

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
August 9, 2016

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

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

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole; Trustee
Todd Crockett and Keith Hlad with Integrity Sign Company

In the absence of Chairman Smith, Commissioner Fetherling chaired the meeting.

Pledge of Allegiance – Commissioner Fetherling

MOTION: A motion was made by Dole, seconded by McGowan, to waive reading of the minutes of March 8, 2016 and accept them as presented. Motion approved 5-0. Smith and Gentry absent.

Commissioner Fetherling opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

PC-VAR-16-01 - ABC Supply is requesting variances to the village ordinances concerning signage. Mr. Keith Hlad with Integrity Sign Company was present to represent ABC Supply to seek the variances to exceed the number of signs allowed and the square footage allowable for signage at 100 South Spruce Street. The packet presented showed the proposed signage. The signage will not be illuminated.

Trustee Crockett asked for clarification on why the variances were needed. Mr. LaRocque explained that each business is allowed only one premise sign. The reasons for the variances are to allow more than one premise sign and also to allow the signs to exceed the allowable square footage.

There were no further comments or questions from the commissioners or public.

PC-TEXT 16-01 - The Village is requesting text amendments to the Village Code. Mr. LaRocque explained that the first text amendment is to clearly define accessory structures and accessory buildings. There seemed to be some confusing language and uses of terms in the zoning and building chapters. The amendment would be for clarification of terminology and definitions.

There were no comments from the commissioner members or the public.

PC-TEXT 16-02 – The Village is requesting a text amendment to the Village Code concerning temporary signage. Mr. LaRocque explained that the village had prepared a temporary sign

policy several years ago, but the village code does not allow for temporary signage. Village Attorney, Joe Cainkar, recommended that the policy be made official by adopting and placing it into the village codes. The text amendment will define the rules for temporary signage and allow temporary signage by permit for 30 days at a time (30 days on and 30 days off). There will be no fee for the permit.

Commissioner Dole asked how this may affect garage sale signs at Oktoberfest. Mr. LaRocque stated that the village does allow for the weekend but if they do not take them down after the weekend his department does contact the owners. Mr. LaRocque stated that this ordinance does not cover political signs.

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

Commissioner Fetherling closed the public hearing portion of the meeting.

NEW BUSINESS:

MOTION: A motion by Creek, seconded by McGowan, to dispense with the reading out loud of the Plan Commission Recommendations. Voice vote – all ayes, no nays. Motion approved.

MOTION: A motion by Creek, seconded by Dole, to approve Plan Commission Recommendation No. 16-01, a recommendation approving a variance from Title 9, Zoning, Chapter 13, Signs, Articles 14(D)1, Number, 14(D)2, Maximum Area and 14(D)4,M maximum Height, for the property located at 100 South Spruce Street, Manteno, Illinois. Motion approved 5-0. Smith and Gentry absent.

MOTION: A motion by Marshall, seconded by McGowan, to approve Plan Commission Recommendation No. 16-02, a recommendation approving an amendment to the Manteno Building Regulations Ordinance and Zoning Ordinance to define and clarify requirements for accessory buildings, structures and uses in all zoning districts. Motion approved 5-0. Smith and Gentry absent.

MOTION: A motion by Marshall, seconded by Dole, to approve Plan Commission Recommendation No. 16-03, a recommendation approving an amendment to the Manteno Zoning Ordinance to add requirements to allow temporary signage in the commercial districts. Motion approved 5-0. Smith and Gentry absent.

There were no updates or comments

MOTION: A motion by Creek, seconded by McGowan to adjourn the Plan Commission meeting at 6:16 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk