

ORDINANCE NO. 13-06

**AN ORDINANCE GRANTING A
VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14 (D)1 & 2, IN THE C-2
COMMERCIAL DISTRICT, FOR THE PROPERTY LOCATED AT 300 SOUTH SPRUCE
STREET, MANTENO, ILLINOIS**

WHEREAS, an application has been filed by General Development Corporation of Kankakee, owner of real property commonly known as 300 South Spruce Street, Manteno, Illinois with the Plan Commission of the Village of Manteno, Kankakee County, Illinois, seeking a variance from Manteno Zoning Ordinance, 9-13-14(D)1, regarding the number of signs allowed and 9-13-14 (D)2, regarding maximum square footage of premises signs allowed in a C-2 Commercial District; and,

WHEREAS, the Plan Commission held a public hearing, on the question of said variance at the Village Board Room of this Village, on May 14, 2013, at which time all persons desiring to be heard were given the opportunity to be heard; and,

WHEREAS, legal notice of said public hearing was published in the manner and form as required by law; and,

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of Manteno, Kankakee County, Illinois, as follows:

Section 1

That the Village of Manteno Plan Commission has made its recommendation and findings to approve the variance from the number of premise signs allowed that is set forth in Title 9, Zoning, Chapter 13, Signs, Section 14 (D)1, and the maximum square footage of premises signs allowed that is set forth in Title 9, Zoning, Chapter 13, Signs, Section 14(D)2, is hereby granted as described in the signage proofs, attached hereto as Exhibit "A", as applicable to the Subject Property.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Plan Commission Recommendation 13-08 to approve said variance listed in Section 1 herein, to Section 9-13-14(D)1 and 9-13-14 (D)2 of the Manteno Zoning Ordinance on property legally described as follows:

LOT ONE (1), DIVERSATECH WEST, THIRD ADDITION, BEING A RESUBDIVISION OF PART OF LOT ONE (1), DIVERSATECH WEST, SECOND ADDITION, BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP THIRTY-TWO (32) NORTH, RANGE TWELVE (12) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAEE COUNTY, ILLINOIS

P.I.N: (03)-02-18-400-021

Section 3

That said approval of the aforementioned variance is based upon the following findings of fact as provided in the attached document supplied by the applicant.

Section 4

This ordinance shall be immediately in full force and effect after passage and approval.

RECORD OF THE VOTE	Yes	No	Abstain	Absent
President Timothy Nugent				
Trustee Timothy Boyce				✓
Trustee Samuel Martin	✓			
Trustee Diane Dole	✓			
Trustee Todd Crockett	✓			
Trustee Joel Gesky	✓			
Trustee Wendell O. Phillips	✓			
TOTAL VOTES or BY OMNIBUS VOTE	5			

THIS ORDINANCE was passed by the Village President and Board of Trustees and filed in the office of the Village Clerk of the Village of Manteno this 20th day of May, 2013.



Alisa Blanchette, Village Clerk

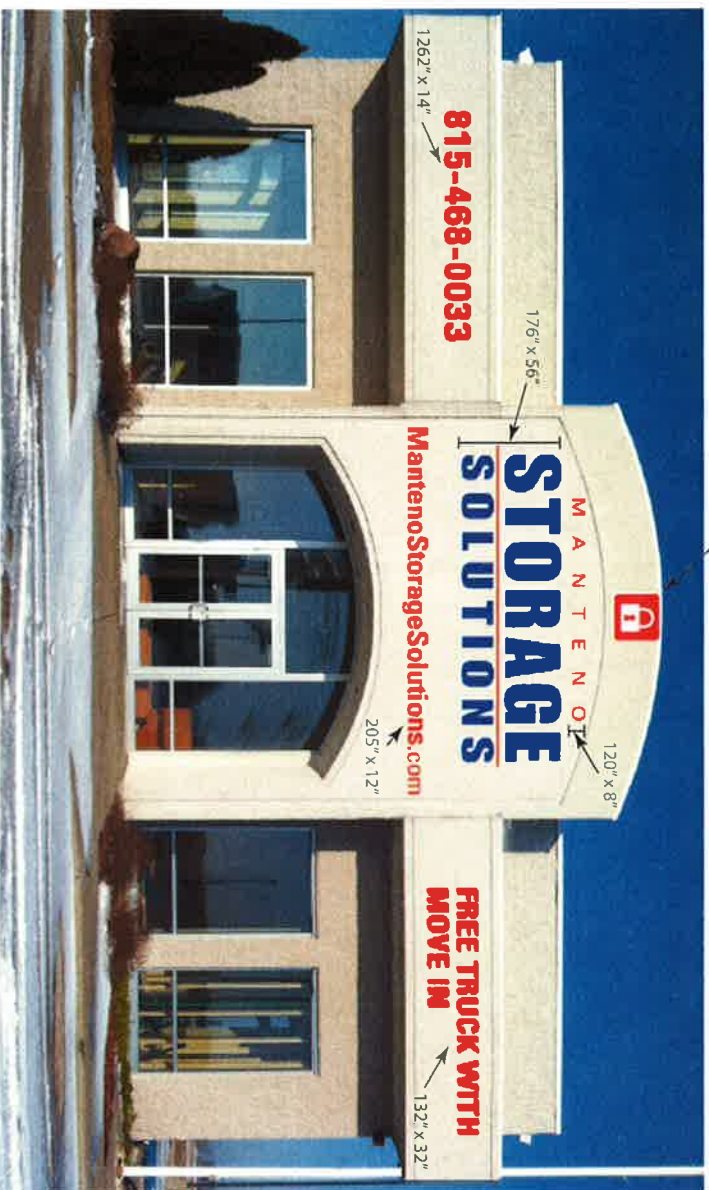
APPROVED by me this 20th day
of May 2013.



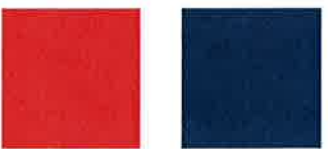
Timothy O. Nugent, Village President

PLEASE CHECK YOUR ART CAREFULLY.

Storefront Sign Letters
 Aprox 138 Sq Ft



-"STORAGE SOLUTIONS" LED illuminated channel letters mounted on a raceway
 -"PADLOCK" icon LED illuminated



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KYAN STANISZEKI Partner
 kryan@csd-sign.com | 773.200.0001

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PLEASE CHECK YOUR ART CAREFULLY.

SIDE OF MAIN BUILDING

Aprox 100 Sq Ft (each side)

GIANT FORMED PLASTIC LETTERS
Red Acrylic
Stud Mounted



24' x 30"



24' x 30"

Due to variations in individual monitors and personal printer settings, colors in this document are representations only.



RYAN STAMSEZSKI Partner
 rstansezs@oscdesign.com | 724.537.1244



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PLAN COMMISSION RECOMMENDATION NO. 13-D8

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, FOR THE PROPERTY LOCATED AT 300 S. SPRUCE STREET, MANTENO, ILLINOIS

WHEREAS, General Development Corp, ("Petitioner"), is the owner of real property commonly known as 300 S. Spruce Street; Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lot One (1), Diversatech West, Third Addition, being a Resubdivision of part of Lot One (1), Diversatech West, Second Addition, being a Subdivision of a part of the Northwest Quarter (NW1/4) of Section Twenty-One (21), Township Thirty-Two (32) North, Range Twelve (12) East of the Third Principal Meridian, in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-100-021

WHEREAS, the subject property is located in the C-2 Zoning District;

WHEREAS, Section 9-13-14(D)1 of the Municipal Code of the Village of Manteno requires that only one premises sign shall be permitted; and

WHEREAS, Section 9-13-14(D)2 of the Municipal Code of the Village of Manteno requires that a premises sign cannot exceed twenty percent (20%) of the area on the face of the side of the building on which the sign is to be located or sixty-four (64) square feet in area, whichever is less; and

WHEREAS, the proximity of the building to I-57 and Spruce Street requires larger than allowed signage and additional signage to adequately display the business offerings; and

WHEREAS, on May 14th, 2013, pursuant to notice, a public hearing was held before the Plan Commission of the Village of Manteno on the above-referenced variances; and

WHEREAS, at the hearing, the Plan Commission did consider the testimony and exhibits entered into evidence.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Manteno, Kankakee County, Illinois, as follows:

Section 1

The recitals set forth in the above prefatory clauses are hereby adopted as the findings of the Plan Commission of the Village of Manteno and are expressly incorporated herein as a part of this Recommendation.

Section 2

That the application of the Petitioner seeking a variance from the requirements set forth in Title 9, Zoning, Chapter 13, Signs, Article 14(D)1&2, in the C-2 District, is recommended to be granted as described in the signage proofs, attached hereto as Exhibit "C", and shall be applicable to the Subject Property.

PASSED by the Plan Commission of the Village of Manteno at a Regular Meeting thereof held on the 14th day of May, 2013 and approved by me as Chairman on the same day.



