

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
June 9, 2015

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

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

Attendance: Chris LaRocque, Director of Building & Zoning; Keith Mulholland, Village Engineer (Tyson Engineering); Jeff Bennett; Ken Carlson; David & Susan Frost; Trustee Diane Dole; Mayor Timothy Nugent; Joe Cainkar, Village Attorney and Court Reporter with Eunice Sachs and Associates

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Fetherling, seconded by McGowan, to waive reading of the minutes of May 12, 2015 and accept them as presented. Motion approved 6-0. Creek absent.

Chairman Smith opened the public hearing portion of the meeting.

PUBLIC HEARINGS:

1. PC-VAR 15-02 – Chairman Smith stated that the first public hearing tonight is a variance request from Village Zoning Ordinance 9-10C-4(A)5 by David Frost, owner of 74 North Oak Street to allow a second premises sign. This variance would allow a second sign to be placed on the east side of his building to be visible from Route 50.

Court Reporter swore in Mr. Frost. Mr. Frost stated that he would like the sign to allow more visibility for his business. There were no comments or questions from the public or commission members.

Chairman Smith closed this public hearing.

2. PC-ZON 15-01 – Chairman Smith opened the second public hearing concerning a request by Kankakee Valley Construction Company on property located at 1349 East Bourbonnais Parkway, in unincorporated Kankakee County to be zoned I-2 Heavy Industrial upon annexation into the Village of Manteno. No representatives from Kankakee Valley Construction Company were present, but Mr. Bennett was present if there were any questions. The business has been in existence for approximately 25 years with a current updating to the property due to the development of the 6000 interchange. The operation is a state of the art facility.

Village Attorney Joe Cainkar stated that this property is subject to a proposed annexation agreement where this property would be zoned I-2 upon annexation. This zoning is consistent with the properties to the north that were recently annexed into the village.

Mayor Nugent stated that the village did seek out the owners of the property and asked them to annex into the village. The border agreement with Bourbonnais is only for twenty years and it is now over half way through the agreement. The village would like to have property annexed into the village down to the 6000N road. The Village would not be looking to cross over 6000 N road and annex any property in Bourbonnais Township. The operation of the building would not change. In the future the Village would like to annex the other pieces of property north of 6000 N road and along the east side of 1000 E Road.

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

Chairman Smith closed this public hearing.

3. PC-SUP 15-01 – Chairman Smith opened the third public hearing concerning a request by Kankakee Valley Construction Company to acquire a special use permit to operate an asphalt plant on their property upon annexation into the Village.

Chairman Smith stated the business has been existence for approximately 25 years and has been updated with new equipment due to the development of the 6000 interchange. The Village did ask for the annexation and the Village Board is endorsing this project.

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

Village Attorney, Joe Cainkar, did state that this is an existing use for the special use permit.

Chairman Smith closed the public hearing portion of the meeting.

NEW BUSINESS:

MOTION: A motion by Dole, seconded by Gentry, to approve Plan Commission Recommendation 15-02, a recommendation approving a Variance from Title 9, Zoning, Chapter 10, Specialty Districts, Article C, FB-1 Route 50 Corridor District, 4(A)5, Signage/Number allowed, for the property located at 74 North Oak Street, Manteno, Illinois. Motion approved 6-0. Creek absent.

MOTION: A motion by Marshall, seconded by McGowan, to approve Plan Commission Recommendation 15-03, Findings of Fact and Recommendation of the Plan Commission of the Village of Manteno for the Zoning of Real Property owned by Kankakee Valley Construction Co., Inc. consisting of approximately 21.56 acres of land located northeast of 6000N road and 1000E Road, as I-2 Heavy Industrial upon its annexation to the Village of Manteno. Motion approved 6-0. Creek absent.

MOTION: A motion by Dole, seconded by Fetherling, to approve Plan Commission Recommendation 15-04, a recommendation approving a Special Use Permit to Kankakee Valley Construction Co., Inc. for the operation of an asphalt products manufacturing plant on 21.56 acres of real property located northeast of 6000N

Road and 1000E road upon its annexation to the Village of Manteno. Motion approved 6-0. Creek absent.

Comments:

Chairman Smith read an invitation from Tyson Engineering concerning an open house to be held on June 18, 2015 from 4:30 pm – 7:00 pm at their offices. All commission members are invited to attend.

Mr. LaRocque stated that a temporary sign has been placed at Municipal Bank until the new one is erected.

MOTION: A motion by Fetherling, seconded by Gentry, to adjourn the Plan Commission meeting at 6:22 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk