

**VILLAGE OF MANTENO  
PLANNING COMMISSION SPECIAL MEETING**

June 9, 2020

The meeting was called to order at 6:03 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, Sherri Crawford and Francis Smith  
Absent: George Weiland, Emily Fisher-Gentry, Jerry Dole

Attendance: Neil Piggush; Harlyn Schmidt; Ryan Marion, Building Official; Chris LaRocque,  
Village Administrator

Via Zoom: Court Reporter with Eunice Sachs and Associates

Pledge of Allegiance – Chairman Smith

MOTION: A motion by McGowan, second by Crawford, to waive the reading and approve the meeting minutes of May 28, 2020 as presented with no corrections or deletions. Motion approved 4-0. Dole, Gentry and Weiland absent.

All present were requested to state name before speaking so that the court reporter can verify who is speaking.

Chairman Smith re-opened the Public Hearings that were continued from the May 28, 2020 meeting.

**PUBLIC HEARINGS:**

**PC-RE-SUB 20-01- & PC-VAR 20-02** - These items was tabled from last meeting. Mr. Neil Piggush presented a memo that summarized the findings after a meeting with area neighbors, village staff and Mr. Schmidt on June 1, 2020. Mr. Piggush highlighted a few items from the memo:

- 1) Existing storm drain were 6 -9 inches higher than the low point of the yards.
- 2) There were no visual dead or stressed grass areas in the vicinity as would be expected with standing water.
- 3) Mr. Hodges residence seems to have created a lot of drainage issues by having his yard graded without proper assistance or engineering.
- 4) Mr. Hodges sump pump discharge runs along south property line whereby his landscaping is blocking his neighbor's yard from freely draining.
- 5) Mr. Hodges home is graded toward neighbor's house.
- 6) The houses at 862 -864 Beauchamp have low spots in the mid-yard not allowing for proper drainage to the back of their property.

Copies of the neighborhood drainage plan were provided by Mr. Piggush.

Mr. Piggush also spoke to the safety issues that were spoken about at the first public hearing on May 28, 2020. The townhome driveways will not be directly across from Eighth Avenue as previously testified. The addition of the two driveways will not adversely affect the traffic on Maple Street.

Mr. Piggush also noted that Mr. Hodges stated at their meeting that there is nothing that would change his mind, he just does not want the lot to be built upon.

Mr. Piggush stated that the townhome is similar in form to the surrounding neighborhood and will not have any adverse effects to the area. The proposed structure may also reduce the amount of drainage to the west. Mr. Piggush stated that all due diligence items have been addressed and requests that the Plan Commission approve the re-subdivision and variance requests.

There were no comments or questions from the commission members.

Mr. Marion stated he attended the neighborhood meeting and feels that the drainage issues will not be enhanced by Mr. Schmidt's proposal and the drainage may even be helped once his structure is built. Mr. Marion spoke to the Manteno Police Department concerning any traffic or safety issues at the intersection of Maple and Eighth Streets. There were no reported issues.

There were no more comments or questions from the public and commission.

Chairman Smith closed the public hearings.

### **NEW BUSINESS:**

MOTION: A motion by McGowan, seconded by Creek, to approve Planning Commission Recommendation 20-01, A Recommendation approving a re-subdivision plat, allowed on property located at parcels 03-02-16-207-023, 03-02-16-207-024, 03-02-16-207-037, 03-02-16-207-038, Manteno, IL 60950 in the R-2 Residential Zoning District. Motion approved 4-0. Dole, Gentry and Weiland absent.

MOTION: A motion by Crawford, seconded by McGowan, to approve Planning Commission Recommendation 20-02, A Recommendation approving a Variance from Title 10, Zoning, Chapter 8, Streets and Alleys, Article Number 9(C), Entrances, for the property located in the Re-Subdivision Plat for Lots 11 & 12, Park West 15<sup>th</sup> Addition, Manteno, IL 60950 in the R-2 Residential Zoning District. Motion approved 4-0. Dole, Gentry and Weiland absent.

Mr. Marion stated that the July 14, 2020 meeting may hear sign requests for People's Bank and O'Reilly's Auto Parts.

MOTION: A motion by Crawford, seconded by McGowan, to adjourn the meeting at 6:17 p.m. Motion approved by voice vote.

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