

**Village of Germantown Hills
216 Holland Road, Village Hall
Germantown Hills, IL 61548
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Planning Commission Meeting Minutes

August 18, 2014 6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Chairman Jim Willerton called the meeting to order at 6:00 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								
John Taylor	Absent	-	-	-								
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

Marty Clinch, Village Trustee

Jim O’Laughlin stated he had to leave but Marty Clinch would attend the meeting as Planning Commission liaison in his absence.

a. July 21, 2014 Minutes

A motion was made by Sean Mullins to approve the July 21, 2014 meeting minutes. The motion was seconded by Jim Willerton. **Motion passed #1.**

2. Recommendation to the Zoning Board of Appeals regarding amendments to the Village’s Zoning Regulations for the Commercial District permitted uses, regulations and standards regarding setbacks and off street parking requirements, as contained in Title 9, Chapter 7, Article A, Sections 2 & 3 of the Village Code.

The Planning Commission discussed the proposed amendments to the Zoning Code. The Clerk explained that based on some of the comments from the recent meetings the Village board feels the need to be more competitive with other communities to increase our business development. We have looked at other communities and their provisions along with our own existing businesses to come up with some proposed language to amend the Zoning Code for commercial districts.

Marty Clinch discussed the need to be business friendly and because of recent questions and discussions it was clear of the need to look more closely at our current requirements. The Clerk explained the proposed changes will be for all businesses in the commercial district.

Ken Beschorner recommended adding language to the proposed ten foot rear setback requirement that would not allow vehicular traffic behind the building. This way there could be a sidewalk and green space as the view to the rear of a building when there is no loading or unloading.

Bill Waters asked about Casey's variance request. The Clerk noted the variances were denied by the Zoning Board. Bill asked about how the current setbacks in the code were determined. The Clerk noted the Zoning Code was originally adopted in 1978.

Ken Beschorner proposed adding language to the landscaping requirement to not allow greenery near the roadway to obscure the line of sight for vehicular traffic. The Clerk stated currently if there are issues at a roadway we contact the property owner to take care of it first and if they don't comply the Village cuts the greenery back to not impede vision or create a safety issue. The issue was discussed but the Planning Commission determined it was not necessary to include this provision in the amendments.

Marty Clinch stated the Village Board wants to take a serious look at our ordinances to make sure we are in line and competitive with other communities. Marty explained some of the things the Economic Development Council is working on. The Clerk indicated we are looking to put some things in place to make Germantown Hills more appealing such as partnering with other communities for an enterprise zone in order to bring more economic development to our community.

Randall Phillips was in attendance and asked about the rear yard location on Casey's proposed site plan.

3. **A motion** was made by Steve Rudolph to recommend to the Zoning Board of Appeals the proposed amendments to the Village's Zoning Regulations for the Commercial District permitted uses, regulations and standards regarding setbacks and off street parking requirements, as contained in Title 9, Chapter 7, Article A, Sections 2 & 3 of the Village Code with the addition that no vehicular traffic would be allowed in the ten foot rear setback requirement. The motion was seconded by Sean Mullins. **Motion passed #2.**

4. Discussion on Ideas for Future Agenda Items

The Clerk asked for ideas for future agenda items and noted the EDC is currently looking at the library situation. Marty Clinch reported the EDC had a discussion at their meeting with a representative from the Library District on where they are with their plans to build. The Planning Commission discussed different ideas for future agenda items. The Comprehensive Plan goals and Zoning Code Amendments were two ideas. The Clerk noted the Village Board would like other areas of the Zoning Code to be reviewed for changes so that we stay up to date with our requirements. Steve Rudolph stated that since the EDC is looking to increase our economic development then the commercial aspect of our code is a good place to start.

5. Adjournment

A motion was made by Bill Waters to adjourn the meeting at 6:53 p.m. The motion was seconded by Steve Rudolph. **Motion passed #3.**

Ann Sasso, Village Clerk