

**Village of Manteno  
Plan Commission  
Regular Meeting Agenda  
Tuesday, March 14<sup>th</sup>, 2017 - 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 December 13<sup>th</sup>, 2016

**PUBLIC HEARINGS**

1. **PC-VAR-16-05** Consideration of a request by Haide Estrada for a variance to village ordinance 9-13-14(A)3, Pole Signs, in the FB-1 Zoning District to allow for an additional thirty-five (35) square foot sign, per side, to be added to their existing pole sign located at 315 N. Locust Street.

**OLD BUSINESS**

None

**NEW BUSINESS**

1. Planning Commission Recommendation on the variance requested from Haide Estrada to allow an additional sign on their existing pole sign.

**UPDATES**

Staff Changes

**COMMENTS**

**ADJOURNMENT**

To: Planning Commission

From: Bernie Thompson, Village Administrator  
Chris LaRocque, Director Building & Zoning

Re: Agenda Items – Regular Meeting – March 14<sup>th</sup>, 2017

**PUBLIC HEARINGS:**

**1. PC-VAR 16-05**

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

*Consideration of a request by Haide Estrada for a variance to village ordinance 9-13-14(A)3, Pole Signs, in the FB-1 Zoning District to allow for an additional thirty-five (35) square foot sign, per side, to be added on their existing pole sign located at 315 N. Locust Street.*

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**1. Planning Commission Recommendation on the requested variances by Haide Estrada.** *Mr. Estrada is requesting additional signage to promote his restaurant and video gaming devices on his existing sign which fronts Locust Street. The existing sign measures 76" x 76", or forty (40) square feet per side. Current ordinance allows for thirty-two (32) square feet per side, but this sign existed before the ordinance was adopted and therefore has been allowed to continue as a legal non-conforming sign. Any increase in the size of the sign increases the non-conformity and therefore requires variance approval by the village board. The sign ordinance is silent on advertising in windows and therefore is not used to calculate signage for the premises. Though not used in calculations for the variance, the extensive use of window advertising should not be completely ignored when deciding if additional signage should be allowed on the pole sign. Additionally, the location of the pole sign near a major intersection, requires consideration on potential line of sight issues due to the height from the ground. After conducting the public hearing on the variances requested, the Planning Commission will be asked to make a recommendation to the Village Board.*

**UPDATES:**

Staff Changes

cc: Village President and Trustees