

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, November 8th, 2016 - 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 October 11th, 2016

PUBLIC HEARINGS

1. **PC-SUP-16-01** Consideration of a request by Maria Mireles and Valorie Andrade for a Special Use Permit per village ordinance 9-10C-3-2(B), in the FB-1 Zoning District, to allow operation of an automobile muffler repair shop to be located at 48 E. Division Street.

2. **PC-REZ-16-01 A, B, C & D** Consideration of a request by Manteno Farmer's Elevator, Curwick Construction, Lux Enterprises and M&M Enterprises to establish I-1 Light Industrial initial zoning on their parcels located between North Main Street and the Railroad.

3. **PC-VAR-16-03** Consideration of a request by Piggush Engineering, Inc., Engineer for Stewart Construction, owner at 970 Windfield Court, for a variance to village ordinance 9-7B-8D2. side yard setbacks, to allow the continued existence of a foundation and house located less than eight (8') feet from the side lot lines.

4. **PC-TEXT-16-03** Consideration of a request from the Village of Manteno for a Text Amendment to village ordinances 9-9B-3,4,7,8 & 9, Uses, to allow additional permitted uses, miscellaneous uses and modify certain requirements in the I-2 Heavy Industrial Zoning District.

OLD BUSINESS

None

NEW BUSINESS

1. Planning Commission Recommendation on the special use permit request from Maria Mireles and Valorie Andrade to allow an automobile muffler repair shop.
2. Planning Commission Recommendation on the zoning request from Manteno Farmer's Elevator, Curwick Construction, Lux Enterprises and M&M Enterprises to establish an initial zoning of I-1 Light Industrial.
3. Planning Commission Recommendation on the variance request from Piggush Engineering, Inc. to allow a foundation and house to remain located less than eight (8') feet from the side lot lines.
4. Planning Commission Recommendation on the Text Amendment request from the Village of Manteno to allow additional permitted uses, miscellaneous uses and modify certain requirements in the I-2 Heavy Industrial zoning district.
5. Planning Commission Recommendation on the request from Curwick Construction to allow metal lap siding on two additions to his building located at 600 N. Main Street.

UPDATES

Cornerstone Church Sign

COMMENTS

ADJOURNMENT

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – November 8th, 2016

PUBLIC HEARINGS:

1. PC-SUP 16-01

- 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 Maria Mireles and Valorie Andrade for a Special Use Permit per village ordinance 9-10C-3-2(B), in the FB-1 zoning district, to allow operation of an automobile muffler repair shop to be located at 48 E. Division Street. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.

2. PC-REZ 16-01 A, B, C and D

- 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 Manteno Farmer's Elevator, Curwick Construction, Lux Enterprises and M&M Enterprises to establish I-1 Light Industrial initial zoning on their parcels located between North Main Street and the Railroad.

3. PC-VAR 16-03

- 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 Piggush Engineering, Inc., Engineer for Stewart Construction, owner at 970 Windfield Court, for a variance to village ordinance 9-7B-8D2. Side yard setbacks, to allow the continued existence of a foundation and house located less than eight (8') feet from the side lot lines.

4. PC-TEXT 16-03

- 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 from the Village of Manteno for a Text Amendment to village ordinances 9-9B-3, Uses Permitted, to allow additional permitted uses and miscellaneous uses in the I-2 Heavy Industrial Zoning District.

OLD BUSINESS:

None

NEW BUSINESS:

1. Planning Commission Recommendation on the requested Special Use Permit by Maria Mireles and Valorie Andrade. *Maria Mireles and Valorie Andrade are requesting a Special Use Permit to operate an auto muffler repair shop to be located at 48 E. Main Street. This building has been previously used as a repair facility and most recently was the location of the NAPA auto parts store. Per the FB-1 zoning district ordinance, a Special Use Permit is required to operate an automobile repair facility. After conducting the public hearing on the Special Use permit request, the Planning Commission will be asked to make a recommendation to the Village Board.*

2. Planning Commission Recommendation on the requested Zoning by Manteno Farmer's Elevator; Curwick Construction; Lux Enterprises; and M&M Enterprises. *The above named entities are requesting an initial zoning to establish their respective properties as I-1 Light Industrial. Staff discovered a lack of zoning when Mr. Curwick presented a proposal for two additions to his building. This initial zoning designation will correct the error and establish proper zoning for the existing improvements. After conducting the public hearing on the zoning requests, the Planning Commission will be asked to make a recommendation to the Village Board.*

3. Planning Commission Recommendation on the requested Variance by Piggush Engineering Inc. on behalf of Stewart Construction. *Piggush Engineering, Inc. was hired by Stewart Construction to layout the house on the lot. During that process a mistake was made causing the house to be situated where the sides of the house are within the eight (8') foot minimum setbacks as required in the R-1 zoning district. After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

4. Planning Commission Recommendation on the requested Text Amendments by the Village of Manteno. *The Village is requesting text amendments to the I-2 Heavy Industrial zoning district to update various uses to better represent newer potential uses in the district. The Village annexed several hundred acres to the south to develop industrial uses near the new I-57 interchange. This amendment will help facilitate some potential uses which in turn should help to spur growth in the newest area of the Village. After conducting the public hearing on the text amendment request, the Planning Commission will be asked to make a recommendation to the Village Board.*

5. Planning Commission Recommendation on the request to allow metal lap siding by Curwick Construction. *Curwick Construction is requesting a recommendation to allow metal lap siding on two additions to his building located at 600 N. Main Street per ordinance 8-1-14(D)2.(f). Mr. Curwick has an existing pole barn building and he would like to match the existing siding for the two additions. Ordinance allows for metal lap siding after review and recommendation by the Planning Commission and approval by the Village Board. The Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES:

N/A

cc: Village President and Trustees