

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, August 12, 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 June 10th, 2025

PUBLIC PARTICIPATION

PUBLIC HEARINGS

1. **PC-VAR 25-02:** Consideration of a request by Daniel Gerber, Petitioner, and Owner, for a variance to allow a concrete driveway to be placed up to the side property line of the property at 323 Park Street. The following variance request from the Manteno Code will be considered: Section 9-12-2, Off Street Parking; (C) Design Specification; (g) Location, in the R-1 Single Family Residential Zoning District.

OLD BUSINESS

1. None

NEW BUSINESS

1. **Planning Commission Recommendation 25-03:** Consideration of a request by Daniel Gerber, Petitioner, and Owner, for a variance to allow a concrete driveway to be placed up to the side property line on the property at 323 Park Street. The following variance request from the Manteno Code will be considered: Section 9-12-2, Off Street Parking; (C) Design Specification; (g) Location, in the R-1 Single Family Residential Zoning District.

UPDATES

COMMENTS

ADJOURNMENT

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – August 12th, 2025

PUBLIC HEARINGS:

1. PC-VAR 25-02

- 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 Daniel Gerber, Petitioner, and Owner, for a variance to allow a concrete driveway to be placed up to the side property line of the property at 323 Park Street. The following variance request from the Manteno Code will be considered: Section 9-12-2, Off Street Parking; (C) Design Specification; (g) Location, in the R-1 Single Family Residential Zoning District.

OLD BUSINESS

None

NEW BUSINESS:

- 1. Planning Commission Recommendation 25-01 on the requested Variance by Daniel Gerber, Petitioner, and Owner.** *This request comes from the owner of 323 Park Street who wants to install a concrete driveway in front of and to the side of his house. Due to the narrow lot width, he is forced to locate the driveway up to his side lot line. The zoning ordinance requires all concrete to be located a minimum of 5' off the sideline. This is to ensure that any drainage from the impervious surface can be absorbed on the owner's property and not subject the neighbor to the additional drainage. If they can address the drainage to prevent it from going onto the neighbor's property, the variance could be granted. There are several driveways on the block with similar small to zero sideline setbacks.*

UPDATES:

cc: Village President and Trustees