Francis Smith
Plan Commission Chairman

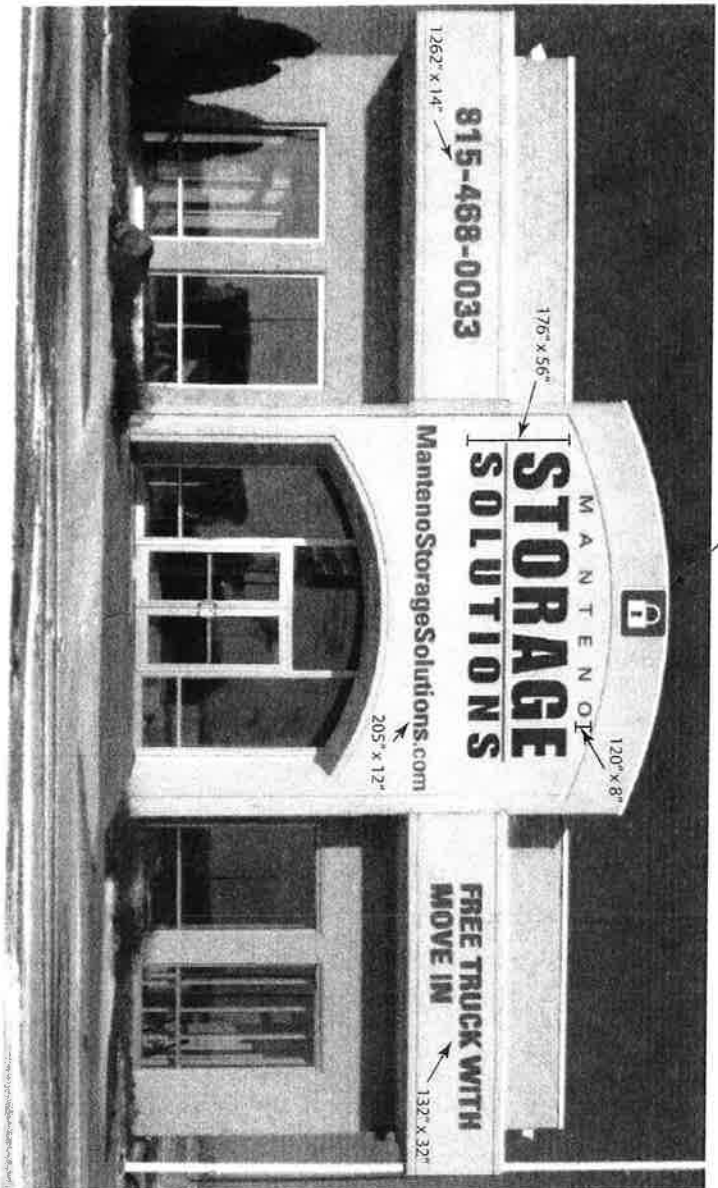
ATTEST:



PLEASE CHECK YOUR ART CAREFULLY.

Storefront Sign Letters

Approx 138 Sq Ft



-"STORAGE SOLUTIONS" LED illuminated channel letters mounted on a raceway
 -"PADLOCK" icon LED illuminated

The following is individual artwork and not a final proof. Changes to the artwork are encouraged.



RYAN STANISTEKI



SAMEDAY SIGNS

Please check your art carefully and advise OSC Design Inc of any needed graphic changes to the artwork

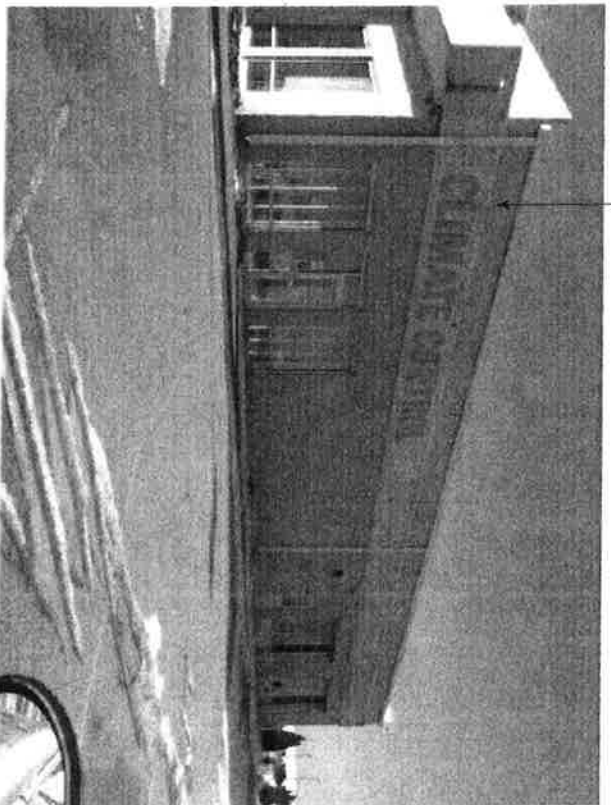
Our artwork is created using the latest design software and is provided in a format that is suitable for printing. The artwork is provided in a format that is suitable for printing. The artwork is provided in a format that is suitable for printing.

PLEASE CHECK YOUR ART CAREFULLY.

SIDE OF MAIN BUILDING

Approx 100 Sq Ft (each side)

GIANT FORMED PLASTIC LETTERS
Red Acrylic
Stud Mounted



**SAMEDAY
SIGNS**

RYAN STANISZKI
1000 W. 10th St. Suite 100
Wichita, KS 67202
Phone: 316.261.1111
www.samemeday.com

Please check your art carefully and advise QSC Design Inc or Sameday Signs of any notation/graphic changes to the rendering.

Your attention is also called to the fact that the above rendering is a simulated representation of the actual signs. It is not intended to be a final proof. The actual signs will be made from the actual artwork provided. All changes to the artwork must be made prior to the start of production. Such changes are subject to availability.

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