

**VILLAGE OF MANTENO**  
**PLANNING COMMISSION MEETING**  
October 13, 2020

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

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

Attendance: Ryan Marion, Building Official; Trustee Diane Dole; Trustee Todd Crockett; Jeff Hammes, Peoples Bank; Dave Whitlow, Friendly Signs;

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Crawford, second by Creek, to waive the reading and approve the meeting minutes of September 8, 2020 as presented with no corrections or deletions. Motion approved 5-0. Dole and McGowan absent.

Chairman Smith opened the Public Hearing portion of the meeting.

**PUBLIC HEARINGS:**

**PC-VAR 20-04** - A request by People's Bank of Kankakee County for variances from village ordinance 9-13-14 (D)1, premises signs, number allowed and 9-13-14 (B)1, ground signs, maximum surface areas allowed for property located at 198 South Creek Drive.

Mr. Hammes, President of People's Bank, addressed the Commission. He gave a brief overview of the project - the new building located at 198 South Creek Drive. Mr. Hammes stated that the plan is to be in the building in December. Mr. Hammes stated that the proposed signs will fit within the current neighborhood. Mr. Dave Whitlow, Friendly Signs, gave an overview of the proposed signs.

Mr. Marion asked that all signs be constructed so that there are no blind spots for vehicles who will be exiting onto South Creek Drive. Mr. Whitlow stated that they will do a full-size replica of the ground signs and then will meet with Mr. Marion to assure that there are no issues.

Ms. Crawford asked about electronic signs and the brightness of signs at night. Mr. Whitlow stated that this sign will have a dimming capability and it can be adjusted until the village is satisfied. All rules will be followed for slide transitions.

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

Chairman Smith closed the public hearing.

**NEW BUSINESS:**

Chairman Smith requested that the use of a full-size replica ground sign to check on site lines be added to the Plan Commission recommendation.

MOTION: A motion by Weiland, seconded by Creek, to approve Planning Commission Recommendation 20-09, A Recommendation approving the variances requested by Peoples Bank of Kankakee County (owner) from the Village Ordinance 9-13-14 (D)1, Premises Signs, Number Allowed 9-13-14 (B)1, Ground Signs, Maximum Surface Area on their property located at 198 South Creek Drive, Manteno, IL 60950 in the C-2 Commercial Zoning district. Motion approved 5-0. Dole and McGowan absent.

Mr. Jerry Curwick is requesting approval for Eagles Landing Phase Five Final Plat. The original preliminary plat was presented by Stephens and Hays, the original developers. This was presented in October 8, 2004. There is a total of 22 lots in Phase Five.

There were no questions or comments.

MOTION: A motion by Gentry, seconded by Crawford, to approve Planning Commission Recommendation 20-10, A Recommendation for the approval of the Final Plat of Subdivision for Eagles Landing Subdivision, Phase Five. Motion approved 5-0. Dole and McGowan absent.

Mr. Marion stated at this time there are no items for the November meeting.

Chairman Smith recognized Mr. Ryan Marion for his nomination to the Kankakee County Chamber of Commerce 40 under Forty Class of 2020.

MOTION: A motion by Creek, seconded by Weiland, to adjourn the meeting at 6:12 p.m. Motion approved by voice vote.

*Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk*