

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

Planning Commission Meeting Minutes

April 21, 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.

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

Also Present:

Jim O’Laughlin, Village Trustee & Planning Commission Liaison

a. January 20, 2014 Minutes

A motion was made by Bill Waters to approve the January 20, 2014 meeting minutes. The motion was seconded by Sean Mullins. **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-2 Residential District (Multi-Family) to R-1 Residential District (Single Family).

Jim Willerton noted the Planning Commission will make a recommendation to the Zoning Board of Appeals on the rezoning which will then go to the Village board. The Coventry Farm Homeowner’s Association Covenants do not allow multi-family housing within the subdivision therefore Matt Wilkerson’s request could not be considered. Matt Wilkerson has made the request for the zoning to be put back since he can’t pursue his proposed project. The Village Board had worded the approval such that it should have automatically reverted back if the Coventry Farm Homeowners Association didn’t allow the rezoning but in order to formalize the decision the process is being completed to put the zoning back to R-1 (single family).

A motion was made by Sean Mullins to recommend 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 to R-2 Residential District (Multi-Family) to R-1 Residential District (Single Family). The motion was seconded by Bill Waters. **Motion passed #2.**

The Clerk will inform the Zoning Board of Appeals on the Planning Commission's recommendation for the public hearing on April 22nd at 7:00 p.m. The Village Board will meet on April 24th to make a final decision on the application.

3. Future Agenda Items Discussion

Jim O'Laughlin updated the Planning Commission on the J.R. White Park plans for this year and the future wish list the park committee has discussed. The Clerk updated the members on items the Village Board is working on and the Economic Development Council. There will be a Community Open House on May 1st at the Monte Cristo Room from 5:00-8:00 p.m. to discuss the Comprehensive Plan the EDC has been working on with the Tri-County Planning Commission. A Village Town Hall meeting is being planned for May 15th at 6:00 p.m. at the Fire Department.

On July 25th there will be an event at Germantown Crossing to raise research funds and awareness for Michael Brown, an area resident that has colon cancer. A band and party is scheduled after the 5K Run.

The Planning Commission agreed that after the community open house and village town hall meeting there should be items that can be put on the Planning Commission's agenda for future consideration. This will be discussed at the May meeting.

4. Adjournment

A motion was made by Steve Rudolph to adjourn the meeting at 7:47 p.m. The motion was seconded by Jim Willerton. **Motion passed #3.**

Ann Sasso, Village Clerk