

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
April 11, 2017

The meeting was called to order at 6:05 p.m.

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

Attendance: Chris LaRocque, Director of Building & Zoning; Ryan Marion, Building & Zoning; Trustee Todd Crockett; Patrick Wilder, Carolyn Osborne, Paula Erwin; Dolores Pfrommer; Lexi Austring; Timothy Nagra; Phillip Barber; Court Reporter with Eunice Sachs and Associates.

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Fetherling, seconded by Creek, to waive reading of the minutes of March 14, 2017 and accept them as presented. Motion approved 4-0. Dole and Marshall absent.

Commissioner Dole entered the meeting at 6:10 p.m.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

1. PC-VAR 16-06 – A request by Carolyn Osborne for three variances to Village Ordinance 9-7B-6, Accessory Uses, in the R-1 Zoning district to allow an additional detached carport to be located in the front yard of 240 S. Hickory.

Chairman Smith asked anyone wishing to speak to be sworn in by the Court Reporter. The Court Reporter swore in Paula Erwin, Carolyn Osborne's daughter.

Ms. Osborne is a long term Manteno resident. Purpose of the request is to allow for the placement of a carport in the front yard which allows Ms. Osborne closer access to her house. The house does have a detached garage, but does require Ms. Osborne to walk through the back yard. Ms. Osborne does have health issues and one of those is falling. The carport was erected to allow Ms. Osborne easier access to house. Ms. Osborne did not obtain a building permit for the structure. Mr. LaRocque verified that there have been no complaints from the neighbors. Ms. Erwin stated that variances are being requested for Ms. Osborne's personal safety.

Notifications to neighbors have been verified. Commissioner Fetherling asked if the owner was aware she needed a building permit. Ms. Erwin stated that Ms. Osborne was not aware she needed a permit.

Commissioner Fetherling does not want to set a precedent for the village by allowing this structure in the front yard. Commissioner Fetherling considers this type of structure as temporary.

Mr. LaRocque understands Ms. Osborne's situation, but if the village opens the door to allow for this type of structure it would also allow for other types of accessory structures to be allowed in front yards.

The Court Reporter swore in Timothy Nagra, 237 S. Hickory, neighbor to Ms. Osborne. Mr. Nagra does not see any problem with the structure and how it looks in the neighborhood.

There were no further comments from the public.

Chairman Smith closed the Public Hearing portion of the meeting.

NEW BUSINESS:

1. Planning Commission Recommendation on the variance requests:

MOTION: A motion by Fetherling, seconded by McGowan, to deny the variance requests as presented and recommend to the Village Board that the variance requests be denied. Motion approved 5-1. (Ayes: Fetherling, McGowan, Creek, Dole and Gentry) (Nays: Smith). Marshall absent.

2. Planning Commission Recommendation on the appeal of the determination by the Chris LaRocque, Director of Building & Zoning regarding the use of the property located at 120-124 N. Locust Street as a parking lot.

Owner of the property, Ms. Murukas and Patrick Wilder, purchaser of the property are appealing Mr. LaRocques' determination.

Mr. Wilder provided photos of similar properties that have cars parked on gravel or grass. Mr. Wilder feels he has been unjustly treated. Mr. Wilder feels that he should be grandfathered under the village code. Mr. Wilder has parked cars there since 2013.

Mr. LaRocque stated that the properties that Mr. Wilder referred to you as gravel parking lots were existing lots and if the lot would make improvements then they also would be required to update to current code standards. The Village is also working with the owners of the grass lots that Mr. Wilder referred to.

The lot Mr. Wilder is using is a vacant lot and has never been used as a parking lot. There is not a business on the property so this is considered off-site parking. The slab currently there is from a building that was torn down and does not meet village parking lot standards.

Mr. LaRocque stated that there is a process for off-site parking. There are specific requirements for construction of parking lots.

Commissioner Creek stated that the village has not singled Mr. Wilder out as there are other businesses that will also need to conform. The slab was previously a house slab not a parking lot and was not intended to be a parking lot. The pictures that were shown are considered legal non-conforming because they have always been used as parking lots before the ordinances were put in place.

Mr. Wilder questioned if he could update the front part and not the whole area to save some money. Mr. LaRocque stated that Mr. Wilder would still need to come to the Plan Commission with a plan that could be considered.

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

MOTION: A motion by Fetherling, second by Gentry, to accept the recommendation of denial of the parking lot decision, waive the reading of the recommendation and forward the recommendation to the Village Board. Motion approved 6-0. Marshal absent.

There were no updates or comments.

MOTION: A motion by Fetherling, seconded by McGowan to adjourn the Plan Commission meeting at 6:47 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk