

**VILLAGE OF MANTENO  
PLANNING COMMISSION MEETING**

April 2, 2025

The meeting was called to order at 6:01 p.m.

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

Attendance: Chris LaRocque, Village Administrator, Trustee Dole, Trustee Gesky, and Trustee CJ Boudreau

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Zimbleman, second by Weiland, to waive the reading and approve the meeting minutes of March 11, 2025, as presented with no corrections or deletions. Motion approved 4-0. Dole and Smith abstained. Gentry absent

**PUBLIC PARTICIPATION:**

Paul Motel- requested plans to be put on hold until the next administration is sworn in  
David Kuiken  
Amanda Piker

Bob Forsythe- requested to table plans until new administration  
David Bergdahl- asked if they were going to be allowed to ask questions after each presentation

Chairman Smith opened the Public Hearing portion of the meeting.

**PC-VAR 24-04: -** The public hearing is to consider a request by Nathan Donovan, (Petitioner) and Greatest Good, LLC (Owner), For Title 9 Zoning, Chapter 7, Article number, D-8(A), Minimum lot area, in the R-3 Multi-Family Residential District, for the property located at 175 N. McGuire Drive, Manteno, Illinois 60950

Sarah Metina property manager for Meadow Brook Apartments, requested variance to convert an office into a studio apartment.

Commissioner Weiland made a recommendation to fix the parking lot. Ms. Metina said they have been doing patching and plan to resurface the parking lot. Commissioner McGowan asked Mr. LaRocque if there was a need for any permits. No additional permits would be needed.

Public participation:

There was a discussion with multiple residents asking questions and the property manager who answered all their questions. John Fitz was upset that his daughter was being evicted from the apartment. The manager of the apartment responded to Mr. Fitz's concerns.

Chairman Smith opened the second public hearing

**PC-ZON 24-01:** This public hearing is to consider a request by Martin Rentals CJM, LLC, (Owner) to have 72.34 acres of real property located southwest of the 7000N Road and 1000E Road in unincorporated Kankakee County, Illinois, zoned I-2 Heavy Industrial upon annexation to the Village of Manteno.

Mr. Ken Carlson, attorney for Tom Martin, explained there is a 72 acre parcel that is currently farm ground and there are no improvements on that parcel. There are no contracts, and no discussions with anyone with respect to that parcel. The idea to annex the parcel was because of the opportunity presented when the boundary line changed it gave Mr. Martin and his family the opportunity to bring that piece of property into Manteno where he wants to be. The benefit in doing so would help with the improvement and development of 1000 E Road and give the taxes to the Village. If the property would be developed in Manteno they would be under the ordinances in The Village of Manteno as they exist whenever it is developed. An Annexation agreement was presented to the Village Attorney and staff, there are no freebies, or passes on ordinances. The intent is when it comes time to develop this if there is a development that comes for this property, they will be back in front of the Planning Commission seeking that development.

Public participation:

There was a discussion with multiple residents asking questions that were answered by Mr. Carlson and Mr. Martin, and Mr. LaRocque.

Commissioner Smith closed the public hearing portion of **PC-ZON 24-01**.

**OLD BUSINESS:**

MOTION: A motion by McGowan seconded by Weiland, to approve Plan Commission Recommendation 24-04, a recommendation approving a variance for Title 9 Zoning, Chapter 7, Article number, D-8(A), Minimum lot area, in the R-3 Multi-Family Residential District, for the property located at 175 N. McGuire Drive, Manteno, Illinois 60950. Motion approved 6-0. Gentry absent

**NEW BUSINESS:**

MOTION: A motion by McGowan, seconded by Weiland, to approve Plan Commission Recommendation 24-05, a Consideration of a request by Martin Rentals CJM, LLC, (Owner) to have 72.34 acres of real property located southwest of the 7000N Road and 1000E Road in unincorporated Kankakee County, Illinois, zoned I-2 Heavy Industrial upon annexation to the Village of Manteno. Motion approved 6-0. Gentry absent.

**UPDATES:**

MOTION: A motion by McGowan, seconded by Weiland, to adjourn the meeting at 6:51 pm.  
Voice vote: All ayes, no nays.

*Minutes respectfully submitted by Dawn Gesky*

*Meeting was audio recorded.*