

**ORDINANCE NO. 23-22**

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, SECTION 9-7C-8(G), MINIMUM HOUSE SQUARE FOOTAGE; TITLE 8, BUILDING REGULATIONS, CHAPTER 1, SECTION 8-1-19(E), MAXIMUM SIZE OF GARAGES, AND TITLE 9, ZONING, CHAPTER 7, SECTION 9-7C-8(A), LOT SQUARE FOOTAGE FOR THE PROPERTY KNOWN AS 175 KEIGHER DRIVE "LOT 10", MANTENO, ILLINOIS.**

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, an application has been filed by Jerry Curwick, Petitioner, known as 175 Keigher Drive, Lot 9, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a 157 square foot variance from Manteno Ordinance 9-7C-8(G) regarding minimum house square footage; seeking a one car garage variance from Manteno Ordinance 8-1-19(E), maximum size of garages and seeking a 1,764 variance from Manteno Ordinance 9-7C-8(A) lot square footage; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variances at the Village Board room, on February 13, 2024, at which time all persons desiring to be heard were given the opportunity to be heard; and,

WHEREAS, legal notice of said public hearing was published in the manner and form as required by law; and,

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**

That the Village of Manteno Planning Commission has made its recommendation and findings to approve the request of a 157 square foot variance to the required minimum house square footage as set forth in Title 9, Zoning, Chapter 7, Residential Districts, Article C-8(G) in the R-2 Two Family Residential Zoning District; a one car garage variance to the required maximum garage size as set forth in Title 8, Building Regulations, Chapter 1, Building Code, Article 19(E) in the R-2 Two Family Residential Zoning District and a 1,764 variance to the required lot square footage as set forth in Title 9, Zoning, Chapter 7, Residential Districts, Article C-8(A) in the R-2 Two Family Residential Zoning District.

**Section 2**

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 23-07 to approve said variance listed in Section 1 herein, on the property legally described as follows:

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.

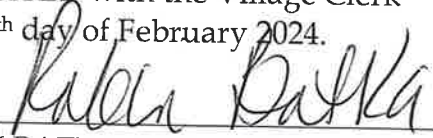
P.I.N.: 03-02-22-116-014

**Section 3**

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 20<sup>th</sup> day of February 2024.

DEPOSITED with the Village Clerk  
this 20<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
ROBIN BATKA, Village Clerk

APPROVED by me this 20<sup>th</sup>  
day of February 2024.

  
\_\_\_\_\_  
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 20<sup>th</sup> day of February 2024.

  
\_\_\_\_\_  
ROBIN BATKA, Village Clerk

PLANNING COMMISSION RECOMMENDATION 23-07

RECOMMENDATION APPROVING THE REQUESTED VARIANCE 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. 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 KEIGHNER DRIVE "LOT 10", MANTENO, ILLINOIS 60950.

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

**LEGAL DESCRIPTION:**

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:**

03-02-22-116-014

WHEREAS, the subject property is located in the R-2 Two Family Residential Zoning District; and

WHEREAS, Section 9-7C 8 (G) / 8-1-19 (E) / 9-7C-8 (A) of the Municipal Code of the Village of Manteno establishes the requirements for minimum house square footage, minimum garage size and minimum lot square footage; and

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 variance; 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 variances from the requirements set forth in Title 9, Chapter 7, Article C-8(G) , Title 8, Chapter 1, Article 19(E) and Title 9, Chapter 7, Article C-8(A) in the R-2 Two Family Residential District of the Village of Manteno, to build a duplex on this property; all to be sized and located per the packet provided and attached hereto, 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  
Planning Commission

