

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

Present: Tammy Frassetto, Mark Van Hefty, Scott Chicoine, Michael Linzmeier, Dennis, Perschbacher, Jim Apitz, Tom Uitenbroek

Staff: Village Manager Chad Pelishek, Assistant Planner Josh Sherman, and Deputy Clerk, Deputy Treasurer/HR Officer Meghan Winkler

4. Identify Potential Conflict of Interest

None

5. Public Comments (Non-Agenda Harrison Related Items)

Please be advised per State Statute section 19.84(2), information will be received from the public; be further advised that there may be limited discussion on the information received; however, no action will be taken under public comments. It is the policy of the Village that there is a three-minute time limit per person. Time extensions may be granted by the President. Please register your name on the sign-in sheet prior to the start of the meeting.

Scott Schwarz - N8396 Muirfield Way - opposed to where the road entrances are for Forest Ridge Subdivision

Brooke Wruck - N8526 North Shore Road - concerns about wetlands, run off from the subdivision properties, and traffic

6. Corrections and Approval of the Previous Meeting Minutes

a. March 18, 2025 Meeting Minutes

Motion made by Van Hefty, Seconded by Chicoine to approve the March 18, 2025, minutes as printed and circulated.

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher, Apitz, Uitenbroek

Motion carried 7-0

7. Comprehensive Plan Update Discussion with the Village Board Trustees and Plan Commission Members

- a. Comprehensive Plan Update Discussion with the Village Board Trustees and the Plan Commission Members

No action taken

The goal is for the Plan Commission to provide final comments within two weeks or by June 15 to staff.

8. Convene Meeting and Enter Public Hearing

Motion made by Chicoine, Seconded by Van Hefty to convene meeting and enter public hearing at 7:11 pm.

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher Apitz, Uitenbroek

Motion carried 7-0

- a. Zoning Map Amendment (Rezoning) – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526.

No public comment

9. Close Public Hearing and Reconvene Regular Meeting

Motion made by Chicoine, Seconded by Linzmeier to reconvene regular meeting at

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Apitz, Uitenbroek

Motion carried 7-0

10. New Business for Discussion, Consideration, and/or Action

- a. Zoning Map Amendment (Rezoning) – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526.

Motion made by Van Hefty, Seconded by Chicoine to approve the Zoning Map Amendment from General Agriculture [AG] to Single-Family Residential (Suburban) [RS-1] as submitted.

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher Apitz, Uitenbroek

Motion carried 7-0

- b. Preliminary Plat – Forest Ridge Subdivision – Dercks DeWitt, LLC – North Shore Rd & Hwy 114 – Parcels 39522 and 39526

Motion made by Van Hefty, Seconded by Chicoine to approve the Preliminary Plat for the Forest Ridge Subdivision, subject to the following conditions:

Need to add conditions

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher, Apitz, Uitenbroek

Motion carried 7-0

- c. Certified Survey Map (CSM) – Benjamin & Elizabeth Van Handel – W6182 & W6172 Brick Lane – Parcels 46780 & 46782

Motion made by Chicoine, Seconded by Linzmeier to approve the Certified Survey Map (CSM) request as submitted.

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher, Apitz, Uitenbroek

Motion carried 7-0

- d. Report: March 2025 & April 2025 Zoning Reports

All reports are on file at Village Hall.

- e. Implementation of Municode Meeting Voting for Future Meetings

No action taken

11. Set Next Meeting Date

- a. June 17, 2025 at 6:00 pm

12. Adjournment

Motion made by Van Hefty, Seconded by Uitenbroek to adjourn at pm

Voting Yea: Van Hefty, Linzmeier, Chicoine, Frassetto, Perschbacher, Apitz, Uitenbroek

Motion carried 7-0

Minutes submitted by:

Meghan Winkler, Deputy Clerk/Deputy Treasurer/HR Officer

June 3, 2025