

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, December 8<sup>th</sup>, 2015 - 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 October 13<sup>th</sup>, 2015

**PUBLIC HEARINGS**

1. **PC-VAR-15-06** Consideration of a request by Jamon Toepper, owner at 1078 Granite Drive, for a 1.1' variance to village ordinance 9-7B-7(D)1, Front Yard Setback and the recorded final plat of Rock Creek Estates, Third Addition, to allow the continued existence of a foundation and house in the R-1 Single-Family Residential Zoning District.
  
2. **PC-TEXT-15-01** Consideration of a request by the Village of Manteno to amend the zoning ordinance 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; and amend 9-12-5(C)2(a) to allow driveways to be installed within five feet (5') of the property sideline to correct a conflict in the Off Street Parking and Loading ordinance; and to amend 9-13-14(F)2 Electronic Message Boards to allow animation and remove the eight second static requirement.

**OLD BUSINESS**

N/A

## **NEW BUSINESS**

1. Planning Commission Recommendation on the variance request from Jamon Toepper to allow a foundation and house to remain within 28.9' of the front lot line.
2. Planning Commission Recommendation on text amendment requests from the Village of Manteno to allow lesser distances than currently required for entrances within 145' of an intersection; allow residential driveways to be installed within 5' of the side lot line; and remove the restriction on animation and the requirement for images to be static for eight seconds on electronic signs.

## **UPDATES**

Dairy Queen  
South Creek Animal Hospital

## **COMMENTS**

## **ADJOURNMENT**

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – December 8<sup>th</sup>, 2015

**PUBLIC HEARINGS:**

**1. PC-VAR-15-06**

- 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 Jamon Toepper, owner at 1078 Granite Drive, for a 1.1' variance to village ordinance 9-7B-7(D)1, Front Yard Setback and the recorded final plat of Rock Creek Estates, Third Addition, to allow the continued existence of a foundation and house in the R-1 Single-Family Residential Zoning District. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**2. PC-TEXT-15-01**

- 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 the Village of Manteno to amend the zoning ordinance to allow for potential review and approval of a lesser distance for entrances as currently required in 9-12-5(C)3(b), Distance Between Curb Cuts And Intersections; and amend 9-12-5(C)2(a) to allow driveways to be installed within five feet (5') of the property sideline to correct a conflict in the Off Street Parking and Loading ordinance; and to amend 9-13-14(F)2 Electronic Message Boards to allow animation and remove the eight second static requirement. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**OLD BUSINESS:**

N/A

## NEW BUSINESS:

**1. Planning Commission Recommendation on the requested variance from Jamon Toepper.** *Jamon Toepper is requesting a 1.1 foot variance to allow the continued existence of a foundation and house located at 1078 Granite Drive. The recorded final plat of Rock Creek Estates, Third Addition, increased the front yard setback from 25' to 30'. A mistake was made when the foundation was laid out and constructed causing the encroachment. 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 requested text amendments from the Village of Manteno.** *The Village of Manteno is requesting three text amendments.*

*The first one allows for a potential review and approval to reduce the minimum distance requirement between a curb cut and an intersection. This ordinance came to light with the site plan review for the new animal hospital. The review revealed the distance could not be physically met, rendering the lot unbuildable. Rather than go through the variance process multiple times for other lots in the village that would fall under this guideline, staff and the Village Engineer, Dave Tyson, felt this was a better process to facilitate future development and still maintain safe distances.*

*The second amendment will remove a conflict in the Parking Requirements Ordinance. One section allowed for the drive to be within five feet of the sideline, but another section only allowed residential drives to be installed within eight feet of the sideline. This was discussed at the Planning & Zoning Committee meeting and the consensus was to allow the five foot setback.*

*The third amendment deals with electronic signs. Animation was prohibited and images were required to remain static for a period of eight seconds. Due to advances in technology, and now having a history of a lack of issues with both of these restrictions, staff & the Board felt the removal of the restrictions would allow better use of the signs with no real effect on traffic.*

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

## UPDATES:

*Dairy Queen  
South Creek Animal Hospital*

cc: Village President and Trustees