

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, November 14th, 2017 - 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 October 10th, 2017

PUBLIC HEARINGS:

- i) **Open Public hearing**
- ii) **Explanation of Public Hearing**
- iii) **Public Comments**
- iv) **Questions or Comments by Commission**
- v) **Close Public Hearing**

1. PC-VAR 17-02

Consideration of a request by Dale Tibbie, owner, for a one hundred eighty-eight (188) square foot variance to the maximum allowable garage square footage requirement in the R-3 Multiple-Family Residential District, to allow for construction of an additional attached garage to the building located at 603 N. Birch Street.

OLD BUSINESS:

1. Planning Commission Recommendation on the garage square footage variance requested by Dale Tibbie to allow for a garage addition to the north side of his building located at 603 North Birch Street in the R-3 Multiple-Family Residential zoning district.

NEW BUSINESS:

None

UPDATES:

COMMENTS:

ADJOURNMENT:

To: Planning Commission

From: Chris LaRocque, Village Administrator
Director Building & Zoning

Re: Agenda Items – Regular Meeting – November 14th, 2017

PUBLIC HEARINGS:

1. **PC-VAR-17-02** Consideration of a request by Dale Tibbie, owner, for a one hundred eighty-eight (188) square foot variance to the maximum allowable garage square footage requirement in the R-3 Multiple-Family Residential District, to allow for construction of an additional attached garage to the building located at 603 N. Birch Street.

OLD BUSINESS:

1. **Planning Commission Recommendation on requested Variance 17-02, to the maximum allowable garage square footage requirement for the property located at 603 North Birch Street.** *Dale Tibbie is the owner of the duplex and would like to add-on an additional 16' x 28' garage to the north side of the existing garage, leaving an eight-foot covered breezeway between the existing and new garage. The addition would be considered an attached garage because the roof would cover the breezeway and tie into the existing structure. The 188 square foot variance is necessary due to the square footage of the existing garages and the maximum allowable requirement of 860 square feet. Mr. Tibbie explored several locations for the proposed garage, however due to the unique size and orientation of the parcel and existing structure, this proposed location was the one that required the least amount of variance from the zoning code. After listening to the testimony of the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

NEW BUSINESS:

None

UPDATES:

cc: Village President and Trustees