

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
October 8, 2019

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

Roll Call: Present: Todd Creek, Dan McGowan, George Weiland, Emily Fisher-Gentry, Jerry Dole  
Sherri Crawford; and Francis Smith  
Absent:

Attendance: Ryan Marion, Building Official; Trustee Diane Dole; David Frost, Frank Clement

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Crawford, second by Creek, to waive the reading and approve the meeting minutes of September 10, 2019 as presented with no corrections or deletions. Motion approved 6-0. McGowan voted present.

Chairman Smith opened the Public Hearing portion of the meeting. Chairman Smith stated that Peoples Bank of Kankakee County would not be presenting their application for a Special Use Permit. Their project is on hold at this time. The request may be reintroduced at a later date.

**PUBLIC HEARINGS:**

**PC-VAR 19-04** - A Public Hearing is being held to consider a request by David Frost DBA Aly Antiques for a variance from the village ordinance 9-10-C-4(A)5, premises signs, number allowed, on their property located at 74 N. Oak Street, Manteno, IL in the FB-1 Zoning District.

Mr. Frost stated that the additional sign would give the business better visibility from Route 50. The business is only open on Friday, Saturday and Sunday. The business is located in the alley. Mr. Frost did contact all neighbors before he applied to add the additional sign. There were no neighbors that had any issues with the additional sign. The sign will be lite and be 28” tall by 12’ long.

There were no further comments from the commission, public or staff.

**PC-SUP 19-04** - A Public Hearing is being held to consider a request by Basham LLC (Owner) and Frank Clement (Petitioner) for a Special Use Permit from the village ordinance 9-10-C-3(B), Automobile Repair Shop on their property located at 370 South Locust Street, Manteno, IL in the FB-1 Zoning District.

Mr. Clement explained that his business is paintless dent repair. They use no chemicals in their shop. Since the business is a type of auto body repair a special use permit is required. The business is currently operating. Originally it was considered a temporary location, but Mr. Clement is working with the owner of the property to possibly make this a permanent location. Mr. Marion stated that there are no obstructions to any other property owners or surrounding businesses.

There were no comments or questions from the commission members, public or staff.

Chairman Smith closed the public hearing.

**NEW BUSINESS:**

Chairman Smith stated the first item on the agenda has been withdrawn.

Chairman Smith stated that all required notices to adjacent property owners has been completed by Mr. Frost. There was no one present to object. Mr. Marion stated that this is a second variance for number of signs by Mr. Frost.

MOTION: A motion by Weiland, second by Gentry, to approve Plan Commission Recommendation 19-07, A Recommendation approving a Variance from Title 9, Zoning, Chapter 10, signs, Article Number, C-4(A)5, premises signs, number allowed, in FB-1 Zoning, for the property located at 74 North Oak Street, Manteno, IL. Motion approved 7-0.

Chairman Smith stated that all required notices to adjacent property owners has been completed by Mr. Clement and Basham, LLC.

MOTION: A motion by Creek, second by Dole, to approve Plan Commission Recommendation 19-08, A Recommendation approving a Variance from Title 9, Zoning, Chapter 10, Special Uses Permitted, Article Number, C-3(B), Automotive Repair, in FB-1 Zoning District, for the property located at 370 South Locust Street, Manteno, IL. Motion approved 7-0.

Mr. Marion announced that the Plan Commission will have a special meeting on Wednesday, October 30<sup>th</sup> to hear a variance request by Jerry Curwick on maximum percentage of lot coverage.

MOTION: A motion by Creek, seconded by Gentry, to adjourn the meeting at 6:12 p.m. Motion approved 7-0.

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