



The regular Plan Commission meeting was called to order in the Village Hall at 7:30 p.m. on February 25, 2008 by Chairman Bob Smith. Roll Call was taken showing the following as being present: Commissioners Jim Tilley, Bill Grant, Charles Jackson and Joshua Cossiboon. Mac Sutton and Mike Torres were ten minutes late. Also present were Trustees Richard Stramaglia and Greg Marston; Dean Frieders, Village Attorney; Hannah Martens, Engineer; Al Maiden, Land Planner; Michelle Figuerola, Village Clerk and Chief Lussky of the Pingree Grove Police Department. A quorum was present.

***Public Comments:***

None

***Public Hearing:***

Chairman Smith asked all that would speak regarding the public hearing, be sworn in to tell the truth. The public hearing was opened regarding rezoning. Attorney Frieders stated that the property being discussed is commonly known as the Harrison parcel. It is east of Bell Land along route 20. The Village acquired the property from Cambridge, and as a municipality, the Village would not be in a good position to become a developer or sell off lots. The roadways will ultimately be shared between Bell Land and this property. The Village needs to rezone this piece to have the exact same standards as Bell Land. Commissioner Tilley asked the size of the parcel, and Ms. Martens replied approximately 60 acres.

***Close of Public Hearing:***

Chairman Smith closed the Public Hearing at 7:40 p.m., with no other comments.

***Plan Commission Comments:***

Commissioner Grant stated that he had looked for the original Bell Land packet; however, he couldn't find them. He stated that he didn't recall Bell Land having only one parking space per thousand square feet as a parking requirement. Attorney Frieders stated that the standards are exactly the same. Commissioner Grant and Torres were concerned with the language used in the asphalt-concrete crushing and recycling. They were under the assumption that the Plan Commission said no to that. Attorney Frieders stated that the Plan Commission did recommend that it not be allowed, however, the Village Board overrode that recommendation. He stated that the Plan Commission can make a recommendation to the Village Board to the contrary. Mr. Maiden stated that any structure above 45 feet has to come back to the Plan Commission for a public hearing.

Attorney Frieders stated that the Plan Commission can make any recommendations that they would like, however, the comments that have been heard are keeping the standards the same as they currently are.

***Recommendation Regarding Rezoning:***

Motion: To recommend that the zoning C-1 Commercial/Industrial Zoning with the special uses with the further recommendation that sub paragraph C aggregate crushing be deleted and approving the findings of fact

Maker: Charles Jackson, second by Mike Torres

Vote: C. Jackson, aye; M. Torres, aye; B. Smith, aye; M. Sutton, aye; J. Tilley, aye; B. Grant, aye; J. Cossiboon, aye

***Amended Motion:***

Motion: To recommend that the zoning C-1 Commercial/Industrial Zoning with the special uses with the further recommendation that sub paragraph C aggregate crushing be deleted and approving the findings of fact to also include industrial off street parking one space per one thousand square feet of gross floor area

Maker: Bill Grant, second by Jim Tilley

Vote: B. Grant, aye; J. Tilley, aye; B. Smith, aye; M. Sutton, aye; M. Torres, aye; C. Jackson, aye; J. Cossiboon, aye

***Old Business:***

Commissioner Tilley asked how the publication of notices was handled. He asked who decided which paper the publications are published in. Attorney Frieders stated that there is not a specific process; it was put in the paper. He stated that Courier News is the most frequently used paper.

***New Business:***

None

***Adjournment of the Plan Commission Meeting:***

Motion: To adjourn the regular meeting at 8:00 p.m.

Maker: Mac Sutton, second by Charles Jackson

Vote: All in favor, none opposed, motion passed

Respectfully Submitted:

*Michelle Figuerola*

Michelle Figuerola, Village Clerk