

**Village of Manteno
Plan Commission
Regular Meeting Agenda
Tuesday, July 9th, 2019 - 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 June 11th, 2019

PUBLIC HEARINGS

1. **PC-VAR-19-01** Consideration of a request by Taylor Ford for variances from the village ordinance 9-13-14(A)3, Pole Signs maximum surface area, 9-13-14(A)3 Pole signs maximum height, 9-10-C-4(A)3 Pole signs allowed in FB-1 Zoning, 9-13-14(A)4 Pole signs number allowed, on their property located at 222 S. Locust Street Manteno, Illinois 60950 in the FB-1 zoning.

OLD BUSINESS

None

NEW BUSINESS

1. Planning Commission Recommendation on the variances requested by Taylor Ford for variances from the village ordinance 9-13-14(A)3, Pole Signs maximum surface area, 9-13-14(A)3 Pole signs maximum height, 9-10-C-4(A)3 Pole signs in FB-1 Zoning, 9-13-14(A)4 Pole signs number allowed, on their property located at 222 S. Locust Street.
2. Presentation to the Planning Commission from Jerry Curwick DBA East Village Farms LLC for a Concept Development Plan "Preapplication Process" located at the parcel along RT 50, 10000N Road, and N 3000E Road. Parcel # 03-02-15-203-015

UPDATES

COMMENTS

ADJOURNMENT

To: Planning Commission

From: Chris LaRocque, Village Administrator
Ryan Marion, Building Official

Re: Agenda Items – Regular Meeting – July 9th, 2019

PUBLIC HEARINGS:

1. PC-VAR 19-01

- 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 Taylor Ford for variances from the village ordinance 9-13-14(A)3, Pole Signs maximum surface area, 9-13-14(A)3 Pole signs maximum height, 9-10-C-4(A)3 Pole signs in FB-1 Zoning, 9-13-14(A)4 Pole signs number allowed, on their property located at 222 S. Locust Street.

OLD BUSINESS:

None

NEW BUSINESS:

1.Planning Commission Recommendation on the requested variances by Taylor Ford. *David Taylor from Taylor Ford is requesting additional pole signage to promote his dealership and community events on a large led sign which fronts Locust Street. The new proposed sign is two-sided led pole sign which measures on each side 16' 10" x 9' 5", or one hundred and fifty-nine (159) square feet per side. Current ordinance allows for thirty-two (32) square feet per side. The number pole signs allowed in the FB-1 zoning district is one which requires approval, after the project is completed, they will have a total of three pole signs. The maximum height of any pole sign shall not extend above the roofline, this proposed sign extends above the front facade roofline. After conducting the public hearing on the variances requested, the Planning Commission will be asked to make a recommendation to the Village Board.*

2. Presentation to the Planning Commission from Jerry Curwick DBA East Village Farms LLC. *Jerry Curwick DBA East Village Farms LLC is presenting a Concept Development Plan located at the parcel along RT 50, 10000N Road, and N 3000E Road. This presentation is to explain the concept he has in mind for the property listed above. This is a 55 and older PUD which would include a club house and also retail facilities on the property.*

UPDATES:

cc: Village President and Trustees