

**Village of Milledgeville
County of Carroll
State of Illinois**

Minutes from a Zoning Planning Commission meeting held October 3, 2016

Jim Haag Called the meeting to Order and let Robin Fisch, Committee Chairperson take over the Meeting. Robin asked all Present from the Board to announce their names. Darlene Adolph, Roger Hayen, Tearra Gallentine, Sandy Skinner, Dick Deets and Harry Pettenger were all present.

Others Present: Galen Wirth, Doug Litwiller and John Helms.

Robin asked Jim Haag, Zoning Officer, to explain what they were going to have to discuss tonight. Jim said Doug Litwiller, property owner, is asking for a special use permit. He would like to re-zone his property which is currently R-2 zoning in order to convert to a multi-family residence. Robin asked about parking and if the residents will be parking on the property. Doug said they will have a garage and another parking area in the driveway. Haag asked about the entrance and Doug showed the members of the planning commission on a picture he brought, they will enter through the south door. Haag said the adjoining property owners within 250 feet have all signed a paper stating that they are fine with the special use permit. Robin Fisch said she is going to exclude herself from the vote as the property owner is her nephew.

Harry Pettenger asked if they needed to install a water sprinkler system in the house as it is a duplex. Haag said that in this state you currently do not need that.

Robin asked if there were any smoke detector ordinances and Haag said there needs to be CO and smoke detectors that the landlord will have to provide.

Darlene Adolph asked if this was open to the public to rent and Litwiller said yes.

Sandy Skinner again wanted to make sure there was off road parking and Doug said they will be provided the garage and one other spot off road. If they have company they will have to use the road to park.

Harry asked if the landlord has to separate the water and electric. Multiple people told Doug about the issues with not separating the service and paying for them as a landlord. Doug said that is how he found out he needed a special use permit. He stopped at the Village Hall and was asking about separating the water service. Haag said he doesn't need a zoning permit as he currently is not doing any dimensional changes to the home.

Haag gave the trustees a list of the reasons they could deny the special use permit. Everyone looked at it and Robin informed them that their vote was only on an advisory basis and the Board of Trustees will have the final say.

At this time Pettenger made the MOTION to allow the Special Use Permit. It was seconded by Deets. Robin asked for all in favor and 7 responded as yes. There was no one opposed. Robin thanked everyone for coming and the meeting was adjourned at 7:15 p.m.

Approved Minutes Taken by
Christine A. Ottens, Village Clerk