

**VILLAGE OF MANTENO  
PLANNING COMMISSION MEETING**

February 13, 2024

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

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

Attendance: Ryan Marion, Building Official, Chris LaRocque, Village Administrator; Al Swinford, Chief of Police; Diane Dole, Village Trustee

Acting Chairman Creek called the meeting to order.

Pledge of Allegiance – Acting Chairman Creek

**PUBLIC PARTICIPATION:**

David Kuiken spoke to the Commission concerning discussion process at the Kankakee County Board meeting and the Gotion vote.

MOTION: A motion by Weiland, second by Zimbleman, to waive the reading and approve the meeting minutes of December 12, 2023 as presented with no corrections or deletions. Motion approved 5-0. McGowan and Smith absent.

Acting Chairman Creek opened the Public Hearing portion of the meeting.

**PUBLIC HEARINGS:**

**PC-ZON 23-02**– A request by Jerry Curwick to change the zoning of property located at 175 Keigher Drive, Lots 9 and 10 from R-1 Residential to R-2 Two Family Residential District.

Mr. Ken Carlson, attorney for Mr. Curwick, presented a GIS printout showing the lots in question. Mr. Carlson stated that a building on the lots is an abandoned church. Mr. Curwick is under contract to purchase the property and is trying to get clear title. There is already R-2 to the north of the property and across the street from the property. Mr. Curwick is proposing to build duplexes on the lots.

Commissioner Weiland asked if the units would be sold or rented. Mr. Curwick stated that they would be rentals.

Mr. Marion stated that the staff recommends the zoning change. It is compatible with the area and allowing duplexes on the lots will enhance the area. Mr. Marion stated that this is a good use of an undersized older lot in the village.

There were no further comments from the commissioners or public.

Acting Chairman Creek continued with the next public hearing.

**PC-VAR 23-03** – A request by Jerry Curwick for variances from Village Ordinance 9-7C-8(G), House Square Footage and 8-1-19(E), Garages, for property located at 175 Keigher Drive, Lot 9, in the R-2 Two Family Zoning District.

Mr. Carlson stated that the variances requested for Lot 9 are: a smaller size of building from 1200 square feet to 1043 square feet and one car garage instead of the required two car garage.

Mr. Marion stated that the staff recommends approval of the variances for both Lot 9 and Lot 10 with the same reasons that were stated in the rezoning.

There were no questions or comments from the commissioners or public.

Acting Chairman Creek continued with the next public hearing.

**PC-VAR 23-04** – A request by Jerry Curwick for variances from Village Ordinance 9-7C-8(G), House Square Footage; 8-1-19(E), Garages and 9-7C-8(A), Lot Square Footage on the property located at 175 Keigher Drive, Lot 10 in the R-2 Two Family Residential District.

Mr. Carlson stated that the variances requested for Lot 10 are the same as Lot 9 with one additional request. The required lot size of 12,000 square feet to 10,236 square feet.

The village staff recommends approval of the variances.

There were no questions or comments from the commissioners or public.

Acting Chairman Creek continued with the next public hearing.

**PC-VAR 23-05** – A request by Kaitlynn Curwick and Ethan McGrath, Petitioners, for variances from the Village Ordinances 9-7C-8(C), Minimum lot depth; 8-1-19(E), Garages, and 9-7C-8(A), Lot Square Footage on the property located on Fourth Street, Lot 10 in the R-2 Two Family Residential District.

Mr. Carlson, also representing Ms. Curwick and Mr. McGrath, stated that this lot has sent vacant forever and has been for sale for many years. The lot is adjacent to the Manteno Grain Elevator. Applicants are proposing to build a 2-story duplex. The requested variances are: lot depth from 120 feet to 100 feet; minimum lot area from 12000 square feet to 8000 square feet and from a two car garage requirement to a one car garage.

Mr. Marion stated that the village has received numerous phone calls on this lot due to the low purchase price, but no one follows through due to the variances that are needed. This lot is one that the village has spent time and effort in having it maintained. Mr. Marion stated that the proposed building is well thought out and fits the neighborhood plus it will add a house to the tax rolls. The staff recommends the approval of these variances.

There were no questions or comments from the commissioners or public.

Proof of mailing of the notices for the public hearings to adjacent landowners was submitted for the file.

**OLD BUSINESS:** None

**NEW BUSINESS:**

MOTION: A motion by Weiland, seconded by Dole, to approve Planning Commission Recommendation 23-05, A Recommendation approving the request by Jerry Curwick, (Petitioner), to change the Zoning of the property located at 175 Keigher Drive “Lots 9 & 10”, Manteno, Illinois 60950 from R-1 Residential Zoning District to R-2 Two Family Residential District. Motion approved 5-0. McGowan and Smith absent.

MOTION: A motion by Zimbleman, seconded by Gentry, to approve Planning Commission Recommendation 23-06, a Recommendation approving the requested variances by Jerry Curwick (Petitioner) Title 9, Zoning, Chapter 7, Article Number, C-8, Minimum House Square Footage, Title 8, Zoning, Chapter 1, Article Number 19 (E), Minimum Garage Size, in R-2 Two Family Residential District, for the property located at 175 Keigher Drive “Lot 9”, Manteno, Illinois 60950. Motion approved 5-0. McGowan and Smith absent.

MOTION: A motion by Dole, seconded by Weiland, to approve Planning Commission Recommendation 23-07, A Recommendation approving the requested variances by Jerry Curwick (Petitioner) Title 8, Zoning, Chapter 7, Article Number C-8, Minimum House Square Footage, Title 8, Zoning, Chapter 1, Article Number 19 (E), Minimum Garage size, Title 9, Zoning, Chapter 7, Article Number C-8, Lot Square Footage, in R-2 two family residential district, for the property located at 175 Keigher Drive “Lot 10”, Manteno, Illinois 60950.

MOTION: A motion by Zimbleman, seconded by Gentry, to approve Planning Commission Recommendation 23-08, A Recommendation approving the requested variances by Kaitlynn Curwick and Ethan McGrath, (Petitioners), Title 9, Zoning, Chapter 7, Article Number C-8-C, Minimum Lot Depth, Title 8, Zoning, Chapter 1, Article Number 19 (E), Minimum Garage Size, Title 9, Zoning, Chapter 7, Article Number C-8-A, Lot Square Footage, in R-2 Two family Residential District, for the property located at Lot 10 Fourth Street, Manteno, Illinois 60950.

**UPDATES:**

Mr. Marion stated that there is a pending item for the March meeting. He will inform the commission if the meeting will be held or not.

Motion by Weiland, seconded by Zimbleman to adjourn the meeting at 6:21 pm.

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

*Meeting was audio recorded.*