

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
December 8, 2015

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

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

Attendance: Bernie Thompson, Acting Village Administrator; Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole; John Devitt; Tony Olbrot; Jamon Toepper

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Gentry, seconded by Dole, to waive reading of the minutes of October 13, 2015 and accept them as presented. Motion approved 6-0. Marshall absent.

Chairman Smith opened up the Public Hearing portion of the meeting.

**PUBLIC HEARING:**

**1. PC-VAR-15-06** – A Public Hearing concerning a request by Jamon Toepper, owner of 1078 Granite Drive for a 1.1' variance to the front yard setback.

Chairman Smith opened the floor to any person to speak for or against the variance request.

Mr. John Devitt, owner of lots 94 & 95 in Rock Creek Estates stated he was concerned about the homes not being in a straight line as you look down the street and that any potential new home buyers he may speak with might think that the village standards are lax. He did not want this to affect his ability to sell homes on his lots.

Mr. LaRocque did state that the encroachment was identified during the foundation survey process. The contractor was contacted about the encroachment and that a variance would be required and if he proceeded with building it was at his own risk since approval of variances are not automatic. If the variance would not be approved the foundation would need to be cut and corrected. The builder wanted to continue due to the time of year and the cold weather that was coming.

Mr. Tony Olbrot is helping Jamon Toepper build the house. The lot had been professionally engineered and he stated that the encroachment was not intentional. Mr. Olbrot stated that other variances, like this one, have been approved by the Village. The home does meet all of the other Rock Creek Subdivision standards.

Commissioner Creek asked why the setback was thirty (30) foot in this phase when the Phases one and two have a twenty-five (25) foot setback. Mr. LaRocque stated this was a developer decision. The Village requirement for a survey is the top of the finished foundation.

Commissioner Fetherling stated that the 1.1' variance would probably not be able to be seen.

Commissioner Creek asked if the village should be requiring a footing instead of finished foundation survey. It was suggested that this idea be discussed at a later date.

There were no other comments from the public or commission members.

**2. PC-TEXT-15-01** – A Public Hearing to consider a request by the Village to amend three different areas in the zoning ordinance:

- a. To allow for potential review and approval of a lesser distance for entrances than currently required in 9-12-5(C)3(b), Distance Between Curb Cuts and Intersections.
- b. To allow driveways to be installed within five (5) feet of the property sideline to correct a conflict in the Off Street Parking and Loading Ordinance – 9-12-5(C)2(a).
- c. To allow animation and remove the eight second static requirement in 9-13-14(F)2 concerning Electronic Message Boards.

Mr. LaRocque stated that the first amendment came about due to the new animal hospital site review and that an entrance is not allowed with this current ordinance which can make the lot unbuildable. This was not the intent of the ordinance nor was it to make any lots in the Village unbuildable. The Village would like to have a process in place that would allow the Chief and Village Engineer to look at each case individually and decide if the placement of the entrance should be allowed if it falls under the 146' guideline.

Text Amendments do not require notification other than holding a public hearing.

The second amendment corrects a contradiction in the code. This will clean up the language in the ordinance. The five (5) foot guideline still allows for proper drainage between properties.

The third amendment concerns electronic message boards, with the change in technology the village would like to have the timed static requirement removed. Commissioner Fetherling stated that the movement on the signs should be not dangerous or a hindrance to drivers.

Mr. Thompson stated that there have been no accidents attributed to any electronic signs in the village. Also no tickets have been issued for violation of the current ordinance.

### **NEW BUSINESS:**

**MOTION:** A motion by Fetherling, seconded by Creek, to approve the Plan Commission Recommendation 15-10, A recommendation approving a Variance from Title 9, Zoning, Chapter 7, Article B-8(D)1, Front Yard setbacks, in the R-1 Single-

Family Residential District, for the property known as 1078 Granite Drive, Manteno, Illinois. Motion approved 6-0. Marshall absent.

**MOTION:** A motion by Creek, seconded by McGowan, to approve the Plan Commission Recommendation 15-11, a recommendation approving an amendment to the Manteno Zoning Ordinance to amend the distance requirement between curb cuts and intersections. Motion approved 6-0. Marshall absent.

**MOTION:** A motion by Fetherling, to approve the Plan Commission Recommendation 15-12, a recommendation to the Manteno Zoning Ordinance to reduce the driveway side line setback in the residential zoning districts from eight feet (8') to five (5) feet. Motion approved 6-0. Marshall absent.

**MOTION:** A motion by Creek, seconded by Gentry, to approve the Plan Commission Recommendation 15-13, a recommendation approving an amendment to the Manteno Zoning Ordinance to eliminate the eight second static requirement for Electronic Signs. Motion approved 6-0. Marshall absent.

**OLD BUSINESS:**

None

**Updates:**

Mr. LaRocque gave the following updates on two projects within the Village.

- The Dairy Queen plans to open in mid-February.
- The Animal Hospital will start framing next week; with plans to be open in May.

**MOTION:** A motion by Dole, seconded by McGowan to adjourn the Plan Commission meeting at 6:39 p.m. Motion approved by voice vote.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*