

**Village of Germantown Hills**  
**Special Village Board Meeting Minutes**

**March 16, 2017 6:00 p.m.**

1. **Call to Order/Roll Call/Pledge of Allegiance-** Jeff DeGroot, Village President, called the meeting to order at 6:00 p.m.

<b>Village President/Trustees</b>	<b>Roll Call</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>
Jeff DeGroot – President	Present													
Julia Miller	Present	Y	Y	-	-	-								
Amy Pace	Present	Y	Y	Y	Y	Y								
Brian Wysocki	Present	Y	Y	Y	Y	Y								
Jim O’Laughlin	Present	Y	Y	Y	Y	Y								
Marty Clinch	Present	Y	Y	Y	Y	Y								
Todd Rice	Present	Y	Y	Y	Y	Y								

Also Present:

Rich Brecklin, Superintendent of Public Works  
 Bill Streeter & Chuck Urban, Village Attorney's  
 Scott DeSplinter, Village Engineer

Everyone stood and said the Pledge of Allegiance.

**2. Discussion and approval of the St. Jude 5K and Bags Tournament**

Katie McCallister was in attendance to confirm there were no further questions on the proposed St. Jude Event that was discussed and recommended at the park committee meeting. Katie indicated they won't have the numbers yet on the participants but the event will be on the grass in front of the Germantown Grille. She explained how they are going to handle the parking. The event will be over by 4:00 p.m.

A motion was made by Julia Miller to approve the St. Jude 5K and Bags Tournament to be held at the Germantown Grille on May 20th. The motion was seconded by Todd Rice. **Motion passed #1.**

**3. Discussion on the Village's electrical aggregation agreement-Deferred until later in the meeting.**

**4. Discussion and approval of the parking, traffic and drainage plan for the Germantown Grille**

Jake Adkins, owner of the Germantown Grille was in attendance to discuss the site plan for some additional parking. Jake stated the plan would add approximately 15-20 spaces. He has ordered signs for compact parking on the south side of his building. He is proposing to dump gravel in the front yard and on the side of the building. Jake stated he is eventually going to pave the parking

lot but is not sure when, hopefully by next summer. Jeff DeGroot asked Jake to not make too many assumptions until the Village has been able to go through the site plan approval process.

Jake stated he is planning on putting parking blocks down to show the designated parking spaces.

Marty Clinch noted his biggest concern is the drainage on the property as there is already a problem.

Scott DeSplinter is concerned about the detention and how to deal with the problem on site. His preliminary review is without detention. The goal through redevelopment should be for the property to come closer to compliance instead of further away.

Bill Streeter stated the Village code has a procedure that when you disturb the land you have to apply for a permit. Scott and Bill are still sorting through the process to see what is required and they have not determined for sure what permit is needed. Scott noted he will need an erosion permit for sure but due to the age of our code he is not sure if he needs a storm water permit. Due to new regulations, the Village code needs to be updated. He stated ideally the property owner should try to route the water to a lower elevation with a detention area. Currently the south side of the property holds water with more flooding that occurs to the front of the property. The board discussed the parking and access area along the south side of the building. There were concerns with putting down gravel with dust, noise, safety and issues with snowplowing.

Scott DeSplinter noted he, Bill Streeter, Rich Brecklin, and Ann Sasso are looking at all of the code requirements along with recommendations to pass on to the property owner once the list is completed. Rich Brecklin stated with additional parking spaces more handicap accessible spots will be needed.

Jim O'Laughlin explained years ago the Planning Commission had recommended all commercial lots be paved, but the Village board never made the change to the code.

Julia Miller noted people are currently pulling into the grass and is concerned without a plan how this going to be managed on where people can park. She reminded Jake the Village would need dimensions on the addition and the property line setbacks for the variance request. Jake stated he is getting the information together.

**5. Discussion and approval of making an offer for the necessary property acquisition for the WWTP Peak Flow Improvement Project-Deferred until later in the meeting.**

**6. Approval of an Ordinance amending the Germantown Hills Village Code, Village of Germantown Hills, Illinois regarding traffic regulations (Sign Map)**

Rich Brecklin stated the Village has received some complaints and concerns with people parking on both sides of the road along Apple Drive and Ten Mile Creek Road. Rich explained he doesn't have to post no parking signs but we are proposing to do so since it is against the law and there have been parking and potential safety issues along Ten Mile Creek Road and Apple Drive. Rich explained vehicles are supposed to be at least one foot off of the roadway or they can be ticketed or towed even without the signs.

Jake Adkins feels the Village should post signs on Sunset too if they are going to post them on Apple Drive and Ten Mile Creek Road. Julia Miller stated the Village can't put no parking signs up all over the Village, but need to address the areas with concerns. Amy Pace indicated the signs

would be put up as a courtesy to our residents to avoid getting ticketed or towed for those residents unaware of the law.

Jeff DeGroot deferred the issue until the next meeting.

### **Discussion on the Village's electrical aggregation agreement**

Todd Rice introduced Nathan Henricks. Nathan works for a company that sells energy supply. Todd explained he, Nathan, Mike Hinrichsen, and Ann Sasso had met to talk about our current agreement and Nathan's company and how the energy business works. He noted currently there is a brokerage fee figured into the Village rate. He said the Village can go directly to the supplier to eliminate that additional fee. Nathan discussed how they get power and pricing.

Mike Hinrichsen indicated based on what we heard, the Village could get a customized quote and lock in the rate. When it is time for Metamora's agreement to be up we can look at getting a better rate because of the increased purchasing power between the two communities. Mike noted he feels there's great value to having a local account manager in order to have a relationship with someone in the community. Once a decision is made we can educate the citizens as to the savings and benefits.

Todd Rice stated we hope to have a quote at the next meeting so we can lock in the best rate possible. Mike noted we have requested a customized quote. Nathan will look at all of the rate options to see what is the best benefit for the Village and will try to have something by the next meeting.

### **7. Closed session: Open Meetings Act 2 (C) 5-The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussion whether a particular parcel should be acquired.**

A motion was made by Todd Rice to go into executive session at 7:33 p.m. under the Open Meetings Act 2 (C) 5-The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussion whether a particular parcel should be acquired. The motion was seconded by Jim O'Laughlin. **Motion passed #2.**

A motion was made by Todd Rice to come out of executive session at 7:53 p.m. The motion was seconded by Amy Pace. **Motion passed #3.**

A motion was made by Amy Pace to offer the property owner \$5,000 for the easements and waive a sewer hookup fee in the amount of \$2,600.00. The motion was seconded by Marty Clinch. **Motion passed #4.**

**8. Adjournment-**A motion was made by Amy Pace to adjourn the meeting at 8:15 p.m. The motion was seconded by Marty Clinch. **Motion passed #5.**

Ann Sasso, Village Clerk