

**Committee of the Whole Meeting
 Planning & Zoning
 May 28, 2019 – 7:00 a.m.
 Village Hall Conference Room**

Attendance

Committee Members:	
Timothy Nugent, Mayor	X
Tim Boyce, Trustee	X
Todd Crockett, Trustee	X
Diane Dole, Trustee	X
Joel Gesky, Trustee	X
Samuel Martin, Trustee	X
Wendell Phillips, Trustee	X
Other Attendees:	
Chris LaRocque, Village Admin	
Jim Hanley, Super of PW	X
Ryan Marion, Code Official	X
Sarah Marion, Event Cord	
Sheila Martin, Treasurer	X
Al Swinford, Chief of Police	X
Geoff Aggen, Village Eng.	X
Darla Hurley, Deputy Village Clerk	X

Also present was Tim Stewart, Jerry Curwick, Jr., Ken Carlson, Todd Gereaux, Kelsey McGrath and Elliott Stewart.

Meeting was opened by Trustee Crockett at 7:00 a.m.

There was a quorum.

MOTION: A motion by Trustee Crockett, second by Trustee Boyce to approve the minutes from April 23, 2019 meeting. Voice vote – all ayes, no nays. Motion approved.

There were no action items.

Discussion Items:

- **Manteno Resort Development** – Mr. Marion introduced Mr. Jerry Curwick and Mr. Tim Stewart to present a plan for Manteno Resort Development located on the east side of the village, north of Maple Valley between Rt. 50 and Sycamore Street. The property is approximately 150 acres. Mr. Curwick approached the village about developing a subdivision in 2007 or 2008. Mr. Curwick would now like to see a manufactured home

community developed on this land. There would be three (3) different areas: live/work structures, adult living and then possible RV living.

The area would be age restricted like our current 55+ areas like Maple Valley and Oak Ridge. The concept would be marketed as a resort type of living. Mr. Gereaux stated that the density could be 4.3 units per acre. It was stated that Fannie Mae/Freddie Mac conventional loans may be available for funding. The concept could have a potential of 600 units. The roads are wider than what is seen at Oak Ridge.

Mayor Nugent stated that the school and village services would be not impacted as much as the Fire Department with a 55+ age restriction. Mayor Nugent stated that if the concept is comparable to what the village already has, which is giving a positive impact, it would be hard not to be in favor of the idea.

Trustee Martin asked about how would this be taxed. Mayor Nugent stated that it would be like Oak Ridge, where the land is taxed and paid by the owner. The owners of the units pay lot rent to the owner of the land and they also pay taxes on any permanent structures, such as garages or decks. The Village assess manufactured house fees to the owner of the land.

Mayor Nugent stated he liked the concept but was concerned if there were areas that were not age restricted.

Trustee Crockett asked if the project would be built in phases. Mr. Curwick stated that the lake, sewer, clubhouse and entrance would be built first. The sales would be handled in house. All green areas would be maintained by the developer. The area would not be gated but would use berms and landscaping to designate the area.

The next step will be presenting the concept to the Plan Commission. The Village will speak to the Fire Department prior to the Plan Commission meeting about the concept. The Plan Commission meeting will be July 9, 2019.

Mr. Curwick, Mr. Stewart, Mr. Carlson, Mr. Elliott Stewart and Ms. McGrath exited the meeting at 7:32 a.m.

- **Solar Text Amendment** – Mr. Marion showed pictures of two homes in the village that have placed the solar panels on their roofs. Trustee Crockett asked about the design of the panels. Mr. Marion stated that all requests come with a professionally prepared design of the panels. The optimum pitch is 28 degrees which is similar to a 6:12 pitch.

The proposed ordinance change would allow the panels at any pitch with the optimum pitch of 28 degrees. The ordinance will be placed on the next Village Board agenda.

- **Electrical Aggregation** – Mayor Nugent presented a recommendation from Chris LaRocque, Village Administrator, that the village not renew its participation into the Municipal Electrical Aggregation program. ComEd rates have decreased over the years so renewing a contract would not save any money for our residents. All customers in the aggregation program will automatically be reverted to ComEd as their energy supplier at the end of our current contract in October.
- **Enterprise Zone Amendment** – The City of Momence would like to add some property to the Kankakee County Enterprise Zone. Since the village is part of the County Enterprise Zone, the village must approve this amendment. The required ordinance and resolution will be placed on the next Village Board agenda.

A motion by Trustee Crockett, seconded by Trustee Boyce, to adjourn the meeting at 7:50 a.m. Voice vote: all ayes, no nays. Motion approved.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk