

**VILLAGE OF MANTENO
PLANNING COMMISSION MEETING**

November 21, 2023

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

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

Attendance: Ryan Marion, Building Official, Chris LaRocque, Village Administrator, and Joe Cainkar, Village Attorney

Due to the Public Hearing for the rezoning of 333 South Spruce Street, the meeting was held at the Manteno Elementary School Gymnasium at 555 West Cook Street, Manteno, IL. There was a large crowd present. The meeting had a court reporter present. The meeting was also videotaped by Pathfinder, Kankakee, IL. *(A copy of the court reporter transcript and video tape will be maintained by the village)*

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Weiland, second by Creek, to waive the reading and approve the meeting minutes of September 12, 2023, and approve them as presented with no corrections or deletions. Motion approved 7-0.

MOTION: A motion by Creek, second by Weiland, to approve the Plan Commission of the Village of Manteno Rules of Procedure for the Public Hearing concerning the Application of Gotion, Inc. to change the Zoning of the property located at 333 South Spruce Street, Manteno, Illinois from I-1 Light Industrial to I-2 Heavy Industrial. Motion approved 7-0.

Chairman Smith and Deputy Village Clerk Darla Hurley, as secretary, signed the Rules of Procedure.

PUBLIC PARTICIPATION: Chairman Smith asked for any public participation for items or matters not listed on the agenda. There was no public participation.

PUBLIC HEARINGS: Chairman Smith opened the Public Hearing on the application PC-REZ 23-01 concerning a request by Transform Manteno IL LLC (owner) and Gotion, Inc. (applicant) to change the zoning of the property located at 333 South Spruce Street from I-1 Light Industrial to I-2 Heavy Industrial.

Village Attorney Joe Cainkar gave an explanation on procedures for the public hearing. The Plan Commission has the application for rezoning, certificate of notice of publication for the public hearing and certified receipts of notice to nearby landowners that are considered part of the record. No interested parties stepped forward to speak.

Village Attorney, Joe Cainkar, asked those who wish to speak during the public hearing portion of the meeting to stand and be sworn in by the court reporter. A large group of individuals were sworn in.

For the applicant, Mr. Mark Kreusel, Vice President of Manufacturing for the Manteno Gotion plant gave a presentation on what will be manufactured at the Manteno plant. Klaus Gohde, from the Gotion German plant gave a short presentation on the same type of plant that is almost operational in Germany. Also present from Gotion were Martin Paine, R & D Director, Ohio; Tim Quintas, Project Engineer; John Hoeft, Sales Director; and Mohamad Ali-Zeitoun, Senior Production Manager for Manteno.

Mr. Chris LaRocque read a report from Chief Scott O'Brien, Manteno Fire Protection District, dated November 6, 2023, on his observations from visiting the Gotion Germany Plant. (*see packet*)

Chairman Smith opened the floor for public comments.

Mr. Robby Dube, attorney for Concerned Citizens of Manteno, asked a few questions of the applicants. Mr. Dube stated that the current village codes do not allow for this type of usage in the I-2. A letter to Chairman Smith detailing the objections to the zoning change was entered into the record. Mr. Dube encourages the commission to not approve the zoning change, or the village will be exposed to legal risks if approved.

The following individuals also spoke in opposition or in support of the zoning change.

Dolly Carson, resident, spoke in opposition to the zoning change.

Cornel Dardin, Jr. Southland Black Chamber of Commerce spoke in support of zoning change.

Theresa King-Verzal, resident, spoke in opposition to the zoning change.

Julie Hoda, resident, spoke in opposition to the zoning change.

Susan Wilken, resident, spoke in opposition to the zoning change.

Sharon Calabria, resident, spoke in opposition to the zoning change.

Tom White, construction member, spoke in support of the zoning change.

Steve Macgruder spoke in support of the zoning change.

Patrick Young, IL Local 150, spoke in support of the zoning change.

David Bergdahl, resident, spoke in opposition to the zoning change.

Karen Brzedicki, resident, spoke in opposition to the zoning change.

