

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, December 13th, 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 November 8th, 2016

PUBLIC HEARINGS

1. **PC-VAR-16-04** Consideration of a request by Wanda Brown for variances to village ordinance 9-7C-8(B), (C) and (D), Site and Structure Requirements in the R-2 Zoning District to allow for the separation of an existing duplex located at 590 Water Tower North and 491 Hesburgh.

OLD BUSINESS

None

NEW BUSINESS

1. Planning Commission Recommendation on the variances requested from Wanda Brown to establish a center lot line to allow an existing duplex to be separated.

UPDATES

COMMENTS

ADJOURNMENT

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – December 6th, 2016

PUBLIC HEARINGS:

1. **PC-VAR 16-04**
 - 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 Wanda Brown for variances to village ordinance 9-7C-8(B), (C), and (D), Site and Structure Requirements in the R-2 Zoning District to allow for the separation of an existing duplex located at 590 Water Tower North and 491 Hesburgh.

OLD BUSINESS:

None

NEW BUSINESS:

1. Planning Commission Recommendation on the requested variances by Wanda Brown. *Wanda Brown would like to be able to sell each side of her duplex separate from the other. The property is currently one parcel. She has submitted a plat of survey showing the newly placed center lot line to separate the duplex and the lot. In doing so she needs three variances due to the orientation of the corner duplex. The variances are 1) Minimum Lot Width; 2) Minimum Lot Depth; and 3) Side and Rear Yard Setbacks. One lot is only 75.39 feet wide and the requirement is 100'. The other lot, considered a reverse corner is only 133.22 feet deep and the requirement is for 150'. The rear yard lot line forms triangles for each side which causes the need for variances for the rear yard setback. The northerly unit also is only set back from the north sideline a distance of approximately 8'. The requirement is for a 10' sideline setback. Other duplexes in the immediate area have been separated including several with this same orientation. After conducting the public hearing on the variances requested, the Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES:

N/A

cc: Village President and Trustees