

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, June 10, 2025 – 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 April 2nd and May 13th, 2025

PUBLIC PARTICIPATION

PUBLIC HEARINGS

1. **PC-SUP 25-01:** Consideration of a request by Dominick Cappelletti, Petitioner, and Russ Jensen, Owner, for a Special Use Permit per Ordinance 9-10C-3-2(B) to allow vehicle rentals, specifically, U-Haul trucks & trailers on their property at 707 N. Locust Street, in the FB-1 Zoning District.
2. **PC-VAR 25-01:** Consideration of a request by Gotion, Inc., Owner, and Olympic Signs, Petitioner, for a Sign Variance from Ordinance 9-13-15; 9-13-14D(1), D(2), and D(4) to allow two premises signs, increased size and increased height, on the building at 333 Spruce Street, in the I-2 Heavy Industrial Zoning District.

OLD BUSINESS

1. **None**

NEW BUSINESS

1. **Planning Commission Recommendation 25-01:** Consideration of a request by Dominick Cappelletti, Petitioner, and Russ Jensen, Owner, for a Special Use Permit per Ordinance 9-10C-3-2(B) to allow vehicle rentals, specifically, U-Haul trucks & trailers on their property at 707 N. Locust Street, in the FB-1 Form-Based Zoning District.

2. **Planning Commission Recommendation 25-02:** Consideration of a request by Gotion, Inc., Owner, and Olympic Signs, Petitioner, for a Sign Variance from Ordinance 9-13-15; 9-13-14D(1), D(2) and D(4) to allow two premises signs, increased size and increased height, on the building at 333 Spruce Street, in the I-2 Heavy Industrial Zoning District.

UPDATES

COMMENTS

ADJOURNMENT

To: Planning Commission

From: Chris LaRocque, Village Administrator / Interim Building & Zoning Director

Re: Agenda Items – Regular Meeting – June 10, 2025

PUBLIC HEARINGS:

1. PC-SUP 25-01

- 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 Dominick Cappelletti, Petitioner, and Russ Jensen, Owner, for a Special Use Permit per Ordinance 9-10C-3-2(B) to allow vehicle rentals, specifically, U-Haul trucks & trailers on their property at 707 N. Locust Street, in the FB-1 Zoning District.

2. PC-VAR 25-01

- 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 Gotion, Inc., Owner, and Olympic Signs, Petitioner, for a Sign Variance from Ordinance 9-13-15; 9-13-14D(1), D(2) and D(4) to allow two premises signs, increased size and extended height, on the building at 333 Spruce Street, in the I-2 zoning district.

OLD BUSINESS

None

NEW BUSINESS:

- 1. Planning Commission Recommendation 25-01 on the requested Special Use Permit by Dominick Cappelletti, Petitioner, and Russ Jensen, Owner.** *This request comes from the tenant of the property at 707 N. Locust Street, where he operates a boxing gym. To subsidize that business, he would like to provide U-Haul rentals at that same location. After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

2. **Planning Commission Recommendation 25-02 on the requested Variance by Olympik Signs, Petitioner, and Gotion, Inc., Owner.** *This request is for three variances from the sign ordinance to allow two premises signs on the building; a 20.17 S/F variance from the maximum area requirement of 20% of the area of the face of the side of the building on which the sign is located or 64 S/F, whichever is less; an 18' 6" variance from the height requirement of a maximum of 15' above the ground level. After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES:

cc: Village President and Trustees