



**Planning and Zoning Commission Minutes  
Thursday, January 5, 2023  
7:00 PM, Village Hall Board Room  
200 N. River Street, Montgomery, IL, 60538**

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- I. Call to Order- Chairman Hammond called the meeting to order at 7:00 pm
- II. Pledge of Allegiance- All present gave the Pledge of Allegiance.
- III. Roll Call
- Absent: Mildred McNeal-James  
Present: Marion Bond, Tom Yakaitis, Patrick Kelsey, Mike Hammond, Ben Brzoska, Joe Yen  
Also present: Village Attorney Laura Julien, Village Engineer Pete Wallers, Director of Community Development Sonya Abt, Senior Planner Tony Farruggia, Village Engineer Chris Ott, Trustee Dan Gier, Trustee Doug Marecek, Char Coulombe of Montgomery Economic Development, and members of the audience.
- IV. Approval of the Minutes of the Planning and Zoning Commission Meeting of December 1, 2022. Motion: Motion was made by Commissioner Brzoska to approve the minutes of the Planning and Zoning Commission Meeting of December 1, 2022.  
Commissioner Kelsey Seconded the motion.  
**Ayes:** Brzoska, Yen, Bond, Yakaitis, Kelsey, Hammond.  
**Nays:** None  
**Abstain:** None  
**Motion carried.**
- V. Public Comment Period. There were no comments from the public.
- VI. Items for Planning and Zoning Commission Action
- a. 2022-020 Special Use – Outdoor Storage (Aucutt Truck Terminal –1975 Aucutt Rd)
- i. Public Hearing and Consideration of a Special Use to expand the existing truck and trailer parking outdoor storage special use.
- Chairman Hammond opened the public hearing.
- He asked Staff to walk through the request for the Commission.

Senior Planner Farruggia explained the existing outdoor storage area is approximately two hundred and twenty-five (225) feet by five hundred (500) feet and is set back approximately two hundred and ten (210) feet from Aucutt Road. The proposed expansion to the special use would extend the current area up to one hundred and thirty-two (132) feet south and one hundred and forty (140) feet west. The existing and proposed outdoor storage area has an allowed maximum height of eighteen (18) feet.

The outdoor storage area currently contains seventy-nine (79) truck parking spaces: nine (9) 12' by 45' spaces and seventy (70) 12' by 75' spaces. The proposed expansion would allow fifty-two (52) additional 12' by 75' truck parking spaces: sixteen (16) to the south of the existing spaces, and thirty-six (36) to the west of the existing spaces.

The Petitioner is proposing an additional six (6) thirty (30)-foot light poles to the expanded outdoor storage area. Four (4) will be located on the western expansion and two (2) will be located on the southern expansion.

The fence and landscape screening approved with the previous special use and variances has not been completed. Work is expected to start in the spring. The Landscape Plan has been approved.

A garbage enclosure was included in the previous special use petition but has not yet been constructed.

Knox boxes for the gated outdoor storage and for the building were requested by the Montgomery Countryside Fire Protection District with the previous petition. The boxes have not yet been installed.

Senior Planner Farruggia stated the staff recommends approval of the special use with the following conditions:

- All construction outlined in the previous petition (PZC 2022-009) granted on this property, including landscaping, the garbage enclosure, lighting, and any other projects, conditions, and requirements, must be completed before the expanded area proposed in this Petition is used for outdoor storage.
- The outdoor storage area is restricted to the area shown and labeled on the site plan. Any additional outdoor storage would require a new special use.
- Village Engineer Approval of Final Engineering prior to building permit approval.
- Granting a Stormwater Easement to the Village for the compensatory stormwater facility on the Property.

Chairman Hammond asked the Petitioners if they have any additional comments. They had none.

Commissioner Kelsey asked if any additional stormwater management is required for Phase 2.

Engineer Wallers stated there is not since it was paved with gravel which is considered impervious surface.

Chairman Hammond opened for public comment. No one wished to speak.

Chairman Hammond read the Findings of Fact:

1. The proposed special use will not endanger the health, safety, comfort, convenience, and general welfare of the public.

*The proposed truck terminal expansion is located in an existing M-1 Light Industrial area and will not negatively affect the health, safety, comfort, convenience and general welfare of the surrounding properties.*

2. The proposed special use is compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.

*The proposed truck terminal expansion is located within the existing M-1 Light Industrial area and is compatible with adjacent commercial uses.*

3. The proposed special use will not impede the normal and orderly development and improvement of adjacent properties and other property within the immediate vicinity of the proposed special use.

*The proposed use does not prohibit the use or orderly development of the surrounding property. Most of the property within this M-1 zoned area is fully developed.*

4. The proposed special use will not require utilities, access roads, drainage and/or other facilities or services to a degree disproportionate to that normally expected of permitted uses in the district, nor generate disproportionate demand for new services or facilities in such a way as to place undue burdens upon existing development in the area.

*There are adequate utilities, roadway, access drive and drainage systems on the existing site. No improvements will be required for the access drive or storm sewer system.*

5. The proposed special use is consistent with the intent of the Comprehensive Plan, the UDO, and the other land use policies of the Village.

*The proposed special use is consistent with the intent of the Comprehensive Plan, this ordinance and other land use policies of the Village. In addition, a special use for outdoor storage has already been granted for a portion of this Property.*

The Commissioners concurred with the Findings.

Chairman Hammond opened the floor to commissioners for questions and discussion. The Commissioners had no questions or comments.

Chairman Hammond asked if the compensatory storage impacts Finding of Fact #4.

Engineer Wallers stated it would not, the required compensatory storage was approved with Phase 1.

Director Abt also noted that an SSA for the stormwater area is also required by the stormwater ordinance.

Commissioner Kelsey made a motion to approve the special use for expansion of the existing truck and trailer parking outdoor storage for PZC 2022-020 Aucutt Truck Terminal - 1975 Aucutt Rd. with the following condition(s):

1. All construction outlined in the previous petition (PZC 2022-009) granted on this property, including landscaping, the garbage enclosure, lighting, and any other projects, conditions, and requirements, must be completed before the expanded area proposed in this Petition is used for outdoor storage.
2. The outdoor storage area is restricted to the area shown and labeled on the site plan. Any additional outdoor storage would require a new special use.
3. Village Engineer Approval of Final Engineering prior to building permit approval.
4. Granting of a Stormwater Easement to the Village for the compensatory storage stormwater facility on the Property.

Commissioner Bond seconded the motion.

Ayes: Kelsey, Hammond, Brzoska, Yen, Bond, Yakaitis

Nays: None.

Abstain: None

**Motion carried.**

Chairman Hammond noted this will go to the Village Board on January 9<sup>th</sup>.

VII. Community Development Update/New Business

Director Abt stated Strickland Brothers is near completion in January or February. Staff is also working Amendments to the UDO. or Ordinances. Hopefully they will be ready for a public hearing in March.

Chairman Hammond noted Gario's did adjust the lights and is appreciative of Community Development's continued follow up.

VIII. Next Meeting: February 2, 2023

IX. Adjournment: With no further business, Chairman Hammond adjourned the meeting at 7:14 PM.

Respectfully Submitted,

*Jill Hoover*

Secretary