

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
April 13, 2021

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

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

Attendance: Ryan Marion, Building Official; Jeff Jarvis; Ted Virgilio; Frank Bradley with the Enclave

Pledge of Allegiance – Chairman Smith

Chairman Smith welcomed new commission member, Annette Zimbleman. She was appointed after commission member, Sherri Crawford, resigned her position.

MOTION: A motion by Creek ,second by Gentry, to waive the reading and approve the meeting minutes of October 13, 2020 as presented with no corrections or deletions. Motion approved 6-0. Dole absent.

Chairman Smith stated that there was no Public Hearings to be held or Old Business to discuss.

NEW BUSINESS:

PC-SUB 20-05 – A request by Frank Bradley, owner of the Enclave Villas to approve the presented preliminary plat for phases two and three. Mr. Marion gave a brief explanation that back in December 2018, Mr. Bradley was before the Plan Commission to request a change to the existing four-unit plans that had been originally approved for The Enclave. They were requesting duplex units along with a four plex style. During that meeting some suggestions where made and now the developer is back with those changes and is requesting approval for phases two and three.

Mr. Ted Virgilio, Civil Engineer for the Enclave Villa projects, presented history of project. The new proposal would be 46 units instead of 56 units that include both duplex and four-plex designs. An auto-turn analysis was completed to make sure the fire trucks can maneuver the streets. The project is asking for 18’ shared driveways, 25’ between duplexes, 6’ carriage walk on one side of street, and a 200’ radius on streets. These would be the requested variances. These are all similar to the first phase of Enclave.

Mr. Jeff Jarvis, architect for the Enclave Villa project, presented the building renderings. There will be 4 units and 2 units with a mixture of siding and brick.

Commissioner Wieland questioned about backing out or pulling in o the units with a reduced size common drive. Mr. Virgilio did not see a problem.

Commissioner Creek asked if the turn analysis was completed with cars on the street. Mr. Virgilio stated that no cars are allowed to be parked on the street. Commissioner Creek is concerned with

parking spaces. Mr. Virgilio stated that extra spaces will be allowed for the quad units. Three driveways will access South Creek Drive. This street is not a primary route and driveways are allowed on the street.

Commissioner Creek asked about storm water discharge into lake from certain units. Mr. Virgilio stated only sump pumps would be allowed to discharge into lake if not on a slab. The hope that all units will be on slabs. All other units would discharge into the storm drain that is provided around the project.

Commissioner McGowen asked about parking on curve. Mr. Virgilio stated that no parking would be allowed on the curve. The HOA would be responsible for enforcement of no parking violations.

Commissioner Creek asked about sidewalks only being on one side. Mr. Virgilio stated that the sidewalks allowed on one side was agreed to in phase one of the Enclave and the original full development.

Mr. Marion stated that the drainage calculations were redone. The HOA will be responsible for the pond upkeep after the development is completed.

MOTION: A motion by Creek, seconded by Zimbleman, to approve Plan Commission Recommendation 20-11, a recommendation approving the Preliminary Plat and Special Use Permit from Frank Bradley, owner, for the Enclave Villas Phase Two and Phase Three of the enclave Villas Subdivision, Section 9-4-5, Preliminary Development Plan, of the Municipal Code of the Village of Manteno References 9-4-5 Preliminary Development Plan. Motion approved 6-0. Dole absent.

MOTION: A motion by Weiland, seconded by Gentry, to adjourn the meeting at 6:31 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk