VILLAGE OF CEDAR HOLLOW — PLAN COMMISSION

NOTICE AND AGENDA OF REGULAR MEETING

Wednesday, April 15, 2026 · 6:30 p.m. · Village Hall Council Chambers, 300 Main Street

The Village of Cedar Hollow is subject to the requirements of the Americans with Disabilities Act. Individuals with disabilities who plan to attend this meeting and who require accommodations should contact the Village Clerk at (555) 014-3100 at least 48 hours in advance.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES**
   a. Regular meeting of March 18, 2026
4. **PUBLIC HEARINGS**
   a. PC 26-007 — 418 Orchard Lane: Petition for a variation from Section 9-4-3(B) to reduce the required rear-yard setback from 30 feet to 22 feet for a detached garage. Petitioner: J. & M. Kowalczyk.
   b. PC 26-008 — Cedar Crossing Planned Unit Development: Preliminary plat and PUD concept plan for 46 single-family lots and 12 townhome units on 21.3 acres at the northwest corner of Route 9 and Mill Road. Petitioner: Harborline Homes, LLC.
5. **NEW BUSINESS**
   a. Discussion — draft amendments to the Sign Code regarding electronic message centers
   b. Set public hearing date for the Comprehensive Plan Update
6. **STAFF REPORT**
7. **COMMISSIONER COMMENTS**
8. **PUBLIC COMMENT**
9. **ADJOURNMENT**

MINUTES OF THE REGULAR MEETING — MARCH 18, 2026

Call to order. Chair Nakamura called the meeting to order at 6:31 p.m.

Roll call. Present: Commissioners Bell, Duarte, Feldman, Nakamura (Chair), Osei, Reilly. Absent: Commissioner Szabo. Also present: Community Development Director L. Gutierrez, Village Planner A. Brennan, Village Attorney P. Oyelaran.

Approval of minutes. Motion by Commissioner Bell, second by Commissioner Osei, to approve the minutes of February 18, 2026 as corrected (page 3, “Fieldstone” to “Fieldhouse”). Voice vote: all ayes. **Motion carried.**

Public Hearing PC 26-005 — 1120 Willow Court, Special Use for a Home Daycare

Chair Nakamura opened the public hearing at 6:38 p.m. Planner Brennan summarized the staff report, noting that the petitioner proposes to care for up to eight children, that the lot exceeds the minimum size, and that two off-street parking spaces are available for drop-off. Staff recommended approval with three conditions.

The petitioner, Ms. Priya Raman, was sworn and stated that hours of operation would be 6:30 a.m. to 6:00 p.m., Monday through Friday. Two neighbors spoke: Mr. Thomas Greer (1116 Willow Court) expressed concern about traffic during morning drop-off; Ms. Elaine Fortier (1125 Willow Court) spoke in support.

Commissioner Duarte asked whether a fence would be required for the rear yard. Ms. Raman confirmed a four-foot fence is already installed. The hearing was closed at 7:04 p.m.

Motion by Commissioner Reilly, second by Commissioner Feldman, to recommend that the Village Board approve the Special Use subject to the conditions in the staff report dated March 11, 2026. Roll call: Ayes — Bell, Duarte, Feldman, Nakamura, Osei, Reilly. Nays — none. **Motion carried 6–0.**

Public Hearing PC 26-006 — Text Amendment, Accessory Dwelling Units

Director Gutierrez presented the draft ordinance allowing accessory dwelling units by right in the R-1 and R-2 districts, subject to size, height and owner-occupancy standards. Discussion focused on the proposed 800-square-foot maximum and whether detached units should require a minimum lot size. Four residents spoke; comments are summarized in Exhibit B.

Motion by Commissioner Osei, second by Commissioner Bell, to continue the public hearing to April 15, 2026 to allow staff to prepare alternative lot-size language. Voice vote: all ayes. **Motion carried.**

Staff Report

Director Gutierrez reported that the Comprehensive Plan consultant has completed the existing-conditions analysis and that an open house is tentatively scheduled for May 7, 2026 at the Lakeshore Community Center.

Adjournment

Motion by Commissioner Feldman, second by Commissioner Duarte, to adjourn. Voice vote: all ayes. The meeting adjourned at 8:12 p.m.

Respectfully submitted,

_____

Aisling Brennan, Village Planner / Recording Secretary

EXHIBIT B — SUMMARY OF PUBLIC COMMENT, PC 26-006

Speaker	Address	Position	Summary of comment
R. Alvarado	212 Birch St.	Support	ADUs allow aging parents to live nearby; asked that permit fees be waived for owner-occupants.
K. Whitcomb	45 Mill Rd.	Oppose	Concerned about on-street parking and short-term rental use; requested an STR prohibition.
D. & S. Nguyen	890 Orchard Ln.	Support w/ conditions	Support attached ADUs; detached units should require 10,000 sq. ft. lots.
Cedar Hollow Housing Coalition	—	Support	Cited regional housing study; recommended 1,000 sq. ft. maximum instead of 800.