

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
March 8, 2022

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

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

Attendance: Ryan Marion, Building Official; Chris LaRocque, Village Administrator; Trustee Diane Dole; Ken Carlson, Attorney for Curwick

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

Chairman Smith welcomed newly appointed commissioner, Jason Dole. Mr. Dole was appointed to the Plan Commission after the death of his father, Jerry Dole, who had served on the Commission since 2005 until the time of his death.

MOTION: A motion by Weiland, second by Gentry, to waive the reading and approve the meeting minutes of December 14, 2021 as presented with no corrections or deletions. Motion approved 5-0. Creek and McGowan absent.

Chairman Smith opened the Public Hearing portion of the meeting.

**PC-SUP 21-04** – 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.

Chairman Smith stated that the plat showed commercial lots, but the commission is only to consider the portion with the residential area. This plan was first presented in December and after hearing comments from the commission and the public the development was reconfigured. With the substantial changes the plan needed to be presented to the commission again. Chairman Smith stated that there is a change to the way the property is laid out with no driveways open to the village streets. The plan was presented to the school and was acceptable to not interfere with the bus area on Marquette Place South. Twenty-four off-site parking spaces have been added to the design. The width of the roads does not meet village requirements and will be maintained by the developer. The only sidewalk will be around the perimeter of the property.

Mr. Ken Carlson, attorney for Mr. Curwick, stated that Mr. Curwick has been working with staff to achieve a concept that is agreeable to the village and the public. Mr. Carlson stated that tonight is an approval of the concept. The project will come back to the commission for any rezoning, a development agreement and for approval of a preliminary plat. The traffic flow has been revised to have two exits on the south end of the property and another exit on the northeast side of the property.

Chairman Smith asked if the developer hopes to start the project later this year and where would the project start. Mr. Carlson stated that he is unsure what Mr. Curwick's plans are, but the project may start on the south end.

Mr. Marion stated that all infrastructure will be completed before any building starts.

Commissioner Weiland is still concerned with no sidewalks inside of the project. Mr. Carlson stated that in order to have sufficient parking where any vehicle parked in the driveway extends over a sidewalk that sidewalks would not work.

Commissioner Gentry asked if there was any consideration to create an entrance off of South Creek Drive. Mr. Marion stated that staff would like to see the commercial lots stay in tack to allow for more commercial growth.

Trustee Diane Dole asked to clarify that there would be a sidewalk on the outside perimeter of the project. Mr. Carlson stated that, yes there is a sidewalk around the project. Commissioner Weiland asked if the sidewalk could be extended to South Creek Drive and north up to Casey's property. Mr. Marion stated that the village could not force them to extend the sidewalk, but only to cover the project area. Mr. LaRocque stated that during review a 8' foot asphalt path could be recommended to follow along with the village paths.

Mr. Dennis Schwieson, 212 Marquette Place South, asked if the development was still planning on being two-bedroom units. He had spoken to a realtor who stated that they do not see a market for two-bedroom units. Mr. Schwieson is still concerned about exiting traffic from Marquette Place South onto Division Street.

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 Dole, seconded by Zimbleman, to approve Plan Commission Recommendation 21-07, a recommendation approving a Special Use Permit/Sketch Development Plan to Jerry Curwick, Owner/Petitioner, for a proposed Sixty Unit PUD Development. Chairman Smith clarified that this only is for the residential portion of the sketch plan and does not include the commercial lots to the west or north of the development. Motion approved 5-0. Creek & McGowan absent.

A motion by Weiland, seconded by Dole, to adjourn the meeting at 6:25 p.m.

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

*Meeting was audio recorded.*