

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Thursday, May 28<sup>th</sup>, 2020 – 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 March 10<sup>th</sup>, 2020

**PUBLIC HEARINGS**

1. **PC-RE-SUB 20-01** Consideration of a request by Harlyn Schmidt (Owner) and Joan Bittler (Owner 413 Hesburgh Dr) for a re-subdivision plat, allowed on their properties located on parcels 03-02-16-207-023, 03-02-16-207-024, 03-02-16-207-037, 03-02-16-207-038, Manteno, IL 60950 in the R-2 Residential Zoning District.
2. **PC-VAR 20-01** Consideration of a request by Harlyn Schmidt (Owner) for a variance from the village ordinance 9-7 C-8 (D)2, yards, side yard setback (10'), allowed on their property located at 403 Hesburgh Dr, Manteno, IL 60950 in the R-2 Residential Zoning District.
3. **PC-VAR 20-02** Consideration of a request by Harlyn Schmidt (Owner) for a variance from the village ordinance 10-8-9 9-(C), streets and alleys, entrances, allowed on their property that is proposed in the re-subdivision plat for lots 11 & 12, Park West 15<sup>th</sup> Addn, Manteno, IL 60950 in the R-2 Residential Zoning District.
4. **PC-SUP 20-01** Consideration of a request by Bill Bush DBA Main Street Pharmacy (Owner) for a Special Use Permit from the village ordinance 9-8-A-4, drive- in uses, on their property located at 24 West First Street. Manteno, Illinois 60950 in the C-1 Commercial Zoning District.
5. **PC-VAR 20-03** Consideration of a request by Bill Bush DBA Main Street Pharmacy (Owner) for variances from the village ordinance 9-13-14 (D)1 commercial district, premises signs, number allowed, and 9-13-14 (D)2 commercial district, premise signs, maximum area, on their property located at 24 West First Street, Manteno, Illinois 60950 in the C-1 Commercial Zoning District.

6. **PC-SUP 20-02** Consideration of a request by Basham LLC (Owner) and Frank Clement (Petitioner) for a Special Use Permit from the village ordinance 9-10-C-3-(B) Automobile Repair Shop on their property located at 360 South Locust Street, Manteno, IL 60950 in the FB-1 Zoning District.
7. **PC-VAR 20-04** Consideration of a request by Chad Miller (Owner) and Kirk Andreina (Applicant) for a variance from the village ordinance 9-11-2 (B) Nonconforming Building and Structures, additions and enlargements, on their property located at 11 South Main Street, Manteno, IL 60950 in the C-1 Downtown Commercial District.

## **OLD BUSINESS**

None

## **NEW BUSINESS**

1. Planning Commission Recommendation 20-01 on the request by Harlyn Schmidt (Owner) and Joan Bittler (Owner 413 Hesburgh Dr) for a re-subdivision plat, allowed on their property located on parcels 03-02-16-207-023, 03-02-16-207-024, 03-02-16-207-037, 03-02-16-207-038, Manteno, IL 60950 in the R-2 Residential Zoning District.
2. Planning Commission Recommendation 20-02 on the variance requested by Harlyn Schmidt (Owner) for a variance from the village ordinance 9-7 C-8 (D)2, yards, side yard setback (10'), allowed on their property located at 403 Hesburgh Dr, Manteno, IL 60950 in the R-2 Residential Zoning District.
3. Planning Commission Recommendation 20-03 on the variance requested by Harlyn Schmidt (Owner) for a variance from the village ordinance 10-8-9 9-(C), streets and alleys, entrances, allowed on their property that is proposed in the re-subdivision plat for lots 11 & 12, Park West 15th Addn, Manteno, IL 60950 in the R-2 Residential Zoning District.
4. Planning Commission Recommendation 20-04 on the Special Use Permit requested by Bill Bush DBA Main Street Pharmacy (Owner) from the village ordinance 9-8-A-4 drive-in uses, on their property located at the 24 West First Street, Manteno Illinois 60950 in the C-1 Commercial Zoning District.
5. Planning Commission Recommendation 20-05 on the variances requested by Bill Bush DBA Main Street Pharmacy (Owner) for variances from the village ordinance 9-13-14 (D)1 commercial district, premises signs, number allowed, and 9-13-14 (D)2 commercial district, premise signs, maximum area, on their property located at 24 West First Street, Manteno, Illinois 60950 in the C-1 Commercial Zoning District.

6. Planning Commission Recommendation 20-06 on the Special Use Permit requested by Basham LLC (Owner) and Frank Clement (Petitioner) from the village ordinance 9-10-C-3-(B) Automobile Repair Shop on their property located at 360 South Locust Street, Manteno, IL 60950 in the FB-1 Zoning District.
  
7. Planning Commission Recommendation 20-07 on a variance requested by Chad Miller (Owner) and Kirk Andreina (Applicant) for a variance from the village ordinance 9-11-2 (B) Nonconforming Building and Structures, additions and enlargements, on their property located at 11 South Main Street, Manteno, IL 60950 in the C-1 Downtown Commercial District.

**UPDATES**

**COMMENTS**

**ADJOURNMENT**

To: Planning Commission

From: Chris LaRocque, Village Administrator  
Ryan Marion, Building Official

Re: Agenda Items – Regular Meeting – March 10<sup>th</sup>, 2020

**PUBLIC HEARINGS:**

**1. PC-RE-SUB-20-01**

- 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 Harlyn Schmidt (Owner) and Joan Bittler (Owner 413 Hesburgh Dr) for a re-subdivision plat, allowed on their property located on parcels 03-02-16-207-023, 03-02-16-207-024, 03-02-16-207-037, 03-02-16-207-038, Manteno, IL 60950 in the R-2 Residential Zoning District.*

**2. PC-VAR-20-01**

- 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 Harlyn Schmidt (Owner) for a variance from the village ordinance 9-7 C-8 (D)2, yards, side yard setback (10'), allowed on their property located at 403 Hesburgh Dr, Manteno, IL 60950 in the R-2 Residential Zoning District.*

**3. PC-VAR 20-02**

- 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 Harlyn Schmidt (Owner) for a variance from the village ordinance 10-8-9 9-(C), streets and alleys, entrances, allowed on their property that is proposed in the re-subdivision plat for lots 11 & 12, Park West 15th Addn, Manteno, IL 60950 in the R-2 Residential Zoning District.*

**4. PC-SUP-20-01**

- 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 Bill Bush DBA Main Street Pharmacy (Owner) for a Special Use Permit from the village ordinance 9-8-A-4, drive-in uses, on their property located at 24 W First Street, Manteno, Illinois 60950 in the C-1 Commercial Zoning District.*

**5. PC-VAR 20-03**

- 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 Bill Bush DBA Main Street Pharmacy (Owner) for variances from the village ordinance 9-13-14 (D)1 commercial district, premises signs, number allowed, and 9-13-14 (D)2 commercial district, premise signs, maximum area, on their property located at 24 West First Street, Manteno, Illinois 60950 in the C-1 Commercial Zoning District.*

**6. PC-SUP 20-02**

- 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 Basham LLC (Owner) and Frank Clement (Petitioner) for a Special Use Permit from the village ordinance 9-10-C-3-(B) Automobile Repair Shop on their property located at 360 South Locust Street, Manteno, IL 60950 in the FB-1 Zoning District.*

**7. PC-VAR-20-04**

- 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 Chad Miller (Owner) and Kirk Andreina (Applicant) for a variance from the village ordinance 9-11-2 (B) Nonconforming Building and Structures, additions and enlargements, on their property located at 11 South Main Street, Manteno, IL 60950 in the C-1 Downtown Commercial District.*

## OLD BUSINESS:

None

## NEW BUSINESS:

1. **Planning Commission Recommendation 20-01 on a request by Harlyn Schmidt (Owner) and Joan Bittler (Owner 413 Hesburgh Dr) for a re-subdivision plat.** *Harlyn Schmidt (Owner) and Joan Bittler (Owner 413 Hesburgh Dr) are requesting to move the rear lot lines on lots 11 and 12 as proposed in the handouts to create two new lots. The area that is currently used as a large garden off of Maple Street will be divided into two lots for a proposed duplex. All structures will still conform to our current site requirements and setbacks once these lot lines are moved. Joan Bittler has signed an affidavit of owner's consent to allow Harlyn to move the rear lot line of her property to allow for a larger back yard for the proposed duplex. After conducting the public hearing on the special use permit requested, the Planning Commission will be asked to make a recommendation to the Village Board.*
2. **Planning Commission Recommendation 20-02 on a request by Harlyn Schmidt (Owner).** *Harlyn Schmidt (Owner) is requesting a variance for the side yard setback on their property located at 403 Hesburgh Dr. This home was constructed in 1998 and since they are adjusting the rear lot line, we are looking to get this taken care of and put this paperwork into the file.*
3. **Planning Commission Recommendation 20-03 on a request by Harlyn Schmidt (Owner).** *Harlyn Schmidt (Owner) is requesting a variance for the allowance of an additional driveway on a secondary route. Maple Street is considered a "secondary route" which is a one-mile road that is heavily traveled. Harlyn is proposing a large driveway that will accommodate the proposed duplex.*
4. **Planning Commission Recommendation 20-04 on the requested Special Use Permit by Bill Bush DBA Main Street Pharmacy.** *Bill Bush DBA Main Street Pharmacy (Owner) is requesting a Special Use Permit for a drive-thru on the west side of their property all to be sized and located per the packet provided.*
5. **Planning Commission Recommendation 20-05 on the requested variances by Bill Bush DBA Main Street Pharmacy.** *Bill Bush DBA Main Street Pharmacy (Owner) is requesting variances for 6 additional premises signs. The first variance is for the maximum number of premises signs allowed which is one, he currently has one now. By adding these 6 additional signs he is also over the allowed square footage requirement by 233.78sqft of signage.*
6. **Planning Commission Recommendation 20-06 on the requested special use permit by Basham LLC (Owner) and Frank Clement (Petitioner).** *Basham LLC and Frank Clement of Franks Dent Repair is requesting the required Special Use Permit to have an Automotive Repair shop located at 360 South Locust Street. Frank has other locations in the area, this facility will just be dedicated to dent repair.*

7. **Planning Commission Recommendation 20-07 on the requested variance by Chad Miller (Owner) and Kirk Andreina (Applicant).** *Chad Miller (Owner) and Kirk Andreina (Applicant) for a variance from the village ordinance 9-11-2 (B) Nonconforming Building and Structures, additions and enlargements, on their property located at 11 South Main Street. Chad is looking to add a 5ft addition to the front center section of his building and in the process of doing this he is updating the façade to make it look more like a commercial space rather than a pole style building.*

**UPDATES:**

cc: Village President and Trustees