

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, October 13<sup>th</sup>, 2015 - 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 July 14<sup>th</sup>, 2015

**PUBLIC HEARINGS**

1. **PC-SUP-15-02** Consideration of a request by Countryside Investment Group, LLC, purchaser at 333 South Creek Drive, for a special use permit to build and operate an animal hospital, in the C-2 Zoning District.
2. **PC-VAR-15-04** Consideration of a request by Roberta Kelly, owner at 1206 Doe Court, for a 2.5' variance to village ordinance 9-12-5(C)1(g), Off Street Parking Design, Development and Maintenance, Location, to allow installation of a new concrete drive to be located within 2.5' of a side lot line in the R-1 Zoning District.
3. **PC-VAR-15-05** Consideration of a request by Tim Stewart, owner at 1017 Lincoln Drive, for a .8' variance to village ordinance 9-7C-8(D)2, Side Yard Setback, to allow the continued existence of a foundation and building within 7.2' of a side lot line in the R-2 Zoning District.

**OLD BUSINESS**

N/A

## **NEW BUSINESS**

1. Planning Commission Recommendation on the special use permit request from Countryside Investment Group, LLC, to build and operate an animal hospital.
2. Planning Commission Recommendation on the variance request from Roberta Kelly to allow a driveway to be located within 2.5' of a side lot line.
3. Planning Commission Recommendation on the variance request from Tim Stewart to allow a foundation and building to remain within 7.2' of the side lot line.

## **UPDATES**

## **COMMENTS**

## **ADJOURNMENT**

To: Planning Commission

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

Re: Agenda Items – Regular Meeting – October 13<sup>th</sup>, 2015

**PUBLIC HEARINGS:**

**1. PC-SUP-15-02**

- 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 Countryside Investment Group, LLC, purchaser at 333 South Creek Drive, for a Special Use Permit to build and operate an animal hospital in the C-2 Zoning District. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**2. PC-VAR-15-04**

- 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 Roberta Kelly, owner at 1206 Doe Court, for a 2.5 foot variance to village ordinance 9-12-5(C)1(g), Off Street Parking Design, Development and Maintenance, Location, to allow installation of a new concrete drive to be located within 2.5 feet of a side lot line in the R-1 Zoning District. The Planning Commission will hear comments from the floor in preparation for formal action in New Business.*

**3. PC-VAR-15-05**

- 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 Tim Stewart, owner at 1017 Lincoln Drive, for a .8 foot variance to village ordinance 9-7C-8(D)2, Side Yard Setback, to allow the continued existence of a foundation and building within 7.2 feet of a side lot line in the R-2 Zoning District. 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 special use permit from Countryside Investment Group, LLC.** *Countryside Investment Group, LLC, is requesting a special use permit to allow construction and operation of an animal hospital at 333 South Creek Drive. This location is one lot north of a parcel that was previously granted a special use permit for the same use back in 2013. The owner of that property is restricted from building or operating an animal hospital until 2020 by a private agreement. After conducting the public hearing on the special use request, the Planning Commission will be asked to make a recommendation to the Village Board.*

**2. Planning Commission Recommendation on the requested variance from Roberta Kelly.** *Roberta Kelly is requesting a 2.5 foot variance to allow construction of a driveway to a proposed detached garage in her rear yard. Due to the shape of the lot in a cul-de-sac the drive needs to be placed within 2.5 feet of the side lot line. Ordinance requires the drive to be a minimum of 5 feet off the side lot line. After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

**3. Planning Commission Recommendation on the requested variance from Tim Stewart.** *Tim Stewart is requesting a .8 foot variance to allow the continued existence of a foundation and building for his duplex located at 1017 Lincoln Drive. A mistake was made when the foundation was laid out and constructed causing the encroachment. Mr. Stewart was granted a 2 foot variance for sideline setbacks from 10 feet to 8 feet back in 2014 when the three lots were re-zoned from C-2 to R-2. (PC Rec. 14-11; Ord. 14-30) After conducting the public hearing on the variance request, the Planning Commission will be asked to make a recommendation to the Village Board.*

**UPDATES:**

N/A

cc: Village President and Trustees