

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

Planning Commission Meeting Minutes

July 21, 2014-6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Chairman Jim Willerton called the meeting to order at 6:01 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5	6	7	8	9	10	11
Jim Willerton - Chair	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
John Taylor	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Bill Waters	Absent	-	-	-	-	-	-	-	-	-	-	-
Steve Rudolph	Absent	-	-	-	Y	Y	Y	Y	Y	Y	Y	Y
Scott Kramer	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sean Mullins	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Ken Beschorner	Present	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Also Present:

Jim O’Laughlin, Village Trustee & Planning Commission Liaison

A motion was made by John Taylor to go into the public hearing to discuss the Comprehensive Plan. The motion was seconded by Sean Mullins. **Motion passed #1.**

Tri-County Planning Commission had sent the draft comprehensive plan with a list of changes that have been made to the document. Ken Beschorner asked who removed the school administrative redundancy portion of the document. The Clerk noted the school board had asked for that section to be removed. There were no additional public comments.

A motion was made by Sean Mullins to adjourn the Comprehensive Plan public hearing. The motion was seconded by Jim Willerton. **Motion passed #2.**

A motion was made by John Taylor to go into the public hearing for the discussion of the Revision of the Subdivision Ordinance, Section 10-3-5, regarding Boundary Maps. The motion was seconded by Sean Mullins. **Motion passed #3.**

There were no public comments.

Steve Rudolph arrived at 6:06 p.m.

A motion was made by Jim Willerton to adjourn the boundary map public hearing. The motion was seconded by Scott Kramer. **Motion passed #4.**

a. June 16, 2014 Minutes

A motion was made by John Taylor to approve the June 16, 2014 meeting minutes. The motion was seconded by Jim Willerton. **Motion passed #5.**

2. Recommendation to the Village Board on the Approval of the Comprehensive Plan

A motion was made by Jim Willerton to recommend to the village board the approval of the Comprehensive Plan. The motion was seconded by Sean Mullins. **Motion passed #6.**

3. Recommendation to the Village Board on the Revision of the Subdivision Ordinance Section 10-3-5, Boundary Map

A motion was made by Jim Willerton to recommend to the village board the approval of the revision of the Subdivision Ordinance Section 10-3-5-, regarding Boundary Maps. The motion was seconded by Sean Mullins. **Motion passed #7.**

4. Recommendation to the Zoning Board of Appeals on the variance request from Casey's Retail Company for a variance to the Village's parking standards and front and rear yard setbacks as contained in Title 9, Chapter 7, Article A Section 3 of the Village Code pertaining to the zoning regulations for the property located at 400 Woodland Knolls Road, Germantown Hills, Illinois.

Patrick Moone from Farnsworth was in attendance to discuss the proposed site plan that has been presented to the village on behalf of Casey's Retail Company for the location at 400 Woodland Knolls Road. He noted they are requesting three variances which include a front yard setback, a rear yard setback and vehicle parking locations. Patrick explained each variance request and the justification for each request. Patrick noted because of the configuration of the lot, the three roadways and a rear yard setback the variances are needed to address safety concerns. The drainage and infrastructure construction will be coordinated with the property owner.

Melanie Meisner, 412 Mackenzie Place stated she had traffic concerns with the intersection.

Alfred Hinduja, owner of Ricky's noted his concern that there isn't enough room for another gas station in Germantown Hills.

Jake Adkins questioned if Casey's is aware they would be moving right next to a family owned business.

Bryce Loring, a Casey's representative noted that competition is good for everyone and they do not intend to put anyone out of business.

John Taylor stated the Planning Commission is to make a recommendation to the Zoning Board of Appeals on the variance requests if they meet the requirements and this is not a forum for the other discussions.

Alfred Hinduja asked about the variance process.

The Clerk read the variance requirements which include the following:

-That special conditions and circumstances exist which are peculiar to the land or structure involved which are not applicable to other lands or structures in the same district.

- That the literal interpretation of the provisions of this title would deprive the applicant of rights commonly enjoyed by other lands or structures in the same district under the terms of this title.
- That the special conditions and circumstances do not result from the actions of the applicant.
- That the granting of the variance requested will not confer on the applicant any special privilege that is denied by this title to other lands or structures in the same district.
- No nonconforming use of neighboring lands or structures in the same district and no permitted use of land or structures in other districts shall be considered grounds for the issuance of a variance.

There were various comments and discussion concerning the variance process.

Scott Kramer noted he is supportive of Ricky's but the Planning Commission is voting on a variance and whether or not it meets the requirements of the code. He indicated that competition is a good thing for businesses.

A motion was made by John Taylor to recommend to the Zoning Board of Appeals on the variance request from Casey's Retail Company for a variance on the Village's front yard setback as contained in Title 9, Chapter 7, Article A Section 3 of the Village Code pertaining to the zoning regulations for the property located at 400 Woodland Knolls Road, Germantown Hills, Illinois. The motion was seconded by Steve Rudolph. **Motion passed #8.**

A motion was made by John Taylor to recommend to the Zoning Board of Appeals on the variance request from Casey's Retail Company for a variance on the Village's rear yard setback as contained in Title 9, Chapter 7, Article A Section 3 of the Village Code pertaining to the zoning regulations for the property located at 400 Woodland Knolls Road, Germantown Hills, Illinois. The motion was seconded by Jim Willerton. **Motion passed #9.**

A motion was made by John Taylor to recommend to the Zoning Board of Appeals on the variance request from Casey's Retail Company for a variance to the Village's parking standards for vehicle parking as contained in Title 9, Chapter 7, Article A Section 3 of the Village Code pertaining to the zoning regulations for the property located at 400 Woodland Knolls Road, Germantown Hills, Illinois. The motion was seconded by Jim Willerton. **Motion passed #10.**

All three variances were recommended for approval per Casey's proposed site plan.

The Village Board will be meeting on Thursday, July 24th at 6:00 p.m. if there are public comments on the matter. The Zoning Board of Appeals will be meeting on July 29th at 6:00 p.m. concerning the variance requests.

5. Adjournment

A motion was made by Sean Mullins to adjourn the meeting at 6:55 p.m. The motion was seconded by John Taylor. **Motion passed #11.**

Ann Sasso, Village Clerk