

AN ORDINANCE PROVIDING FOR A
PLAN COMMISSION

BE IT ORDAINED by the President and Board of Trustees of the Village of Wheeling, County of Cook, and State of Illinois, that:

SECTION 1: CREATION -- MEMBERSHIP -- TERMS) A plan commission for this village is hereby created pursuant to State Statute, Article 53, Revised Cities and Villages Act, as amended. As specified in the statute, the president of the village and president of the board of local improvements are members ex-officio of the commission. The village president shall appoint as members of the commission nine citizens of the village. Terms of office shall be staggered, not more than one expiring each year. A vacancy in an unexpired term shall be filled for the remainder of that term. The village president may declare vacant the term of an appointed member who fails to attend meetings during a period of five consecutive months. All appointments shall be approved by the village board of trustees.

SECTION 2: OFFICERS -- PROGRAM) The village president may designate the chairman or direct the members to elect that officer. Members of the commission shall elect a vice-chairman and a secretary and determine and pursue a program of work in accordance with the following duties and such special instructions as may be given the commission.

SECTION 3: DUTIES) It is the duty and within the power of the plan commission:

(a) To study with the aid of maps of the village and contiguous unincorporated territory the following: past growth and changes in land and building uses, present conditions and zoning, and trends of development which are especially pertinent to the commission's work; and to estimate the probable amount, character and location of future growth.

(b) To determine and describe the kind or character of community that is desired by the citizens of the village and is feasible to achieve in major part, setting forth or outlining the policies and objectives with respect to public improvements and regulations which will bring about and maintain such a community.

(c) To prepare and recommend as a part of a comprehensive plan

(1) a program of public improvements designed to meet the present and future needs of the village, including a schedule showing probable year or period when each improvement should be made, its approximate cost and method of financing, and

(2) additional and revised regulations needed to govern the subdivision, zoning, improvement, redevelopment and maintenance of private property.

The program of public improvements and regulations affecting private property shall be designed to further the policies and objectives desired by the village and shall be those for which financing and authority are available or in reasonable prospect. The plan may be prepared and adopted in whole or separate geographical or functional parts.

Subdivision and other regulations shall take into account, among other facts, public and community water and sewage facilities, the areas and population for which they were originally designed to serve, initial construction and later extensions and expansions, areas originally designed for but not yet served, further extensions possible and programmed, and adequacy of the source of water supply and sewage treatment facilities. The regulations shall also take into account the suitability of land areas for residential and other development, including the character and dryness of the soil as they affect

the healthful operation of individual septic tank systems during wet seasons and years, the drainage of surface and storm water, protection against flooding, and the preservation by dedication and easement of sufficient rights of way for drainage channels which ultimately will be needed when the higher parts of the watershed are fully developed.

As provided and governed by state statute, the plan and regulations pertaining to the subdivision and resubdivision of land may be drawn to apply to land outside the corporate limits. In such case, they shall be drawn with due regard for the plans and subdivision and zoning regulations of the county and of nearby municipalities. However, the plan and subdivision regulations of this village shall not be applicable to land outside its corporate limits until an official plan or part thereof has been enacted by the village board of trustees, nor shall they be applicable farther than 1 1/2 miles beyond such limits or within any other municipality. The administration of subdivision, zoning and other regulations shall be as set forth in the adopting ordinances and as provided by law.

(d) To consider and report on current or special matters relating to development within the village and contiguous unincorporated territory as may arise during the preparation of the comprehensive plan or be referred to the commission by the village president, the board of trustees or other corporate authorities.

(e) To exercise such other powers germane to the powers granted by this ordinance as may be conferred by the village board of trustees.

SECTION 4: OFFICIAL PLAN) The comprehensive plan or any part thereof when adopted by the village board of trustees shall be designated and known as the official plan or part thereof of the village.

From time to time thereafter the plan commission may prepare and recommend to the village board of trustees and other corporate authorities changes in the official plan or any of its parts, also plans for specific improvements in pursuance of the official plan. The commission may further the making of such improvements, give aid to village officials charged with their direction and generally may promote realization of the official plan.

SECTION 5: EXPENDITURES) Members of the plan commission shall serve without compensation. Expenditures for aerial or other maps, field studies, secretarial and technical assistance, professional service and for other commission needs may be made or contracted for but only as provided for and approved by the village board of trustees or some designated officer.

SECTION 6: EFFECTIVE DATE) This ordinance shall be in force from and after its passage and approval.

PASSED this 7th day of May, 1956.

AYES: 6 NAYS: 0 ABSENT: 0

APPROVED by me this 7th day of May, 1956.

President, Village of Wheeling

ATTESTED and FILED in my
office this _____ day
of _____, 1956.

Village Clerk