

PLANNING COMMITTEE MEETING
MONDAY, APRIL 06, 2026
6:30 p.m.
Second Floor Conference Room

Attendance: Chairman Gary Most
Committee Members: Joel Vogt, Tina Charron, Jordon Riley, Matt Buettner.

Attendees: Mayor Stan Darter, J.R. Landeck, Nathan Krebel, Roberta Rohwedder, Jim Trantham, and Mechelle Childers.

Meeting called to order at 6:36 PM.

The meeting started late due to technical difficulties while trying to set up the live feed on Facebook.

Agenda Item 1: Petitions by Citizens on Non-Agenda Items: None

Agenda Item 2: Approval of 03-16-26 Planning Cmte Mtg Minutes.

Motion made by Alderman Riley and seconded by Alderman Matt Buettner to approve the March 16, 2026 Planning Committee Meeting Minutes as presented.
Motion passed unanimously.

Agenda Item 3: Final Plat – Quail Ridge PH 5.

All department leads conducted a site review of the 32-lot subdivision to verify readiness. There were a couple of hydrants positioned incorrectly and an inlet that had been inadvertently concreted over; these items were corrected. All required testing was successfully completed, including sanitary sewer and water main pressure tests. A video of the development was presented. A stop sign ordinance for the development is scheduled for council consideration, following coordination with the Police Chief. Motion made by Alderman Charron and seconded by Alderman Riley to recommend approval of the Final Plat for Quail Ridge Phase V.
Motion passed unanimously by all committee members.

Agenda Item 4: Final Plat – Remington Ridge PH 3.

All department leads conducted a site review of the 37-lot subdivision to verify readiness. A few hydrants were positioned incorrectly, and some grading and seeding remains to be completed. Additionally, the lift station lid is not yet installed, as it is pending delivery. All required testing was successfully completed, including sanitary sewer and water main pressure tests. A video of the development was presented. Straw bales have been placed near storm drains to control erosion and keep silt out of the system; they'll be removed once the turf is established. A stop sign ordinance for the development is scheduled for council consideration, following coordination with the Police Chief. Motion made by Alderman Riley and seconded by Alderman Matt Buettner to recommend approval of the Final Plat – Remington Ridge PH 3.
Motion passed unanimously by all committee members.

Agenda Item 5: Exterior Roofing Materials – 206 Links Lane.

A drawing submitted by the homeowner's contractor shows a proposed rear porch addition to the residence. The addition will feature a standing-seam metal roof with concealed fasteners and a 2/12 pitch. The structure will be at the rear of the home, facing the golf course.

Motion made by Alderman Vogt and seconded by Alderman Charron to recommend approval of the Exterior Roofing Materials at 206 Links Lane.

Motion passed unanimously by all committee members.

Agenda Item 6: Exterior Building Materials – Gall Road property.

Representatives for the project, including the property owner and a developer/potential buyer, were present to answer any questions. The plan is to reconfigure a couple of parcels along Gall Road. The intent is for the developer to acquire one of the reconfigured parcels and build a sports training facility. The selection of building materials was identified as a critical factor in moving forward with the project. The proposed exterior finish resembles EIFS (Exterior Insulation and Finish System) or stucco but is said to be a more durable, higher-quality option. The current plan is to use this material on all sides of the building, with the possibility of adding a brick façade or similar material to the front. The exterior wall material would utilize full-length panels without visible seams. The proposed roofing would consist of a standing seam metal with concealed fasteners. The exterior wall material would utilize full-length panels without visible seams. During discussion, a concern was raised regarding whether the reconfiguration would result in a flag lot; however, no final determination was reached. A discussion was held regarding the proposed building materials in relation to the site location off Illinois Route 3. The parcel is located approximately 500 feet off Route 3 and therefore does not constitute Route 3 frontage.

Motion made by Alderman Charron and seconded by Alderman Vogt to recommend approval of Exterior Building Materials for the Gall Road property.

Motion passed unanimously by all committee members.

Agenda Item 7: Comments.

In answer to Alderman Most's question regarding the demolition of Ahne's, the demolition permit was issued last fall, but work was put on hold until it was certain the new construction would move forward. Roberta will follow up to confirm an anticipated start date, and an extension will be required to ensure all documentation, including the certificate of insurance and bond, remains current.

Signage rules for properties along Route 3 were also reviewed. It was confirmed that allowable signage is calculated based on one square foot per linear foot of street frontage. Properties located on corner lots are permitted to include frontage from both adjoining streets when determining the total allowable signage area. Compliance with these standards is required for all new construction and redevelopment projects.

The motion to adjourn the meeting was made by Alderman Vogt and seconded by Alderman Matt Buettner.

Motion passed by a unanimous voice vote.

Chairman Most adjourned the meeting at 6:59 p.m.

Minutes submitted by Mechelle Childers