

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
December 11, 2018

The meeting was called to order at 6:00 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, George Weiland, Jerry Dole, Emily Fisher-Gentry; John Fetherling; and Francis Smith
Absent:

Attendance: Ryan Marion, Building & Zoning Official; Frank Bradley, Crana Homes; Jeff Jarvis; Ted Virgilio; Kathleen Canali; Barbara Heberly; Trustee Diane Dole; Trustee Todd Crockett; and Court Reporter with Eunice Sachs & Associates.

Pledge of Allegiance – Chairman Smith

Chairman Smith asked for a moment of silence in honor of former commission member Melvyn Marshall who had passed away since this Plan Commission last meeting.

Chairman Smith announced and welcomed the newly appointed member of the Plan Commission, George Weiland. Commissioner Weiland has been a resident of the village since 2001. He is a father of four children and has been an iron worker for 23 years.

Chairman Smith congratulated Commissioner Dole on his retirement from the Manteno Fire Department. Commissioner Dole served for 45 years.

Chairman Smith congratulated Commissioner Gentry on expecting her fourth child in May.

Chairman Smith also congratulated Commissioner Fetherling on his appointment to the Kankakee County Board.

Deputy Village Clerk read Commissioner Fetherling's letter of resignation from the Plan Commission due to his appointment to the Kankakee County Board.

MOTION: A motion by Dole, second by Fetherling, to waive the reading and approve the meeting minutes of June 12, 2018 as presented with no corrections or deletions.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARINGS:

PC-SUP 18-02 - A Public Hearing will be held to consider a request by Frank Bradley, as owner, for a special use permit to revise the P.U.D. agreement in the Phase Two and Three of the previously approved Enclave Subdivision to build a more marketable product. Mr. Bradley is interested in changing his original plan of having fifty-six four unit buildings that are each individually owned to have forty-six two unit duplexes.

The court reporter swore in Frank Bradley, Jeff Jarvis and Ted Virgilio.

Mr. Bradley stated that the Enclave was started in 2008 when the economy was on a downward cycle. Four buildings with four units were built in Phase 1; the units did not sell very well. A foundation for another unit has just been poured this fall with construction to begin soon. Mr. Bradley would like to make some changes to Phase 2 and 3 by building ranch style duplexes and ranch style four units similar to Stonegate, which is located across the street. The density would be decreased to 46 units. This will not be a gated community. Foundations will be slab for Phase 2 & 3. The exterior look would be similar to the units that are located in Phase 1.

Mr. Bradley stated that all common areas will be owned by an HOA. Mr. Jarvis stated that the change in buildings will be a good for the area.

Mr. Marion stated that if the project moves forward the village would like to see the pond condition improved by removing some of the volunteer trees and cleaning up the bank area. Second, a request to maintain the PUE on the plat or add a public access easement for a future walking path. Third, the village would like to have the public sidewalk along South Creek Drive finished from Enclave to the park.

Commissioner Fetherling asked about the sidewalks within the PUD. Mr. Virgilio stated they would be 6' since they are only located on one side of the road.

Commissioner Creek asked about green space from the old plan to this new proposed plan. Mr. Virgilio stated that the coverage plan would be around 2- 3 tenths of an acre more in coverage area than the original plan. There are no changes in the setbacks.

Mr. Virgilio stated that the detention analysis that was done previously at the start of the development showed that the detention area to be oversized. Commissioner McGowan would like to see an updated coverage plan.

Mr. Marion reminded the commission that tonight is a concept plan approval. If the plan moves forward then a plat will be presented at another meeting that will include many of these items.

Commissioner Creek asked if each building will be part of the larger HOA. Mr. Bradley stated that every phase would have their own HOA and then when all phases are completed the entire development would be one HOA. All streets will be privately maintained.

Commissioner Fetherling would like to see pond calculations revisited. Mr. Marion stated that the density is being lowered to 46 units. An extensive study was completed when Enclave was first developed. When the plat is prepared for this phase, the Village Engineer will look at all requirements.

Commissioner Creek asked what the price point may be for these proposed units. Mr. Bradley stated he would like to see low \$200's. Mr. Bradley stated he will probably start by building a few units as spec homes.

Trustee Crockett asked if any of units would be rentals. Mr. Bradley stated that it would be allowed if units could not be sold.

Commissioner Dole asked if any utilities would be located in the attic. Mr. Bradley stated that most utilities would be located on the main floor, but the plans have not been finalized.

Commissioner Fetherling asked if any units will have fireplaces. Mr. Bradley stated that the decision has not been made on whether all units will have fireplaces. Mr. Bradley also stated that the roof trusses will be stick built and the driveways will be asphalt.

There were no further comments from the commission, public or staff.

Chairman Smith closed the public hearing portion of the meeting.

MOTION: A motion by Fetherling, second by Gentry, to approve Plan Commission Recommendation 18-02, A Recommendation approving a Special Use Permit from Frank Bradley, Crana Homes, Inc. (Owner & Petitioner) to consider a Special Use Permit for revised buildings in Phase Two and Phase Three of the Enclave Subdivision. Motion approved 7-0.

MOTION: A motion by McGowan, seconded by Fetherling, to adjourn the meeting at 6:29 p.m.
Voice vote: all ayes.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk