

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, August 9th, 2016 - 6:00 p.m.
Village Board Room**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

READING OF AGENDA - Additions, Deletions

APPROVAL OF MINUTES - Corrections, Changes

PC Minutes of March 8th, 2016

PUBLIC HEARINGS

1. **PC-VAR-16-01** Consideration of a request by ABC Supply for variances to village ordinance 9-13-14(D), Premises Signs, to allow additional signage per the submittals provided.

2. **PC-TEXT-16-01 AND 16-02** Consideration of a request by the Village of Manteno for a Text Amendment to village ordinances 8-1-15 Accessory Building/Structure Foundations; 9-2-3 Zoning Definitions; and 9-7B-8(H) R-1 Site and Structure Requirements to better define and clarify accessory buildings, structures and uses.

Consideration of a request by the Village of Manteno for a Text Amendment to village ordinance 9-13-14(G) Signs Accessory to Commercial Use to define requirements for temporary signage in the commercial and FB-1 districts.

OLD BUSINESS

N/A

NEW BUSINESS

1. Planning Commission Recommendation on the variances requested from ABC Supply to allow additional premises signage per the submittals provided.
2. Planning Commission Recommendation on the text amendment request from the Village of Manteno to make necessary changes to better define accessory buildings, structures and uses in the zoning ordinance.
3. Planning Commission Recommendation on the text amendment request from the Village of Manteno to add requirements to allow temporary signage in commercial districts.

UPDATES

N/A

COMMENTS

ADJOURNMENT

To: Planning Commission

From: Bernie Thompson, Village Administrator
Chris LaRocque, Director Building & Zoning

Re: Agenda Items – Regular Meeting – August 9th, 2016

PUBLIC HEARINGS:

1. PC-VAR 01-16

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by ABC Supply for a variance to village ordinance 9-13-14(D) 1. Number; 2. Maximum Area; and 4. Maximum Height, to allow for the installation of 3 premises signs, with a total area of 287 square feet, with two of the signs located at 22 feet above ground level, per the submittal package provided, in the C-2 Commercial Zoning District. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.

2. PC-TEXT 01-16 And 02-16

- i) Open Public hearing**
- ii) Explanation of Public Hearing**
- iii) Public Comments**
- iv) Questions or Comments by Commission**
- v) Close Public Hearing**

Consideration of a request by the Village of Manteno for a Text Amendment to village ordinances 8-1-15 Accessory Building/Structure Foundations; 9-2-3 Zoning Definitions; and 9-7B-8(H) R-1 Site and Structure Requirements, to better define and clarify accessory buildings, structures and uses.

Consideration of a request by the Village of Manteno for a Text Amendment to village ordinance 9-13-14(G), Signs Accessory to Commercial Use, to define requirements for temporary signage in the commercial and FB-1 districts.

The Planning Commission will hear comments from the floor in preparation for formal action in New Business.

OLD BUSINESS:

N/A

NEW BUSINESS:

1. Planning Commission Recommendation on the requested variance from ABC Supply. *ABC Supply is requesting a variance from the sign ordinance to allow for additional signage on three separate buildings located at 100 S. Spruce Street. This request is somewhat expected, given the size, location and number of buildings at this location. Storage Solutions to the south of this location also requested and was granted additional signage due to its proximity to I-57 and Division Street. After conducting the public hearing on the variance requests, the Planning Commission will be asked to make a recommendation to the Village Board.*

2. Planning Commission Recommendation on the requested first text amendment from the Village of Manteno. *The Village of Manteno is requesting a text amendment to better define and clarify the requirements for accessory buildings, structures and uses. The existing ordinance has confusing and contradicting language that makes it difficult to specify what can and can't be built regarding accessory buildings, structures and uses. The text amendment will correct and simplify the process for determinations of permit issuance or denial. After conducting the public hearing on the text amendment request, the Planning Commission will be asked to make a recommendation to the Village Board.*

3. Planning Commission Recommendation on the requested second text amendment from the Village of Manteno. *The Village of Manteno is requesting a text amendment to add language to the sign ordinance to allow for temporary signage in the commercial districts. Currently temporary signs are allowed by permit, which contradicts the sign ordinance. This will provide businesses the opportunity to display temporary signage under specific requirements and by permit only. This has been previously used as a "policy", but now is proposed to be adopted as an ordinance. After conducting the public hearing on the text amendment request, the Planning Commission will be asked to make a recommendation to the Village Board.*

UPDATES:

N/A

cc: Village President and Trustees