

**VILLAGE OF WATERMAN
PUBLIC HEARING MINUTES**

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

December 9, 2025, 6:00P.M.

1. **CALL TO ORDER:** Village President Feitlich called to order 6:01 PM
2. **ROLL CALL:** Village President Tony Feitlich, Trustees Sarah Radtke, Taylor Jay, Corey Wade, and Alison Genslinger were present. Trustees Arnold Johanningsmeier was Adam Pearson were absent.
Guests: Amy Nykaza-Village Manager, Abigail Penton-Village Clerk, John McFarland with Lennar Homes, Heather Nevue- Village Attorney, and John Ecker-Planning Commissioner
3. **PUBLIC HEARING:**
 1. Open Hearing
I will entertain a motion to open the public hearing for the amendment to the Annexation Agreement for Deerfield Crossing.

Motioned: Jay Second: Genslinger; Motioned approved unanimously.
 2. NOTICE IS HEREBY GIVEN, that on December 9, 2025, at 6:00 p.m., in the Village Hall for the Village of Waterman, 215 W Adams Street, Waterman, Illinois, a hearing will be held by the Village of Waterman Board of Trustees pursuant to 65 ILCS 5/11-15. 1-3 et. al., to discuss the amendment to the annexation agreement in the Village of Waterman.

All interested people will be given an opportunity to be heard at the hearing regarding the amendment to the annexation agreement.
 3. Purpose of Hearing:
The purpose of this hearing is to gather all testimony, exhibits, and facts related to the amendment to the annexation agreement for Deerfield Crossing as recommended by the Chair of Zoning and afford all interested people an opportunity to be heard.
 4. Public Hearing Process:
 - a. All persons speaking must identify themselves. It should be noted that a tape recording is being made of these proceedings;
 - b. The Chair of Zoning will make a presentation regarding the Zoning Committees recommendations;

- c. The Board, then audience, are given an opportunity to ask Chair of Zoning questions;
- d. Audience members are given an opportunity to make statements in favor, opposed, or ask questions;
- e. Board members make statements or ask any questions;
- f. The Chair of Zoning will review all the materials and make a written recommendation to present to the Village Board.

5. Acknowledgement of all Materials Received:

The Board has received the material for the recommended amendment to the annexation agreement.

The Board will take administrative notice of the Publication of Notice of tonight's hearing, the Certification of Publication as it relates to that Notice and the agenda for tonight's hearing.

6. Swearing In

Anyone who would like to submit written evidence to be considered by the Board will be given an opportunity to do so.

At this point we ask any member from Lennar or member of the audience that are offering testimony be sworn in. Any other audience members with questions will be asked to state their name when we get to that portion of the public hearing. "Do you solemnly swear that the testimony you are about to give will be the truth, the whole truth, and nothing but the truth?" Please respond with "I do."

7. Statement by Zoning Committee – Sarah Radtke

The presenter may now make his presentation.

- Copies of this Annexation Agreement have been vetted through multiple parties and Committees, and the Board approved the Annexation in September of 2025.
- The Annexation Agreement identifies the lots, the infrastructure, various improvements, impact and inspection fees and all elevations.
- Planning Commission reviewed Annexation Agreement and advised we needed a Public Hearing, so we are retroactively holding the hearing now.

8. Questions to Chair of Zoning from Board/Public

Does the Board have any questions? None

Does the public have any questions? None

9. Statement from Audience

Are there any statements from the audience?

Planning Commissioner Ecker made the following statements:

- The elevations had been agreed upon but finds them lacking and cookie

cutter in quality.

- There have been complaints about garage size.
- A 26-foot home is on an 85-foot lot when people live in their backyards not their side yards.
- Ecker also inquired of when the Board approve these elevations.

10. Board Statements

Are there any statements from the Board members?

Sarah Ratke of the Zoning Committee made the following statements:

- As a Board member, what are the responsibilities of the Board when it comes to the elevations of these homes, and what level of responsibility does the Board have?
- Lengthily discussion ensued regarding what can be done differently in the future with large projects like these.
- Lennar Homes also has the ability to be flexible in meeting the market needs.

11. Presenters Final Statement

Does the Chair of Zoning have any final statements? None

12. Close Public Input Portion

I will entertain a motion to close the public input of this hearing.

Motioned: Genslinger Second: Jay Motioned passed unanimously

4. CLOSE PUBLIC HEARING

I will entertain a motion to close the public hearing.

Motioned: Genslinger Second: Jay Motioned passed unanimously

Any audience members are welcome to attend the Regular Board Meeting immediately following this Public Hearing Tuesday, December 9, 2025, at 6:30 p.m., but public input will be very limited.

5. ADJOURNMENT

I will entertain a motion to adjourn the public hearing at 6:33p.m.

Motioned passed unanimously.

Submitted by Abigail Penton

Date Approved