



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