



## VILLAGE OF MONTGOMERY

### *Planning and Zoning Commission Minutes*

*August 5, 2021 7:00 P.M.*

*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: None  
Present: Marion Bond, Tom Yakaitis, Patrick Kelsey, Mike Hammond, Ben Brzoska, Mildred McNeal James and Joe Yen.  
Also present: Trustees Gier and Sperling, Village Attorney Brandon Rissman, Director of Community Development Sonya Abt, Planner Olenka Wrobel, and members of the audience.
  - IV. Approval of the Minutes of the Planning and Zoning Commission Meeting of July 1, 2021  
  
Motion: Motion was made by Commissioner Kelsey to approve the minutes of July 1, 2021, with amendment to correct the spelling of Commissioner Bond's last name. Commissioner Bond seconded the motion. Motion passed 7-0.  
Ayes: Bond, Yakaitis, Kelsey, Hammond, Brzoska, McNeal-James and Yen.  
Nays: None  
Abstain: None
  - V. Public Comment Period- There were no comments heard from the public.
  - VI. Items for Planning and Zoning Commission Action
    - a. Discussion and recommendation to Village Board regarding fence height regulations in the residential zoning districts.  
  
Director Abt introduced the item, explaining the history of the fence height discussion and the boards request for staff review. The previous allowable maximum fence height was six feet, until the recent passage of the new Unified Development Ordinance in 2021. Staff recommends a six-foot height limit for fences in residential areas, with the requirement of a setback of ten feet in corner side yards, or a

maximum of a four-foot height limits in those areas to allow for better sight triangles and safety. Abt explained that since six-foot-tall fences had been allowed previously, this would reduce the number of legal non-conforming fences.

Commissioner Bond clarified the height limit in front yards, which will remain the same, three-foot height limit for solid fences and four-foot height limit for open style fences (picket, decorative metal etc.).

Commissioner McNeal-James asked about the allowances for chain link fence. Abt replied that in residential areas, they are allowed only for parks or schools.

Commissioner Kelsey spoke in favor of the setback requirement for safety, having personal experience with it on his own property.

Commissioner Yen inquired if there had been any objection to allowing a six-foot tall fence, which Abt replied there had not been. Commissioner Brzoska spoke in favor of a lower fence height with the feeling of community. Director Abt stated that most calls received are regarding a taller fence for dogs, pools, or children.

Commissioner Bond replied that residents can be allowed to choose a lower height if they prefer the sense of community but also be allowed a taller one for privacy if they wish.

Chairman Hammond inquired if the building materials had changed from the UDO, which they had not.

Commissioner Brzoska stated his preference to have latches on the outside of the fence for safety in an emergency. Director Abt stated that she would inquire with the police and public works on their preferences.

Commissioner McNeal-James expressed her opinion that the trend for fences was going back towards the desire for privacy, rather than community.

Commissioner Brzoska asked if residents would be allowed to add height to existing, shorter fences to bring them to six feet in height. Director Abt replied that in most cases it would not, only perhaps lattice, but would not be as durable or lasting.

Chairman Hammond asked Director Abt if she had received any other communications, aside from the email in the packet materials. Abt stated she had not.

Commissioner Brzoska inquired about a petition among residents, which Abt replied that the Village had never received.

Commissioner McNeal James recalled that safety was the driving factor when determining fence height allowances for new subdivisions west of Orchard Road

several years ago. Abt replied that the police prefer a lower height, but do not object to a six-foot fence.

Motion: Motion was made by Commissioner Kelsey to recommend a change to the UDO to allow up to six-foot-tall fences with the conditions as outlined in the Staff Report regarding a ten-foot setback in corner side yards. Commissioner Brzoska seconded the motion. Motion passed 6-1.

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

Nays: McNeal-James

Abstain: None

Note: The agenda item will be forwarded to the Village Board Meeting on Monday, August 23, 2021.

VII. Community Development Update/New Business

Director Abt introduced the new Planner on staff, Olenka Wrobel. Abt stated that the commission can expect a September meeting invitation for a variance application the Village had received.

VIII. Next Meeting: September 2, 2021

IX. Adjournment

Adjournment- Having no further business, Chairman Hammond adjourned the Meeting at 7:23 pm.

Respectfully submitted,

*Chris Wagner*