

.VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
Tuesday, September 9, 2025

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

Pledge of Allegiance –Commissioner Paul Motel

Roll Call: Present: Paul Motel, Hupe, Dole, Emily Fisher-Gentry and Dan McGowan
Absent: Creek and Weiland

Attendance: Mayor LaMore, Trustee Peggy Vaughn, Trustee Barry, and Chris LaRoacque Village Administrator and Deputy clerk Melissa Gay

APPROVAL OF MINUTES:

MOTION: A motion by Fisher-Gentry, second by McGowan, the reading and approve the meeting minutes of August 12th, 2025 with no corrections or deletions. Motion approved. 4-0 Dole abstained. Creek and Weiland absent.,

PUBLIC PARTICIPATION: Lisa Nevel spoke with concerns and is opposed of the group home: Lisa Nevel 571, Leahy lives 5 houses down from 493 Parseghian Place, Lisa presented 56 signatures/petition and handed a copy to the Chairman Motel. 56 signatures of surrounding neighbors who will be affected and oppose the group home on 493 Parseghian Place. Lisa stated she never received any notification in the mail about the upcoming group home.

NOTE: Once one individual (Lisa Nevel) spoke during public participation, Chairman Motel realized that it was involving the matter before us, they were made aware that there will be a public hearing portion and an opportunity for them to speak on the matter and that's when they should speak not during public participation.

Chairman Motel opened the Public Hearing portion of the meeting.

Public Hearings:

1. **PC-SUP 25-02:** Consideration of a request by Envision Unlimited Inc, Owner to allow the operation of a small group home on their property located at 493 Parseghian Place. The following special use permit request per the Manteno Code will be considered: Section 9-7B-4; Special Uses Permitted;" Group Home, small", as defined in chapter 2 of this title (GROUP HOME, SMALL: a group home of (8) or fewer residents including live in staff) and provided no other group home is established within six hundred feet (600), located in the R-1 Single- Family Zone District.

1. Mark McCue the petitioner. The CEO of Envision Unlimited Introduced Himself We're a nonprofit organization that traces its history back 75 years. We provide services and support to people with intellectual and developmental disabilities in

many parts of the state. First time we are attending to have a group home here in Manteno, we're responsible for just about 100 homes across the state. Our group home Community Integrated Living Arrangement or CILA is designed for four people with intellectual and developmental disabilities. People with lipid cognitive functioning, Down syndrome, Autism, Cerebral Palsy. Our mission is to help people live meaningful lives with support in the community really these are people with disabilities who just want to have a life like everyone else with Professional staff. Not a halfway house or drug rehab house. He then handed the podium to Mike Jersey.

2. Mike Jersey- explain what the operation of the group home does, its opportunity for people who really want to live full and abundant life in the community. People with developmental and intellectual disabilities that often need extra support to be able to live independently. What we do with the people that we serve and support is that we work with them in various ways to address their needs of independence and their needs of everyday living whether that comes from learning how to cook in their own kitchen, going out into the community and learning how to shop/work and function in society with independence.
3. Alexis- An employee Registered Nurse also a resident of Manteno. I work with them to provide support with medical care to make sure that they receive adequate choice and who their medical providers are and they have input in that as well. Alexis is thrilled to hear about CILA coming to Manteno. As an employee Alexis recommended the company.
4. Sandy Chiz- NO. Lives three houses from the supposed group home and is opposed. Says, she has done her research on the company and found bad reviews and that they would be a non for profit and not pay property taxes. Is concerned of the location for group home and that there won't be enough room for parking for employees/visitors. My research found Inspector General Illinois Department Human Services complained against the company through 7 to 25 last year ,172 companies listed your company Envision Unlimited had the second most complaints. Question what happens to the property if the business fails?
5. Francine Fatima-NO. Does not want a private home turned into a group home.
6. Theresa Dretrich- NO. 460 Parseghian is against group home does not want her block turned into a Guinea pig test center for a group home worried about the kids who play on her block, worried of their safety because of the mentally ill and unforeseen incidences. She mentioned that the neighbor who lives next door to the group home never received anything in the mail notifying them of what was happening. Emphasized this is not appropriate location for this group home.
7. Kathy Riberdy- NO. Says no to rezoning raises serious questions of what will happen to the home if no longer a business and who's responsible for when things go wrong.
8. Cheryl Miller- NO. Located two houses down from the group home is also worried about traffic and this is not a good location, brought up how they will not pay property taxes and is concerned of visitors, deliveries, traffic and employees.
9. Charlotte Triolo- NO. 329 Eagles landing. Express opposition to the group home talked about her bad experiences in the past living next to a group home.
10. George Reichardt- YES. Shared his story of his 15year old grandson with disability. He understands why a group home.

