

**VILLAGE OF WATERMAN  
PLANNING COMMISSION  
MEETING MINUTES**

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

**April 27, 2022, 6:30P.M.**

- A. CALL TO ORDER:** John Ecker called to order 6:30 PM
- B. ROLL CALL:** Dave Gletty-ABSENT, Shawn Blobaum-PRESENT, Rich George-ABSENT, Kyle Hart-PRESENT, Jolene Willis-PRESENT, John Ecker-PRESENT  
**ATTENDANTS:** Amy Nykaza-Village of Waterman

APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) –Motion by Shawn Blobaum to approve minutes PC MEETING 2021-5-25, ZONING BOARD OF APPEALS-PUBLIC HEARING 2021-6-23, ZONING BOARD OF APPEALS-PUBLIC HEARING-2021-9-8, seconded by Jolene Willis. Motion carried unanimously.

**C. NEW BUSINESS:**

- a. Discussion of next steps for the Comprehensive Plan. Stephanie Brown AICP of Chastain & Associates provided me with some starting points of focus while updating/creating our Comprehensive Plan (CP). We reviewed an outline of those points of focus. We discussed cataloging our current infrastructure resources and how the CP would identify expansion needs as our village grows. We also discussed how critical the CP is as we are seeing residential housing expand for the first time in many years. We discussed potentially hiring Chastain & Associates to consult the village and help us update/create our Comprehensive Plan. Understanding the costs of the consultation service is our next step and will schedule a meeting with Stephanie Brown. Kyle wants to form a scope of what the CP consultation will entail and how the village could do some of the work. Jolene mentioned that Waterman was part of a pilot program to allow admin access to update village maps in the county's GIS system. Amy and Jolene will explore that opportunity. We also discussed how digital versions of the CP and maps would make future amendments easier to keep the plan current. We want to understand the timeline for the project.

There are many needs the village may have that a professional consultation firm would help us identify. From future pedestrian needs, retail corridors etc... we want a thorough and well composed Comprehensive Plan.

**D. OLD BUSINESS:**

- a. Review of past projects. The Planning Commission reviews plans for projects and may recommend approval of said project. We discussed following up on some the larger projects recommended for approval. Follow up would help us see how the plans conform with what was built. Verbally we asked Conserv FS to put trees up on their north side to beautify the site from Route 30. As of now, no trees have been planted. Can the Planning Commission make enforceable conditional approvals for projects such as asking that trees be planted? In one of our early meetings with Ryan Homes Kyle asked if they could add a brick/stone option as many of the existing homes have brick. At the next meeting Ryan confirmed that they had added a brick/stone option to their elevations. We discussed regular follow up to summarize and “wrap up” ongoing and completed projects. We want to document expectations and conditional approvals and follow up on conforming completion.

**E. PUBLIC COMMENT** – There was no public comment.

**F. ADJOURN** – 8:02 p.m. – Upcoming Meeting scheduled for Monday, May 2, 8:15 a.m.