

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
October 11, 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; Pastor Bob Grysen and Warren Owenga with Cornerstone Church;

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Marshall, seconded by Dole, to waive reading of the minutes of August 9, 2016 and accept them as presented. Motion approved 7-0.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

PC – VAR-16-02 – Cornerstone Church is requesting a variance to the village ordinance, 9-13-14(D), Premises Signs, to allow an additional sign.

Pastor Grysen spoke on behalf of the church and stated that the church is requesting to place a sign on the north side of the building. There are existing lights and framing that point up to that side.

Mr. LaRocque stated that the property file did show a depiction of a sign from a previous business that was located at this address. The business had gone through the variance process to have a sign placed on that side of the building, but it is unsure if the sign was actually installed.

Chairman Smith asked if the sign or banner was put up before a permit was obtained. Mr. LaRocque stated that this was correct. Once the violation was found, the church did immediately remove the sign/banner and apply for the variance. The proposed sign is approximately five (5) times the allowed maximum size. Mr. LaRocque stated the village ordinance allows up to 64 square feet or 20% of the side of the building, whichever is less. In this case it would be 64 square feet. The village ordinance is per building. The variance request is for three (3) items: size, height, location and a second sign on the building.

Chairman Smith stated that allowing the variance would set a precedent for other similar requests. Commissioner Fetherling stated that the sign ordinance was put in place to discourage large signs to be put up throughout the village. Commissioner Fetherling asked Mr. LaRocque about whether this is considered a banner or sign. Mr. LaRocque stated that if a banner is up for more than four (4) months, the banner is then considered a permanent sign. Commissioner Fetherling stated that this is a very large sign and in his opinion it does not fit within the scope of

the sign ordinance. Commissioner Fetherling would not like to set a precedent for this size of a sign.

Commissioner Creek stated he did some research concerning sizes of billboards verses this proposed sign. The sizes of most billboards are 14' x 48' for a total of 672 square feet. The proposed sign is 300 square feet, even though it is not billboard size it is still rather large. Commissioner Creek stated that the building used to house three (3) separate businesses. With a multiple tenant building the village ordinance allows for each tenant to have one sign up to 64 square feet which would give a maximum of 192 square feet for that whole building. Commissioner Creek stated if originally we would have allowed 192 square feet of signage and if there was room for compromise from the church could we have a size that is agreeable for all parties.

Mr. Warren Owenga, representative with Cornerstone Church, stated that the purpose of the sign was to increase visibility of the location of the church and to enhance the property. The church is open to discuss a smaller size and better quality of material. Mr. Owenga stated that the intent was not to circumvent the system, but to be an addition to the community and the church is willing to work with the village.

Chairman Smith asked Commissioner Fetherling if there may be an acceptable size. Chairman Smith asked Mr. Owenga if the sign will attract people or if there are other means that can be used to point people to the church.

Mr. Owenga stated that if there was a previous variance for the building could those same variance measurements be used as a starting point for discussion.

Commissioner Dole suggested that the church also look into advertising on the I-57 marquees if they are available.

Commissioner Gentry asked if the Commission should approve any of the other items, such as: height or number of signs. Commissioner Creek stated it would be best to wait until the final proposal is presented so that all items can be considered at one time.

Chairman Smith suggested that the church sit down with the sign company and Mr. LaRocque to discuss the designing of a smaller sign that would work with both the church and the village. The Plan Commission does not want to set a precedent.

There was no other public participation.

MOTION: A motion by Fetherling, seconded by Marshall, to table the variance request as presented and have further discussions with the Building Department and Mr. LaRocque to redesign the size and material of the sign and then come back to the Commission with a proposal. Motion approved 7-0.

Chairman Smith closed the public hearing portion of the meeting.

NEW BUSINESS:

MOTION: A motion by Fetherling, seconded by Marshall, to recommend to the Village Board that the variance request be tabled and have the church work with Mr. LaRocque to redesign the request and then present it at a future Plan Commission meeting.

OLD BUSINESS: None

Comments: The next meeting will be November 8, 2016.

MOTION: A motion by Fetherling, seconded by McGowan to adjourn the Plan Commission meeting at 6:40 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk