

Village of Germantown Hills

Special Village Board Meeting

December 17, 2025, 5:00 p.m.

1. Call to Order/Roll Call/Pledge of Allegiance-Village President Pro-Tem Nathan Henricks called the meeting to order at 5:00 p.m.

Village President/Trustees	Roll Call	1	2	3	4	5
Karl Figg, President	Absent					
Elizabeth (Betsy) Cunningham	Present	Y	Y			
Nathan Henricks	Present	Y	Y			
Tom Eckstein	Present	Y	Y			
Ryan White	Present	Y	Y			
Heather Armistead	Present	Y	Y			
Sarah Diesel	Absent	-	-			

Also, in attendance:

Chuck Urban, Village Attorney

Taylor Casia, Village Attorney

Everyone stood and said the Pledge of Allegiance.

2. Public Comment-None

3. Approval of the Real Estate Purchase and Sale Agreement between the Illinois Prairie District Public Library and the Village of Germantown Hills

Chuck Urban explained the proposed Ordinance and Real Estate Purchase and Sale Agreement between the Illinois Prairie District Public Library and the Village of Germantown Hills. The agreement is for the purchase of the two lots the library owns across from the Village Hall along Holland Road. The Village was the successful bidder. Chuck noted this is a standard agreement. A couple of changes were proposed and made that the library agreed to. Chuck explained the terms of the agreement and the fees that will be paid by the buyer and seller. The ordinance is self-explanatory noting the process that was followed from the library putting the property out for the bid to the Village being the successful bidder. The ordinance gives the Village President the authority to execute the contract along with the payment of the earnest money. The agreement notes a closing date of January 30th, but we would be able to close anytime once the title work is back.

Chuck noted there has been a question about funding in regard to the Appropriation Ordinance. Chuck noted in the Municipal Code of Illinois, the code provides for an entity to

have the ability to adjust line items in a single fund within the Appropriation Ordinance to cover certain expenses within that fund. Chuck noted a case that dealt with this same situation where there can be a transfer between line items within a single fund in the Appropriation Ordinance, and no vote is required to authorize doing so. The Village appropriated \$50,000 for land purchase and \$400,000 for park development. It was confirmed that the park development fund has not been utilized, and it is anticipated that no or very little funds will be spent out of the park development line item prior to April 30th. Therefore, the additional funds necessary to close the purchase which exceed the land purchase line item of \$50,000.00 will be transferred from the park development line item to the land purchase line item. The purchase price is \$225,000.00, plus the costs at closing buyer is responsible for per the contract, which include recording fees and the standard cost to buyer for the owner's title insurance policy. There will be no real estate tax proration as the lots are exempt.

Chuck noted the Village will be able to have this property for future growth and development for the community.

Heather Armistead asked about the zoning of the property and the Village's property insurance.

The property currently has a special use for a library, so that will need to be changed. The insurance company will be contacted once the sale has been completed.

A motion was made by Tom Eckstein to approve Ordinance #887 an Ordinance Approving the Real Estate Purchase and Sale Agreement between the Illinois Prairie District Public Library and the Village of Germantown Hills. The motion was seconded by Elizabeth Cunningham. Motion passed #1.

4. **Adjournment**-A motion was made by Elizabeth Cunningham to adjourn the meeting at 5:10 The motion was seconded by Tom Eckstein. Motion passed #2.

Ann Doubet
Village Clerk