

VILLAGE OF MANTENO
PLANNING COMMISSION SPECIAL MEETING
March 10, 2020

The meeting was called to order at 6:00 p.m.

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

Attendance: Ryan Marion, Building Official; Trustee Diane Dole

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Crawford, second by Weiland, to waive the reading and approve the meeting minutes of December 10, 2019 as presented with no corrections or deletions. Motion approved 7-0.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARING:

PC-VAR 19-05 - A Public Hearing is being held to consider a request by National Bank of Manteno for a variance from the Village Code 9-13-14 (D)1, premises signs, number allowed, and 9-13-14(D)2, premises signs, maximum area allowed on their property located at 102 South Creek Drive, Manteno, IL 60950 in the C-2 Commercial Zoning District.

There was no representative present for the National Bank of Manteno, so Mr. Marion presented the proposed signage plan. Mr. Marion stated that the staff had no issues with the requested signage.

There were no comments or questions from the public, commission members or staff.

All required notifications to neighboring properties were submitted and given to the Clerk's office.

Chairman Smith closed the public hearing.

NEW BUSINESS:

MOTION: A motion by Weiland, seconded by McGowan, to approve Plan Commission Recommendation 20-01, A Recommendation approving a Variance from Title 9, Zoning, Chapter 13, Signs, Article Number, (D)1, Premises Signs, Number Allowed, Title 9, Zoning, Chapter 13, Signs, Article Number, (D)2, Premises Signs, Maximum Area allowed, in C-2 Commercial Zoning Motion approved 7-0.

Updates:

Mr. Marion provided the following.

- The scheduled April meeting may have several items on the agenda
 - a. Request by property owner on N. Maple for a variance concerning duplex he would like build
 - b. People's Bank may ask a signage variance
 - c. P.U.D. process – update and clean-up language
 - d. Main Street Pharmacy – drive-up window variance
- Former Huddle House – proposed new restaurant with the adding of approximately 2800 square feet. The engineering plans are being developed.
- East Village Development is still be worked upon by Mr. Curwick and Mr. Stewart.
- Main Street Pharmacy is expanding to the east and west of current building
- Possible new owner for Anthony's.
- O'Reilly's – plans are in the 2nd review. They are willing to move their building to the south to put more space between them and Riverside Health.
- First Street in front of The Pub and in front of Main Street Pharmacy will be updated to match Main Street.

MOTION: A motion by Creek, seconded by Dole, to adjourn the meeting at 6:13 p.m. Motion approved 7-0.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk