

PLANNING COMMISSION MINUTES March 28, 2007

Chairman Phil Koeberlein called the meeting of the Planning Commission for the Village of Williamsville to order on Wednesday, March 28, 2007 at 7:05 p.m. The meeting was held at the Village Hall, 141 W. Main, Williamsville, Illinois.

Members Present: Phil Koeberlein, Josh Carter, Gary Durchholz, Kevin Traeger, Bill Davis, Paul Osman arrived at 7:14.

Members Absent: Rick Cox

Guests: Village Board Trustee John Swinford

Agenda: Approve August 30, 2006 Minutes
Approve September 28, 2006 Public Hearing Minutes
Approve March 15, 2007 Minutes
Review of the Village's Zoning Ordinance.

Commission Member Gary Durchholz made a motion to accept the minutes with the amendments as presented, second by Commission Member Traeger.

The planning commission reviewed the zoning ordinances. After some discussion, changes to the zoning ordinances were made (see attached sheet).

Commission Member Durchholz left at 7:50.

Chairman Koeberlein said there was already an ordinance passed regarding adult uses.

Will show a map showing I-2 District at the public hearing.

Performance Standards in the Industrial District. Phil asked the commission if they wanted to adopt the performance standards from Sangamon County. The commission thought it would be good to put in.

Phil said he would call the planning commission for a copy of the definitions for Josh to review.

Chairman Koeberlein will talk to Greene & Bradford to do the zoning map showing I-2.

Public Hearing on the zoning ordinance will on be Thursday, April 26 at 7:00 p.m.

Paul made a motion to adjourn, second by Josh. All ayes, meeting adjourned at 8:45 p.m.

Respectfully Submitted by

Carol Beal

Changes to Zoning Ordinance Book

Add the wording for condominium definition from the American Planning Association to read as: A multiple dwelling or development containing individually owned dwelling units and jointly owned and shared areas in facilities.

Zero lot line definition to read as: A lot line on which a wall of a structure may be constructed.

Home Occupation-Randy suggested taking physician out.

Page 23, 0 lot line would only apply to a duplex.

Page 27, Definition for clubs: A non-profit association of persons who are bonefide dues paying members which owns, hires, or leases a building or portion thereof the use of those premises being restricted to the club authorized non-profit activities.

Adult Use Facilities, page 37, Permitted Use: 500 feet from residential area, no liquor and in an I zone.

Page 37, I-2: add Heavy to Industrial District. Adult uses are permitted only in areas zoned I.

I-2 will include I-1. I-2 All permitted uses in I-1 Industrial District are permitted in the I-2 Heavy Industrial District. 2. Manufacture Plant, 3. Concrete Plant, 4

Adult facilities will move to permitted uses in I-2. all uses in I-1 could be used in I-2.

Page 40 Item B under General Purposes, Randy said it was correct. The zoning could go out to the mile and a half.