

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
November 8, 2016

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

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

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole, Trustee Todd Crockett; Mayor Timothy O. Nugent and Court Reporter with Eunice Sachs and Associates. Also attached with the minutes will be a copy of the sign in sheet for other persons in attendance at the meeting.

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Fetherling, seconded by Gentry, to waive reading of the minutes of October 11, 2016 and accept them as presented. Motion approved 7-0.

Chairman Smith opened the public hearing portion of the meeting.

PUBLIC HEARING:

1. PC – SUP 16-01 – A request by Maria Mireles and Valorie Andrade for a Special Use Permit at 48 East Division Street to allow operation of an automobile muffler repair shop.

The Court Reporter swore in Maria Mireles. Ms. Mireles stated that the business will specialize in mufflers and small repairs. There will be no excessive noise added to the area. All materials used will be recycled including oils and anti-freeze. There will be no chemicals stored at the shop. Parking will be available at the existing lot and vehicles will not be stored longer than 24 hours, if there is a need for longer than that, the vehicle will be moved to a lot in Peotone.

Commissioner Fetherling asked if the business would be affiliated with a franchise. Ms. Mireles stated that they will not be affiliated with any franchise. Commissioner Fetherling asked about where the recyclables will be stored until picked up. Ms. Mireles stated that they will store these materials inside. Ms. Mireles stated that there will be no parking in the alley overnight, just to move the vehicles in and out of the shop.

There were no comments from the public. There were no other comments from the commission members.

2. PC-REZ 16-01 – A request by Manteno Farmer's Elevator, Curwick Construction, Lux Enterprises and M&M Enterprises to establish I-1 Light Industrial initial zoning on these parcels located between North Main Street and the railroad tracks.

Mr. LaRocque stated that some of the existing businesses made improvements on land that they were leasing from the railroad several years ago. One business recently approached the village to add onto his building and it was found that the properties had never been zoned when the railroad allowed for the businesses to purchase the land. This process gives the businesses legal zoning that fits the current use of the properties.

There were no comments from the property owners or from the public.

All required notifications were completed by the village and proof of mailings has been submitted to the Clerk's office.

3. PC-VAR 16-03 – A request by Piggush Engineering, Inc., Engineer for Stewart Construction, owner of 970 Windfield Court, for a variance to the side yard setbacks.

The Court Reporter swore in Jonathan Cross, a licensed land surveyor for Piggush Engineering. Mr. Cross stated that side yard setback is 2" over on the east side of the property and 5" on the west side of the property. The building foot print was too large for the lot and the sun room in the rear of the house was shrunk by 2 feet to be in compliance with the rear yard setback requirements.

Commissioner Fetherling stated that there are several lots in this subdivision that are odd shaped. Mr. Cross stated when the house was laid out on the lot he was aware that the house would be very tight on the lot. The street set back is in compliance.

The house is sold; it is not a spec house. Court Reporter swore in Tim Stewart. Mr. Stewart is builder of the home.

Commissioner Creek asked staff if once the footings are completed is another survey completed. Mr. LaRocque stated that once the foundation is poured and the forms are stripped a top of foundation survey is completed showing position on the lot and height of foundation.

Mr. LaRocque stated that the site plan provided by the builder showed an 8' foot set back and that is why the plan was approved.

Trustee Crockett asked when was the violation found. Mr. LaRocque stated that the violation was observed when the top of foundation survey was completed. The house construction was allowed to proceed at their own risk after the builder signed off acknowledging the violation.

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

4. PC-TEX 16-03 – A request by the Village for a Text Amendment to allow additional permitted uses, miscellaneous uses and to modify certain requirements in the I-2 Heavy Industrial Zoning District.

Mr. LaRocque stated that this code was last modified in 1999 and with newer technologies and businesses that could potentially fit into the I-2 area it was time to update the code. The I-2 area

is located on the south side of the village; south of Rock Creek, near the railroad tracks and asphalt plant. Mr. LaRocque stated the village wants to encourage development in this area so updating the code allows for this potential.

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

Chairman Smith closed the public hearing portion of the meeting and reconvened the regularly scheduled meeting.

