

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, February 13th, 2024 - 6:00 p.m.
Village Board Room**

-CALL TO ORDER

-PLEDGE OF ALLEGIANCE

-ROLL CALL

-PUBLIC PARTICIPATION

-READING OF AGENDA - Additions, Deletions

-APPROVAL OF MINUTES - PC Minutes of December 12th, 2023

PUBLIC HEARINGS

1. **PC-ZON-23-02** Consideration of a request by Jerry Curwick (Petitioner) to request the change in zoning of the property located at 175 Keigher Drive "Lot 9&10", Manteno, Illinois 60950 from R-1 Residential to R-2 Two Family Residential District.
2. **PC-VAR-23-03** Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages on the property located at 175 Keigher Drive "Lot 9", Manteno, Illinois 60950 in the R-2 Two Family Zoning District.
3. **PC-VAR-23-04** Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located at 175 Keigher Drive "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.
4. **PC-VAR-23-05** Consideration of a request by Kaitlynn Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (C), Minimum lot depth & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located on 4th Street "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.

OLD BUSINESS - None

NEW BUSINESS

1. **Planning Commission Recommendation 23-05** Consideration of a request by Jerry Curwick (Petitioner) to request the change in zoning of the property located at 175 Keigher Drive "Lot 9&10", Manteno, Illinois 60950 from R-1 Residential to R-2 Duplex Residential Zoning District.
2. **Planning Commission Recommendation 23-06** Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages on the property located at 175 Keigher Drive "Lot 9", Manteno, Illinois 60950 in the R-2 Duplex Residential Zoning District.
3. **Planning Commission Recommendation 23-07** Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage, on the property located at 175 Keigher Drive "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.
4. **Planning Commission Recommendation 23-08** Consideration of a request by Kaitlynn Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (C), Minimum lot depth & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located on 4th Street "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.

UPDATES
COMMENTS
ADJOURNMENT

To: Planning Commission
From: Ryan Marion, Building Official
Re: Agenda Items – Regular Meeting – February 13th, 2023

PUBLIC HEARINGS:

1. PC-ZON-23-02

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by Jerry Curwick (Petitioner) to request the change in zoning of the property located at 175 Keigher Drive "Lots 9&10", Manteno, Illinois 60950 from R-1 Residential to R-2 Two Family Residential District.

2. PC-VAR-23-03

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages on the property located at 175 Keigher Drive "Lot 9", Manteno, Illinois 60950 in the R-2 Two Family Residential District.

3. PC-VAR-23-04

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage, 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located at 175 Keigher Drive "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.

4. PC-VAR-23-05

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by Kaitlynn Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (C), Minimum lot depth & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located on 4th Street "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.

OLD BUSINESS: None

NEW BUSINESS:

1. **Planning Commission Recommendation 23-05 on the requested rezoning by Jerry Curwick (Petitioner).** *Consideration of a request by Jerry Curwick (Petitioner) to request the change in zoning of the property located at 175 Keigher Drive "Lot 9&10", Manteno, Illinois 60950 from R-1 Residential to R-2 Duplex Residential Zoning District. After conducting the public hearing on the rezoning requested, the Planning Commission will be asked to make a recommendation to the Village Board.*
2. **Planning Commission Recommendation 23-06 on the requested variances by Jerry Curwick (Petitioner).** *Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages on the property located at 175 Keigher Drive "Lot 9", Manteno, Illinois 60950 in the R-2 Duplex Residential Zoning District.*
3. **Planning Commission Recommendation 23-07 on the requested variances by Jerry Curwick (Petitioner).** *Consideration of a request by Jerry Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (G), House Square Footage & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located at 175 Keigher Drive "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.*
4. **Planning Commission Recommendation 23-08 on the requested variances by Kaitlynn Curwick (Petitioner).** *Consideration of a request by Kaitlynn Curwick (Petitioner) for variances from the village ordinance 9-7-C-8 (C), Minimum lot depth & 8-1-19 (E) Garages, 9-7-C-8 (A) Lot Square Footage on the property located on 4th Street "Lot 10", Manteno, Illinois 60950 in the R-2 Two Family Residential District.*

UPDATES:

cc: Village President and Trustees