

**VILLAGE OF MANTENO
PLANNING COMMISSION MEETING**

August 10, 2021

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, Annette Zimbleman and Francis Smith
Absent:

Attendance: Ryan Marion, Building Official; Trustee Diane Dole; Chief Scott O'Brien, Manteno Fire Department; Liz Hofmeister; Rob & Kelley Eakins; Carl McQueen, Eric Carlson, Greg Olejarz; Mr. Dave Grady, attorney; Chloe Nash

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Creek, second by Gentry, to waive the reading and approve the meeting minutes of April 13, 2021 as presented with no corrections or deletions. Motion approved 7-0.

Chairman Smith opened the Public Hearing portion of the meeting.

The first public hearing is to consider a request by Mitesh Patel, owner, for a Special Use Permit from the Village Ordinance 9-8(B)-4 for a drive-in/thru on their property located at the northwest corner of County Highway 9 and Rt. 45/52 in the C-2 Commercial Zoning District.

PC-SUP 21-01 – Mr. Eric Carlson, VCA Architects, the architect for the project was present. He presented a board rendering for the members to view. This will be a standalone building with an outdoor seating area. The project proposed will have a double drive-thru with a pay window and a pick-up window. The current Dunkin, that is across the street, will move to the new building. Commissioner Creek asked about how many cars can be serviced at one time. Mr. Carlson stated that the area could service up to 14 cars, but a normal Dunkin drive-thru is around 7-8 cars. The parking would not be impeded. The entrance off County Highway 9 will be a shared access. The application for curb cuts to Rt. 45/52 for an entrance has been submitted to IDOT.

There were no more questions or comments from the public or commission members.

Chairman Smith closed this public hearing at 6:10 pm.

The second public hearing is to consider a request by the Village of Manteno to have 10 acres of real property located at 3000 North Maple Street be re-zoned to C-2 Commercial.

PC-REZ 21-01 – The property will be the area for a new Public Works facility. Mr. Marion stated that the village had looked at numerous pieces of property but had chosen this property as the property that fit the village's needs. The village is in the very early stages of development. Mr. Greg Olejarz, 10449 N. Maple, commented that when he purchased his property over a year ago, he wanted to re-zone the property so he could run a shop from his property. He stated that the

village told him no since the area was zoned R-1, Residential. He is frustrated. Mr. Marion responded to Mr. Olejarz and stated that under Mr. Olejarz current zoning he cannot have a mechanic shop, but if he wanted to rezone he would need to follow the same process that the village is doing at this time. Mr. Marion also stated that Mr. Olejarz was notified when, as required by law, the village requested the zoning change, not when purchasing the property. Mr. Marion stated the village will continue to keep Mr. Olejarz informed as the process moves forward.

There were no comments or questions from the public or commission members.

Chairman Smith closed this public hearing at 6:19 pm.

Chairman Smith opened the last public hearing considering a request from Chloe Nash, petitioner, DBA Inspiring Minds Academy for a Special Use Permit from the Village Ordinance 9-8(B)-4 for a childcare center/daycare on property located at 1004 Lincoln Drive in a C-2 Commercial Zoning District.

PC-SUP 21-02 – Mr. Dave Grady, Lattas Law Office, attorney for Ms. Nash presented the proposal for a daycare facility. He stated that Ms. Nash has six years of experience in the childcare industry. There are currently two (2) licensed daycares in Manteno and Ms. Nash feels that Manteno can use another facility. There are 10 parking spaces for parents to drop off and pick-up children. A significant grass area exists for outdoor play. Ms. Nash has a current facility in Monee, but this facility will be closed and moved to Manteno if the special use permit is approved. Mr. Grady presented the green notification cards for proof of notification to the neighbors. Trustee Creek asked about having the two lots combined into one lot to allow the use of playground equipment on the vacant lot. The State will have to see the building before they can license the facility. This was the first step in the process.

There were no further comments or questions from the public or commission members.

Chairman Smith closed the public hearing at 6:29 pm.

NEW BUSINESS:

MOTION: A motion by Dole, seconded by Weiland, to approve Plan Commission Recommendation 21-01, a recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 8, Special Uses Permitted, Article Number, B-4, Drive-In/Thru, in C-2 Commercial Zoning, for the property located at the northwest corner of County Highway 9 & Highway 45/52, Manteno, Illinois. Motion approved 7-0.

MOTION: A motion by McGowan, seconded by Gentry, to approve Plan Commission Recommendation 21-02, a recommendation of the Plan Commission of the Village of Manteno for the zoning of 10.00 acres of land located at 3000 North Maple Street which is currently zoned as R-1 Residential to C-2 Commercial, in the Village of Manteno. Motion approved 7-0.

MOTION: A motion by Zimbleman, seconded by Creek, to approve Plan Commission Recommendation 21-03, a recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 8, Special Uses Permitted, Article Number, B-4, Child Care Center/Daycare, in C-2

Commercial Zoning, for the property located at 1004 Lincoln Drive, Manteno, Illinois. Motion approved 7-0.

MOTION: A motion by McGowan, seconded by Weiland, to adjourn the meeting at 6:29 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Sheila Martin, serving as interim clerk during meeting and typed by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.