

**VILLAGE OF MANTENO  
PLANNING COMMISSION MEETING**

October 11, 2022

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

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

Attendance: Ryan Marion, Building Official, Randy Williams, Phil Barber, Tim Stewart, Jean Johnson and Ricky Johnson.

Chairman Smith called the meeting to order.

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Weiland, second by Gentry, to waive the reading and approve the meeting minutes of July 12, 2022 as presented with no corrections or deletions. Motion approved 6-0. (McGowan voted present.) Dole absent.

Chairman Smith opened the public hearing portion of the meeting.

**PC-SUP 22-03** – The public hearing is to consider a request by Randy Williams (Petitioner) for a Special Use Permit from 9-10C-3-2(B) Automotive Repair in the FB-1 Zoning District on property located a 615 North Locust Street.

Mr. Williams stated that he wants to open an automotive repair shop. He will work on improving the lot and appearance of the building.

Mr. Marion stated that the village staff would like to recommend that Mr. Williams become familiar with the signage requirements for temporary signs and that there not be an abundance of vehicles sitting on the property that are waiting on repairs. The Village staff recommends approval of the special use permit.

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

Chairman Smith opened the second public hearing

**PC-VAR 22-02** – The public hearing is to consider a request by Tim Stewart (Owner) for a variance from Section 9-7B-8H, maximum lot coverage, in the R-1 Residential Zoning District at property located at 1064 Windfield Dr.

Mr. Stewart stated that the proposed house does meet all of the setbacks but does not meet the maximum lot coverage. It is 590 square feet over the 30% rule.

Mr. Marion stated that the village has no issues with approving the variance.

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 Creek, seconded by Zimbleman, to approve Plan Commission Recommendation 22-06, a recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 10, Special Uses Permitted, Article Number C-3-2(B), Automotive Repair for the property located at 615 North Locust Street, Manteno, Illinois. Motion approved 6-0. Dole absent.

MOTION: A motion by McGowan, seconded by Weiland, to approve Plan Commission Recommendation 22-07, a recommendation approving a variance from Title 9, Building Regulations, Chapter 7, Section 9-7B-8(H), Maximum Lot Coverage for the property known as 1064 Windfield Drive, Manteno, Illinois. Motion approved 6-0. Dole absent

A motion by Gentry, seconded by Weiland, to adjourn the meeting at 6:10 p.m. Motion approved by voice vote.

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

*Meeting was audio recorded.*