

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
December 14, 2021

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

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

Attendance: Ryan Marion, Building Official; Chris LaRocque, Village Administrator; Trustee Diane Dole

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

A moment of silence was held in honor of Commissioner Jerry Dole. He passed away on November 19, 2021. He served on the Plan Commission from 2005 until the time of his death.

MOTION: A motion by McGowan, second by Gentry, to waive the reading and approve the meeting minutes of November 9, 2021 as presented with no corrections or deletions. Motion approved 5-0. Creek absent.

Chairman Smith opened the Public Hearing portion of the meeting.

**PC-SUP 21-03** – The public hearing is to consider a request by Jerry Curwick for a Special Use Permit/Sketch Development Plan for a P.U.D. known as Lifestyles of Manteno, located at the northeast corner of South Creek Drive and Marquette Place South.

Mr. Ken Carlson, attorney for Mr. Curwick, presented the plan for the development of a P.U.D. The project will be a residential rental community with approximately 63 single family units. The area is currently zoned C-2 but will need to be rezoned to an R-3 with a P.U.D. designation. The units would be 2 bedroom/2 bath, all brick with a 2-car garage. In the Special Use Permit there would be certain terms and conditions needed to address the concerns of the village, such as no sale of individual units and maintenance of all areas. The project would be developed in three phases from the south to the north.

Chairman Smith asked if Mr. Curwick has completed a study on the need for this type of rental. Mr. Carlson stated that there has been no study, but Mr. Curwick's work with local realtors has revealed the need for rentals. The target rent would be \$1700 per month.

Commissioner McGowen asked about parking. Parking would not be allowed on the street since the street would not be a village street. Driveways would need to be deep enough to handle 2 cars that do not go over sidewalks. Commissioner McGowen asked where visitors would park if the driveway was full. Mr. Carlson stated they would take the comments into consideration.

Commissioner Weiland asked about the traffic pattern in the area due to the proximity to the Manteno Elementary School. He feels that there is a need for this type of project but does not like the location.

Mr. Carlson stated that traffic concerns can be looked at, but he reminded the commission that the property was slated to be a Jewel/Osco store at one point, which would have had high traffic.

Commissioner Weiland asked about sewer demands. Mr. Marion stated that the area was designed to hold multiple commercial projects, so the storm sewer and detention areas should be adequate. Mr. LaRocque stated if the project would move forward updated calculations would be required.

Chairman Smith stated that with Commissioner Weiland's concerns for the traffic flow could the design be reworked to not have any driveways open onto Marquette Place South.

Commissioner Gentry asked if a small parking area could be placed in the project to allow for additional parking.

Mr. LaRocque stated that what was originally proposed to be built probably would have had access to both the east and west of the property. This project has limited access, but it is hard to say how much traffic this project would create.

Mr. Carlson stated that developer is willing to address the traffic concerns.

Chairman Smith is in favor of the project but feels the traffic concerns need to be addressed.

Ms. Anne Penney, 288 Marquette Place South, asked if the project will have subsidized rentals. Mr. Carlson stated that the project is a market rate rental, no subsidized rentals. Ms. Penney asked if the number of units is a set amount. Mr. Carlson stated that the number of units could change after gaining input from the public, the plan commission and the village. Ms. Penney asked why the units will not be allowed to be individually owned. Mr. Carlson stated the Mr. Curwick wants to be build a project that does not allow for individual ownership. Mr. LaRocque stated that the village also does not want individual owned units, so that exteriors and common areas are maintained under one owner.

Mr. Dennis Queso, 212 Marquette Place South, is concerned about the amount of increased traffic and how it might affect his property values. Chairman Smith stated that the commission can't speak to the affect of property values.

Commissioner McGowen would like to see some designated parking for visitors and also to check on the setbacks to allow for plenty of space so that sidewalks are not blocked.

There were no more comments from the public, commissioners or staff.

Chairman Smith closed the Public Hearing portion of the meeting.

**OLD BUSINESS:** None

**NEW BUSINESS:**

MOTION: A motion by Weiland, seconded by Gentry, to approve Plan Commission Recommendation 21-06, a recommendation approving a Special Use Permit/Sketch Development Plan to Jerry Curwick, Owner/Petitioner, for a proposed Sixty-three Unit PUD Development with an amendment to have the concerns of traffic flow and interior parking addressed. Motion approved 5-0. Creek absent.

Mr. Marion stated that he enjoyed working with Commissioner Dole. His knowledge and expertise will be missed.

Chairman Smith adjourned the meeting at 6:46 p.m.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*

*Meeting was audio recorded.*