

VILLAGE OF MANTENO
PLANNING COMMISSION MEETING
September 10, 2019

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

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

Attendance: Chris LaRocque, Village Administrator, Trustee Diane Dole; Mayor Timothy Nugent; Turk Torrey; Court Reporter with Eunice Sachs

Pledge of Allegiance – Chairman Smith

MOTION: A motion by Weiland, second by Crawford, to waive the reading and approve the meeting minutes of August 13, 2019 as presented with no corrections or deletions. Motion approved 6-0. McGowan absent.

Chairman Smith opened the Public Hearing portion of the meeting.

PUBLIC HEARINGS:

PC-SUP 19-02 - A Public Hearing is being held to consider a request by National Bank of St. Anne for a Special Use Permit from the Village Ordinance 9-8B-4 for an installation of a drive-in bank for property located at 102 South Creek Drive which is located in the C-2 Commercial District.

Mr. Turk Torrey, representative for National Bank of St. Anne, was sworn in by the court reporter. Mr. Torrey stated that the middle part of the property will be developed as a bank and the two outside tenants will remain the same. The Special Use Permit is for a two-lane drive-up and a third lane for an outside ATM.

There were no comments or questions from the commission. Mr. LaRocque stated that the Village is pleased with the lay-out. The plan also adds a few parking spaces.

Mr. Gregory Eigel lives across the street from the proposed project. Mr. Eigel asked if another entrance will be added on Division Street. Mr. LaRocque stated that both the current entrance and exit will remain the same.

There were no further comments from the commission, public or staff.

Chairman Smith continued the meeting with the second public hearing.

PC-VAR 19-03 –A Public Hearing is being held to consider a request by the Village for a two-foot (2) variance from the Village Ordinance 8-4-4(A) Fence Regulations – Height on property located at 154 North Walnut Street in a C-2 Commercial District.

Mr. LaRocque stated that the village purchased the property that had an apartment building. The building has been demolished. Once the building has been removed the dumpsters from the businesses are visible. The village would like to install an eight (8) foot faux brick fence to hide the view of the dumpsters from the Square on Second.

There were no comments or questions from the commission, public or staff.

Chairman Smith closed the public hearing.

NEW BUSINESS:

MOTION: A motion by Weiland, second by Dole, to approve Plan Commission Recommendation 19-04, A Recommendation approving a Special Use Permit from Title 9, Zoning, Chapter 8, Special Uses Permitted, Article Number, B-4, Drive-in Banks, in C-2 Commercial Zoning for the property located at 102 South Creek Drive, Manteno, Illinois. Motion approved 6-0. McGowan absent.

MOTION: A motion by Crawford, second by Creek, to approve Plan Commission Recommendation 19-05, A Recommendation approving a Variance request from Title 8, Zoning, Chapter 4, Fence Regulations, Article Number, 4(A), Height, in C-2 Commercial Zoning, for the property located at 154 North Walnut Street, Manteno, Illinois. Motion approved 6-0. McGowan absent.

Chairman Smith stated that all notifications required by law were made for both public hearings. The Clerk's office has proof of mailings. There were no updates or comments.

MOTION: A motion by Creek, seconded by Crawford, to adjourn the meeting at 6:09 p.m. Voice vote: all ayes.

Minutes respectfully submitted by Darla Hurley, Deputy Village Clerk