

**Village of Waterman  
Zoning Committee  
Meeting Minutes  
Waterman Village Hall  
215 W. Adams St.  
Waterman, IL 60556**

**Wednesday, November 19, 2024 at 4:00PM**

Meeting called to order by Trustee Radtke at 4:01PM

**Roll Call:** Trustee Radtke, Trustee Feitlich, Trustee Genslinger, Village Manager Nykaza, President Robinson, Norm Beeh, Kyle Hart

Approved the meeting minutes of November 6, 2024. Trustee Genslinger made motion, Trustee Feitlich second. Pass 3/0.

**Old Business:** None.

**New Business:** Discussed 2<sup>nd</sup> amended annexation agreement for Deerfield Crossing. Discussed edit to annexation agreement related to Well No. 6. Need clarification on the total cost. Would like itemized receipts/invoices. Also discussed paying the developer back vs. purchasing the well and property at the cost of \$222,000. This might be the right investment for the Village for future development. Will write into the agreement a reimbursement of \$768 per house until all homes have been sold and developed. The agreement would include the purchase of the well and the land. Discussed Off Site Street Improvements on page 5. Would prefer to leave the current language related to IDOT permits. Discussed the detention pond. Committee members would like to accept some of the changes to Miscellaneous, including accepting responsibility of the pond once the pond is restored. Developer agrees to fix broken curbs and concrete, and restoring the final surface of the streets. Village agrees to work with BNSF for the maintenance of the drainage ditches. Committee does not agree to increase reserves in the wastewater treatment plant. Agree to contribution to the parks and the removal of the berm requirement. If we receive all supporting documentation by Noon on Friday, will schedule a special board meeting next week.

Discussed zoning requirements for 216 W. Lincoln. Would like to put laundromat in the rear of the property and create a storefront in the front of the building. Questioned whether or not there is code against a business in the rear of the building. Will confirm with B&F and follow up.

**Public Comment:** None.

**Adjournment:** Meeting was adjourned at 5:26PM.



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Submitted by:  
Dr. Sarah Radtke, Village Trustee