

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, February 10, 2015 - 6:00 p.m.
Village Board Room**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

READING OF AGENDA - ADDITIONS, DELETIONS

APPROVAL OF MINUTES - CORRECTIONS, CHANGES

PC Minutes of January 13th, 2015

PUBLIC HEARINGS:

1. **PC-VAR-14-07** Consideration of a request by Casey's Retail Company, owner, for a variance from the Village Zoning Ordinances, 9-13-14(A)2, maximum allowable surface area for a pole sign fronting Division Street; 9-13-14(A)2, maximum height of a pole sign; and 9-13-14(A)4, number of pole signs allowed on one lot in the C-2 zoning district, to allow for one (1) additional, 40' tall, pole sign with a total surface area of 630 square feet (315/side).

OLD BUSINESS:

1. **PC-VAR-14-06** Consideration of a request by Lisa Garcia and Michelle Pinski, tenants, D.B.A. Wash n Winnie's, for a variance from the Village Zoning Ordinance, 9-13-14(D)1, Number of Premises Signs, in the C-2 zoning district, to allow one (1) additional premises sign to be located on the rear of the building located at 287 South Creek Drive.

NEW BUSINESS:

1. Planning Commission Recommendation on the sign variance request from Wash n Winnie's.
2. Planning Commission Recommendation on the sign variance request from Casey's Retail Company.

UPDATES:

COMMENTS:

ADJOURNMENT

To: Planning Commission

From: Bernie Thompson, Village Administrator
Chris LaRocque, Director Building & Zoning

Re: Agenda Items – Regular Meeting – February 10, 2015

PUBLIC HEARINGS:

1. **PC-VAR-14-07**
 - i) **Open Public hearing**
 - ii) **Explanation of Public Hearing**
 - iii) **Public Comments**
 - iv) **Questions or Comments by Commission**
 - v) **Close Public Hearing**

Consideration of a request by Casey's Retail Company, owner, for a variance from the Village Zoning Ordinance, 9-13-14(A)2, maximum allowable surface area for a pole sign; 9-13-14(A)2, maximum height of a pole sign; and 9-13-14(A)4, number of pole signs allowed on one lot in the C-2 zoning district, to allow for one (1) additional, 40' tall, pole sign with a total surface area of 630 square feet (315/side). The Planning Commission will hear comments from the floor in preparation for formal action in New Business.

OLD BUSINESS:

1. **Planning Commission Recommendation on the requested sign variance from Wash n Winnie's.** *Wash n Winnie's is requesting a sign variance to allow one (1) additional premises sign to be located on the rear of the building leased by them. The Planning Commission will be asked to make a recommendation to the Village Board.*

NEW BUSINESS:

2. **Planning Commission Recommendation on the requested sign variance from Casey's .** *Casey's is requesting several variances to add two new pole signs after removing the existing monument sign currently on site. One of the proposed pole signs, located on Division Street, would meet all current ordinances. The second proposed pole sign requires three variances: one to allow a second pole sign; a second variance of 10' over the allowed 30' height to allow for a 40' sign; and the third to allow a variance of 330 square feet above the 300 square feet of total surface area allowed. After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES: N/A

cc: Village President and Trustees