

**Committee of the Whole Meeting
 Planning & Zoning
 November 24, 2020 – 7:00 a.m.
 Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	X
Tim Boyce, Trustee	
Todd Crockett, Trustee	X
Diane Dole, Trustee	X
Joel Gesky, Trustee	X
Samuel Martin, Trustee	X
Wendell Phillips, Trustee	X
Other Attendees:	
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	
Geoff Aggen, Village Eng.	X
Darla Hurley, Deputy Village Clerk	

Also, in attendance – Jerry Curwick (7:07 am) and Chief Scott O’Brien, Manteno Fire Department.

Meeting was opened by Trustee Crockett at 7:03 a.m.

There was a quorum.

MOTION: A motion by Mayor Nugent, second by Trustee Dole to approve the minutes from July 28, 2020 meeting. Voice vote – all ayes, no nays. Motion approved.

There was no public participation

There were no action items.

Discussion Items:

- **East Village Resort** – Mr. Marion presented the initial proposal for the project that was presented to the Plan Commission on July 9, 2019. Another plan with proposed changes was given to Mr. Marion on November 11, 2020. Included in the agenda packet was a letter from the Chairman of the Plan Commission in reference to the Plan Commission’s

meeting. Mayor Nugent stated that in previous discussions there was a need to have all the amenities constructed in the beginning. This new proposal does not have those amenities until Phase 2. Mr. LaRocque stated that another plan between these two was also submitted that showed 5-6 phases. The Plan Commission wanted more of the amenities in Phase 1. Mr. Marion stated that the sewer line comes from Sycamore Street, so that is why Phase 1 is in the southeast end of the proposal.

Mr. Jerry Curwick entered the meeting at 7:07 am.

Mayor Nugent asked if a feasibility study had been completed. Mr. Curwick stated that the feasibility study has not been completed. Mr. Curwick stated that the reason the phasing was starting in the back was due to the placement of the sewer line.

Mayor Nugent asked if the development would be age restricted. Mr. Curwick stated that this would be part of the development agreement. Mayor Nugent is concerned about the enforcement of the age restrictions that would be part of the agreement.

Mr. Curwick presented another phasing plan that shows the addition of the swimming pool in Phase 1 but in a different location than previously presented. Mayor Nugent stated that having the amenities as part of the first phase makes the whole development more palatable.

Trustee Crockett asked Mr. Curwick if the village needs another mobile home park. Mr. Curwick stated that is a board decision. Trustee Crockett stated that the feasibility study would give more information so that a decision could be made.

Mr. Curwick stated that the density is less than Oak Ridge Mobile Home Park. Mr. Curwick stated that in 2006 the original plan was more a single-family subdivision, but the recession came, and ideas have changed. Mr. Curwick feels that a manufactured community can be developed faster than a single-family subdivision.

Mayor Nugent stated that Mr. Curwick needs to provide the feasibility study and the other items listed on the Plan Commission letter for the Board to move forward.

Mr. Curwick exited the meeting at 7:29 am.

Mr. Marion introduced Chief Scott O'Brien. Chief O'Brien stated that he did meet with Mr. Curwick initially when the concept plan was proposed. Chief O'Brien stated that the Fire Department does support growth and development, but manufactured home communities do not pay equal amounts of property taxes compared to a single-family

development. Chief O'Brien stated that village businesses and homeowners bear the burden for the benefits of the manufactured home development. The Fire Department supports the idea, but Chief O'Brien wanted to express his concerns about the effects this type of development have on his department. The aging population has created a large burden on fire departments. Chief O'Brien stated that there needs to be an equitable and fair cost benefit sharing with these types of developments. Chief O'Brien stated that of the four (4) manufactured home communities in the village they pay approximately less than 3% of the department's budget but use over 30% of the services. Chief O'Brien presented a chart showing the call increase over the last ten years (2009 – 2019). Chief O'Brien stated that the discussions with Mr. Curwick were general in nature concerning a financial contribution. Chief O'Brien stated the department would need approximately \$103-\$105 per month per lot to partially cover the additional costs of services.

Trustee Gesky stated that at hearing the current information, this may not be a type of development the village wants. The village may want to look at smaller single-family lots and square foot homes.

Trustee Dole asked if anyone has contacted these types of communities in other areas of the nation to ask about cost sharing allocations.

Trustee Martin requested that Mr. Curwick be sent a letter recapping this meeting and reiterating the need to respond to the items in the Plan Commission letter of July 10, 2019. Mr. LaRocque will prepare a letter to be sent to Mr. Curwick.

Chief O'Brien exited the meeting at 8:00 a.m.

- **Tot Lot in Windfield Subdivision** – Mr. LaRocque was asked by Mr. Curwick, who is developing Windfield Estates, about the tot lot that is located next to one of his buildable lots. Mr. LaRocque told Mr. Curwick that the lot has not been improved due to budget constraints. The issue will be referred to the Parks & Recreation Commission.

A motion by Trustee Crockett, seconded by Trustee Dole, to adjourn the meeting at 8:09 a.m. Voice vote: all ayes, no nays. Motion approved.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk