

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, December 10th, 2024 – 6:00 p.m.
Village Board Room**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

READING OF AGENDA - Additions, Deletions

APPROVAL OF MINUTES - Corrections, Changes

PC Minutes of May 14th, 2024

PUBLIC HEARINGS

1. **PC-SUP 24-02:** Consideration of a request by Curwick V, LLC (Owner) for an amendment to the existing Special Use Permit (Ordinance 24-07), 9-8B-4 Special Uses, to allow the subdivision of a portion of Lot 22 and request the allowance of a drive-in window on their property described as a portion of Lot 22, South Creek Drive, Manteno, IL 60950 in the C-2 Commercial Zoning District.

2. **PC-VAR 24-01:** Consideration of a request by Curwick V, LLC (Owner) for an eleven thousand three hundred sixty-seven square foot (11,367 S/F) variance to Village Ordinance 9-8B-8(A), Minimum Lot Area; and a seven-foot (7') variance from Ordinance 9-8B-8(B) Minimum Lot Frontage in the C-2 Commercial Zoning District.

OLD BUSINESS

None

NEW BUSINESS

1. **Planning Commission Recommendation 24-02:** Consideration of a request by Curwick V, LLC (Owner) for an amendment to the existing Special Use Permit (Ordinance 24-07), 9-8B-4, Special Uses, to allow the subdivision of a portion of Lot 22 and request the allowance of a drive-in window on their property described as a portion of Lot 22, South Creek Drive, Manteno, IL 60950 in the C-2 Commercial Zoning District.
2. **Planning Commission Recommendation 24-03:** Consideration of a request by Curwick V, LLC (Owner) for an eleven thousand three hundred sixty-seven square foot (11,367 S/F) variance to Village Ordinance 9-8B-8(A), Minimum Lot Area; and a seven-foot (7') variance from Ordinance 9-8B-8(B) Minimum Lot Frontage in the C-2 Commercial Zoning District.

UPDATES

COMMENTS

ADJOURNMENT

To: Planning Commission

From: Chris LaRocque, Village Administrator

Re: Agenda Items – Regular Meeting – December 10th, 2024

PUBLIC HEARINGS:

1. PC-SUP 24-02

- 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 Curwick V, LLC (Owner) for an amendment to the existing Special Use Permit (Ordinance 24-07), 9-8B-4 Special Uses, to allow the subdivision of a portion of Lot 22 and request the allowance of a drive-in window on their property described as a portion of Lot 22, South Creek Drive, Manteno, IL 60950 in the C-2 Commercial Zoning District.

2. PC-VAR 24-01

- 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 Curwick V, LLC (Owner) for an eleven thousand three hundred sixty-seven square foot (11,367 S/F) variance to Village Ordinance 9-8B-8(A), Minimum Lot Area; and a seven-foot (7') variance from Ordinance 9-8B-8(B) Minimum Lot Frontage, in the C-2 Commercial Zoning District.

OLD BUSINESS:

None

NEW BUSINESS:

1. **Planning Commission Recommendation on the requested Special Use Permit by Curwick V.** *Developer Jerry Curwick is requesting an amendment to the previously established PUD to allow for a subdivision of the commercial lot included in that PUD. He is also requesting approval of a drive-in lane at this location. This will allow for the development of a national-chain fast food restaurant and an additional unit on that sub-divided lot. After conducting the public hearing on the variance requests, the Planning Commission will be asked to make a recommendation to the Village Board.*
2. **Planning Commission Recommendation on the requested variances by Curwick V.** *As part of the development described above, the existing commercial lot was included in the original PUD with the provision that the PUD could be amended to allow the subdivision of that commercial lot to facilitate individual developments. This request is for two variances to the typical C-2 lot requirements. The lot as depicted is 7' short of the minimum lot width requirement and 11,367 S/F short of the minimum lot area requirement. The objective is to use only the portion of land needed to build & operate the proposed businesses, while leaving as much additional land as possible for future developments on the remaining commercial lot. After conducting the public hearing on the variance requests, the Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES:

cc: Village President and Trustees