

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
May 10, 2022

The meeting was called to order at 6:02 p.m.

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

Attendance: Ryan Marion, Building Official; Kenneth Volanti, Curwick Builders; Jeffrey Coster and Lori Matlock-Coster, One Step Install Shop

In the absence of Chairman Smith, Commissioner Creek served as Interim Chairman and called the meeting to order.

Pledge of Allegiance – Interim Chairman Creek

MOTION: A motion by McGowan, second by Zimbleman, to waive the reading and approve the meeting minutes of April 12, 2022 as presented with no corrections or deletions. Motion approved 5-0. Gentry and Smith absent.

Interim Chairman Creek opened the Public Hearing portion of the meeting.

PC-SUP 22-01 – The public hearing is to consider a request by Jeffrey Coster as the Petitioner for two Special Use Permits from 9-10C-3(B) for Automobile Repair and Equipment Sales for property located at 370 South Locust Street.

Mr. Coster gave a brief overview of the proposed project. Mr. Coster currently builds police squad cars for various municipalities in the area, and he would like to expand his business to include auto repair and small engine repairs. He would also sell used small lawn mowers.

Mr. Marion provided a staff opinion. There are no issues, and the village staff feels that this is a beneficial use for the property.

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

PC-VAR 22-01 – The public hearing is to consider a request by Jerry Curwick (owner), for a variance from 8-1-19(E)2 Residential Garages, Maximum Size in the R-1 Residential Zoning District on a proposed new construction home located at 1734 Condor Drive.

Mr. Kenneth Volanti was present on behalf of Curwick Builders. Mr. Volanti stated that they are requesting an additional 131 square feet to the garage. The additional space has been requested by the owner of the house.

Mr. Marion stated that the Village believes this request does not interfere with the appearance of the home from the outside due to the client removing living space for additional garage space.

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

PC-REZ 22-01 – The public hearing is to consider a request by Mitesh Patel (owner) for a re-subdivision plat in the C-2 Commercial Zoning District on their property located at 2803 W. Division Street.

There was no one present on behalf of the owner to speak to this request.

Mr. Marion stated that the Village is not in favor of this request. This re-subdivision would create a non-conforming lot. Since there are no plans yet for this area, Mr. Marion feels that this request is premature.

Commissioner Creek stated that creating a non-conforming lot should only be considered if there are some sort of need or plans for the area. Commissioner Weiland agreed.

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

Interim Chairman Creek closed the Public Hearing portion of the meeting.

OLD BUSINESS: None

NEW BUSINESS:

MOTION: A motion by McGowan, seconded by Weiland, to approve Plan Commission Recommendation 22-01, a recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 9, Special Uses Permitted, Article Number C-3(B) Automotive Repair, and Equipment Sales in FB-1 Zoning District for the property located at 370 South Locust Street, Manteno, Illinois 60950. Motion approved 5-0. Gentry & Smith absent.

MOTION: A motion by Zimbleman, seconded by Dole, to approve Plan Commission Recommendation 22-02, A recommendation approving a Variance from Title 8, Building Regulations, Chapter 1, Residential Garages, Article 8-1-19 (E)2, Maximum Size of Garages, for the property known as 1734 Condor Drive, Manteno, Illinois. Motion approved 5-0. Gentry & Smith absent.

MOTION: A motion by Weiland, seconded by Dole to approve the Plan Commission Recommendation 22-03, approving a Re-subdivision Plat allowed on the property located at 2803 West Division Street, Manteno, Illinois in the C-2 Commercial District. Motion did not pass. 0 Yeas 5 Nays. Gentry & Smith absent.

There were no updates from staff.

A motion by Dole, seconded by Weiland, to adjourn the meeting at 6:11 p.m.

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

Meeting was audio recorded.