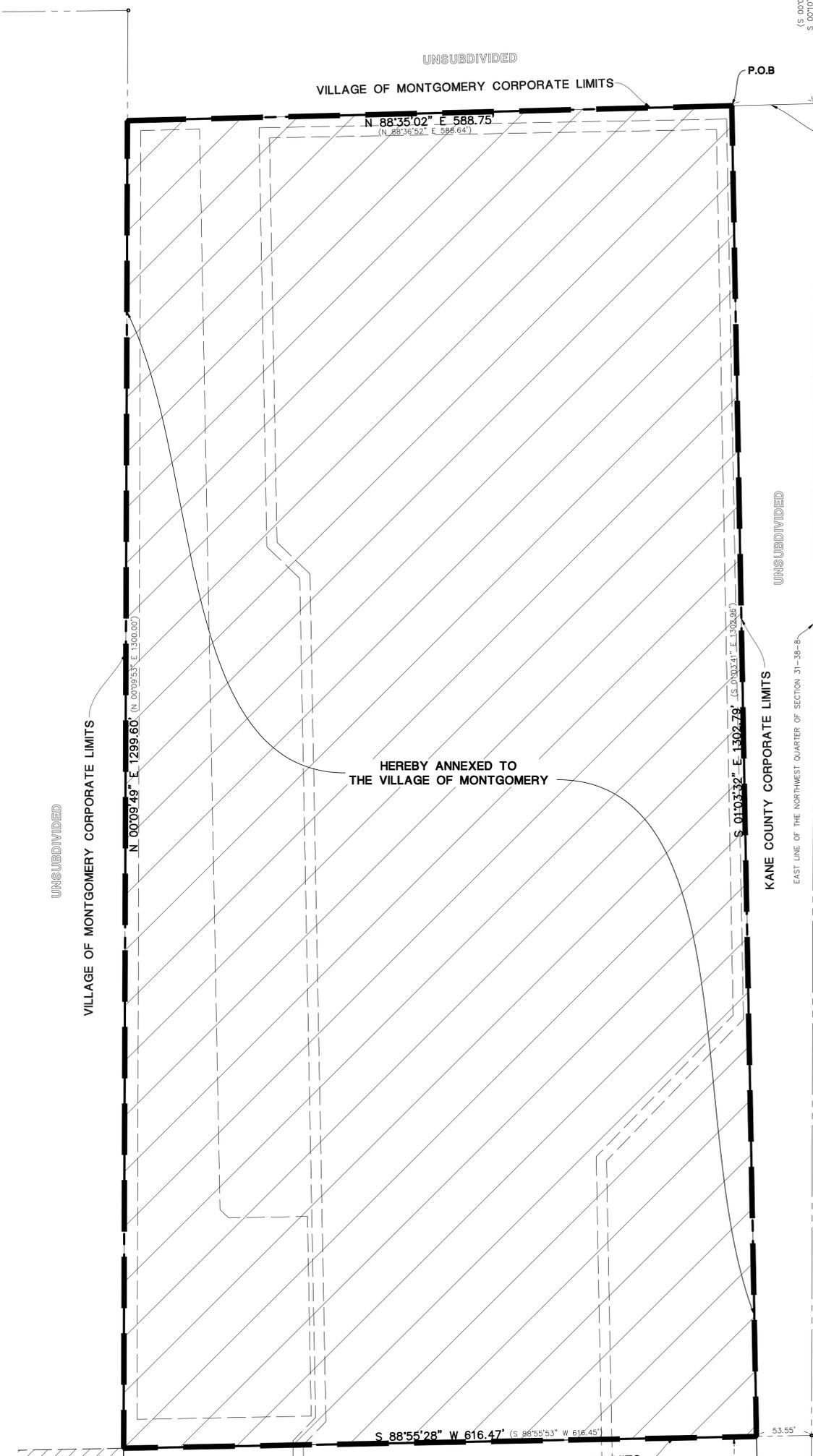
783,988 SQ.FT. (18.00 AC.±)

GENERAL NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.

