

Planning & Zoning Committee Meeting

March 19, 2015 - 7:00 a.m.

Village Hall Conference Room

Present: Trustees Crockett, Dole, Gesky, Phillips; Village President Timothy Nugent, Bernie Thompson, Village Administrator, Chris LaRocque, Director of Building/Zoning, Brian O’Keefe, Superintendent of Public Works, Casey Meier, Manteno High School Art Teacher and Darla Hurley.

Meeting was opened by Trustee Crockett at 7:00 a.m.

There was no public participation.

1. Downtown Mural – Casey Meier:

Casey Meier is an art teacher at Manteno High School. In working with her top students and the study of street art the concept of creating a mural in the downtown area was conceived. The owners of buildings at 1st and Main Street have given permission to allow a mural to be painted on the North and East facing walls at the southwest corner of that intersection. Students have researched the history of Manteno along with types of street art. A design board was presented to the committee showing the planned mural. The theme of the mural is “Metamorphosis”. The mural will also have an interactive component.

Mayor Nugent did not want a “graffiti” look around the village and would like to see a process that requires murals to be approved.

Mr. LaRocque stated he has researched other municipalities and regulations involving murals. Most municipalities do not regulate murals. Tinley Park does not allow them in their form based zoning district.

Mr. Thompson asked if Ms. Meier knew that one of the proposed buildings is for sale. She has talked to the owner and is aware of the situation.

Mr. O’Keefe asked about the maintenance of the mural. Ms. Meier stated that she would be in charge of maintaining the mural. As this is a new project for her, she is unaware of how well the paint will wear and how long the mural will remain in good condition before touch ups or re-painting is needed.

Ms. Meier would like to start the project on April 13th with a proposed completion date of mid-May.

The project could be incorporated into the grand opening of the Main Street Plaza.

Ms. Meier’s other art classes would also like to be involved in some sort of community art project. Ms. Meier has proposed a “yarn bombing” on the trees on First Street from Walnut Street to Main Street. There are eleven trees that could be “wrapped” in yarn that would lead the way to the mural.

Ms. Meier stated that Mr. Schnitzler, Manteno High School Principle, is in support of both projects.

The Committee recommended that Ms. Meier come to the next Village Board meeting to give a short presentation on the proposed mural.

Ms. Meier exited the meeting at 7:37 a.m.

2. Mural Regulations:

Mr. LaRocque stated that language could be added to the sign ordinance that would require any mural to seek Board approval before painting would be allowed. No product or address would be allowed in a mural; otherwise the mural would become a sign and fall under the sign regulations. The language will be prepared and presented at the Public Works Committee meeting next week.

3. Re-Subdivision Exception Process:

Mr. LaRocque presented the proposed changes for the Subdivision Ordinance. Mr. LaRocque explained that this streamlined exception to the subdivision ordinance is needed for simple lot splits that currently must go through the entire subdivision process. The current process is extremely long, expensive and arduous. The goal here is to provide a simpler process in an effort to get land owners to comply with the Village ordinance. The ordinance changes will be presented at the Village Board meeting in April.

4. Comprehensive Plan:

Mayor Nugent explained that an update or amendment may be needed to Village Comprehensive Plan since it does not have an Industrial zoning within the plan. A portion of some newly annexed property is looking at a possible formation of a TIF district and the use will be industrial. Mr. LaRocque will speak with Joe Cainkar, Village Attorney, about the process. A question was asked if the village is required to update the Comprehensive Plan at certain intervals. Mr. LaRocque will research the process.

5. 2015 Codes:

Mr. LaRocque stated that the village has not gone to the 2012 codes and Keslin Engineering is recommending that the village by-pass the 2012 and adopt the 2015 codes. Kankakee County and Bradley will also be adopting the 2015. Bourbonnais is reviewing. Trustee Crockett and Mayor Nugent stressed that the village does not want to be mandated or be bound into doing something that the village does not want to with the adoption of the 2015 codes.

Trustee Dole exited the meeting at 8:05 a.m.

6. Misc.:

Mr. O'Keefe presented a concept look for new street sign poles with some suggestions on the arm and scroll designs. The Committee recommended arm "A" and scroll "A". A bid packet is being prepared for the project.

Trustee Gesky asked about offering a reduced fee on variances for smaller projects. A resident had contact Trustee Gesky concerning a placement of a shed in an easement. Mr. LaRocque stated that sheds are not allowed in easements. After committee discussion, it was decided to allow temporary mobile structures to be allowed in easements as long as homeowner signs waiver and is aware of the risks.

Meeting adjourned at 8:10 a.m.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk