

CHAPTER 34**PLANNING COMMISSION****ARTICLE I - REPEALED****ARTICLE II - REPEALED****ARTICLE III**

34-3-1 PURPOSE - CREATED. In order that adequate provisions be made for the preparation of a comprehensive Village plan for the guidance, direction and control of the growth and development of the Village, a planning commission, which shall be a department of the Village government, is created under authority of Illinois Revised Statutes, Chapter 65, Division 12.

34-3-2 COMPOSITION. The planning commission shall consist of all the members of the Zoning Board of Appeals as established herein Section 40-9-1 of the Revised Code of Ordinances of the Village of Germantown.

34-3-3 POWERS AND DUTIES. The Planning Committee shall have the following powers and duties:

- (A) Prepare and recommend to the Board of Trustees a comprehensive plan for the present and future development of the Village;
- (B) Recommend changes from time to time in the official comprehensive plan;
- (C) Prepare and recommend to the Board of Trustees from time-to-time plans for specific improvements in pursuance of the official comprehensive plan;
- (D) Give aid to municipal officials charged with the direction of projects for improvements embraced within the official plan, to further the making of these projects, and generally, to promote the realization of the official comprehensive plan;
- (E) Prepare regulations, projects and programs pertinent to the development, redevelopment and renewal of the Village and such surrounding territory over which the Village exercises subdivision jurisdiction;
- (F) Prepare and recommend to the Board of Trustees schemes for regulating or forbidding structures or activities which may hinder access to solar energy necessary for the proper function of solar

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- (G) energy systems, as defined in the Comprehensive Solar Energy Act of 1977, or to recommend changes in such schemes; and
Perform such other powers germane to the powers granted by Article II of the Illinois Municipal Code, as may be conferred by the corporate authorities.

34-3-4 **SUBDIVISION PLATS.** Following the adoption of an official plan in the manner prescribed by this Code and the statutes of the State, no map or plat of any subdivision presented for record, affecting land within the corporate limits of the Village, or in contiguous territory outside of and distant not more than one and one-half miles from such limits, and not included in any other municipality, shall be entitled to record or shall be valid unless the subdivision thereon shall provide for streets, alleys and public grounds in conformity with any requirements made applicable by the official plan.

34-3-5 **IMPROVEMENTS.** The Village Clerk shall furnish the planning commission, for its consideration, a copy of all ordinances, plans and data relative to public improvements of any nature. The planning commission may report in relation thereto, if it deems a report necessary or advisable, for the consideration of the Board of Trustees.