

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
December 10, 2024

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

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

Attendance: Chris LaRocque, Village Administrator, Trustee CJ Boudreau, Trustee Joel Gesky,
Ken Carlson, Attorney for Curwick V.

With the absence of Chairman Smith, Commissioner Creek chaired the meeting.

Pledge of Allegiance – Commissioner Creek

Commissioner Creek announced that if anyone was in attendance concerning 707 North Locust and the request to add vehicle rental should note that the requestor had pulled their application and the request would not be heard at tonight's meeting.

MOTION: A motion by McGowan, second by Weiland, to waive the reading and approve the meeting minutes of May 14, 2024, as presented with no corrections or deletions. Motion approved 4-0. Dole, Gentry and Smith absent

Commissioner Creek opened the Public Hearing portion of the meeting.

PC-SUP 24-02 – A public hearing is being held to consider a request by Curwick V, LLC, owner, to consider an amendment to the existing Special Use Permit (Ordinance 24-07), Village Code 9-8B-4(A), Special Uses to allow the subdivision of a portion of Lot 22 and request the allowance of a drive-in window on property described as a portion of Lot 22, South Creek Drive, Manteno, IL in the C-2 Commercial Zoning District.

Mr. Ken Carlson, the attorney representing Curwick V, LLC, was present and gave a brief overview of the proposed project. This would be a one lot subdivision with an approximate lot size of 28,633 square feet. The approval of the Special Use Permit would allow the end user, Dominos Pizza, to install a drive-through window on the north side of the proposed building within that lot.

PC-VAR-24-01 - Commissioner Creek also stated that the public hearing also included variance requests to 9-8-8(A), minimum lot area and 9-8-8(B), minimum lot frontage for the same Lot 22 on South Creek Drive. The requests are an eleven thousand three hundred sixty-seven square foot (11,367 s/f) variance for minimum lot area and a seven-foot (7') variance for minimum lot frontage. The lot has been sized to meet the owners needs that is why the variances are being requested.

Commissioner Creek asked for any comments from the public.:

George Reichardt stated that he felt that there were enough pizza stops in the village and adding another one would harm the ones that are already doing business in the village. He also stated that the drive-thru may cause traffic issues on South Creek Drive.

Francine Fatima stated that the village has no concern for the area by allowing for a business to be built on the green grass area. She also is concerned about safety with the school being so close to the proposed site.

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

Commissioner Creek closed the public hearing portion of the meeting.

OLD BUSINESS: None

NEW BUSINESS:

MOTION: A motion by Weiland, seconded by Zimbleman, to approve Planning Commission Recommendation 24-02, A Recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 8, Commercial Districts, Article Number, B-4, Special Uses permitted, for the property located at Lot 22 South Creek Drive, Manteno, Illinois 60950. Motion approved 4-0. Dole, Gentry and Smith absent

MOTION: A motion by Zimbleman, seconded by McGowan, to approve Planning Commission Recommendation 24-03, A Recommendation approving Variance from Title 9, Zoning, Chapter 8, Commercial Districts, Article Number 8(A), Minimum Lot Area, and 8(B) Minimum Lot Frontage, for the property located at Lot 22 South Creek Drive, Manteno, Illinois 60950. Motion approved 4-0. Dole, Gentry and Smith absent

UPDATES: None

MOTION: A motion by McGowan, seconded by Weiland, to adjourn the meeting at 6:12 pm. Voice vote: All ayes, no nays.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.