= AREA TO BE ANNEXED INTO THE VILLAGE OF MONTGOMERY
 = MUNICIPALITY CORPORATE LIMITS

THERE ARE NO HABITABLE STRUCTURES OR ELECTORS ON THE PROPERTY



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF _____)
 THIS IS TO CERTIFY THAT _____ IS THE OWNER OF RECORD OF THE HEREON DESCRIBED PROPERTY AND THAT AS SUCH OWNER HEREBY CONSENTS TO THE ANNEXATION OF SAID PROPERTY TO THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS.
 DATED THIS ____ DAY OF _____, A.D., 20____

 OWNER

 TITLE

NOTARY PUBLIC

STATE OF _____)
)SS
 COUNTY OF _____)
 I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.
 GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20____

 NOTARY PUBLIC

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)
 THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED THE ANNEXED PLAT.
 DATED AT MONTGOMERY, KANE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 20____.

 CHAIRMAN

 SECRETARY

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
 COUNTY OF DUPAGE)
 THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE PLATED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE VILLAGE OF MONTGOMERY AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.
 DATED THIS ____TH DAY OF _____, A.D. 20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
 LICENSE EXPIRES NOVEMBER 30, 2016
 DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350
 EXPIRES APRIL 30, 2017



SHEET 1 OF 1 DFC.MOL01	PROJ. MGR.: SJP PROJ. ASSOC.: CNB DRAWN BY: CNB DATE: 07-06-16 SCALE: 1"=60'
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**OLD DOMINION FREIGHT LINE
VILLAGE OF MONTGOMERY, ILLINOIS
PLAT OF ANNEXATION**

Manhard CONSULTING LTD
 700 Springer Drive, Lombard, IL 60148 ph:830.881.8800 fx:830.881.8865 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

SURVEY PREPARED FOR

D.F. CHASE, INC
3001 ARMORY DRIVE, SUIT 200
NASHVILLE, TN 37204

FINAL PLAT
OF
OLD DOMINION FREIGHT LINE SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE THE NORTHWEST QUARTER OF FRACTIONAL SECTION 31,
TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

CURRENT P.L.N.:
15-31-100-002

OWNER'S CERTIFICATE (LOT 1)

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON
THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN
BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT
THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE
_____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO
THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT
ALL NICHOLSON ELEMENTARY SCHOOL DISTRICT NO. 129
AURORA EAST HIGH SCHOOL DISTRICT NO. 131
WAUBONSEE COMMUNITY COLLEGE DISTRICT NO. 516

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC (LOT 1)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC _____

OWNER'S CERTIFICATE (OFF-SITE EASEMENT)

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND SHOWN HEREON
AS DESCRIBED IN THE QUIT CLAIM DEED PER DOCUMENT NUMBER 2016K019212 RECORDED APRIL 22, 2016, AND
HAS CAUSED THE SAME TO BE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES OF GRANTING AN
EASEMENT AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON
INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20____

BY: _____

PRINTED NAME AND TITLE _____

NOTARY PUBLIC (OFF-SITE EASEMENT)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS
ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____, A.D., 20____

NOTARY PUBLIC _____

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION HAVE REVIEWED AND APPROVED
THE ANNEXED PLAT.

