

**Committee of the Whole Meeting  
 Planning & Zoning  
 October 26, 2021 – 7:00 a.m.  
 Village Hall Conference Room**

**Attendance**

<b>Committee Members:</b>	
Timothy Nugent, Mayor	X
Tim Boyce, Trustee	X
Todd Crockett, Trustee	X
Diane Dole, Trustee	X
Joel Gesky, Trustee	X
Samuel Martin, Trustee	
Wendell Phillips, Trustee	X
<b>Other Attendees:</b>	
Chris LaRocque, Village Admin	X
Jim Hanley, Super of PW	X
Ryan Marion, Code Official	X
Sarah Marion, Event Cord	
Sheila Martin, Treasurer	X
Al Swinford, Chief of Police	X
Darla Hurley, Deputy Village Clerk	X

The meeting was opened by Trustee Crockett at 7:00 a.m.

There was a quorum.

MOTION: A motion by Trustee Dole, second by Trustee Boyce to approve the minutes from September 28, 2021 meeting. Voice vote – all ayes, no nays. Motion approved.

There was no public participation

There were no action items.

**Discussion Items:**

- **Monthly Department Update** – Mr. Marion gave a re-cap of the active new construction, building permits, inspections and commercial projects for September 2021.
- **Camera Projects Update** – Mr. Marion supplied a re-cap of numerous security cameras that are located around the village. Mr. Marion stated that Kyle Bukowski is willing to offer his home internet access for a camera system placed along South Cypress Street at Meadow Path or at Cook & Cypress. The Cook & Cypress location would be \$1000 more due to the need of an antenna. Trustee Gesky suggested that the hotel be contacted about the use of their internet instead of the need for an antenna. Mr. Marion will contact

hotel. Mr. Marion provided a map showing all communities in northern Illinois that are using Flock cameras.

- **Waste Hauler Licensing** - Mayor Nugent asked for discussion on instituting a licensing program for all waste haulers in the village. The program would allow the village to have more tighten controls. The Village Attorney stated that the village is allowed to license the haulers. The committee had no objections to the idea, the program will continue to be pursued.
- **Curwick Condo Project** – Mr. Marion presented a sketch of a proposed project that Mr. Jerry Curwick would like to build on his property located on South Creek Drive and Marquette Place South (known as the Jewel property). The project would be similar to a project located in Orland Park on LaGrange Road and 171<sup>st</sup> Street. The zoning would need to be changed, but the square footage meets village requirements. The project would be 2-bedroom, 2 baths with a 2-car garage on a slab. Mr. LaRocque stated that the village does not have any vacant rental units. Mr. LaRocque stated that there is a need for rental properties in Manteno. Mr. LaRocque stated that people are choosing to rent instead of needing to rent. Trustee Gesky stated he likes the U-shaped site plan but has some concerns about the potential of different owners on each unit. Mr. LaRocque stated that Mr. Curwick’s plan is for the project to be one condo project; all rentals. Deed restrictions could be put in place that would require just one owner for the project. Trustee Crockett is concerned about other multi-family zoned property within the village. Trustee Phillips likes the look of the project. The committee is okay with Mr. Curwick moving forward to the next part of the process.
- **Golf Cart Registration Changes** – Mr. LaRocque presented the changes to the Golf Cart Registration process after having a meeting with staff. Mr. LaRocque stated that there needs to be a clarification on UTV’s. Currently the village does permit UTV’s, but the current ordinance gives a max speed limit, which UTV’s does not meet. They go faster than the max speed. The committee decided to change the ordinance to eliminate the speed requirement. The fee change will be: 1) the village will invoice all current permit holders in early 2022; 2) a \$50 late fee will be imposed if not paid by deadline. The ordinance changes will be presented at a board meeting in November.
- **Misc.:** Mr. Marion announced that he and Mr. LaRocque had met with a developer from Joliet interested in a similar project as Curwicks. The potential property is located at the intersection of Division Street and Eagles Landing. The information will be presented at the next Planning & Zoning Committee meeting.

A motion by Trustee Dole, seconded by Mayor Nugent, to adjourn the meeting at 8:20 a.m. Voice vote: all ayes, no nays. Motion approved.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*