

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
January 13, 2015

The meeting was called to order at 6:35 p.m.

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

Attendance: Chris LaRocque, Director of Building & Zoning; Trustee Diane Dole; Lisa Garcia with Wash nWinnies

Pledge of Allegiance – Chairman Smith

Chairman Smith welcomed the newest Commissioner, Emily Fisher-Gentry.

Chairman asked for roll call. A quorum was present.

MOTION: A motion was made by Dole, seconded by Fetherling, to waive reading of the minutes of October 14, 2014 and accept them as presented. Motion approved 4-0. Creek, McGowan and Marshall absent.

Chairman Smith opened the Public Hearing portion of the meeting for a request by Lisa Garcia and Michelle Pinski, tenants, D.B.A. Wash n Winnies, for a variance from the Village Zoning Ordinance 9-13-14(D)1, number of premises signs. The property is located at 287 South Creek Drive.

**PUBLIC HEARING:**

Chairman Smith gave the floor to Ms. Garcia to explain the purpose of the request for the variance. Ms. Garcia explained that the property is located away from the flow of traffic and is not well lite. They would like to appeal to cars coming off of I-57 and allow for more visibility for their business. One of their larger revenues at this time is the video gaming; the State does not allow any advertising for video gaming on the interstate boards. This sign would signify in a tasteful way that people would know where the business is and what the business does. The sign would replicate what is on the front, so it may be lite at some point.

Mr. LaRocque stated that having a lighted sign in the back would not be against code. There are restrictions on how it is to be lighted.

Chairman Smith asked about the business participating with the state program for signage on I-57. Ms. Garcia stated that they had submitted an application, but one requirement is that any traffic off the interstate must be able to easily find the business they are looking for with directional signs. Ms. Garcia stated that their business is participating in the Village Wayfinder program to address this state requirement.

Commissioner Fetherling is concerned that the sign may not be very visible. Mr. Fetherling stated that IDOT does have rules about lighted signs too close to the interchange. Ms. Garcia stated that the application as it is presented does not have the sign being lite.

Commissioner Fetherling asked about the approximate cost of the sign. Ms. Garcia stated that she is unsure, but probably around \$1,500 to \$2,000. The sign would be permanently installed, it would not be a banner.

Ms. Garcia stated that they have many clients that come from the Peotone area. The sign would allow anyone coming off I-57 an idea as to where the business is located.

Chairman Smith stated that the sign might help with those coming from the north, but not so much for those coming from the south. The sign might not attract anyone off the interstate but those on the overpass would be able to see the sign.

Ms. Garcia stated that the original signature on the lease on the unit, Shaun Daley, was not from the area and was not familiar with the area and the obstacles that the plaza has to overcome. Ms. Garcia stated that there are two (2) other tenants, Dance Alive and an employment agency in the complex. The back of their building has a gable and that is where the sign would be placed.

Commissioner Fetherling stated there might be deed restricting covenants for that building that may restrict the signage. Mr. LaRocque did not find any information in the property file that speaks to these restrictions. Mr. Fetherling stated that all of South Creek subdivision has strict requirements on signage as seen by the signs at Casey's and Family Video.

Ms. Garcia stated that their business is just a tenant and they are trying to be successful. Their success would be beneficial to the tax payers of Manteno as the Village receives a direct share of their proceeds from the video gaming.

Ms. Garcia stated that the business is a café style with Wi-Fi accessibility; serving coffee, tea, sandwiches, and alcohol and along with laundry facilities. The video gaming is an added feature.

Chairman Smith stated he understands the purpose of the business is to allow people who may not feel comfortable in a bar setting to still have access to the video gaming, but in a different atmosphere. Any help the Village can give to the business as long as it is not hurting someone else or being a detriment to the neighbors should be considered. Mr. Smith stated that no one is present tonight to voice an opinion against the sign. All neighboring property owners were notified along with a notice in the paper. Chairman Smith personally favors granting the request.

Commissioner Fetherling is concerned that allowing the sign would set a precedence that would allow all potential businesses in that area to want a similar sign.

Staff does not see any violations to the South Creek annexation agreements, but Mr. LaRocque will review the agreements again.

If other requests for the same type of signs come to the group, Commissioner Dole would like to review each request on a case by case basis. Keeping and helping our current businesses succeed is what the Village would like to see.

Commissioner Gentry stated from personal experience that having good exposure is helpful to bringing in customers. Commissioner Gentry feels that the sign is a good idea.

Ms. Garcia stated that the business would not only like to appeal to gamers, but also to small gatherings such as a baby shower or birthday party. This sign would be one more way for the community to know about the business.

Ms. Garcia stated that they will look into the idea of lighting the sign, but it may depend on the expense of running electricity to the sign.

Ms. Garcia stated that the sign on the interstate much match the any other signs minus any reference to gaming.

There were no other questions from the public or from the commissioners. Chairman Smith closed the Public Hearing portion of the meeting.

Commissioner Fetherling asked to be excused from the meeting as he was not feeling well. Commissioner Fetherling exited the meeting at 7:00 pm.

Chairman Smith reconvened the regular meeting of the Plan Commission. No action was taken upon the recommendation due to the lack of a quorum for a vote. The Village Attorney will be contacted to advise on the procedure as to whether the Village Board can act upon the variance request without a Plan Commission recommendation even though a public hearing was held.

**MOTION:** A motion by Dole, seconded by Gentry to adjourn the Plan Commission meeting at 7:05 p.m. Motion approved 3-0. Creek, McGowan, Marshall and Fetherling absent.

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