

**Village of Germantown Hills  
216 Holland Road, Village Hall  
Germantown Hills, IL 61548  
309-383-2209  
www.germantownhillsillinois.org**

**Planning Commission Meeting Minutes**

**January 20, 2014 - 7:00 p.m.**

**1. Call to Order/Roll Call/Minutes Approval**

Chairman Jim Willerton called the meeting to order at 7:02 pm and roll call was taken.

<b>Commissioner</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Jim Willerton - Chair	Present	Y	Y	Y	
John Taylor	Present	Y	Y	Y	
Bill Waters	Present	Y	Y	Y	
Steve Rudolph	Present	Y	Y	Y	
Scott Kramer	Absent	-	-	-	
Sean Mullins	Present	Y	Y	Y	
Ken Beschorner	Present	Y	Y	Y	

Also Present:

Jim O’Laughlin, Village Trustee & Planning Commission Liaison

**a. September 19, 2013 Minutes**

**A motion** was made by John Taylor to approve the September 19, 2013 meeting minutes. The motion was seconded by Steve Rudolph. **Motion passed #1.**

**2. Discussion and Recommendation to the Zoning Board of Appeals on the Rezoning of Lots 304, 305 & 306 commonly known as 216 Fandel Road (08-28-106-015), 214 Fandel Road (08-28-106-016), and 212 Fandel Road (08-28-106-017) in the Coventry Farm Subdivision, Woodford County, Illinois from R-1 Residential District (Single Family) to R-2 Residential District (Multi-Family).**

Ann Sasso explained the R-1 and R-2 zoning requirements and the Zoning Amendment procedure. The Planning Commission will make a recommendation to the Zoning Board of Appeals (ZBA), and then the ZBA will hold a public hearing on February 6<sup>th</sup> and make a recommendation to the Village Board. The Village Board will make a final decision on the zoning application at their meeting on February 27<sup>th</sup>.

Matt Wilkerson was in attendance to explain his application for rezoning. Matt presented some history on himself in regards to being a part of the community, living and growing up in the area, his ownership of several rental units and the builder of several homes in the area. Matt noted he has a written agreement to purchase the lots subject to approval of the rezoning of the lots. Matt presented a site plan and information on the buildings he is proposing to build. He is proposing to put in high end duplexes and feels this will be a good use for the three lots along Fandel Road. Matt explained what he feels are the advantages of having the multifamily units in this location.

John Taylor reminded Mr. Wilkerson that he would need the Coventry Farm Homeowners Association's approval since these lots are currently a part of the Homeowners Association. Matt noted he is aware of this and was going to seek Village approval first. Matt noted he might need to annex these lots out of the Homeowners Association as an option but will take this up with the Homeowners Association.

The Clerk indicated the village hall frequently receives calls from individuals looking for rental properties within in the community and we are limited on what is available. The Planning Commission discussed with Matt his proposed rental fees, terms and building site plan.

Ken Beschorner asked for safety purposes if Matt could consider a backup area by the driveways to keep cars from having to back onto Fandel Road, especially since there is so much traffic along that roadway. Jim O'Laughlin indicated Fandel Road being a minor collector the need to look at the driveways and parking availability. Matt noted the structure is going to be a similar size to a single family home with a similar size driveway so there shouldn't be an additional impact.

**A motion** was made by John Taylor to recommend approval of Matt Wilkerson's zoning application to the Zoning Board of Appeals on the rezoning of Lots 304, 305 & 306 commonly known as 216 Fandel Road (08-28-106-015), 214 Fandel Road (08-28-106-016), and 212 Fandel Road (08-28-106-017) in the Coventry Farm Subdivision, Woodford County, Illinois from R-1 Residential District (Single Family) to R-2 Residential District (Multi-Family). The motion was seconded by Jim Willerton. **Motion passed #2.**

The Clerk will inform the Zoning Board of Appeals on the Planning Commission's recommendation for the public hearing on February 6<sup>th</sup> at 7:00 p.m. The Village Board will meet on February 27<sup>th</sup> to make a final decision on the application.

### 3. Discussion on Open Issues

The Clerk noted that Tri-County Planning Commission had reported on the community survey results. The EDC and Tri-County Planning Commission will be compiling the information in order to find some key concerns and issues.

The Planning Commission discussed some possible issues that could be addressed at future meetings. The Clerk will check with the village board to see if they have any items they want the Planning Commission to look at.

The Clerk noted the village is getting ready to submit a Safe Routes to School project. The grant funds will only fund part of the sidewalk down Fandel Road so either additional funds will be needed or the sidewalk will have to stop part way to Wildflower Avenue. Ken Beschorner questioned if the sidewalk could stop adjacent to Seth Court since it appears there is an area off the Seth Court culdesac where a sidewalk could be added as a walkway. The Clerk noted this could be looked at but with the grant applications you typically need to have ownership or right of way ahead of time.

### 4. Adjournment

**A motion** was made by John Taylor to adjourn the meeting at 7:57 p.m. The motion was seconded by Ken Beschorner. **Motion passed #3.**

Ann Sasso, Village Clerk