

**VILLAGE OF WATERMAN
PLANNING COMMISSION
MEETING MINUTES**

**WATERMAN VILLAGE HALL
215 W. ADAMS
WATERMAN, IL 60556**

May 25, 2021, 6:30P.M.

- A. CALL TO ORDER:** John Ecker called to order 6:30 PM
- B. ROLL CALL:** Dave Gletty-PRESENT, Shawn Blobaum-PRESENT, Rich George-PRESENT, Kyle Hart-PRESENT, Jolene Willis-PRESENT, John Ecker-PRESENT
ATTENDANTS: Amy Nykaza-Village of Waterman, Scott Shelton-Ryan Homes
- C. APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) –**Motion by Dave Gletty to approve March 30, 2021, PC Minutes, seconded by Shawn Blobaum. Motion carried unanimously.
- D. NEW BUSINESS:**
- a. Discussion of RYAN HOMES proposed zoning changes for Green Ridge build out and plans for 109 Single Family Homes. Proposal to change 56 Duplex unit lots to 49 Single Family detached lots. Scott Shelton presented materials and details regarding proposals.
 - Change from duplex units to single family units is what most buyers desire in this market. Changes would reduce housing density. Community photo examples given where they have similarly sized lots are at Balmorea and Grand Reserve. Infrastructure is in place and there will be 7 lots where some of the “b-box” will be abandoned. Converted lots will have smaller side yard like other areas of Waterman. Typically, owners use their back yard not the side yard. Motion to recommend replat of 56 Duplex unit lots to 49 single family unit lots by Rich George, Seconded by Shawn Blowbaum. Motion to recommend approved unanimously by roll call vote.
 - Plans are for 109 Single Family Homes. 5 Models with 20 variations. Models: ASPEN-2 Story, BIRCH-2 Story, CEDAR-2 Story, ELM-2 Story, SPRUCE-1 Story. Basement Foundations. Anti-monotony stipulations for elevations and color schemes emphasizing variety. 12 colors available. Sodded front yard, seeded sides and back yard. Motion to recommend approval of Ryan Homes plans for construction by Kyle Hart, Seconded by Jolene Willis. Motion to recommend approved unanimously by roll call vote.
 - b. Discussion of rezoning of lot at NW corner of Route 23 and Route 30. Property owner, Bill Wade, requested that the property be rezoned from A1 to C2 to reflect property’s current use. The property is being used often for a Bar-B-Que pick up drive-through. The zoning change would more accurately

reflect the property's current and likely future use per the request of the owner. Motion to recommend rezoning of property from A1 to C2 by Rich George, seconded by Dave Gletty. Motion to recommend zoning change approved unanimously by roll call vote.

- c. Continued discussion of changes/updates to the Comprehensive Plan. Continuing to wait on new census data. Also, focus on village highlights that could further incentivize continued development and growth.

E. PUBLIC COMMENT – There was no public comment.

F. ADJOURN – 8:23pm – Upcoming Meeting not scheduled