VILLAGE OF WATERMAN
PLANNING COMMISSION
MEETING MINUTES

WATERMAN VILLAGE HALL
215 W. ADAMS
WATERMAN, IL 60556

November 5, 2025, 8:00 A.M.

A. CALL TO ORDER: John Ecker called to order 8:02 A.M.

B. ROLL CALL: Shawn Blobaum-PRESENT, Rich George- ABSENT, Kyle Hart-PRESENT, Jolene Willis-PRESENT, John Ecker-PRESENT, Anton Feitlich-PRESENT. ATTENDANTS: Amy Nykaza-Village of Waterman

C. Approval of April 2, 2024 meeting minutes was tabled until 8:48 am : Motion-Kyle Hart, Second-Shawn Blobaum. Approved Unanimously - Approval of October 8, 2025 meeting minutes: Motion-Jolene Willis, Second-Kyle Hart. Approved Unanimously.

D. NEW BUSINESS:

a. Review Lennar Homes Floor Plans and Elevations for Deerfield Crossing

- Setbacks are compliant
- Annexation agreement in place
- Blacktop to be done right away
- At 80 percent completion village takes over road management
- Any damage to be repaired by Lennar Homes
- PC asked for larger garages and/or 3rd car option in response to complaints of garage size for Ryan Homes Greenridge garages. Please offer some sort of stone or masonry options.
- Park construction – Lennar gravel path at 50 percent completion village takes over park-landscaping at new park?

D. NEW BUSINESS:

a Review changes to zoning map, AG designation-Laminate new map

E. PUBLIC COMMENT – There was no public comment.

F. ADJOURN-9:04am Motion-Shawn Blowbaum, Second-Kyle Hart Approved Unanimously