DATED AT MONTGOMERY, KANE COUNTY, ILLINOIS, THIS _____ DAY OF
_____, 20____

CHAIRMAN _____

SECRETARY _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF MONTGOMERY, ILLINOIS,
HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ANNEXED PLAT AND THE PLANS
AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN
APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT MONTGOMERY, KANE COUNTY, ILLINOIS, THIS _____ DAY OF
_____, 20____

VILLAGE ENGINEER _____

VILLAGE UTILITY EASEMENTS

THE VILLAGE OF MONTGOMERY IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "VILLAGE UTILITY EASEMENT" OR "V.U.E." AND IS
HEREBY GIVEN EASEMENT RIGHTS, JOINTLY WITH PUBLIC UTILITIES, TO ALL PLATTED EASEMENTS DESIGNATED AS "UTILITY EASEMENT" OR "U.E.", TOGETHER
WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE
GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM, SANITARY SEWER SYSTEM, STORM DRAINAGE
SYSTEM OF THE VILLAGE OF MONTGOMERY, AND ANY OTHER UTILITY EXPRESSLY PERMITTED BY THE VILLAGE. THESE EASEMENTS MAY BE GRADED AS
SWALES TO RECEIVE LOCAL SURFACE DRAINAGE, NO PERMANENT BUILDING SHALL BE PLACED ON SAID EASEMENT, BUT THE SAME MAY BE USED FOR
GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HERIN GRANTED.
TREES SHALL ONLY BE ALLOWED TO BE PLACED IN SUCH LOCATIONS IN THE EASEMENT AS ARE APPROVED BY THE VILLAGE STAFF TO AVOID ACTUAL
CONFLICTS WITH UTILITIES.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED,
HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE
VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A
GENERALLY CLEAN AND WORKMANLIKE CONDITION.

VILLAGE UTILITY EASEMENTS AND STORM SEWER

THE VILLAGE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO MAKE REPAIRS TO THE UTILITIES (WATER MAIN, SANITARY AND STORM LINES AND
APPURTENANCES) OR TO INSPECT SAME.

THE VILLAGES HAVE THE RIGHT TO REMOVE ANY STRUCTURE, PAVEMENT, FENCING, OR LANDSCAPING IN ORDER TO CONSTRUCT, MAINTAIN, OR REPAIR THE
SAID VILLAGE UTILITIES AND UPON COMPLETION SHALL ROUGH GRADE THE SITE. THE OWNER SHALL HAVE THE DUTY TO RESTORE THE SURFACE OF ANY
GROUND, ROAD, DRIVEWAY, PARKING AREA, FENCING OR LANDSCAPING OTHERWISE DISTURBED BY THE ACTIONS OF THE VILLAGE IN MAINTAINING ANY SAID
VILLAGE UTILITY SERVICE LINES (WITHIN THE EASEMENT), IN ANY EASEMENT DEDICATED TO AND ACCEPTED BY THE VILLAGE OF MONTGOMERY.

ANY VILLAGE UTILITIES DAMAGED OR ANY DAMAGE CAUSED TO SAID UTILITIES AS A RESULT OF THE OWNER OR TENANTS ACTIVITIES SHALL BE REPAIRED BY
THE OWNER AT OWNER'S COST. IN THE EVENT OF ANY SUCH DAMAGE WHICH, IN THE SOLE OPINION OF THE VILLAGE, REQUIRES IMMEDIATE ACTION TO
REPAIR IN ORDER TO ELIMINATE WATER LOSS OR PROTECT THE PUBLIC WELFARE, THEN THE VILLAGE MAY MAKE SUCH IMMEDIATE REPAIRS WHICH SHALL BE
REIMBURSED BY OWNER.

CONDITIONS COMMON TO ALL EASEMENTS

THE VILLAGE OF MONTGOMERY AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION
THAT IS ERECTED WITHIN A PUBLIC UTILITY EASEMENT, VILLAGE UTILITY EASEMENT, UTILITY EASEMENT, DRAINAGE EASEMENT OR STORMWATER MANAGEMENT
EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE
EXPENSES ASSOCIATED THEREWITH SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS
LOCATED.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS STORMWATER MANAGEMENT EASEMENTS ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF MONTGOMERY AND IT'S
SUCCESSORS AND ASSIGNS ON A NON-EXCLUSIVE BASIS. NO BUILDINGS SHALL BE PLACED ON SAID EASEMENT BUT THE SAME MAY BE USED FOR OTHER
PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE FLOW OF STORMWATER. THE OWNER OF LOT 1 IN THIS SUBDIVISION AND ANY
SUBSEQUENT PURCHASER (FUTURE OWNER) SHALL BE RESPONSIBLE FOR MAINTAINING SUCH STORMWATER MANAGEMENT FACILITY AND SHALL NOT DESTROY
OR MODIFY GRADES OR SLOPES WITHOUT FIRST HAVING RECEIVED WRITTEN APPROVAL FROM THE VILLAGE OF MONTGOMERY.

