

**VILLAGE OF WATERMAN  
PLANNING COMMISSION  
WATERMAN VILLAGE HALL  
215 W. ADAMS  
WATERMAN, IL 60556  
June 23, 2025, 6:00 P.M**

Call to Order at 6:00PM

Roll Call: Shawn Blobaum, Jolene Willis, Rich George, Anton Feitlich.

- A. PUBLIC HEARING: Variance Request to Farm Undeveloped Land in Residential R1 Zoning in Deerfield Crossing
1. Open hearing Feitlich motioned, Willis second, pass unanimously
  2. Introduce Proposed Amendments: Blobaum gave notice that on June 23, 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 Planning Commission pursuant to 65 ILCS 5/11-13-1, et. al., to discuss the proposed amendments to the Village of Waterman Code.
  3. Purpose of Hearing: Variance request to farm undeveloped land in Residential R1 zoning in Deerfield Crossing.
  4. Public Hearing process was read by Blobaum.
  5. Acknowledgement of all materials received was described by Blobaum.
  6. All interested parties wishing to speak were sworn in.
  7. Village Manager Nykaza presented what materials had been received regarding the variance.
  8. The Planning Commission asked questions about why the variance was requested. Norm Beeh explained the request for variance was due to the owner Alamar Trading was unable to build on the lots until there was an expansion of the Village's waste treatment plant, therefor wishing to farm the undeveloped lots.
  9. Statement from Audience: Linda Swenson stated some concern about the use of the land and cautioned the PC to be careful of potential solar farm going into the area.
  10. Staff Statements: none.
  11. Presenter's Final Statement was made by Norm Beeh.
  12. Close Public Input Portion motioned by Willis, second by George, pass unanimously.
- B. PUBLIC HEARING: Variance Request for 310 S. Hickory Oversize Garage
1. Open hearing George motioned, Willis second, pass unanimously.
  2. Introduce Proposed Amendments Blobaum gave notice that on June 23, 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 Planning Commission pursuant to 65 ILCS 5/11-13-1, et. al., to discuss the proposed amendments to the Village of Waterman Code.
  3. Purpose of Hearing: Variance request for 310 S. Hickory oversize garage.

4. Public Hearing process was read by Blobaum.
5. Acknowledgement of all materials received was described by Blobaum.
6. All interested parties wishing to speak were sworn in.
7. Village Manager Nykaza presented what materials had been received regarding the variance.
8. The Planning Commission asked questions about why the variance was requested. Property owner Bill Dunaway and Attorney Jeffrey Meyer. Meyer explained the variance request was for a 42x40 building, totaling 1680 sq. ft. to be built on the property which exceeds the 1000 sq. ft. allowed size in the village code and will be at a height of 16' which exceeds the 10' building height for garages in residential zoning. Dunaway explained he needs the building to store and work on his classic cars.
9. Statement from Audience: None
10. Staff Statements: None
11. Presenter's Final Statement included presentation of additional pictures of residential homes with garages of similar or larger sizes. Discussion ensued with the PC regarding placement and esthetics of the requested garage.
12. Close Public Input Portion motioned Willis, second by George, pass unanimously

C. Close Public Hearing; Willis motioned, George second, pass unanimously

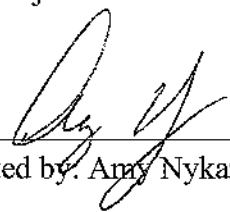
D. PC Deliberation:

E. PC RECOMMENDATION:

In regard to parcels 1 & 2 of the Deerfield application, the Planning Commission recommends allowing agricultural practices to grain or hay only (no solar farms) with an annual review of the practice with an agreed upon timeframe (recommend October 2026). Recommend submitting the farm agreement and intentions at this review. Ideally when the wastewater capacity and all related infrastructure is available, farming will cease, and development will begin. Willis-YES, Feitlich-Yes, George-NO. Passed 2-1

In regard to 310 S. Hickory St. detached garage application, the Planning Commission recommends approving the applied variance in regards to height and area restrictions with the caveat to move the existing small shed off the property and the front (west side) of the new building is to be behind (east of) the west wall of the existing house on the property. We are comfortable with the same color scheme as the house. Willis-YES, George-YES, Feitlich-YES. Passed 3-0

F. Adjourn 8:01PM

  
Submitted by: Amy Nykaza, Village Manager