

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, June 9<sup>th</sup>, 2015 – 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 May 12<sup>th</sup>, 2015

**PUBLIC HEARINGS**

1. **PC-VAR-15-02** Consideration of a request by David Frost, Owner at 74 N. Oak Street, for a sign variance from Village Zoning Ordinance, 9-10C-4(A)5, Number of Signs Allowed, in the FB-1 Zoning District, to allow for a second premises sign.
2. **PC-ZON-15-01** Consideration of a request by Kankakee Valley Construction Company to Zone their property commonly known as 1349 East Bourbonnais Parkway, in unincorporated Kankakee County, to I-2 Heavy Industrial upon annexation into the Village of Manteno.
3. **PC-SUP-15-01** Consideration of a request by Kankakee Valley Construction Company to acquire a special use permit to operate an asphalt plant on their property commonly known as 1349 East Bourbonnais Parkway, in unincorporated Kankakee County, upon annexation into the Village of Manteno.

**OLD BUSINESS**

N/A

## **NEW BUSINESS**

1. Planning Commission Recommendation on the sign variance request from David Frost.
2. Planning Commission Recommendation on the zoning request from Kankakee Valley Construction Company.
3. Planning Commission Recommendation on the special use permit request from Kankakee Valley Construction Company.

## **UPDATES**

## **COMMENTS**

## **ADJOURNMENT**

To: Planning Commission

From: Bernie Thompson, Village Administrator  
Chris LaRocque, Director Building & Zoning

Re: Agenda Items – Regular Meeting – June 9<sup>th</sup>, 2015

**PUBLIC HEARINGS:**

**1. PC-VAR-15-02**

- 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 David Frost, owner at 74 N. Oak Street, for a variance from the Village Zoning Ordinance 9-10C-4(A)5, number of signs, to allow for a second premises sign. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**2. PC-ZON-15-01**

- 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 Kankakee Valley Construction Company, owner at 1349 E. Bourbonnais Parkway, in unincorporated Kankakee County, for an I-2 Heavy Industrial Zoning designation upon annexation into the Village of Manteno. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**3. PC-SUP-15-01**

- 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 Kankakee Valley Construction Company, owner at 1349 E. Bourbonnais Parkway, in unincorporated Kankakee County, for a Special Use Permit to operate an asphalt plant, upon annexation into the Village of Manteno. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

## **OLD BUSINESS:**

N/A

## **NEW BUSINESS:**

**1. Planning Commission Recommendation on the requested sign variance from David Frost.** *David Frost is requesting a variance to allow the installation of a second premises sign. The ordinance allows for one sign which may be located on any side of the building. Mr. Frost has installed a premises sign on the south side of the building and is now seeking a variance to place a second premises sign on the east side of the building. The maximum size allowed for a premises sign is sixty-four (64) square feet. The initial sign on the south side of the building is thirty-two (32) square feet. The proposed additional premises sign for the front of the building is also thirty-two (32) square feet. After conducting the public hearing on the variance requests, the Planning Commission will be asked to make a recommendation to the Village Board.*

**2. Planning Commission Recommendation on the requested zoning designation from Kankakee Valley Construction Company.** *Kankakee Valley Construction Company is requesting an I-2 Heavy Industrial District zoning designation upon annexation into the Village of Manteno. The requested use is in line with the revised future land use plan as a preferred location for this type of development. After conducting the public hearing on the zoning request, the Planning Commission will be asked to make a recommendation to the Village Board.*

**3. Planning Commission Recommendation on the requested special use permit from Kankakee Valley Construction Company.** *Kankakee Valley Construction Company is requesting a special use permit to operate an asphalt plant, upon annexation into the Village of Manteno. The requested special use permit is required by ordinance for operating an asphalt plant in the I-2 Heavy Industrial District. After conducting the public hearing on the zoning request, the Planning Commission will be asked to make a recommendation to the Village Board.*

## **UPDATES:**

N/A

cc: Village President and Trustees