IN THE EVENT THE OWNER OF LOT 1 IN THIS SUBDIVISION OR ANY SUBSEQUENT PURCHASER (FUTURE OWNER) FAILS TO MAINTAIN ANY SUCH
EASEMENT/STORMWATER MANAGEMENT FACILITY, THE VILLAGE OF MONTGOMERY, ILLINOIS, SHALL UPON THIRTY (30) DAYS WRITTEN NOTICE TO THE OWNER
OUTLINING THE NATURE AND DEFECT OF THE OWNERS DEFAULT AND THAT THE OWNER SHALL NOT HAVE CURED SAID DEFAULT, SHALL RESERVE THE RIGHT
TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF, ANY MAINTENANCE WORK UPON THE DETENTION AREA REASONABLY NECESSARY TO INSURE ADEQUATE
STORMWATER STORAGE FREE/FLOW OF WATER, EROSION CONTROL AND TURF MAINTENANCE TO ELIMINATE STAGNANT WATER WITHIN THE DETENTION AREA
AND PROVIDED FURTHER THAT IN THE EVENT THAT THE VILLAGE OF MONTGOMERY ELECTS TO PERFORM OR CAUSES TO PERFORM ANY SUCH WORK IT
SHALL PROVIDE THE OWNERS WITH PROPER INSURANCE CERTIFICATES OF ALL SUBCONTRACTORS WORKING ON THE EASEMENT PREMISES CO-INSURING THE
OWNER FOR THE WORK TO BE PERFORMED.

IN THE EVENT THE VILLAGE OF MONTGOMERY, ILLINOIS SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON IT'S BEHALF ANY MAINTENANCE WORK
TO OR UPON ANY SUCH FACILITY OR EASEMENT AREA THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN(10) PERCENT OF SAID COST SHALL BE
ASSESSED TO THE OWNER OF LOT 1 IN THIS SUBDIVISION, IT'S SUCCESSORS AND ASSIGNS AND SHALL CONSTITUTE A LIEN AGAINST THE PROPERTY WHICH
MAY BE ENFORCED BY ANY ACTION BROUGHT BY OR ON BEHALF OF THE VILLAGE OF MONTGOMERY.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ VILLAGE CLERK OF THE VILLAGE OF MONTGOMERY, ILLINOIS, HEREBY CERTIFY THAT THE
ANNEXED PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF
MONTGOMERY AT ITS MEETING HELD ON THE

_____ DAY OF _____, 20____ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED
FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE

VILLAGE OF MONTGOMERY, ILLINOIS, THIS _____ DAY OF _____,
20____

VILLAGE CLERK _____

VILLAGE PRESIDENT _____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ VILLAGE TREASURER OF THE VILLAGE OF MONTGOMERY, DO HEREBY CERTIFY THAT
THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS
THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I
HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR
OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT MONTGOMERY, KANE COUNTY, ILLINOIS, THIS _____ DAY OF
_____, 20____

VILLAGE TREASURER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE
NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED
TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND SEAL OF THE COUNTY CLERK AT GENEVA, COUNTY OF KANE, ILLINOIS.

THIS _____ DAY OF _____, A.D., 20____

BY: _____ COUNTY CLERK

SURFACE WATER STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT
BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT
IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN
MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS,
OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS
WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES
SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF
THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____

JAMES D'ALEXANDER
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-062135
LICENSE EXPIRES NOVEMBER 30, 2017



OWNER: _____ ATTORNEY: _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY

OF _____, A.D., 20____ AT _____ O'CLOCK _____M.

RECORDER _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, SAMUEL J. PHILLIPPE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO
THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS
SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2016



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY
MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND
SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY
AND SUBDIVISION:

THAT PART OF THE NORTHWEST QUARTER OF FRACTIONAL SECTION 31, TOWNSHIP 38 NORTH,
RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE
NORTHEAST OF SAID NORTHWEST QUARTER OF FRACTIONAL SECTION 31 PER MONUMENT RECORD
1748268; THENCE SOUTH 00 DEGREES 09 MINUTES 53 SECONDS WEST (BEARINGS ASSUMED FOR
DESCRIPTION PURPOSES), 1299.37 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED PER
DOCUMENT 2004K126528, BEING COINCIDENT TO THE NORTHWEST CORNER OF THE PROPERTY
DESCRIBED PER DOCUMENT 986002; THENCE SOUTH 88 DEGREES 36 MINUTES 52 SECONDS WEST,
81.45 FEET ALONG THE SOUTH LINE OF PROPERTY PER DOCUMENT 2004K126528 TO THE POINT OF
BEGINNING; THENCE SOUTH 01 DEGREES 03 MINUTES 41 SECONDS EAST, 1302.96 FEET TO THE
NORTH LINE OF AUCUTT ROAD, BEING A LINE THAT IS 66 FEET NORTH OF AND PARALLEL WITH THE
SOUTH LINE OF SAID NORTHWEST QUARTER (SAID POINT BEING 53.55 FEET WEST), AS MEASURED
ALONG SAID NORTH LINE, OF THE SOUTHEAST CORNER OF PARCE ONE AS DESCRIBED IN
DOCUMENT 2009K005446; THENCE SOUTH 88 DEGREES 55 MINUTES 53 SECONDS WEST, 616.45
FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE PROPERTY DESCRIBED PER DOCUMENT
2004K009185; THENCE NORTH 00 DEGREES 09 MINUTES 53 SECONDS EAST, 1300.00 FEET ALONG
SAID WEST LINE PARALLEL WITH EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF
THE PROPERTY DESCRIBED PER DOCUMENT 2004K126528; THENCE NORTH 88 DEGREES 36 MINUTES
52 SECONDS EAST, 988.64 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN KANE
COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 18.00 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN
FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN
THE CORPORATE LIMITS OF THE VILLAGE OF MONTGOMERY, KANE COUNTY, ILLINOIS WHICH HAS
ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5,
SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT
CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS
STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY
PANEL NUMBER 17089C0401H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE
ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X
(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE
COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES
NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D.
20____

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003699
LICENSE EXPIRES NOVEMBER 30, 2016



DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350-EXPIRES APRIL 30, 2017

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JULY 6, 2016

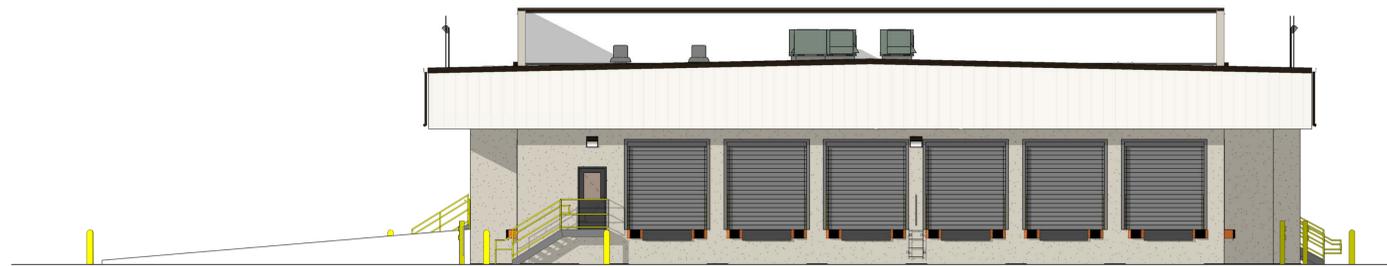
Table with columns for DATE, REVISIONS, and DRAWN BY.

