

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
December 12, 2023

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

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

Attendance: Ryan Marion, Building Official, Jakob Knox, Marketing Director

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

PUBLIC PARTICIPATION:

Francine Fatima – Ms. Fatima asked if the high taxes, lack of housing and the Gotion plant would encourage people to move to Manteno. Ms. Fatima does not understand the benefit to our community. Ms. Fatima stated that there are plenty of businesses and there is no need for new businesses. Ms. Fatima was against the vote to change the zoning.

Paul Motel – Mr. Motel wanted to speak on taxes. Mr. Motel stated that the Gotion plant is not being taxed enough to handle any of the improvements that will be needed in our schools and for first responders.

Mike Barry – Mr. Barry stated he is not right that one person or one group of people can dictate how a community runs. When do the residents get a break from taxes.

Robert Forsythe – Mr. Forsythe asked if the Gotion deal was a done deal. There is no communication.

MOTION: A motion by Zimbleman, second by Weiland, to waive the reading and approve the meeting minutes of November 21 & 27, 2023 as presented with no corrections or deletions. Motion approved 6-0. Creek absent.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARINGS:

PC-SUP 23-01 – A request by Urban Prairie Community Church for a Special Use Permit from the Village Ordinance 9-8-B(4), drive-in/thru, on their property located at 3939 South Creek Drive, Manteno, IL in the C-2 Commercial Zoning District.

Mr. Dan Hoffmeister, representative of Urban Prairie Community Church, gave a short presentation on the church and why they are asking for a special use permit to install a drive-in/thru. The building and church will have a coffee house feel. The drive-thru would be able to serve the community in offering coffee/tea along with other services. They may partner with area businesses, so they are not in competition. The hours have not been set, but it hopes to be open seven days a week. The building will also be used for other activities as they have a gym.

Proof of mailing of the notices of the public hearing to adjacent landowners was submitted for the file.

Questions from the public –

Mr. Forsythe asked how many people are in the church. Mr. Hoffmeister stated that there are 50 people meeting in small groups at this time. Services have not started yet, as this is a new congregation.

Mr. Forsythe asked why have a drive-thru? Mr. Hoffmeister stated that the church wants to serve the community.

Mr. Forsythe asked will there be a charge for the coffee/tea? Mr. Hoffmeister stated that has not been decided – if they accept donations, it will be considered a tax-exempt entity. If there is a cost to the product, it will be considered a business.

Mr. George Reichardt asked what type of signage will be placed on the building. Mr. Hoffmeister stated that there are plans for signage to advertise the coffee house.

Mr. Reichardt asked if they would be in competition with other coffee businesses in town. Mr. Hoffmeister stated that they have been in contact with The Well about potential partnerships.

Commissioner Weiland asked if the product sold would only be coffee and tea. Mr. Hoffmeister stated that at this point it will be only coffee, tea, and other beverages. Food is not considered at this time. Mr. Weiland asked if it was manned by volunteers or employees? Mr. Hoffmeister stated it will primarily be volunteers.

Commissioner Gentry asked about traffic patterns. Mr. Hoffmeister stated that the lane would wrap around the building and would not inhibit traffic flow from South Creek Drive.

Commissioner Dole asked if there will be a need for construction to install the drive-thru window. Mr. Hoffmeister stated that yes, a small addition will be needed to create the drive-thru window. The church will work with the village building department with the process. The plan is to try to open in early 2024.

Commissioner Zimbleman stated that she has toured the building and impressed with the activities that are being planned. It is a safe environment for people of all ages.

Mr. Hoffmeister stated that there are sports leagues that are benefiting from the use of the building already. They would like the building to be an active community building.

Mr. Marion stated that the staff is pleased with the plan. The repurposing of the building is a positive for the community. There will be no traffic or pedestrian issues. The village staff recommends the approval of the special use permit.

There were no other questions or comments from the commission members or public. Chairman Smith closed the public hearing.

OLD BUSINESS: None

NEW BUSINESS:

MOTION: A motion by Weiland, seconded by Gentry, to approve Planning Commission Recommendation 23-04, 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 393 South Creek Drive, Manteno, Illinois. Motion approved 6-0. Creek absent.

Motion by McGowan, seconded by Zimbleman to adjourn the meeting at 6:35 pm.

Minutes respectfully submitted by Sheila Martin, and typed by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.