Helen Flores, resident, spoke in opposition to the zoning change.

Mike Barry, resident, spoke in opposition to the zoning change.

Diane Power, resident, spoke in opposition to the zoning change.

Brian Dahlman, Union Representative, spoke in support of the zoning change.

Phil Kambic, Riverside Hospital, spoke in support of the zoning change.

Ron Drummond spoke in opposition to the zoning change.

Mark Hodge, Mayor of Hopkins Park, spoke in support of the zoning change.

Steven Hunter, County Board member, spoke in support of the zoning change.

Amanda Piker, resident, spoke in opposition to the zoning change.

Wilma Swanson, resident, spoke in opposition to the zoning change.

Jillian Rojas, resident, spoke in opposition to the zoning change.

Joe Strong, BA for Plumbers Local 130, spoke in support of the zoning change.

Mike McNally, Counselor for IIIFC, spoke in support of the zoning change.

Ryan McHeffey, resident, spoke in opposition to the zoning change.
Theodis Pace, NAACP, spoke in support of the zoning change.
Shannon Dockery, resident, spoke in opposition to zoning change.
Keri Rolniak spoke in opposition to the zoning change.
Carl Baldassarra, WJE Associates, Fire Protection Engineer, Northbrook, IL. He is a representative from the company that has been hired to design a sprinkler system. He stated they will be building a robust system.
Bill Barnes, resident, spoke in opposition to the zoning change.
Richard Clemson, Peotone, spoke in opposition to the zoning change.
Annette LaMore, resident, spoke in opposition to the zoning change. She presented a petition against building an EV Plant in Manteno to be placed into the record.
Tim Kenney, Prairie Materials, are not opposed to the facility, but would like to discuss any issues with Gotion concerning the proposed project.
Larry Shedwill Jr., resident, spoke in opposition to the zoning change.
Kelly Kircher, resident, spoke in opposition to the zoning change.
Bob Forsythe, resident, spoke in opposition to the zoning change.
David Kuiken, resident, spoke in opposition to the zoning change.

Chairman Smith announced a ten-minute break at 9:28 pm. After the end of the break the public comment portion of the meeting was allowed to resume.

Pat Daly, resident, spoke in opposition to the zoning change.
Anna Kiminski, resident, spoke in opposition to the zoning change.
Denise Nicholson, resident, spoke in opposition to the zoning change.
Frank Presto, resident, spoke in opposition to the zoning change.
Diane Baker spoke in opposition to the zoning change.

There were no more public comments

Mr. Marion read a statement and report on his visit to the Germany Gotion plant.

Ms. Angela Morrey with the Kankakee County Economic Development reported on her findings about her visit to the Germany Gotion plant. Ms. Morrey explained that the Non-Disclosure Agreement that has been spoken about was through the ILDCEO and a consultant, Jones Langley LaSalle (JLL). Gotion hired JLL during the site selection process. JLL entered into the NDA with ILDCEO during the site selection process. The Kankakee County Economic Development was added to the NDA along with four other organizations during the site selection process. The Village of Manteno nor any village official in any form of capacity entered into an NDA with Gotion. Ms. Morrey presented a copy of the NDA to be placed in the records.

Ms. Morrey stated that Kankakee County is ranked #3 in the country for small manufacturing hubs.

Chairman Smith stated that this would be the final chance for public comments because on Monday, November 27, 2023, there will not be chance for anyone to speak. Mr. Rondy LaMore spoke in opposition to the zoning change.

Chairman Smith asked if the commission members had any questions.

Mr. Cainkar asked Mr. Marion to explain the uses of the adjacent properties. Mr. Marion presented and explained the current zoning map showing the zoning of the properties located around the property in question. The village does have a Comprehensive Plan from 2006. Mr. Cainkar asked Mr. Marion about the quarry located west and south of the property in question. Mr. Marion stated that the quarry is not located within the village limits, but if it were it would be zoned I-2 with a special use permit.