Manhard CONSULTING LTD logo and contact information.

OLD DOMINION SUBDIVISION MONTGOMERY, ILLINOIS FINAL PLAT OF SUBDIVISION

SHEET 2 OF 2 DFC.M01.01 and registration information.

July 14, 2016 -- 15:19 -- Dev Name: P:\Dfrc001\dev\15\Final Dominion\Plat of Subdivision\DFC.M01.01 - F5.dwg Updated By: CBaron



3 BLDG ELEVATION - NORTH
1/8" = 1'-0"



2 BLDG ELEVATION - SOUTH
1/8" = 1'-0"



1 VIEW LOOKING NORTH FROM AUCUTT ROAD



ODFL Montgomery, IL
Elevations

30 x 42 = 1/8" = 1'-0"
11 x 17 = NO SCALE
03/30/2015



909 10th Ave South • Suite 414
Nashville, Tennessee 37203
v. 615.996.9146 • f. 615.733.0052



4 WEST ELEVATION
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"



PARAPET
25'-0"

2 TYPICAL SIDE ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION FROM AUCUTT ROAD



ODFL Montgomery, IL
ELEVATIONS

30 x 42 = As Indicated
11 x 17 = NO SCALE
02/02/2016



909 10th Ave South • Suite 414
Nashville, Tennessee 37203
v. 615.996.9146 • f. 615.733.0052



PC 2016-021
PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: July 28, 2016

Subject: *2016-021 Z Text Amendment to Section 4 of the Zoning Ordinance Regarding Fence Standards.*

Staff has received several inquiries into the possibility of allowing galvanized chain link fence in the Manufacturing Districts rather than the required black vinyl coated chain link. Staff believes that the essential character of the Manufacturing Districts will not be altered by allowing galvanized fences. Staff is proposing a text amendment to the Zoning Ordinance to allow the galvanized fences. The proposed changes to the Zoning Ordinance are indicated in *italics* and when text is proposed to be removed that change is indicated using a ~~strike through~~.

ii. Non-Residential Districts.

Except as otherwise permitted in this ordinance, annexation agreements, Planned Unit Developments or any other development related agreements or Ordinances chain link fences shall be permitted as indicated in the Non-Residential District Chain Link Fence Table for the uses identified. ~~If permitted, the chain link fence shall be black vinyl coated and landscaped as indicated.~~ For public park and school property landscaping shall only be required for perimeter fencing not for tennis courts, ball fields, basketball courts etc. Landscaping shall be placed between the property line and the fence for screening purposes. Chain link fences may also be used (without complying with the design requirements of black vinyl coating and landscaping) for temporary fencing off of areas of construction and utility work or other similar temporary uses pursuant to a valid building permit as approved by the Director of Community Development.

Use	Yard	Chain Link
Non-Residential	Front	Not Permitted
	Corner Side	Not Permitted
	Interior Side adjacent to non-residential district	<i>Permitted, black vinyl coated in MD, B-1, B-2 and B-3. Galvanized in M-1 and M-2. Landscaped per Section 12A.03(E)(2)(b)</i>
	Rear adjacent to non-residential district	<i>Permitted, black vinyl coated in MD, B-1, B-2 and B-3. Galvanized in M-1 and M-2. Landscaped per Section 12A.03(E)(2)(b)</i>
	Interior Side adjacent to residential district	Not Permitted
	Rear adjacent to residential district	Not Permitted
	Buildable Area	<i>Permitted, black vinyl coated in MD, B-1, B-2 and B-3. Galvanized in M-1 and M-2. Landscaped per Section 12A.03(E)(2)(b)</i>
Public or Private Utilities (water, gas, electric etc.)	Front	Not Permitted
	Corner Side	Not Permitted
	Interior Side adjacent to non-residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(2)(b)
	Rear adjacent to non-residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(2)(b)
	Interior Side adjacent to residential district	Not Permitted
	Rear adjacent to residential district	Not Permitted
	Buildable Area	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(2)(b)
Public Parks or Schools	Front	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Corner Side	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Interior Side adjacent to non-residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Rear adjacent to non-residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Interior Side adjacent to residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Rear adjacent to residential district	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)
	Buildable Area	Permitted, black vinyl coated and landscaped per Section 12A.03(E)(3)(b)

