

**VILLAGE OF MANTENO
PLANNING COMMISSION MEETING**

November 9, 2021

The meeting was called to order at 6:12 p.m.

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

Attendance: Ryan Marion, Building Official; Elizabeth Hofmeister; Eric Carlson

In the absence of Chairman Smith, Acting Chairman Creek called the meeting to order.

Pledge of Allegiance – Acting Chairman Creek

MOTION: A motion by McGowan, second by Zimbleman, to waive the reading and approve the meeting minutes of October 12, 2021 as presented with no corrections or deletions. Motion approved 4-0. Dole, Smith and Weiland absent.

Acting Chairman Creek opened the Public Hearing portion of the meeting.

PC-VAR 21-01 – The public hearing is to consider a request by Dunkin Donuts (Petitioner) for variances from the Village Ordinance 9-13-14 (D)1, premises signs, number allowed and 9-13-14 (D)4, premises signs, maximum height allowed on the property located at 2803 West Division Street, Manteno in the C-2 Commercial Zoning District.

Eric Carlson with ECA Architects presented the request by Dunkin for the variances to the number of premises signs and the height of a sign that is allowed. Mr. Carlson stated that the request for a higher sign fits with the standard Dunkin prototype. The extra premise sign is due to having two street exposures. One side faces south on Division Street and the other side faces east along Rt. 45/52.

There were no comments from the public. Mr. Marion stated that staff agrees that this is a reasonable request and recommends approval by the commission. There were no questions or comments from the commission members.

Acting Chairman Creek closed the public hearing.

OLD BUSINESS: None

NEW BUSINESS:

MOTION: A motion by Zimbleman, seconded by Gentry, to approve Plan Commission Recommendation 21-05, a recommendation approving variances from Title 9, zoning, Chapter 13, Signs, Article Number 14(D)1, premises signs, number allowed, Title9, zoning, Chapter 13, Signs, Article Number, 14(D)4, premises signs, maximum height allowed, in C-2 Commercial Zoning District, for the property located 2803 West Division Street, Manteno, IL. Motion approved 4-0. Dole, Smith, Weiland absent.

UPDATES: Mr. Marion stated that there may be agenda items for the December meeting as he has two large condo/rental projects that will be submitting their Sketch Plan applications for review.

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

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk

Meeting was audio recorded.