11. David Bergdahl- Yes. 269 S. Main is in favor but with restrictions. Has two autistic children and explains how some with special needs are afraid to leave the house probably more scared of the neighbors than the neighbors are of them. David thinks that this is something our community needs.
12. Joel Rupezak- NO. 519 Holtz approximately 50 feet from the group home. Stated a fact that the company has 64 Violations against them. Mentions that he bought his home as a single-family home and that's what these homes are intended to be for single families not a business and mentioned the zoning.
13. Janet Dampitz- NO. Says no does not want a group home and doesn't agree with them not paying property taxes, it's a non-for-profit business. Worried about the security of her neighborhood and says she was never notified.
14. Maria Dufrain- NO. Lives on the opposite corner. Worried about the security of the children in the neighborhood. Says, she's worried about her property value going down. Manteno is not the place her block is not the place for this home. Why would Envision purchase this home in a single-family residential area without having prior approval to rezone this and do what they want to do? I want to know why everybody within 5-6 houses of this did not get a certified letter we did not we had to find out from a neighbor or I wouldn't even know to be here.
15. Brian Nix- NO. 490 Parseghian. Lives across the street from the group home. Is upset about a house being rezoned in the middle of his block and being turned into a group home. Is worried about who will live in the home and is worried about his children walking to and from school.
16. Kathryn Walters- NO. 483 Parseghian. I am right next door, I did not come to say anything poor or against. I just want it stated I am right next door and I did not receive a letter I did not receive those postcards saying to go to the office to pick it up I did not get any information and if it wasn't for my neighbors I would not be here.
17. David Kuiken – NO. Asked how many of these group homes from Envision is in Kankakee County? Mark McCue replied, "None Manteno would be the first".
18. Junior Woods- NO. 612 Leahy. Is upset he was not notified.
19. Bill Featherston- NO. 523 Willow. Doesn't understand why Envision would go somewhere where they have to change the zoning and he does not want it here in a single-family residential area.
20. Denise Nickelson- NO. 576 Willow. My Neighbor's on the block received a Certified letter. I did not I am less than a block away from the group home. This is a family orientated area not a group home area. Concerned about bait and switch with who stays in the home and is worried about who the care workers. Upset they won't be paying property taxes.

Trustee Barry- Do you charge the residents a fee to live in this home? Mark McCue replied, almost all the money comes from Medicaid. **Trustee Barry** Are these individuals from the area? Mark McCue replied, we haven't found them yet there is a long list of people and there's a local service coordination agency which is like a case management organization through which referrals. **Trustee Barry** where are the patients living now? Mark McCue replied, **they** are either living with a family member or institutional setting. **Trustee Barry** is there an application process? Will these patients need round the clock care? Do these patients need major care? How long is the application process? Who supplies the food? Has any of these individuals been on their own in the past? Mark McCue's reply, yes there is a screening process. Yes, they will need round the clock

care. There is no answer because everybody is different we don't know what kind of care each patient needs. Yes, some could need assistance with bathing and eating. We look for people who have similar interests and we try to pair them up. The application process could take a couple months. Medicaid pays for the food. We try to get them to be independent take them to the grocery store in a group. It depends, some of them have lived with their families.

Commissioner Dole- What made you choose this location? Mark McCues's reply, good location, home in a good neighborhood good town has 4 bedrooms. **Commissioner Dole-** What type of criteria do you normally look for when you come to a county or town? Mark McCues's reply, we chose a town can we get staff. We did some research on the ability to attract staff. **Commissioner Dole-** There's a lot of houses in town what made you choose that one? Mark McCue's reply, it fit the criteria we were looking for. **Commissioner Dole-**What is the process in other homes for your neighbors to raise concerns complaints to be addressed if they had any issues? Mark McCues's reply, there is staff on site that they can talk with about their questions.

Commissioner Gentry-Fisher- Do you usually typically look for a home within that's already zoned for something like this or is this something new to you? In terms of the R1 in purchasing for a group home? Mark McCue's reply, there are all kinds of things some towns have no rules other than state regulations like they fit really great until they suddenly don't, this looked to us it was a pretty good fit it met the criteria. **Commissioner Gentry- Fisher** Are there any other extra security measures that you put on your home, cameras to monitor your residence? McCue's reply, we do sometimes use cameras inside but we especially do ring cameras to make sure we can see what's going on outside for your protection. **Commissioner Gentry- Fisher** Any kind of alarm system if somebody wants to get out you can be notified? McCue's replies, it depends on who's living there for an alarm system.

Commissioner HUPE- For classifications does Envision currently run any halfway homes for Prison Reform drug and alcohol counseling any type of family homes like that? McCue's reply, NO. **Commissioner HUPE-** Is it part of your program, what about behavioral and how many would be in this group home? McCue's replies, No none. What we do is we help people who are not succeeding in somebody else's group home and we help stabilize them so they go back to that home. 4 would be in the group home for patients.

Commissioner MCGOWAN- Has a question for Chris LaRocque, once this is zoned can home never go back? The home will be sold any way they want? It's supposed to be 4 members but if you look at group Home it's under eight members. Has anyone seen any of their other group homes?

