

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, September 9, 2025 – 6:00 P.M.  
Village Board Room**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**READING OF AGENDA - Additions, Deletions**

**APPROVAL OF MINUTES - Corrections, Changes**  
PC Minutes of August 12<sup>th</sup>, 2025

**PUBLIC PARTICIPATION**

**PUBLIC HEARINGS**

1. **PC-SUP 25-02:** Consideration of a request by Envision Unlimited, Inc., Owner, to allow the operation of a small group home on their property located at 493 Parseghian Place. The following Special Use Permit request per the Manteno Code will be considered: Section 9-7B-4; Special Uses Permitted; "Group home, small", as defined in chapter 2 of this title (*GROUP HOME, SMALL: A group home of eight (8) or fewer residents including live in staff*) and provided no other group home is established within six hundred feet (600'), located in the R-1 Single-Family Zoning District.
2. **PC-TEXT 25-01:** Consideration of a request by the Village of Manteno to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statutes for future systems in the Residential, Commercial and Industrial Zoning Districts; and consideration of a request to amend Zoning Chapter 8, Commercial Districts regarding Hotel/Motel uses in the Commercial Zoning Districts.

**OLD BUSINESS**

1. **None**

## **NEW BUSINESS**

1. **Planning Commission Recommendation 25-04:** Consideration of a request by Envision Unlimited, Inc., Owner, to allow the operation of a small group home on their property located at 493 Parseghian Place. The following Special Use Permit request per the Manteno Code will be considered: Section 9-7B-4; Special Uses Permitted; "Group home, small", as defined in chapter 2 of this title (GROUP HOME, SMALL: A group home of eight (8) or fewer residents including live in staff) and provided no other group home is established within six hundred feet (600'), located in the R-1 Single-Family Zoning District.
2. **Planning Commission Recommendation 25-05:** Consideration request by the Village of Manteno to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statutes for future systems in the Residential, Commercial and Industrial Zoning Districts; and consideration of a request to amend Zoning Chapter 8, Commercial Districts regarding Hotel/Motel uses in the Commercial Zoning Districts.

## **UPDATES**

## **COMMENTS**

## **ADJOURNMENT**

To: Planning Commission

From: Chris LaRocque, Village Administrator / Interim Building & Zoning Director

Re: Agenda Items – Regular Meeting – September 9<sup>th</sup>, 2025

**PUBLIC HEARINGS:**

**1. PC-SUP 25-02**

- i) Open Public Hearing
- ii) Explanation of Public Hearing
- iii) Public Comments
- iv) Questions or Comments by Commission
- v) Close Public Hearing

*Consideration of a request by Envision Unlimited, Inc., Owner, to allow the operation of a small group home on their property located at 493 Parseghian Place. The following Special Use Permit request per the Manteno Code will be considered: Section 9-7B-4; Special Uses Permitted; "Group home, small", as defined in chapter 2 of this title (GROUP HOME, SMALL: A group home of eight (8) or fewer residents including live in staff) and provided no other group home is established within six hundred feet (600'), located in the R-1 Single-Family Zoning District.*

**2. PC-TEXT 25-01**

- i) Open Public Hearing
- ii) Explanation of Public Hearing
- iii) Public Comments
- iv) Questions or Comments by Commission
- v) Close Public Hearing

*Consideration of a request by the Village of Manteno to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statutes for future systems in the Residential, Commercial and Industrial Zoning Districts; and consideration of a request to amend Zoning Chapter 8, Commercial Districts, regarding Hotel/Motel uses in the Commercial Zoning Districts.*

**OLD BUSINESS**

None

## **NEW BUSINESS:**

1. **Planning Commission Recommendation 25-04 on the requested Special Use Permit by Envision Unlimited, Inc., Petitioner, and Owner.** *This request comes from the owner of 493 Parseghian Place, who want to operate a small group home in that location. The house is located in the R-1 Single-Family Zoning District, which allows the operation of a small group home if approved by the Village Board via a Special Use Permit. After conducting the public hearing on the Special Use Permit request, the Planning Commission will be asked to make a recommendation to the Village Board.*
2. **Planning Commission Recommendation 25-05:** *The Village of Manteno would like to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statutes for future systems in the Residential, Commercial and Industrial Zoning Districts; and also requesting an amendment to Zoning Chapter 8, Commercial Districts regarding Hotel/Motel requirements in the Commercial Zoning Districts. This update is necessary to allow hotels/motels to be an allowable use in the C-2 District and require a Special Use Permit for the siting of a hotel/motel in the C-1 District. After conducting the public hearing on the Text Amendments request, the Planning Commission will be asked to make a recommendation to the Village Board.*

## **UPDATES:**

cc: Village President and Trustees