

CHAPTER 10
PLANNING

10.01 **VILLAGE PLAN COMMISSION** *Amended, Ord. 2001-02-72*

A. Creation. A Plan Commission is hereby established for the Village of Bull Valley as is authorized by and in accordance with Article 11, Division 12, of the Illinois Municipal Code.

B. Members. The Plan Commission shall consist of a Chairperson, Vice Chairperson, Secretary and four (4) additional members appointed by the President and confirmed by the Board of Trustees. The President, with the advice and consent of the Board of Trustees, may also employ a clerk, who shall not be a member of the Plan Commission.

Members may be removed by the Village President for cause after written charges have been filed and after public hearing has been held if demanded by the member so charged.

C. Terms. Plan Commission members shall serve for four (4) years, and vacancies shall be filled for the unexpired terms only.

Upon the appointments of the first members of the Bull Valley Plan Commission, the terms of office will be determined by the President, with the advice and consent of the Board of Trustees.

D. Compensation. All members, officers and clerk of the Commission shall be compensated, as determined from time to time by the Board of Trustees. If the Plan Commission shall deem it advisable to secure technical advice or service of any nature, or incur any expense in connection with the carrying on of its work, it may do so upon authority from the Board of Trustees and appropriation by the Board therefor.

10.02 **POWERS OF PLAN COMMISSION**

The Plan Commission shall have the power to:

A. Prepare and recommend to the President and Board of Trustees a comprehensive plan of public improvements looking to the present and future development of the Village and unsubdivided land situated within the corporate limits or in contiguous territory not more than one and one-half (1 1/2) miles beyond the corporate limits and not included in any municipality.

B. Study the possible growth and changes in land and building uses and in planning conditions and zoning conditions within the corporate limits or in contiguous territory not more than one and one-half (1 1/2) miles beyond the corporate limits and not included in any municipality.

C. Prepare and recommend a comprehensive plan of public improvements designed to meet the present and future needs of the Village, including a schedule of projects, estimate time when needed and methods of financing.

D. Recommend the regulations governing the development, maintenance and future changes or redevelopment of private property.

E. Exercise such other powers as shall be germane to the powers granted hereunder and to Article 11, Division 12 of the Illinois Municipal Code.

F. Consider and report on special and current matters relating to the development within the Village or contiguous unincorporated territory as may arise or be referred to the Commission by the President and Board of Trustees or other corporate authority prior to the passage and approval of the Comprehensive Plan.

10.03 **OFFICIAL PLAN**

A. The Comprehensive Plan may be prepared in whole or in separate geographical or functional parts.

B. The Comprehensive Plan or any part thereof, when passed and approved by the President and Board of Trustees, shall be designated as the official plan or as part thereof of the Village and shall be known as the Comprehensive Plan of the Village of Bull Valley. From time to time thereafter, changes in the Comprehensive Plan or any of its part may be recommended by the Plan Commission.

10.04 **CONTINUING FUNCTIONS OF PLAN COMMISSION**

The Plan Commission shall continue to operate for the purpose of enforcing this chapter, and to:

A. Study the means of providing for the health, safety, comfort and convenience of the inhabitants of the Village of Bull Valley and contiguous territory;

B. Recommend from time to time changes in the Comprehensive Plan or any part thereof;

C. Prepare and recommend from time to time plans for special specific improvements in pursuance of the Comprehensive Plan;

D. Give aid to the Village officials charged with the direction of projects for improvements embraced within the Comprehensive Plan, to further the making of these projects, and generally to promote the realization of the Comprehensive Plan;

E. Consider and report on current and special matters relating to the development within the Village and contiguous and unincorporated territory as may arise or be referred to the Commission by the President, Board of Trustees or other corporate authority;

F. Exercise such other powers, germane to the powers granted by this chapter and Article 53 of Chapter 24 of the Illinois Revised Statutes.

10.05 **SUBDIVISION COMPLIANCE WITH COMPREHENSIVE PLAN**

No map or plan of subdivision presented for record affecting land within the corporate limits of the Village of Bull Valley shall be entitled to record or shall be valid unless it conforms to the requirements hereof and to the Comprehensive Plan and to all other applicable ordinances of the Village.

Any map or plat of subdivision presented for record shall provide for streets, alleys and public grounds in conformity with the requirements of the Comprehensive Plan.

The Comprehensive Plan and regulations pertaining to the subdivision, development or redevelopment or resubdivision of land as may be adopted by the President and Board of Trustees may include requirements for territory both within the corporate limits and within contiguous territory outside of the corporate limits and not extending more than one and one-half (1 1/2) miles beyond the corporate limits and not included in any municipality.

No map or plat of subdivision, development, redevelopment or resubdivision shall be entitled to record or be valid unless it conforms to the aforesaid requirements and to such other ordinance of the Village that shall be applicable.