

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
February 10, 2015

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

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

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole; Court Reporter with Eunice Sachs; Diane Cooper with Casey's General Store; Gina Roberts; Lynette Coffman; Valerie Gross; Duncan Barnhill; Don Sollers and Lisa Garcia (6:10 pm)

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Dole, seconded by Fetherling, to waive reading of the minutes of January 13, 2015 and accept them as presented. Motion approved 4-0. McGowan voted present. Creek and Marshall absent.

Chairman Smith opened the Public Hearing portion of the meeting for a request by Casey's Retail Company for a variance from the Village Zoning Ordinances, 9-13-14(A)2, maximum height of a pole sign; and 9-13-14 (A)4, number of pole signs allowed on one lot in the C-2 zoning district, to allow for one (1) additional, 40' tall, pole sign with a total surface area of 630 square feet.

PUBLIC HEARING:

The Court Reporter swore in Diane Cooper, a representative with Casey's Retail Company. Ms. Cooper stated that the request is for one additional sign with a variance on the height and size of the sign. The reasons for the request are to have signage similar to McDonald's and BP to allow for a fair playing ground. After doing research they have found that their visibility is poor to non-existence to their customers. The allowance of the variance will allow the store to service their customer base better which also brings more tax base and revenue to the village. Ms. Cooper stated that denial of the variance would present an undue hardship on the store and the business would not be able to achieve maximum profitability as other stores this same size.

Mr. Smith questioned Ms. Cooper's statement concerning maximum profitability after driving to the Casey's store in Peotone. This store is approximately the same distance from I-57 as the Manteno store. There is no large pole sign at the Peotone location, but there is signage on the State of Illinois sign indicating Casey's services. The Manteno location is not located on the State of Illinois signs either north or south bound on I-57. Chairman Smith understands that substantial studies of research went into having a second Manteno location, but if it was felt that sign visibility from I-57 was a key component, the company would have asked about it at time of construction. Ms. Cooper stated that she does not have all the facts concerning the question, but she would be glad to get the answers. Ms. Cooper also stated that the company may have made other provisions into the community if they had known that they would not be allowed to have a

large pole sign. Chairman Smith has no problem having the same sign as their Rt. 50 location, but the larger sign is not in the best interest of the community or neighbors.

Commissioner Fetherling stated he has been part of the Plan Commission for numerous years and was part of the discussion concerning signage along I-57 and Division Street. The original plan was to have the tallest poles along I-57 and then gradually reduce the height as you come farther into town. Commissioner Fetherling does agree that the store needs better signage, but feels that the large pole sign is not the answer. The use of the state signs and the Village Wayfinder signage would be more beneficial. Commissioner Fetherling is concerned that it may hinder future development of the area to the south if the large sign is allowed. Recommending the variances would also set a precedent to allow future businesses to request the same type of signage.

Mr. LaRocque concurs with previous statements that the vacant ground behind the store opens the potential to have more than one large pole sign in the area. The Village set boundaries for allowable signage when they adopted the sign ordinance.

Commissioner Dole asked Ms. Cooper if the store should be busier according to the stats provided. Stats have shown the store should have opened up busier compared to other similar stores. Ms. Cooper stated that the company has applied with the State of Illinois for I-57 signage. Commission Dole would like to see Casey's pursue the State of Illinois signs first rather than to spend money on the large pole sign.

Commissioner McGowan stated that the sign should be in-line with the others in the area and adding something with the requested height would not fit in with the vision for that area. Commissioner Gentry also agreed with the comments.

There were no other comments from the commissioners, public or staff.

Ms. Cooper and other members of the audience exited the meeting.

Chairman Smith reconvened the regular portion of the meeting.

OLD BUSINESS:

Chairman Smith stated that a variance request from Lisa Garcia and Michelle Pinski, tenants, D.B.A. Wash n Winnies was extensively discussed at the January 13, 2015 meeting. The request is to add an additional premises sign to be located on the rear of the building. Chairman Smith added that Monicals already has a sign on the back of their building. The allowance of the variance would not be setting a precedent. Chairman Smith stated that it would be a help to the business and not a detriment to the area.

Commissioner McGowan asked about the proposed size of the sign. Mr. LaRocque stated it would be 16' x 2', which is the same as what is on the front of the building.

Mr. Curwick, as landlord, does approve of the sign and has no issue with the request.

Commissioner Fetherling apologized for leaving the January meeting early.

MOTION: A motion by McGowan, seconded by Gentry, to approve Plan Commission Recommendation 14-12, a recommendation approving a variance from Title 9, Zoning, Chapter 13, Signs, Article 14 (D)1, Commercial Districts, Premises Signs, for the property located at 287 South Creek Drive, Manteno, Illinois. Motion approved 5-0. Creek and Marshall absent.

Commissioner Fetherling stated that there may be a public comment. Mr. Sollers stated that he was just an observer, he had no comment.

NEW BUSINESS:

MOTION: A motion by Fetherling, seconded by McGowan, to approve Plan Commission Recommendation 14-13, a recommendation denying variances from Title 9, Zoning, Chapter 13, Signs, Article 14(A) Commercial Districts, Pole Signs, for the property located at 111 Marquette Place South, Manteno, Illinois. Motion approved 5-0. Creek and Marshall absent.

The replacement of the monument sign does not require any variances so there is no action needed by the Plan Commission. The requirement to have brick will be a Village Board decision.

Comments:

Mr. LaRocque stated that the bowling alley has been torn down and Dollar General has started construction of their new building.

MOTION: A motion by Fetherling, seconded by Dole to adjourn the Plan Commission meeting at 6:25 p.m. Motion approved by voice vote.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk