

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
May 9, 2023

The meeting was called to order at 6:01 p.m.

Roll Call: Present: Todd Creek, Dan McGowan, Jason Dole, Annette Zimbleman, George Weiland, and Francis Smith
Absent: Emily Fisher-Gentry

Attendance: Ryan Marion, Building Official, Trustee Diane Dole, Daniel Schopf, Ramon Gonzalez, Cynthia Gonzalez

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

Chairman Smith opened the public hearing portion of the meeting.

PC-VAR 23-02 – The public hearing is to consider a request by Daniel Schopf, owner, for a variance from the village ordinance 9-7B-8(D)3, rear yard setback on property located at 1602 Condor Drive, Manteno, Illinois in the R-1 Residential Zoning District.

Mr. Schopf stated that he is requesting a seven (7) foot variance to the thirty-foot rear yard setback requirement to place a cover over his patio. The roof would be attached to his roof and shingled with a similar look. Proper footings would be installed so that at a later date the area could be enclosed to create a three-season room.

Ms. Cynthia Gonzalez, 1554 Condor Drive, is a neighbor to the property. She asked if the proposed structure would encroach upon the walking path at the rear of this property. Mr. Marion explained the variance request and that it will not encroach upon the walking path.

There were no more comments from the public, commissioners, or staff.

Chairman Smith opened the second public hearing

PC-VAR 23-01 – The public hearing is to consider a request by the Village of Manteno, owner, for two variances from village ordinance 9-13-14(D) premises signs – maximum area and maximum height on property located at 3000 North Maple Street, Manteno, Illinois in an I-1 Light Industrial Zoning District.

Chairman Smith explained that this request is for signage that will be put on the new public works facility being constructed on North Maple Street. The signage allows the village to showcase the new facility by allowing travelers on I-57 to identify the new building.

Chairman Smith asked if the signage would cause any problems on I-57. Mr. Marion stated that the letters will be backlite, but will not be bright to cause any type of interference on I-57.

There were no comments from the public, commissioners, or staff

Chairman Smith closed the Public Hearing portion of the meeting.

OLD BUSINESS: None

NEW BUSINESS:

MOTION: A motion by McGowan, seconded by Creek, to approve Plan Commission Recommendation 23-02, a recommendation approving a variance request from title 9, Zoning, Chapter 7, Article Number, (B)-8(D) 3, rear yard setback in Rr-1 Residential Zoning District for the property located at 1602 Condor Drive, Manteno, Illinois 60950. Motion approved 6-0. Gentry absent.

MOTION: A motion by Creek, seconded by Zimbleman, to approve Plan Commission Recommendation 23-01, a recommendation approving variance requests from Title 9, Building Regulations, Chapter 13, Premises Signs, Article Number, (D) 2 & 4, maximum area, and maximum height, in I-1 Light Industrial Zoning, for the property located at 3000 North Maple Street, Manteno, Illinois 60950. Motion approved 6-0. Gentry absent.

MOTION: A motion by Dole, second by Weiland, to waive the reading and approve the meeting minutes of October 11, 2022 as presented with no corrections or deletions. Motion approved 6-0. Gentry absent.

Chairman Smith adjourned the meeting at 6:14 pm.

Minutes respectfully submitted by Sheila Martin, and typed by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.