

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
October 13, 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; Ken
Carlson; Tim Stewart; Dana Stewart; Debbie Reilly; Kim Peterson; Robb & Kim
Southerland; Bobbi Kelley; Kirk Andrena and Eunice Sachs Court Reporter

Pledge of Allegiance – Chairman Smith

MOTION: A motion was made by Fetherling, seconded by Dole, to waive reading of the
minutes of July 14, 2015 and accept them as presented. Motion approved 5-0. Creek and
Marshall absent.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

1. PC-SUP 15-02 – Countryside Investment Group, LLC, and purchaser at 333 South Creek
Drive is requesting a special use permit to build and operate an animal hospital at this location.
Proof of mailings to surrounding neighbors was supplied.

Ken Carlson, attorney for Countryside, addressed the Commission. The request is for an animal
hospital with no boarding facility. There are no variances being requested. The proposed
building is approximately 3800 square feet. The plan is to start with one veterinary with two –
three technicians and with hopes to add a second veterinary in a year. Hours would be Monday –
Friday, 7:30 a.m. – 5:00 p.m. and Saturday, 7:30 a.m. – 12:00 p.m. At some point, the facility
would like to extend those hours during the week to 7:30 p.m., but there will be no after hour's
emergency care. The facility will have four kennel areas along the west wall of the building with
openings to four dog runs. Any boarding will be for surgical recovery issues. There is an open
area that is fenced, but will be used only for dogs that are in the recovery process and they will
be supervised at all times. The closest residential area would be at least 1200 feet to the south.

Chairman Smith asked if this was the same lot that the Plan Commission had approved a Special
Use Permit for an animal hospital before. Mr. Carlson stated that this lot is immediately to the
north of that lot. The hope is to break ground in the fall with opening planned in the
spring/summer of 2016.

Commissioner Fetherling asked what would be upstairs. Mr. LaRocque stated the area is
scheduled to be offices and a breakroom for the employees. Commissioner Fetherling clarified
that there will be no animals outside after hours.

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

2. PC-VAR 15-04 – A request by Roberta Kelly, owner of 1206 Doe Court for a 2.5' side yard setback variance to allow for a new concrete drive that leads to a new auxiliary structure in the backyard. The lot is located in a cull-de-sac. Ms. Kelly was sworn in by the court reporter.

Ms. Kelly stated that she would like to add an additional building in the backyard that would house a boat trailer along with a craft/woodworking area. Due to the triangle shape of the lot and the need to pour a new driveway to the new building, a twenty foot long area would be too close to the lot line, so a variance is required. The new building does meet all village ordinances.

Commissioner Fetherling asked if 2.5' setback is enough for the purpose. Ms. Kelly felt that the variance is sufficient.

Mr. LaRocque did complete a full evaluation with calculations concerning the new structure and it does meet the requirements according to village ordinances. Maximum height of walls is nine foot. Lot coverage is also in compliance.

The woodworking area is just for personal use, no business will be run from the new building.

Ms. Kim Peterson, 1101 Fawn Circle, was sworn in by the court reporter. Ms. Peterson owns the lot directly behind Ms. Kelly. She has two concerns: drainage and the aesthetic look of the new structure. Ms. Peterson stated that drainage had been an issue earlier, but had been rectified. Ms. Peterson's main concern is that the new building may cause pooling in her backyard again.

The Court Reporter swore in Mr. Rob Southerland, 1238 Fawn Circle. Mr. Southerland is concerned about the aesthetic look of the new structure. Mr. Southerland stated the new structure may change the look of their subdivision. Mr. Southerland is also concerned about the house being sold and a business started in the new structure.

Chairman Smith stated that if the house were sold and someone started a business, that the Village would be prepared to make sure that all village ordinances are followed.

Mr. LaRocque stated that the criteria for lot coverage and drainage issues have been reviewed for this new structure. There is a large drainage easement in the back of this lot and the structure would not be allowed to be built on it. Village Engineers have looked at adding structures and the potential displacement of water in the subdivision. Restrictions are put in place so the water flow is not altered.

Commissioner Fetherling reminded the public that the structure is not in question tonight; it is only the drive-way.

Ms. Kelly respectfully acknowledged the concerns of her neighbors and she assured the neighbors that the garage will be nice looking. The area will be landscaped with the structure matching her current house.

Commissioner Fetherling stated that this is a very large lot.

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

3. PC-VAR 15-05 – Mr. Tim Stewart, owner of 1017 Lincoln Drive, is requesting an 8” variance on the side yard setback to allow for the continued existence of a foundation and building.

The court reporter swore in Mr. Stewart of 375 E 9000 N Rd, Manteno. Mr. Stewart built a duplex on Lot 51 that was to be built with an 8’ setback on each side, but instead one side has a 7.2’ side yard setback. The duplex was not set square on the property.

There were no comments from the public or commissioners.

Chairman Smith reconvened the regular meeting.

NEW BUSINESS:

MOTION: A motion by Fetherling, seconded by Gentry, to waive the reading of the recommendation and to approve Plan Commission Recommendation 15-07, a recommendation approving a Special Use Permit for construction and operation of an animal hospital to be located at 333 South Creek Drive, Manteno, Illinois. Motion approved 5-0. Creek and Marshall absent.

MOTION: A motion by McGowan, seconded by Dole, to waive the reading of the recommendation and to approve Plan Commission Recommendation 15-08, a recommendation approving a variance from Title 9, Zoning, Chapter 12, Article 5 (C)1(g), off street parking and locations, in the R-1, Single-family residential district, for the property known as 1206 Doe Court, Manteno, Illinois. Motion approved 5-0. Creek and Marshall absent.

MOTION: A motion by Gentry, seconded by Dole, to approve Plan Commission Recommendation 15-09, a recommendation approving a variance from Title 9, Zoning, Chapter 7, Article C 8(D)2, Side Yard Setbacks, in the R-2 Two-family Attached residential District, for the property known as 1017 Lincoln Drive, Manteno, Illinois. Creek and Marshall absent.

There were no updates and no comments.

MOTION: A motion by McGowan, seconded by Gentry to adjourn the Plan Commission meeting at 6:43 p.m. Motion approved 5-0. Creek and Marshall absent.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk