



Village of South Jacksonville, Illinois

Chairman Larry Moore	Clerk Amy Scoggins	Billy Leib
Steve Stewart	Justin DeWitt	Ted Deen
Jim Ringle	Cindy Beddingfield	

PLANS COMMISSION MINUTES

Thursday, August 12, 2021, @ 7:00pm

TOPIC	#	DISCUSSION	ACTION
Call to Order		Chairman Larry Moore called the meeting to order at 7:00pm	Noted.
Pledge of Allegiance		Chairman Larry Moore led all in attendance for the Pledge of Allegiance.	Noted.
Roll Call		Present: Chairman Larry Moore, Clerk Amy Scoggins, Billy Leib, Steve Stewart, Justin DeWitt, Ted Deen, Cindy Beddingfield, Jim Ringle	Noted.
Approval of Agenda		Larry Moore, Chairman, asked for a motion to approve the Agenda. All in attendance said, "Aye", and the motion carried unanimously.	Motion Carried.
Comments from the Floor		None	Noted.
Clerk's Report		Approve Minutes 1. Approve Minutes from Plans Commission Meeting from June 11, 2020 Ted Deen made a motion to approve, Billy Leib seconded, and the motion carried.	Motion Carried.

Order of Business	1	<p>Review Application to Rezone Property Known as Colony South, 1429 S. Main St, from B1 to B2 Zoning</p> <p>Tanner Freiburg is asking to rezone Colony South, which is a B-1 into a B-2 Zoning General Business District. Mr. Freiburg seeks this because it would make it easier for new businesses to secure rental units without having to request special use permits, which are not guaranteed. Therefore, new businesses could seek other locations that are easier to move into.</p> <p>No one has contacted the Commission or Mr. Freiburg that is against this proposal.</p> <p>Members of the Commission noted that Colony South fronts a major highway with a good traffic count. There is a neighboring business that is currently B-2 (Old Bicycle Shop). Colony South only borders one family residence to the south and has Dollar General located to the North.</p> <p>Members of the Commission recalled that Colony South once boasted a major drug store, liquor store, beauty salon, medical office, video rental store, consignment shop, and clock shop. There was no present at the meeting against the rezoning request. The property has been posted for possible rezoning for approximately two weeks.</p> <p><i>In consideration of the above testimony and with all Plans Commission members present, 4 voted “Yes” and 1 voted “present” to recommend for approval, this request to rezone Colony South Plaza, 1429 S. Main Street, South Jacksonville, IL, and to the forward the Finding of Fact to the South Jacksonville Board of Trustees for final consideration.</i></p>	Noted.
Old Business		None	Noted.
New Business		None	Noted.
Adjournment		There being no further business for discussion, Justin DeWitt made a motion to adjourn at 7:37 pm, Ted Deen seconded, and the motion carried.	Motion Carried

Approval of Minutes

Larry Moore, Chairman

Attest:

Acting Village Clerk

(SEAL)

Ayes:

Nays:

Absent: