

**VILLAGE OF MANTENO
PLANNING COMMISSION MEETING**

April 14, 2015

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

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

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole, Cathy Boiken and Merlin Karlock of Municipal Bank, Phil Line of Friendly Signs, and Virginia Anderson

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Marshall, seconded by Fetherling, to waive reading of minutes from the February 10, 2015 meeting and accept them as presented. Motion approved 7-0.

The regular meeting was adjourned and Chairman Smith opened the Public Hearing portion of the meeting for a request by Municipal Bank for two sign variances from Village Zoning Ordinances, 9-13-14(B)1 and 9-13-14(B)2 to allow for a new replacement ground sign with a total surface area of 121.5 square feet (60.75 square feet per side) and an overall height of 20' 5".

PUBLIC HEARING:

Phil Line of Friendly Signs, the sign contractor for Municipal Bank, provided information regarding the specific size of the proposed sign, stating it would be installed in the same place as the present sign, not placed farther north, closer to the street. Mr. LaRocque stated that this would be a change from a pole sign to a ground sign and that both Chief Thompson and Lt. Whalen confirmed that the proposed sign would not present any problems with traffic sight lines.

Mr. Fetherling questioned about the size of the sign compared to the Bourbonnais sign, this one being smaller and also shorter than the existing sign, the lighting of both the sign itself with the lion and also the light of the advertising section of the sign. Mr. Line stated that it would be 24/7 lighting which dims after dark and that the "dimness" can be adjusted, lower or higher. There would be no outside advertising on that sign, only for the bank and maybe public service announcements. They were reminded of the eight second law for the LED sign so that it wouldn't be "flashing" when changing too quickly and also that there should be no red/blue flashing that could resemble a police squad car. The brick on the sign will most likely match that on the building and the sign would basically be the same size as HomeStar's sign on Section Line Road.

There were no other comments made by commissioners, nor the visitors, and the public hearing was closed at 6:11 p.m. Chairman Smith reconvened the regular portion of the Planning Commission to consider the request made by Municipal Bank. Commissioner McGowan stated his only concern was with the sign size, since it is on a smaller street than in Bourbonnais, and also across from a residential area, maybe giving too much light that would disturb the residents. Commissioner Gentry said she was also concerned about visibility but was satisfied as long as it was confirmed by the police and Chris. Trustee Dole asked if Bourbonnais had any problem with kids trying to climb their sign and the bank representative stated they didn't have a problem with that and that their parking lot was well lit.

Commissioner Creek asked about the signage when a tenant is found for the north end of the building. Ms. Boiken stated they were looking for a tenant and understand a premise sign could be mounted on the building for that tenant. Chris confirmed that there could be a building-mounted premise sign for each tenant in a multi-tenant building but they would need to fall within the parameter of a premise sign. Any new tenant wanting a ground or pole sign would need a variance but a premise sign would be O.K.

MOTION: A motion was made by Fetherling, seconded by Gentry, to recommend approval to the Village Board of the Municipal Bank's request for sign variance. Motion approved 7-0.

Chris LaRocque stated that the Haze Tobacco sign, located on the back of Jerry Curwick's building on South Creek Drive, below Winnie's Café sign, was O.K. as it was now and did not need a variance. If they want a sign on the front of the building, they will need variance approval. Chris also stated that the banner they have hanging on the side of the building is only temporary and they are aware that it can only be there for thirty days.

MOTION: A motion was made by Creek, seconded by Dole, to adjourn the Planning Commission meeting. Motion was approved by voice vote and the meeting was adjourned at 6:27 p.m.

Minutes respectfully submitted by Donna Kiedaisch.