

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, May 10th, 2022 - 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 April 12th, 2022

PUBLIC HEARINGS:

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

1. PC-SUP 22-01

Consideration of a request by Jeffrey Coster as the (Petitioner), for two Special Use Permits for Automobile Repair and Equipment Sales, located at the parcel commonly known as 370 S Locust Street, Manteno, IL 60950.

2. PC-VAR 22-01

Consideration of a request by Jerry Curwick (Owner), for a variance from 8-1-19 (E)2 Residential Garages, Max Size in the R-1 Residential Zoning District, on a proposed new construction home located at 1734 Condor Dr, Manteno, IL.

3. PC-REZ 22-01

Consideration of a request by Mitesh Patel (Owner) for a re-subdivision plat, allowed on their property located at 2803 W Division Street, Manteno, IL 60950 in the C-2 Commercial Zoning District.

OLD BUSINESS:

None.

NEW BUSINESS:

- 1) **Planning Commission Recommendation 22-01** - Consideration of a request by Jeffrey Coster as the (Petitioner), for two Special Use Permits for Automobile Repair and Equipment Sales, located at the parcel commonly known as 370 S Locust Street, Manteno, IL 60950.

- 2) **Planning Commission Recommendation 22-02** - Consideration of a request by Jerry Curwick (Owner), for a variance from 8-1-19 (E)2 Residential Garages, Max Size in the R-1 Residential Zoning District, on a proposed new construction home located at 1734 Condor Dr, Manteno, IL.

- 3) **Planning Commission Recommendation 22-03** - Consideration of a request by Mitesh Patel (Owner) for a re-subdivision plat, allowed on their property located at 2803 W Division Street, Manteno, IL 60950 in the C-2 Commercial Zoning District.

COMMENTS:

ADJOURNMENT:

To: Planning Commission
From: Ryan Marion, Director Building & Zoning
Re: Agenda Items – Regular Meeting – May 10th, 2022

PUBLIC HEARINGS:

1. PC-SUP-22-01

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3. PC-REZ-22-01

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Consideration of a request by Mitesh Patel (Owner) for a re-subdivision plat, allowed on their property located at 2803 W Division Street, Manteno, IL 60950 in the C-2 Commercial Zoning District.

OLD BUSINESS:

None

NEW BUSINESS:

1. Planning Commission Recommendation 22-01 - Consideration of a request by Jeffrey Coster as the (Petitioner), for two Special Use Permits for Automobile Repair and Equipment Sales, located at the parcel commonly known as 370 S Locust Street, Manteno, IL 60950.

“Jeffery Coster owns Squad Shop Customs which is located next to mayberry junction, Jeff is moving his business to 370 S Locust Street and is looking to offer some automotive repair and small engine repair. In addition, Jeff is also interested in selling lawnmowers and snowblowers at this location as well.”

2. Planning Commission Recommendation 22-02 - Consideration of a request by Jerry Curwick (Owner), for a variance from 8-1-19 (E)2 Residential Garages, Max Size in the R-1 Residential Zoning District, on a proposed new construction home located at 1734 Condor Dr, Manteno, IL.

"Jerry Curwick is building a house for a customer that is requesting an additional (131) square foot of garage space at the property described above. The maximum garage square footage is (860) square feet or 48% of the homes square footage whichever is more. The proposed garage is a total of (1,010) square feet."

3. Planning Commission Recommendation 22-03 – Mitesh Patel is looking to resub divided the Dunkin Donuts property into two parcels, his request is making the Dunkin parcel not conform to our ordinances requiring two variances. The first variance needed is the lot square foot requirement and the second variance is the lot frontage requirement.

UPDATES:

cc: Village President and Trustees