

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Village of Germantown Hills is considering a proposal to designate a business district and approve a business district plan, pursuant to the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1, *et seq.*) (“Business District Law”).

A public hearing regarding the proposed business district and business district plan will be held on July 19, 2018 at Village Hall, 216 Holland Road, Germantown Hills, Illinois at 6:00 p.m. All interested parties will be given an opportunity to be heard at the public hearing.

The proposed business district is bounded by Route 116, Anker Lane, and Woodland Knolls Road, and further includes the adjacent “ATM lot,” which is partially bounded by Woodland Knolls Road and Holland Road, and is legally described as follows:

PART OF THE SOUTHEAST QUARTER OF SECTION 29 IN TOWNSHIP 27 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN IN WOODFORD COUNTY, ILLINOIS. SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 116 AND THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODLAND KNOLLS ROAD; THENCE SOUTHWESTERLY ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 116 TO THE WEST RIGHT OF WAY LINE OF ANKER LANE; THENCE NORTH ALONG THE SAID WEST RIGHT OF WAY LINE OF ANKER LANE TO THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODLAND KNOLLS ROAD; THENCE SOUTHEASTERLY ALONG THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF WOODLAND KNOLLS ROAD TO THE POINT OF BEGINNING.

INCLUDING THE RIGHT OF WAY OF WOODLAND KNOLLS ROAD, JUBILEE LANE AND ANKER LANE.

AND, THE “ATM LOT”, CONSISTING OF 2 PARCELS:

PARCEL 1:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29; THENCE NORTH 00 DEGREES 21 MINUTES 03 SECONDS WEST 609.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF WOODLAND KNOLLS ROAD; THENCE ALONG THE NORTHERLY RIGHT OF WAY OF WOODLAND KNOLLS ROAD, ALONG A CIRCULAR CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1434.31 FEET AND AN ARC LENGTH OF 367.28 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY OF WOODLAND KNOLLS ROAD, ALONG A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 842.51 FEET AND AN ARC LENGTH OF 661.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 53 DEGREES 46 MINUTES 40 SECONDS EAST 162.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF HOLLAND ROAD; THENCE ALONG THE WESTERLY RIGHT OF WAY OF HOLLAND ROAD, SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST 112.86 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF HOLLAND ROAD, SOUTH 16 DEGREES 00 MINUTE 45 SECONDS WEST 25.70 FEET; THENCE

CONTINUING ALONG SAID WESTERLY RIGHT OF WAY OF HOLLAND ROAD, SOUTH 54 DEGREES 34 MINUTES 56 SECONDS WEST 76.60 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY OF WOODLAND KNOLLS ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY OF WOODLAND KNOLLS ROAD, NORTH 35 DEGREES 25 MINUTES 04 SECONDS WEST 105.56 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 27 NORTH, RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, WOODFORD COUNTY, ILLINOIS, SAID PART BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE NORTH 88 DEGREES 00 MINUTES 55 SECONDS EAST, A DISTANCE OF 1041.99 FEET TO THE WEST RIGHT OF WAY LINE OF HOLLAND ROAD; THENCE SOUTH 00 DEGREE 18 MINUTES 28 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 437.44 FEET; THENCE SOUTH 00 DEGREE 01 MINUTE 18 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 337.92 FEET; THENCE SOUTH 00 DEGREE 09 MINUTES 22 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 66.94 FEET; THENCE SOUTH 00 DEGREE 07 MINUTES 43 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 48.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREE 06 MINUTES 37 SECONDS WEST, A DISTANCE OF 159.49 FEET; THENCE SOUTH 53 DEGREES 30 MINUTES 34 SECONDS WEST, A DISTANCE OF 162.19 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WOODLAND KNOLLS ROAD, SAID POINT ON CURVE TO THE LEFT AND HAVING A RADIUS OF 842.51 FEET AND ARC LENGTH OF 60.03 FEET; THENCE ON A CHORD BEARING OF NORTH 37 DEGREES 43 MINUTES 08 SECONDS WEST, A CHORD DISTANCE OF 60.01 FEET; THENCE NORTH 53 DEGREES 30 MINUTES 34 SECONDS EAST, A DISTANCE OF 122.58 FEET TO A POINT AT THE BEGINNING OF A CURVE TO THE LEFT AND HAVING A RADIUS OF 169.92 FEET AND AN ARC LENGTH OF 157.66 FEET; THENCE ON A CHORD BEARING OF NORTH 26 DEGREES 55 MINUTES 45 SECONDS EAST, A CHORD DISTANCE OF 152.06 FEET TO THE POINT OF BEGINNING.

The proposed business district plan concerns the improvement of the business district by promotion of commercial development, enhancing the district's sales and property tax base, achieving better design and aesthetics, creating an activity center and community gathering place for the Village, and improving infrastructure. The plan further includes the establishment of a Business District Fund and allows the Village to use that fund for the purposes set forth in the plan and the Business District Law including, but not limited to, costs related to property assembly, site preparation, public streets, utilities, and other improvements, redevelopment of existing and installation of new buildings and improvements, financing costs, and administrative costs.

The proposed business district plan proposes to impose a "sales tax," (retailers' occupation tax and service occupation tax) of one percent (1%).

By order of the Corporate Authorities of the Village of Germantown Hills, Woodford County, Illinois.

Ann Sasso, Village Clerk

Village of Germantown Hills

Village Board Meeting

July 19, 2018 6:00 p.m.

Agenda

1. Call to Order/Roll Call/Pledge of Allegiance
2. Public Hearing-Germantown Crossing Development Business District and Business District Plan
3. Minutes Approval
 - a. June 21, 2018 Village Board Meeting
 - b. June 28, 2018 Special Village Board Meeting
4. Public Comments on Any Action Item on the Agenda
5. Public Comments on Any Non-Action items
6. Current Agenda Items
 - a. Discussion and approval of the Metamora Power Football event at Kouri's
 - b. Discussion and approval of a home occupation permit
 - c. Discussion and approval of the modification on the Diamond Oaks Village Phase 4 Subdivision
 - d. Discussion on the Community Clean Up Day
 - e. Discussion on the upcoming Trustee Vacancy
 - f. Approval of an Ordinance amending the Sign Ordinance for the Village of Germantown Hills, Illinois
 - g. Approval of the Village President appointment to the ZBA due to the vacancy left by Tom Emlen
 - h. Approval of an Ordinance establishing and designating the Germantown Crossing Business Development District and approving the Germantown Crossing Business Development District Plan within the Village of Germantown Hills, Illinois
 - i. Approval of an Ordinance enacting a Business District Retailer's Occupation Tax and Business District Service Occupation Tax within the Germantown Crossing Business Development District and establishing the Germantown Crossing Business Development District tax allocation fund.
 - j. Approval of Change Order Number 2, 3, 4, and 5 for the WWTP #1 Peak Flow Control Phase 1
 - k. Approval of the Contractor's Application for Payment #6 for the WWTP #1 Peak Flow Control Phase 1
 - l. Approval of the Engineering Agreement Amendment Request for WWTP #1 Peak Flow Control Phase 1
 - m. Approval of the Contractor's Application for Payment #1 for the Holland Road Right Turn Lane
 - n. Approval of the Change Order #1 for the Holland Road Right Turn Lane

- o. Approval of the Engineering Agreement for the Holland Road/Woodland Knolls Road Sidewalk
 - p. Approval of the Engineering Agreement for the Thornridge Pump Station Replacement
 - q. Discussion and approval on the clearing of the Lourdes Road property
 - r. Discussion and approval of acceptance of a drainage easement
- 7. Ongoing Agenda Items
 - a. Discussion and approval of a lease agreement for the cable tower property
- 8. Presentation of Bills
 - a. General-\$65,357.81
 - b. Sewer-\$91,226.87
 - c. Audit-\$15,000.00
 - d. MFT-None
- 9. Chairman Reports of Standing Committees
 - a. Finance – Amy Pace
 - b. Streets/Equipment – Todd Rice
 - c. Personnel –Julia Miller
 - d. Police – Marty Clinch
 - e. Parks – Julia Miller
 - f. Sewer – Brian Wysocki
 - g. Storm Water-Jim O'Laughlin
 - h. Economic Development Council-Marty Clinch/Ann Sasso, Director
- 10. Reports of Special Committees
- 11. Reports of Officers
 - a. Zoning Officer
 - b. Village Clerk/Village Administrator
 - c. Superintendent of Public Works
 - d. Village Attorney
 - e. Village President
- 12. Communications to the Board
- 13. Adjournment-Next meeting: August 16, 2018