Staff recommends approval of the text amendment to the fence standards.



PLAN COMMISSION ADVISORY REPORT

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: July 28, 2016

Subject: *Light Pole Deviation Requests*

Staff has been approached by several industrial businesses with the request to install light fixtures on poles and on buildings at greater heights than the Zoning Ordinance allows. The Lighting Requirements are located in Section 12A of the Zoning Ordinance pertaining to Landscaping. Section 12A of the Zoning Ordinance allows for a deviation rather than a variance to be processed in the section of the Zoning Ordinance that contains the Lighting Requirements. The process for granting a deviation to the Lighting Requirements begins with a Petitioner requesting a deviation. If staff agrees with the proposed deviation, staff recommends the deviation to the Plan Commission and Village Board. If both the Plan Commission and the Village Board pass the deviation then it is approved and in effect.

Staff has received requests for light fixtures as high as forty (40) feet. However, staff is not in favor of going as high as forty (40) feet. It is staff's opinion, based upon aesthetics and research conducted through the American Planning Association of nearby towns, that a maximum height of thirty (30) feet for external light fixtures is appropriate in the Manufacturing Districts. The research indicated a wide range of parking lot light pole maximum heights from sixteen (16) to forty (40) feet. The majority of the municipality's maximum heights were in the twenty (20) to thirty (30) feet range. Staff intends to bring a text amendment before the Plan Commission in the future to address the issue, however, in the meantime four (4) deviations are being sought to the Lighting Requirements to allow exterior light fixtures located on poles in the parking lots and located on buildings at a maximum height of thirty (30) feet high by the following businesses:

- i. American Crystal
- ii. Nexeo
- iii. CenterPoint
- iv. Old Dominion

Additional information pertaining to each of the requests will be presented at the Plan Commission meeting.

Staff recommends approval of the deviations to the Lighting Requirements.



PLAN COMMISSION MEMORANDUM

To: Chair Hammond and Members of the Plan Commission

From: Jerad Chipman, AICP
Senior Planner

Date: July 28, 2016

Subject: Comprehensive Plan Implementation Summary – Commercial and Industrial Land Use Policy Recommendations

At the July Plan Commission Meeting, the Commissioners requested that staff categorize the top 10 objectives from the Commercial and Industrial Summaries into objectives that could be completed versus those that would be considered ongoing. The Commissioner’s also requested that staff combine similar objectives. Staff has arranged the objectives per the Commissions direction.

Objectives Able to be Completed:

1. Infrastructure
 - Expand the Village’s sidewalk network to provide better connections between the community’s residential neighborhoods and its commercial districts.
 - 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.
2. Commercial Rehabilitation
 - 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.
 - Leverage public and private investment to strengthen Downtown through the rehabilitation and redevelopment of key properties.
3. Encourage and support mixed use developments with commercial uses on the ground floor in Downtown.
4. Promote industrial development in appropriate locations as identified in the Land Use Plan.
5. Focus improvements at established industrial areas, north of U.S. Route 30, on infrastructure improvements, image and signage, and redevelopment of select sites.

Ongoing Objectives:

1. 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.
2. Continue to work with local economic development partners to attract, retain, and expand businesses in Montgomery.
3. 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.

Staff is requesting review comments from the Commission on the objectives organized above.