



Plan Commission Meeting

April 7, 2016

I. CALL TO ORDER:

Chairman Hammond called the meeting to order at 7:00p.m.

II. PLEDGE OF ALLEGIANCE:

All present gave the pledge of allegiance.

III. ROLL CALL:

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

Also present: Attorney Laura Julien; Village Engineer Tim Paulson; Trustee Denny Lee and members of the audience.

IV. APPROVAL OF MINUTES:

MOTION: Motion was made by Commissioner Francis to approve the minutes of the March 3, 2016 Plan Commission Meeting. Commissioner McNeal-James seconded the motion. Motion passed 7-0.

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

Nays: None

V. PUBLIC COMMENT PERIOD:

There were no comments from the public.

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.**

Senior Planner Chipman gave an overview on the requested special use by the Petitioner to install a drive-up self-service ice and water dispensing machine off of Douglas Road and Barbara Lane. The facility would utilize a portion of the parcel. Concerns were raised

regarding the close vicinity of the proposed drive way to the access point for the car wash. Installing a buffer is suggested between the two sites. If the Petitioner elects to relocate, the drive would need to be removed to cease access.

The Petitioner, Gary Kearby stated that a five (5) year lease was signed, nonetheless is viewing the site as a long term opportunity.

Chairman Hammond opened the public hearing.

There were no comments, and therefore, 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;*

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.

Vice Chairman Kelsey asked Village Engineer Paulson how the grading and depressional storage will be handled.

Engineer Paulson responded he has not seen the grading plan and any drainage issues will be addressed.

Commissioner Kelsey, Francis and Yakaitis shared their concerns that an automated ice machine does not comply with the Comprehensive Plan as it does not attempt to redevelop Douglas Road.

Commissioner Betsinger indicated his struggle due to the absence of business's asking to redevelop the parcel and at this time the business may be a suitable replacement.

The Petitioner addressed the concerns and specified this is a new concept in Illinois and presently have three ice machines located in Plano, Yorkville and Seneca. Mr. Kearby feels this location is ideal as the machines are generally centered by car washes and discount stores. He trusts buying from the ice machine and water will bring traffic flow into Montgomery. The machine can be relocated but wants the investment in the community to generate revenue and income.

Commissioner Distajo asked how the water is monitored.

Mr. Kearby answered the water is filtrated and softened and tested by Ice House America and the State of Illinois.

Commissioner Distajo questioned why the building appearance is different than the photos that were presented last month.

Senior Planner Chipman replied the photos were a conceptual design.

Commissioner Francis enquired if there is a reason why the ice machine is located so close to the car wash.

Kearby would like to be close to water and the access road.

Questions were raised among the Commission concerning the amount of signs located on the building.

Chipman stated he is working with the Petitioner to allow six (6) signs on the face of the building.

MOTION: Motion was made by Commissioner Distajo to approve the Special Use for a Drive-In Establishment Located at the Southeast Corner of Douglas Road and Barbara Lane – Ice House America. Commissioner Betsinger seconded the motion.

Motion denied 4-3.

Ayes: Betsinger, Hammond and Francis

Nays: Distajo, Kelsey, Yakaitis and McNeal-James

VII. COMMUNITY DEVELOPMENT UPDATE/NEW BUSINESS:

Senior Planner Chipman will send notification on the grand opening for Swirls and Sweets.

Discussion took place with Village Attorney Julien regarding the status of the sign ordinance.

9-ers Grill is still under construction.

a) Comprehensive Plan Matrix – Part 2

Senior Planner Chipman brought forth Phase 2 of the Comprehensive Plan Implementation Summary which is two-thirds of the land use chapter. Chipman is asking the Plan Commission to review and submit their responses regarding the Commercial and Industrial Objectives by April 22nd, 2016. Chipman will compile a list for the May Plan Commission meeting for discussion.

Commissioner McNeal–James, Betsinger and Kelsey would like staff and the MEDC to prepare a presentation and discuss their vision on the land use along with how the Village of Montgomery is being marketed.

VIII. NEXT MEETING

May 5, 2016

IX. ADJOURNMENT

Having no further business to discuss, the meeting was adjourned at 7:43 p.m. by Chairman Hammond.

Respectfully submitted,

A handwritten signature in cursive script that reads "Toulia Coffey". The signature is written in black ink and is positioned above the printed name and title.

Toulia Coffey
Administrative Assistant