

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
December 13, 2016

The meeting was called to order at 6:00 p.m.

Roll Call: Present: Dan McGowan, Jerry Dole, John Fetherling, Emily Fisher-Gentry, and Francis Smith  
Absent: Todd Creek, Melvyn Marshall

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Todd Crockett; Trustee Diane Dole (6:05 pm); Ann Brezinski, Attorney and Wanda Brown

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Dole, seconded by Fetherling, to waive reading of the minutes of November 8, 2016 and accept them as presented. Motion approved 5-0. Crockett and Marshall absent.

Chairman Smith opened the Public Hearing portion of the meeting.

**PUBLIC HEARING:**

**1. PC-VAR 16-04** – A request by Wanda Brown for variances to Village Ordinance 9-7C-8(B), (C) and (D), Site and Structure Requirements in the R-2 Zoning District to allow for the separation of an existing duplex located at 590 Water Tower North and 491 Hesburgh.

Ms. Ann Brezinski, an attorney representing Wanda Brown, spoke on her behalf. Ms. Brown is seeking to divide the parcel the duplex sits on into two separate parcels. Currently Ms. Brown lives in the unit addressed as 590 Water Tower North and 491 Hesburgh is vacant. Ms. Brown would like to sell the other unit. Ms. Brezinski stated that the dividing of the two units into separate parcels will not adversely affect the neighborhood.

Mr. LaRocque stated that each unit meets the minimum square footage requirement for R-2 Zoning and also the minimum square footage of land. The only issue is the setbacks due to the triangular shape of the lots if divided. This is why the variances are being requested. It was also found that the front yard setback encroaches, so that variance is also requested.

Mr. McGowan asked about the firewall. Mr. LaRocque stated that an inspection has been completed and the one hour fire separation is in place.

There were no further questions from the commission. There were no comments or questions from the public.

Chairman Smith closed the Public Hearing.

**NEW BUSINESS:**

Commissioner Fetherling asked if covenants have been set up for the dividing of the units. Ms. Brown stated that covenants have not been set up. Mr. LaRocque stated that the village can require the recording of covenants, but the village cannot enforce the covenants.

MOTION: A motion by McGowan, seconded by Gentry, to approve Plan Commission Recommendation 16-12, A recommendation approving Variances from Title 9, Zoning, Chapter 7, Article C-8(B), (C) & (D) Site and Structure Requirements, in the R-2 Two-family attached residential district, for the property known as 590 Water Tower North and 491 Hesburgh Drive, Manteno, Illinois. Motion approved 5-0. Creek and Marshall absent.

**OLD BUSINESS:**

None

**Comments: None**

MOTION: A motion by Fetherling, seconded by Dole to adjourn the Plan Commission meeting at 6:10 p.m. Motion approved by voice vote.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*