

**Village of Germantown Hills
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Germantown Hills, IL 61548
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Planning Commission Meeting Minutes

September 15, 2014 6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

John Taylor called the meeting to order at 6:00 pm and roll call was taken.

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

Also Present:

Jim O’Laughlin, Village Trustee & Planning Commission Liaison

Marty Clinch, Village Trustee

a. August 18, 2014 Minutes

A motion was made by Sean Mullins to approve the August 18, 2014 meeting minutes.

The motion was seconded by Bill Waters. **Motion passed #1.**

2. Discussion and Recommendation to the Village Board to Modify the Drainage Plan for the Revised Site Plan for The Villas-Fandel Farms Subdivision Outlot B

The Clerk explained a revised site plan was presented last fall to the Planning Commission on The Villas in Fandel Farm Subdivision. The Planning Commission made a recommendation to the Village Board but Mr. Heaver (developer) did not take the site plan to the Village Board for final approval. Mr. Heaver is now requesting approval of the site plan but doesn't want to build the detention basin or would like assistance if it is going to be required. He had addressed the Village Board last month and initially they were going to discuss this at a committee meeting to consider participation in the construction of the basin but because this is on personal property the Village can't assume the responsibility. Jim O'Laughlin noted at the meeting last fall both the developer's engineer and the Village engineer recommended the construction of a detention basin to handle the drainage concerns for the development.

The Planning Commission discussed and reviewed the proposed site plan and improvements. Doug Long, representing the Fandel Farm Homeowner's Association stated they would like to see something done. They either want the property to be sold, the building finished or the property deeded to the Homeowner's Association. Mr. Long showed pictures of the current condition of the back property after the recent rainfall.

John Taylor indicated the Planning Commission is not going to be able to waiver from the engineer's recommendation so Mr. Heaver will need to have his engineer present a new plan for the Village engineer to review so a recommendation can be made.

Doug Long asked about a proposed parking space change. It was a recommendation on the revised site plan to not require the off street parking that was shown on the original plan. Since the revised plan as a whole has not been approved yet the off street parking requirement would not have changed at this point.

Mr. Heaver had sent a representative to discuss with the Planning Commission the proposed site plan and the request for approval without the detention basin. The Planning Commission indicated the need for Mr. Heaver to have his engineer put together an alternative plan that doesn't have the detention basin but still addresses the drainage for the development.

A motion was made by John Taylor to leave the Planning Commission's recommendation as previously stated unless the Planning Commission receives new information from the Village engineer. The motion was seconded by Steve Rudolph. **Motion passed #2.**

3. Discussion and Recommendation to the Village Board on an Ordinance regarding the Demolition of Buildings.

Jim O'Laughlin stated he had been working with the Village attorney to put together a demolition ordinance for the Village. Jim noticed the recommendation in a recent Illinois Municipal Review magazine and with last year's tornado that has left buildings in disrepair in Washington he felt there is a need to make sure the Village is protected. Ken Beschorner had some suggested additions from some of the other area ordinances that provide more detail. He suggested adding Bartonville's section 18-330 C-1 on bonding. The Planning Commission also discussed adding a definition on out buildings and remodeling and adding Peoria's language on party walls Section 5-382 & 383.

A motion was made by Ken Beschorner to recommend to the Village Board approval of the Ordinance regarding demolition of buildings with the addition of the language on bonding, a definition for out buildings and remodeling, party wall language and that if a property is in litigation the time limitation can be modified. The motion was seconded by John Taylor. **Motion passed #3.**

4. Discussion and Recommendation on Residential Zoning Code Amendments

Ann Sasso explained that in 2007 the Zoning Board of Appeals and Village Board had made a motion to suspend the enforcement of the current setback requirements for Oak Grove Park and Jerryville Subdivisions to a lesser requirement due to the size of the lots and the repeated requests for variances in these two older subdivisions. The Zoning Board had recommended to the Village board the setbacks be changed to 10' side yard and 25' front and rear yard setbacks for properties located in Jerryville and Oak Grove Park Subdivisions. The proposed recommended changes did not get formalized in the Village code at that time. This item will be brought to the Planning Commission for a recommendation at their next meeting so the formal process can be initiated.

5. Public Comments/Updates

6. Adjournment

A motion was made by John Taylor to adjourn the meeting at 7:11 p.m. The motion was seconded by Sean Mullins. **Motion passed #4.**

Ann Sasso, Village Clerk