

**ORDINANCE NO. 23-20**

**AN ORDINANCE REZONING PROPERTY LOCATED AT 175  
KEIGHER DRIVE "LOTS 9 & 10" FROM R-1 SINGLE RESIDENTIAL  
DISTRICT TO R-2 TWO FAMILY RESIDENTIAL DISTRICT**

**TIMOTHY O. NUGENT**

Village President

**TIMOTHY J. BOYCE  
TODD CROCKETT  
DIANE DOLE  
JOEL GESKY  
SAMUEL J. MARTIN  
WENDELL PHILLIPS**

Trustees

**ROBIN BATKA**

Village Clerk

## **ORDINANCE NO. 23-20**

### **AN ORDINANCE REZONING PROPERTY LOCATED AT 175 KEIGHER DRIVE "LOTS 9 & 10" FROM R-1 SINGLE RESIDENTIAL DISTRICT TO R-2 TWO FAMILY RESIDENTIAL DISTRICT**

WHEREAS, the Village of Manteno is a non-home rule municipality duly created and existing under the laws of the State of Illinois; and,

WHEREAS, Jerry Curwick, ("Petitioner"), identified as 175 Keigher Drive, "Lots 9 & 10", Manteno, Illinois, ("Subject Property"), petitioned the Village of Manteno to rezone the Subject Properties from the R-1 Single Family Residential to R-2 Two Family Residential District;

WHEREAS, on February 13, 2024, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on Petitioner's request to rezone the Subject Property. The Planning Commission did consider all testimony and exhibits and, thereafter, recommended that the amendment be adopted through Planning Commission Recommendation No. 23-05;

WHEREAS, the corporate authorities of the Village of Manteno, having Planning Commission Recommendation No. 23-05, do hereby find that the proposed rezoning is reasonable, appropriate and in its best interests.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Manteno, Kankakee County, Illinois, as follows:

#### **Section 1**

The findings set forth in Planning Commission Recommendation No. 23-05 are adopted as the findings of the corporate authorities of the Village of Manteno and are incorporated herein as a part of this Ordinance.

#### **Section 2**

The real properties identified as 175 Keigher Drive, "Lots 9 & 10", Manteno, Illinois and legally described as follows:

Lot 9 of Whispering Creek Subdivision Unit #2 a Subdivision of Part of the West Half of Section 22, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County Illinois.

Lot 10 of Whispering Creek Subdivision Unit #2 a Subdivision of Part of the West Half of Section 22, Township 32 North, Range 12 East of the Third Principal, Meridian, Kankakee County Illinois.

P.I.N. #'s: 03-02-22-116-013 & 03-02-22-116-014

be rezoned from the R-1 Single Family Residential to the R-2 Two Family Residential Zoning District.

### Section 3

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

### Section 4

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

### Section 5

This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 20th day of February 2024.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce	✓			
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett	✓			
Trustee Joel Gesky				✓
Trustee Wendell O. Phillips	✓			
TOTAL VOTES <i>or</i>				
BY OMNIBUS VOTE				

DEPOSITED with the Village Clerk  
this 20th day of February, 2024.

Robin Batka  
ROBIN BATKA, Village Clerk

APPROVED by me this 20th  
day of February 2024.

Timothy O. Nugent  
TIMOTHY O. NUGENT, Village President

I DO HEREBY CERTIFY that this Ordinance was, after its passage and approval,  
published in pamphlet form by authority of the Village of Manteno, in accordance with  
law, this 20th day of February 2024.

Robin Batka  
ROBIN BATKA, Village Clerk

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.

WHEREAS, Jerry Curwick, ("Petitioner"), for the property commonly known as 175 Keigher Drive "Lots 9&10", Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

LOT 9 OF WHISPERING CREEK SUBDIVISION UNIT #2 A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY ILLINOIS.

LOT 10 OF WHISPERING CREEK SUBDIVISION UNIT #2 A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY ILLINOIS.

PIN NUMBER:

03-02-22-116-013 / 03-02-22-116-014

WHEREAS, the subject property is located in the R-1 Residential Zoning District;  
and

WHEREAS, Section 9-7-(C-1) of the Municipal Code of the Village of Manteno establishes the requirements for R-2 Two Family Residential District.

WHEREAS, on February 13<sup>th</sup>, 2024, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on the above-referenced rezoning; and

**WHEREAS**, at the hearing, the Planning Commission did consider the testimony and exhibits entered into evidence.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the Village of Manteno, Kankakee County, Illinois, as follows:

**Section 1**

The recitals set forth in the above prefatory clauses are hereby adopted as the findings of the Planning Commission of the Village of Manteno and are expressly incorporated herein as a part of this Recommendation.


**Section 2**

That the application of the Petitioner seeking the request for a rezoning from the requirements set forth in Title 9, Chapter 7, Articles B-1 and in the R-1 Single Family Residential District of the Village of Manteno, to request the rezoning from R-1 Residential to R-2 Two Family Residential, is hereby approved as described above shall be applicable to the Subject Property.

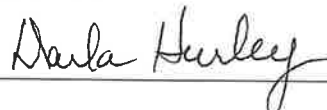
**Section 3**

That the Director of Building and Zoning shall incorporate the additional requirements provided for in Section One and Two of the recommendation, from and only after its approval by the Village President and Board of Trustees of the Village of Manteno.

PASSED by the Planning Commission of the Village of Manteno at a Regular Meeting thereof held on the 13<sup>th</sup> day of February 2024 and approved by me as Chairman on the same day.

  
\_\_\_\_\_  
Francis Smith      Todd Creek, Acting Chairman  
Planning Commission Chairman

ATTEST:

  
\_\_\_\_\_  
Darla Hurley