LaRocque replies, let me clarify is not being rezoned this is a special use permit that's allowed in the R1 zoning it's not a rezoning but the board can certainly put stipulations on the special use permit that it would revert if the current person gets approved they decide to sell the home to some other group they could put provisions in there that it has to become before the planning Commission to obtain a new special use permit it could revert back to single family home where it's not allowed That's something that the planning Commission and the board can negotiate with the special use permit. You can put any provisions you want that you're comfortable with special permit they would have to abide by it. Nobody on the board has visually seen any of the other homes.

Trustee Vaughn- Where is some of your homes where is the closest one to here? Mark McCue replied, “Mokena, Tinley Park, Frankfort and Orland Park has some of these homes. There is a different business not Envision that has similar group homes in Bradley Bourbonnais. DD homes.

Chairman Motel- Envision runs 4 different types of CILA’s is that correct? According to your website, list four different types of CILA’s a 24 hour CILA which is what I believe your trying to get approved here and intermittent CILA post family and then short term stabilization, in the past or when you’ve established the CILA in the process of a resident leaving and a vacancy coming up, would you put someone who belongs in a different type of CILA in that same type of home? Mark McCue’s reply, No. The Intermittent CILA is people who live in their own apartment they don’t need 24 hour round the clock, they have the greater amount of independence host family is where an individual or a family opens their home to one or two individuals with an intellectual developmental disability. That’s not what we’re talking about here it’s the 24 hour we are talking about for group home in Manteno. **Commissioner Motel question-** You mentioned the staff was great, are they trained upon employment do they have any certification, the staff living in or the shift staff at the home are they already trained when they are assigned to whichever home they will be working in do they receive training after employment? Mark McCue’s reply,” Both certified and trained under state regulations. Some get trained within the first month when they come in upon being hired.”

Commissioner Dole- Asked why didn’t People who live next door get a certified letter? Mark McCue’s reply, I don’t know why I have a list here of some people and I left some of my paperwork behind.

Chris LaRocque- The state statute says that it’s 150 feet we have in our ordinance that they have to give notices to, we do 250 feet and that’s because the 150 feet provision excludes any type of public right of way streets alleys railroad tracks so we increase it to 250 feet. The cards show it was mailed out if they don’t have the return card then we’re supposed to be shown the receipt that it was mailed out. There is no receipt showing that it was mailed out for the people who did not receive. No documentation showing they were received.

Commissioner Gentry-Fisher- Do you have any other special permits under this operating in Manteno? LaRocque not aware of any at this time **Gentry-Fisher-** Is there any location within Manteno that they wouldn’t need a special permit that be a more optimal location for them to purchase property and run their operation. LaRocque - I have to research the use but it is a special use in the R1 district.

2. **PC-TEXT 25-01:** Consideration of a request by Village of Manteno to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statues for further systems in the Residential, Commercial and Industrial Zoning Districts; and consideration of a request to amend Zoning Chapter 8, Commercial Districts regarding Hotel/ Motel uses in the Commercial Zoning Districts.

Chris LaRocque- This is something that comes occasionally when we’re looking at coordinates we consider those living documents that are frequently updated the last time the photovoltaic ordinance was updated was in 2019 been some significant changes mandated by the state and we started looking at that again and the village attorney came up with the revised version that you

guys have now some of those are definitions that need to be added different types of systems that were not labeled out in the previous ordinance some of the things that the state now mandates can make sure that we're in line with what the state requires. These things happen pretty regularly doing updates to make sure we're staying in line with what the new regulations are.

NO OLD BUSINESS

None

NEW BUSINESS-

Planning commission recommendation 25-04:

1. Consideration of a request by Envision Unlimited Inc, Owner to allow the operation of a small group home on their property located at 493 Parseghian Place. The following special use permit request per the Manteno Code will be considered: Section 9-7B-4; Special Uses Permitted;" Group Home, small", as defined in chapter 2 of this title (GROUP HOME, SMALL: a group home of (8) or fewer residents including live in staff) and provided no other group home is established within six hundred feet (600), located in the R-1 Single-Family Zone District.

New Business:

1. **New Business: 25-04:** No motion was approved

2. Planning commission recommendation 25-05:

Consideration of a request by Village of Manteno to amend Zoning Chapter 16, Photovoltaic Systems to update and align with State of Illinois statues for further systems in the Residential, Commercial and Industrial Zoning Districts; and consideration of a request to amend Zoning Chapter 8, Commercial Districts regarding Hotel/ Motel uses in the Commercial Zoning Districts

New Business:

2. **New Business: 25-05:** A Motion by Dole Second by McGowan. Motion approved by all 5-0. Creek absent and Weiland absent

Motion to adjourn: Motion by Gentry Seconded by McGowan approved by all
Meeting ended at 7:33

Meeting was audio recorded. Minutes done by Deputy Clerk Melissa Gay