

Planning and Zoning Commission
Village Board Room
Wednesday, April 09, 2025, 7:15 p.m.

Present: Chairman Phil Nawrocki
Member Jim Tyrrell
Ellen Bayer, Village Manager
Heather Valone, Director of Community Development
Heidi Rudolph, Village President
Jeff Koza, Director of Engineering Services
Kelsey Fawell, Senior Planner
Michael Jurusik, Village Attorney

Call to Order: Chairman Nawrocki called the meeting to order at 7:19 pm.

Approval of Minutes: Chairman Nawrocki made a motion to approve the meeting minutes from March 6, 2025. Member Tyrrell seconded the motion. A voice vote was conducted, and the minutes were approved, with both Trustees voting aye.

Public Comment:

No public comment.

PC-2024-02 – McNaughton Development, LLC 5600 Wolf Road, Heritage Crossing, Major Amendment to a Planned Development, Major Change:

Director Valone provided a summary explaining that the applicant is requesting a major change to their planned development. The update involves increasing the size of an underground culvert and modifying the drainage structure adjacent to Wolf Road.

Director Koza explained that the main issue is the need to reduce the velocity of the water flowing through the pipe. This is not related to flooding concerns but rather to erosion. The proposed velocity could not be achieved with the pipe size included in the original plan. Additionally, some changes were made to the culvert near Wolf Road, as required by the County. To ensure safety, the applicant needed to update their hydraulic modeling.

Director Valone as discussed the Development Control Ordinance (DCO) provisions related to changes to planned developments after approvals.

Attorney Jurusik explained that this is an amendment to a final plan, and a new conditional use permit is not required. Attorney Jurusik discussed conditions included in the draft ordinance.

Chairman Nawrocki requested that the Board still be made aware of changes even if they are made during permitting and under the authority of the Village Engineer under the condition in

the draft ordinance. Chairman Nawrocki also asked how the approved changes by the Village Engineer would be captured.

Director Valone stated that the approved permit documents would be the record of any changes approved by the Village Engineer. Director Valone stated that administrative approvals under the DCO that administrative changes would be requested through a permit.

Chairman Nawrocki made a motion to recommend the item to the Village Board for discussion at the next Village Board meeting.

Member Tyrrell seconded the motion. Director Valone then conducted a roll call, with Chairman Nawrocki voting "Aye" and Member Tyrrell also voting "Aye."

New Business: None

General updates and future meeting: The next Planning and Zoning meeting will be April 24th at 7:45pm.

Other Business: There is no other business to discuss this evening.

Adjournment: Chairman Nawrocki made a motion to adjourn the meeting. Trustee Tyrrell seconded the motion. A voice vote was conducted with both Trustees voting aye. Meeting was adjourned at 7:42 p.m.