

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, April 11<sup>th</sup>, 2017 - 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 March 14<sup>th</sup>, 2017

**PUBLIC HEARINGS**

1. **PC-VAR-16-06** Consideration of 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, located at 240 S. Hickory Street, in the front yard.

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Planning Commission Recommendation on the variance requested from Carolyn Osborne to allow an additional detached garage/carport.
2. Planning Commission Recommendation on the appeal of the determination by the Director of Building & Zoning, Chris LaRocque, regarding the use of the property located at 120-124 N. Locust Street as a parking lot.

**UPDATES**

**COMMENTS**

**ADJOURNMENT**

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – March 14<sup>th</sup>, 2017

**PUBLIC HEARINGS:**

- 1. PC-VAR 16-06**
  - 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 Carolyn Osborne for three variances to village ordinance 9-7B-6, Accessory Uses, in the R-1 Zoning District to allow for an additional detached carport located at 240 S. Hickory Street to remain in the front yard.*

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Planning Commission Recommendation on the requested variances by Carolyn Osborne.** *Ms. Osborn is requesting variances to allow a second detached garage/carport to remain on her property. The 216 square-foot carport is located on an existing concrete parking space in the front yard and was placed without a permit. She has an existing two-car, 720 square-foot, detached garage, located on the rear of the lot. Ordinance only allows for one detached garage, and further specifies carports are subject to §8-1-19, the same as a garage. The maximum allowable detached garage square footage is 860 square feet. Therefore the combined square footage of the detached garage and the carport exceeds the allowable square footage by 70 square feet. The three variances needed to allow the carport to remain are: 1) located in the front yard; 2) allow a second detached garage; and 3) allow seventy (70) square feet of detached garage over the allowed 860 square feet.*

After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.

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

Ms. Vicki Murukas, owner, and Patrick Wilder, contract purchaser and user, are appealing Mr. LaRocque's determination that the use of the lot as a parking lot for rental trucks, violates the following zoning requirements:

A) The existence of a demolished building slab, does not meet the design requirements set forth in §9-12-5, Off-Street Parking Design, Development and Maintenance.

*The lot has been vacant for a considerable time and was only recently used to park rental trucks. The village zoning ordinance has specific requirements for design, materials, drainage, lighting, curbing and landscaping of parking lots. None of these requirements have been addressed for the new use of the property.*

B) The remote location of the truck parking from the existing oil change business requires application, planning commission recommendation and village board approval.

*The village zoning ordinance allows for remote parking from existing businesses, but again specific requirements must be met, including filing an application, testifying before the Planning Commission, and acquiring Village Board approval. The application must include submittal of the engineered parking lot plan to verify compliance with the design specifications.*

After listening to the testimony of the appeal request, the Planning Commission will be asked to make a recommendation to the Village Board.

**UPDATES:**

cc: Village President and Trustees