

Village of Germantown Hills

Planning Commission Meeting Minutes

October 17, 2022, 6:00 p.m.

1. **Call to Order/Roll Call/Minutes Approval**-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
Jim Willerton - Chair	Present	Y	Y	Y	Y		
John Taylor	Absent	-	-	-	-		
Steve Rudolph	Present	Y	Y	Y	Y		
Scott Kramer	Present	Y	Y	Y	Y		
Kyle Perry	Absent	-	-	-	-		
Marc Wright	Present	Y	Y	Y	Y		
Paige Patel	Present	Y	Y	Y	Y		

Also in attendance: None

2. **Minutes Approval**

- a. **February 21, 2022, Minutes**-A motion was made by Steve Rudolph to approve the February 21, 2022, meeting minutes. The motion was seconded by Marc Wright. **Motion passed #1.**

3. **Discussion and approval to submit to the Zoning Board of Appeals an application to rezone the following property, upon annexation to the Village: Vacant Land, IL Rte. 116, Germantown Hills, IL PIN: 08-27-100-025 (“School Property”)**

from industrial to residential (R-1) with a special use for public school purposes including an athletic facility.

Ann Sasso explained the proposed plan for the current GHAA owned property along Rt. 116 next to the State Police. The school is planning on purchasing the property for school purposes and an athletic facility. The full plan and details are available on the school website and Facebook. The Planning Commission must make a request to the Zoning Board of Appeals as a part of the formal process.

A motion was made by Steve Rudolph to approve submitting to the Zoning Board of Appeals an application to rezone the following property, upon annexation to the Village: Vacant Land, IL Rte. 116, Germantown Hills, IL PIN: 08-27-100-025 (“School Property”) from industrial to residential (R-1) with a special use for public school purposes including an athletic facility. The motion was seconded by Jim Willerton. **Motion passed #2.**

4. **Discussion and recommendation to the Zoning Board of Appeals regarding the rezoning of the School Property, upon annexation to the Village, from industrial to residential (R-1) with a special use for public school purposes including an athletic facility.**

The proposed athletic complex concept was presented and discussed. There will be a public meeting on October 26th at the school to learn more about the development.

A motion was made by Jim Willerton to approve a recommendation to the Zoning Board of Appeals regarding the rezoning of the School Property, upon annexation to the Village, from industrial to residential (R-1) with a special use for public school purposes including an athletic facility. The motion was seconded by Scott Kramer.

Motion passed #3.

5. Public Comments/Village Updates and Discussion

Scott Kramer asked about the feather flag discussions. Ann Sasso noted the board did not change the regulations on the feather flags since a grant was given to the Liquor Shoppe to put up a permanent gaming sign. The Veteran's Park is complete. The farmers market went well and is done for the year. The village purchased 26 acres of property along Fandel Road to be used for park purposes. The cell tower is still planned for next year. The new coffee business is doing well.

6. Adjournment-A motion was made by Jim Willerton to adjourn the meeting at 6:43 p.m. The motion was seconded by Steve Rudolph. **Motion passed #4.**

Ann Sasso, Village Clerk