NEW BUSINESS:

Chairman Smith stated that the next portion of the meeting will be to consider items that were just discussed under the public hearing portion of the meeting.

MOTION: A motion by Fetherling, seconded by Creek, to waive the reading of the legal description and accept the petitioner's finding of facts, and to approve Plan Commission Recommendation 16-04, a recommendation approving a Special Use Permit for operation of an automobile muffler repair shop to be located at 48 East Division Street, Manteno, Illinois. Motion approved 7-0.

Chairman Smith requested Commissioner Marshall to abstain from the vote due to his involvement with M & M Enterprises. Each property will be voted on separately.

MOTION: A motion by Dole, seconded by Gentry, to approve Plan Commission Recommendation 16-05, a recommendation for the zoning of the Farmer's Elevator Company of Manteno property, consisting of approximately 27,150 Square Feet of land located at 400 N. Main Street, as I-1 Light Industrial. Motion approved 7-0.

MOTION: A motion by McGowan, seconded by Gentry, to approve Plan Commission Recommendation 16-06, a recommendation for the zoning of the Curwick construction properties, consisting of approximately 1.59 acres of land located at 600 North Main Street, as I-1 Light Industrial. Motion approved 7-0.

MOTION: A motion by Creek, seconded by McGowan, to approve Plan Commission Recommendation 16-07, a recommendation for the zoning of the Lux Enterprises, LLC properties, consisting of approximately 1.07 acres of land located at 710, 712, 714 and 716 North Main Street, as I-1 Light Industrial. Motion approved 7-0.

MOTION: A motion by McGowan, seconded by Fetherling, to approve Plan Commission Recommendation 16-08, a recommendation for the zoning of the M & M Enterprises property, consisting of approximately 7,567 Square Feet of land located at 720 North Main Street, as I-1 Light Industrial. Motion approved 6-0. Marshall abstained.

MOTION: A motion by Fetherling, seconded by McGowan, to approve Plan Commission Recommendation 16-09, a recommendation approving a Variance from Title 9, Zoning, Chapter

7, Article B-8(D)2, Side Yard Setbacks, in the R-1 Single-Family Residential District, for the property known as 970 Windfield Court, Manteno, Illinois. Motion approved 7-0.

MOTION: A motion by Gentry, seconded by Creek, to approve Plan Commission Recommendation 16-10, a recommendation to approve amendments to Chapter 9, Industrial Districts, Article B, I-2 Heavy Industrial District, of the Municipal Code for the Village of Manteno, as applicable to Solar Farms and Public, Quasi-Public and Private Utility Facilities. Motion approved 7-0.

Mr. Jerry Curwick is requesting to use metal lap siding on the addition to his building at 600 North Main Street. According to Village Code 8-1-14(D), metal lap siding is allowed if reviewed and recommended by the Plan Commission and approved by the Village Board. Mr. Curwick supplied plans showing existing buildings with the additions and the use of the same metal lap siding that is currently on the existing buildings.

Mr. LaRocque stated that at times there are reasons metal lap siding is needed to be used and the code was changed to allow the review of these projects on a case by case basis. Mr. LaRocque approves the use of the metal lap siding for this project.

Mr. Curwick stated that there will be a small addition to the office area and there were will be some inside truck parking with shop doors. The parking lot will be asphalted with landscaping. Roof lines will match the existing buildings. There will be no additional signage even though the drawing shows one. Signage will just be on the building. There were no additional comments from the commission members or public.

MOTION: A motion by Fetherling, seconded by Dole, to approve Plan Commission Recommendation 16-11, to approve the use of metal lap siding on two (2) additions to a building located at 600 North Main Street, Manteno, Illinois. Motion approved 7-0.

Updates:

Mr. LaRocque did speak with the Pastor of Cornerstone Church concerning the sign variance that they had requested at the previous meeting. The Pastor stated that unless the sign could be the size they had originally requested they would not pursue the variance and would not put up the sign at this time.

MOTION: A motion by McGowan, seconded by Marshall, to adjourn the Plan Commission meeting at 6:35 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk