

CHAPTER 8

PLANNING COMMISSION/COMPREHENSIVE PLAN

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Sec. 8.1 Creation

A Planning Commission in and for the Village is hereby created, pursuant to the authority and provisions of the Illinois Municipal Code (65 ILCS 5/11-12-4 et seq.).

Sec. 8.2 Membership/Appointment/Terms

The Commission shall consist of nine (9) members, two of whom shall be the Village President and President of the Zoning Board. The members shall be appointed by the Village President subject to confirmation by the Board of Trustees; however, the appointed members shall at no time consist of more than six (6) members residing within the corporate limits of the Village, which number includes the Village President and the President of the Zoning Board of the Village, and no more than three (3) members from a one and one-half mile area outside of the Village. Two (2) members of the Commission shall be appointed for a term of one year; two (2) members shall be appointed for a term of two years; three (3) members shall be appointed for a term of three years. Upon the expiration of the term of each member, all further appointments shall be for a term of three (3) years. The terms of the President of the Village and the President of the Zoning Board shall run concurrent with their terms as President of the Village and President of the Zoning Board, as the case may be.

Sec. 8.3 Officers

At the first meeting of the Commission the members shall elect a chairman and secretary, who shall act as chairman and secretary of the Commission for a term of one year.

Sec. 8.4 Authority

The Commission has the Power:

- a. To prepare and recommend to the Village Board a comprehensive plan of public improvements looking to the present and future development of the Village. After its adoption by the Village Board, this plan shall be known as the official comprehensive plan of the Village of Brimfield. Thereafter from time to time the Planning Commission may recommend changes in the official comprehensive plan. This plan may include reasonable requirements with reference to streets, alleys, and public grounds in unsubdivided land situated within the corporate limits or in contiguous territory not more than one and one-half miles beyond the corporate limits and not included in any municipality. These requirements shall be effective whenever this unsubdivided land is subdivided after the adoption of the official comprehensive plan.
- b. To prepare and recommend from time to time, changes to the official comprehensive plan, and for specific improvements in pursuance of the official comprehensive plan.
- c. To give aid to the municipal officials charged with the direction of projects for improvements embraced within the official comprehensive plan, to further the making of these projects, and generally to promote the realization of the official comprehensive plan.
- d. To exercise such other powers, germane to the powers granted by this Chapter, as may be conferred by the Village Board.”

Sec. 8.5 Comprehensive Planning Map

The “Village of Brimfield, Illinois Comprehensive Planning Map” presented by the Planning

Commission to the Village Board at its meeting on November 8, 2004, as may be amended from time to time, be and it is hereby approved and adopted as the comprehensive plan of the Village.

Sec. 8.6 Procedure as to Plans, Plats, Etc.

- a. No plans, plats or replats of land in contiguous territory outside of and distant not more than 1½ miles from the corporate limits of the Village shall be entitled to record or shall be valid unless the subdivision shown thereon shall provide for streets, alleys and public grounds in conformity with the requirements of the official Village plan or recommendation of the Village Planning Commission in the absence of such plans.
- b. In the case of the disapproval by the Planning Commission of any such plat, the reasons for such disapproval shall be submitted to the Village Board which may overrule such disapproval by majority vote of its members. The approval of the Planning Commission, confirmed by the Village Board, shall be deemed an acceptance of the proposed plat or dedication of land. No sewers, water or gas mains or pipes or other improvements shall be voted or made, nor shall any public money be expended for such improvement, until the plat is approved in the manner prescribed. In case both bodies join in the approval of such plan or plat, or if in any case the Village Board shall overrule the Planning Commission's disapproval of a plan or plat, the approval of the Village Board shall be sufficient to entitle the plan or plat to be received for record. It shall be unlawful to receive for record such plan or plat in any public office, unless the same shall bear thereon, by endorsement, the approval of the Village Planning Commission and the Village. The failure of the Planning Commission to disapprove any properly submitted plat within a period of 60 days from the date of its filing shall be deemed acceptance of such plat.
- c. These provisions shall not apply to tract surveys.
- d. Any plat approved by the Village shall be signed by the Village Plat Officer in the manner for signing plats as contained in Chapter 19 of this Code.