

PLAN COMMISSION MEETING

October 10, 2017

CALLED TO ORDER at 6:15 p.m. by Chair Hackl.

ROLL CALL OF MEMBERS:

J Meister, Roh, Rut, Wiederholt, and Hackl. Also present Bobbi Stoltz, Attorney Wood, Chief Schramm, and Laura Faga.

PROOF OF PUBLICATION:

MOTION Wiederholt, second Meister. **MOTION CARRIED.**

DISCUSSION AND RECOMMENDATION ON AMENDMENT TO ZONING MAP, COMPREHENSIVE PLAN, AND MAP TO CHANGE ZONING FROM COMMERCIAL TO RESIDENTIAL IN BLOCK 133, EAST HALF OF LOT 12 – 127 N 2ND STREET:

Bobbie Stoltz reviewed her request to change the zoning at 127 N 2nd Street from commercial to residential in order for her to open an Adult Family Home to house four residents. Attorney Wood explained the three step process necessary:

1. Change zoning from commercial to residential.
2. The residential code allows for a two family home, in order for a four family a conditional use permit must be applied for and granted.
3. The building on this lot does not meet set back requirements so a variance must be applied for and granted by the Board of Appeals.

Mrs. Stoltz mentioned that she would only allow a 100 mile radius for residents and drugs or alcohol would not be allowed. This property has been sitting vacant for some time now and she sees potential in it for this home. She would put a considerable amount of money into it to bring it up to State standards. Attorney Wood stated that State law allows that the Village can have “review power” so the Village could review this annually; she stated that she knew of this and has no problem. Wood also stated that it is not considered discrimination for the Village to deny the rezoning but to deny for other reasons, depending on what it may be, could be considered discrimination.

Wiederholt stated that the entire block is zoned commercial and he feels that it should remain that way so that a business could move in there in the future; Roh and Rut agreed.

MOTION Wiederholt, second Rut to recommend to the Village Board to leave the zoning as commercial and deny the request to rezone to residential. **ROLL CALL: YES:** Meister, Wiederholt, Rut, Roh, and Hackl. **NO:** none.

Attorney Wood stated that all other items on the agenda do not need to be addressed.

ADJOURNMENT

MOTION Wiederholt, second Meister to adjourn. **MOTION CARRIED.**

Laura Faga, Deputy Clerk-Treasurer