

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
March 12, 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, Diane Dole, Village Trustee, Ken Carlson, Attorney for Curwick V; Jerry Curwick, Bruce Hill, HR Green Engineering; Matthew Glenn, Manteno School District

Acting Chairman Creek called the meeting to order.

Pledge of Allegiance – Acting Chairman Creek

**PUBLIC PARTICIPATION:** None

MOTION: A motion by Weiland, second by Zimbleman, to waive the reading and approve the meeting minutes of February 13, 2024, as presented with no corrections or deletions. Motion approved 5-0. McGowan and Smith absent.

**OLD BUSINESS:** None

**NEW BUSINESS:**

Mr. Marion gave a brief recap of the history of the process for Lifestyles of Manteno development by Jerry Curwick. A sketch plan was presented in December 2021 which is the first step of a P.U.D. After the presentations there were some concerns about traffic congestion and Mr. Curwick added a third entrance to the development. Another concern was visitor parking and Mr. Curwick added additional areas. A multi-use path was added around the development along with street lighting. Covenant restrictions were also implemented. Mr. Curwick returned with an updated Sketch Plan at the March 2022 meeting. The next step in the process is approval of the Preliminary and Final Plat. The two steps can be combined per village ordinance. The village engineer has reviewed the preliminary and final plats and approved the plans.

Mr. Ken Carlson, attorney for Curwick V. The development would have 13 buildings with 60 units that are 2 bedrooms. Approximately 1278 square feet in size. Rental costs would be in the \$1950 - \$2200 per month. The street within the development will be privately owned and be maintained by the owner of the property. The road will not be a separate parcel number and will be part of the one parcel for the whole property. Mailboxes will be cluster boxes. There will be 24 offsite spaces for visitor parking. Covenants will require unified control with a required property manager. Within the covenants and in the special use permit that will prevent the sale of individual townhome units within the property.

Mr. Marion read the seven items that are being suggested in the Plan Commission Recommendation for approval.

Commissioner Weiland asked about the project build out – phases or all at one time. Mr. Curwick stated that the project would be built in phases. There is no timeline schedule.

Mr. Carlson stated that having the stipulations in the Special Use Permit will require the performance standards that the village is looking for.

Commissioner Creek asked about water retention. Mr. Hill, Village Engineer, stated that the retention requirements were set up downstream with previous developments. Parking enforcement on the private road would be managed by the property owner. A stipulation to have the Manteno Police Department help with enforcement could be added to the agreement.

Mr. Curwick showed Mr. Glenn the updated plan for the property that shows a third entrance/exit.

**MOTION:** A motion by Gentry, seconded by Zimbleman, to approve Planning Commission Recommendation 23-09, A Recommendation approving the Preliminary and Final Plat Development Plan by Jerry Curwick, (Owner & Petitioner) for a proposed sixty-unit PUD Development, located at the parcel commonly known as 03-02-24-217-024, Manteno, Illinois, 60950. Motion approved 4-1. Creek, Dole, Gentry and Zimbleman voted yay. Weiland voted nay. McGowan and Smith absent.

**UPDATES:** None

Motion by Weiland, seconded by Dole to adjourn the meeting at 6:30 pm. Voice vote.

*Minutes respectfully submitted by Sheila Martin, and typed by Darla Hurley, Deputy Village Clerk*

*Meeting was audio recorded.*