

**MINUTES OF THE PLAN COMMISSION**  
**November 11, 2013**

The regular meeting of the Plan Commission was called to order by Chairman Mark Moore at 7:02 p.m. at the Village Hall.

Members present: Chairman Mark Moore, Scott Adams, William Cotey, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Dan Donahue.

Village Staff present: John Spoden, Director of Community Development; and David Smith, Senior Planner.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

Workshop with Staff and Village Attorney

Mr. David Pardys, Village Attorney, reviewed the role and responsibilities of the members of the Plan Commission and Zoning Board of Appeals, as well as the importance of the Standards for Variations.

Commissioner Schultz stated that he would like to see more history of approvals and denials of other cases in the DRC Staff Reports.

Mr. John Spoden, Director of Community Development, stated that more emphasis can be placed on asking the petitioner to review their compliance with the Standards during the public hearing.

Commissioner Semmelman stated that more emphasis can be placed on the petitioner's basis for the variation request.

Commissioner Schultz stated that consideration be given to including the history of approvals and denials for similar variation requests in the DRC Staff Reports.

Commissioner Cotey stated that consideration could be given to attaching the petitioner's response to the Standards to the DRC Staff Report.

Mr. Spoden reviewed upcoming projects that the Plan Commission will review in the near future. Mr. Spoden stated that M/I Homes is requesting a Planned Development to develop townhomes on the Trimm property. He stated that they are scheduled for the November 25, 2013 Plan Commission meeting agenda, but it is understood that both the Plan Commission Chairman and the Vice Chair will not be in attendance for that night. Mr. Spoden stated that he will discuss this issue with the petitioner to determine if this case can be continued to December or not.

**Minutes of the November 11, 2013, Plan Commission Meeting**  
**Page 2 of 2**

Mr. Spoden announced that Manchester Square has been sold to residential developer Cedar Street Company.

Mr. Spoden stated that due to the new Illinois State law, the Compassionate Use of Medical Cannabis Pilot Program Act (the “Medical Cannabis Act”), becoming effective January 1, 2014, the Plan Commission will conduct public hearings on the matter in order to amend the Zoning Code.

Mr. Spoden stated that Staff and the Plan Commission will further study possible parking regulation changes for the downtown.

Mr. Spoden announced that Staff has been meeting with the commercial property owners regarding future parking lot improvements on the east side of the 500 block of North Milwaukee Avenue and hope to have resolution on property owner agreement negotiations in the near future.

Mr. Spoden stated that the sign regulation chapter of the Zoning Code is yet to be amended, but this task is scheduled for the near future. He stated that an Advisory Committee is currently being selected by the Mayor.

Mr. Spoden stated that proposed regulations for ‘Backyard Chickens’ is currently being contemplated and will be before the Village Board in the near future.

Mr. Spoden stated that Staff and the Plan Commission will continue to update the Comprehensive Plan and further review residential teardown regulations.

Mr. Spoden stated that other pending items to be reviewed include regulations for transient/itinerant merchants, environmental changes to the Zoning Code, changes to the Tree Preservation Ordinance, and changes to regulations for Christmas tree sales.

**COMMUNICATIONS AND DISCUSSION:**

Commissioner Cotey moved, seconded by Commissioner Schultz, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 8:36 p.m.