Commissioner Gentry asked about fires at the Germany Gotion plant. Mr. Gohde stated that the plant was not operational yet. Mr. Ali-Zeitoun stated that line technology can detect potential fires and gave further explanation on how the cells can be handled if there were to be a fire. He also explained Phase 1, Phase 2, and Phase 3 process. Phase 1 and Phase 2 are considered assembling, and Phase 3 is manufacturing.

Ms. Gentry asked about the history of the zoning of the property. Mr. Marion stated that the building was formally used as a warehouse which falls within the I-1 zoning.

Commissioner Dole asked would the fire suppression expose anyone to synthetic graphite. Mr. Brent Kapelski, Industrial Architect for this project. Mr. Kapelski looks at building codes for definitions of “toxic” and “highly toxic”. These definitions are universally agreed upon by OSHA, the National Fire Association and fire codes. Mr. Kapelski will review all codes as they design the project, and they will also look at the SDA sheets. Mr. Kapelski stated that synthetic graphite is not considered “toxic” or “highly toxic” under the definitions. Mr. Kapelski also investigated the F500 fire extinguishers and whether the use of these extinguishers would be considered dangerous. Mr. Kapelski stated that they are not considered “toxic” or “highly toxic”. Mr. Kapelski stated that his company looks at these types of items since they put their stamp on the drawings.

Commissioner Wieland asked about what happens to the water in the dunk tank if a cell is put into it to prevent a fire. Mr. Ali-Zeitoun stated that a third-party company would remove the water and handle it according to the EPA regulations. Commissioner Wieland asked how long does it take to put out a fire in one of the cells. Mr. Ali-Zeitoun stated that it can usually take less than five minutes.

Commissioner Creek asked about storage of the cells. Mr. Ali-Zeitoun stated that the facility would only build cells that are sold. As soon as the cells are assembled, they are sent to the buyer. Commissioner Creek asked about thermal run away and the time frame is needed to react to this type of situation. Mr. Ali-Zeitoun stated employees are trained for all types of situations with either the F500 fire extinguishers or if needed the sprinkler system. Commissioner Creek asked if there was an engineer’s estimate on how many cells could be defective or cause a fire. Mr. Gokhan Tektas, Project Manager with Gotion, stated that in his experience that he saw a cell fire three times in a year of manufacturing. All three times were in a low-level incident.

Chairman Smith advised the applicant and the attorney for the Concerned Citizens of Manteno that they can submit a recommendation for consideration to the Village Attorney by Friday, November 24th. The meeting will be reconvened on Monday, November 27, 2023, at 6:00 pm at 555 West Cook Street. Chairman Smith emphasized that there will not be any public comment at that time. The meeting is only to consider the findings of fact.

MOTION: At 10:46 pm. a motion was made by Zimbleman, second by Gentry, to recess the meeting until Monday, November 27, 2023, at 6:00 p.m. at the Manteno Elementary School Gymnasium. Motion approved 7-0.

At 6:00 pm on November 27, 2023, Chairman Smith the reconvened the special meeting of November 21, 2023, to order.

Pledge of Allegiance – Chairman Smith

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

Chairman Smith stated that Plan Commission was provided two draft recommendations. One from Gotion and one from the Concerned Citizens of Manteno. Chairman Smith asked if there were any changes or deletions needed for either recommendation. There were none from the commission. Chairman Smith asked for a motion for either recommendation.

MOTION: A motion by Creek, second by McGowan, to approve Plan Commission Recommendation 23-03, Findings of Fact and Recommendation of the Plan Commission of the Village of Manteno on the Petition for Rezoning of the Property located at 333 South Spruce Street, Manteno, Illinois consisting of approximately 112 acres of land, from I-1 Light Industrial to I-2 Heavy Industrial. No discussion. Motion approved 7-0.

Chairman Smith stated that the recommendation will be forwarded to the Village Board for their consideration at their regularly scheduled meeting on Monday, December 4, 2023.

MOTION: A motion by McGowan, second by Creek, to adjourn the meeting at 6:03 pm.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.