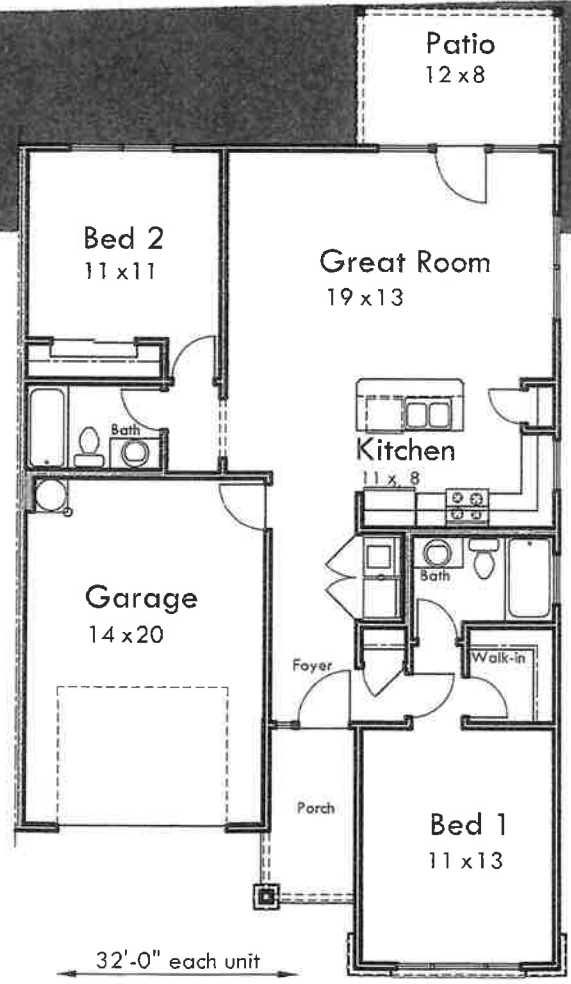
Todd Creek  
Acting Chairman  
Chairman

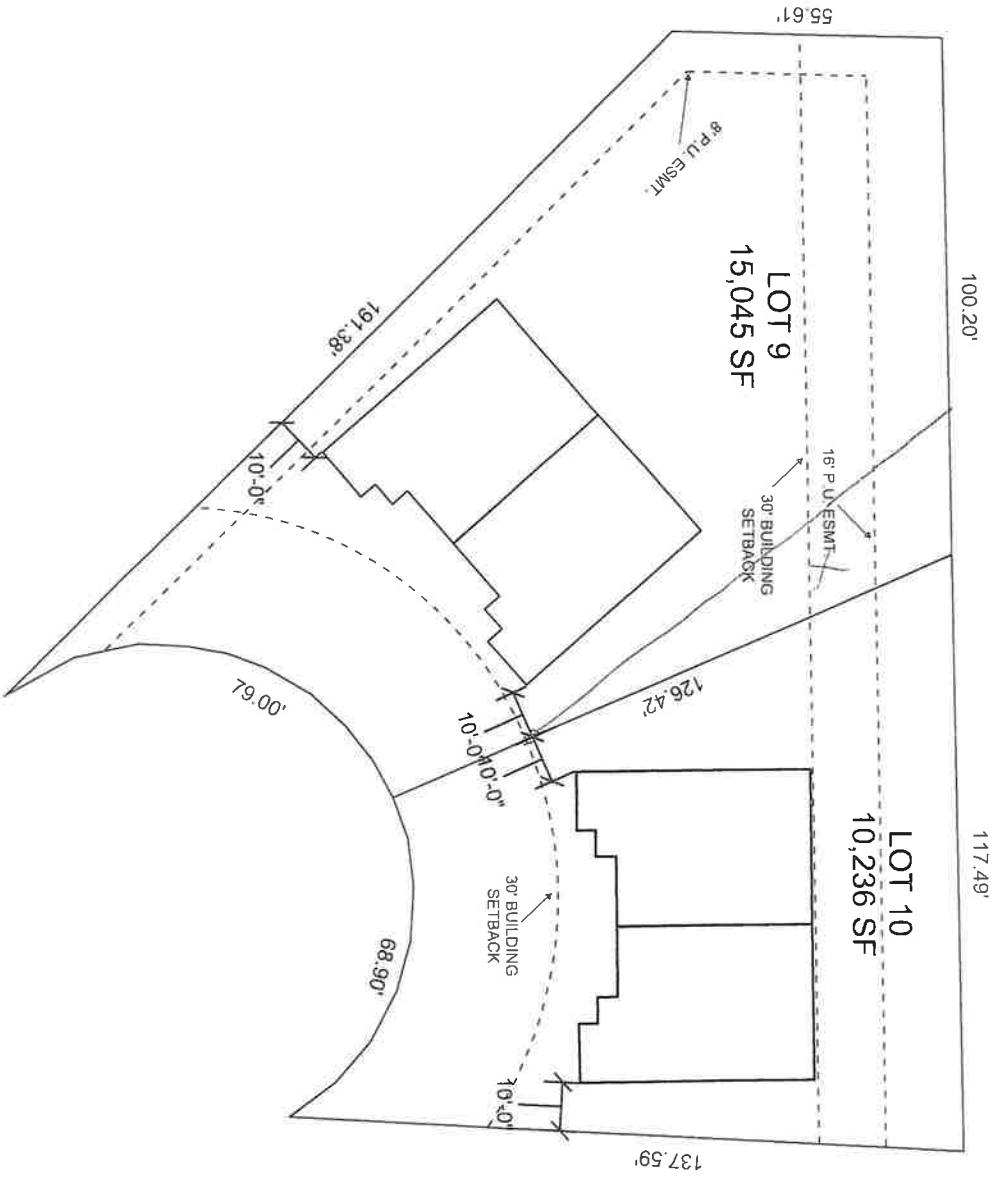
ATTEST:

Darla Hurley



**MAIN FLOOR** 1043 SF  
**GARAGE** 303 SF  
**PATIO** 96 SF  
**PORCH** 51 SF





NOT TO SCALE

**175 KEIGHER DRIVE MANTENO, IL 60950**

PROPOSED SITE PLAN FOR REZONING APPLICATION

LOT 9 PIN 03-02-22-116-013

LOT 10 PIN 03-02-22-116-014