

**MINUTES OF THE SPECIAL MEETING OF THE
VILLAGE OF TOLONO
April 21, 2016**

A Special Meeting of the Village of Tolono was held on April 21, 2016 and was called to order at 7:05 p.m. Present were Board President Jeff Holt, Trustee Rena Anderson, Trustee Rob Murphy, Trustee Mike Golish, Trustee Jacquie Miller and Trustee Terrence Stuber. Absent was Trustee Ryan Perry and Clerk Dixie Phillips.

The President led the Board and guests in the Pledge of Allegiance. It was noted that notice of the Special Meeting had been duly posted.

The purpose of the meeting was to continue a Public Hearing from the April 19, 2016 meeting for W. Woodworth Drive rezoning and to consider an ordinance rezoning W. Woodworth Drive as Industrial under the Tolono Zoning Ordinance. It was noted that notice of the hearing was duly published and provided to the public.

Bill Norton, the Chair of the Planning Commission presented the written findings of the Village of Tolono Planning Commission at its duly held hearing held on April 18, 2016 which, by reference is incorporated herein. The Planning Commission recommends denial of the request for rezoning recommending that the matter be taken to the Zoning Board of Appeals for consideration of a variance, provisional use, or Special Use that would allow the proposed construction.

Julie Daly, an employee with Woodworth Trucking representing the owner requesting the rezoning, presented plans for the proposed project and advocated the needs.

Tony Battaglia, the Zoning Official, explained how the current zoning precludes construction of the project as proposed.

Bill Norton sees the existing use being a legal non-conforming use and that the proposed addition would be permitted as an auxiliary use. The change that is needed is a variance for the size of the construction in excess of 10,000 square feet to comply with 3.14.3 A.

Tony Battaglia referenced a portion of the ordinance which sunsets non-conforming uses after 5 years. Bill referenced a portion of the ordinance that he felt was conflicting.

There was discussion about the auxiliary (new uses) being consistent with the primary use. The consensus was that the use is grandfathered in and the only issue has to do with 3.14.2 A and would require a variance.

Trustee Murphy motioned to adjourn. There was a second by Trustee Miller. The motion carried and the meeting adjourned at 7:45 p.m.

Respectfully submitted,
Marc M. Miller