

**ORDINANCE 14-12**

**AN ORDINANCE ZONING THE LANGLOIS PROPERTY,  
CONSISTING OF APPROXIMATELY 43 ACRES OF LAND  
LOCATED SOUTHEAST OF 7000N ROAD AND 1000E ROAD, AS I-2  
HEAVY INDUSTRIAL**

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE

TODD CROCKETT

DIANE DOLE

JOEL GESKY

SAMUEL MARTIN

WENDELL PHILLIPS

Trustees

ALISA BLANCHETTE

Village Clerk

Prepared by  
LOUIS F. CAINKAR, LTD.  
Village Attorney

**ORDINANCE NO. 14-12**

**AN ORDINANCE ZONING THE LANGLOIS PROPERTY, CONSISTING OF APPROXIMATELY 43 ACRES OF LAND LOCATED SOUTHEAST OF 7000N ROAD AND 1000E ROAD, AS I-2 HEAVY INDUSTRIAL**

WHEREAS, the Village of Manteno has entered into an annexation agreement with Barbara Langlois, governing approximately 43 acres of land located southeast of 7000N Road and 1000E Road, which provides that such property is to be zoned I-2 Heavy Industrial upon its annexation to the Village of Manteno; and,

WHEREAS, on August 28, 2014 a public hearing was held pursuant to published notice and the Plan Commission did find that the zoning provided for in the annexation agreement is appropriate and will further the economic development of the Village of Manteno.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Manteno, as follows:

**Section 1**

That the approximately 43 acres of land located southeast of 7000N Road and 1000E Road, Village of Manteno, Illinois, and legally described as follows:

The south half of the north half of the Northwest Quarter of Section 33 and that part of the south half of the north half of the Northeast Quarter of Section 33, which lies west of the Illinois Central Railroad right of way, all in Township 32 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois;

P.I.N.: (03) 02-33-100-005-0000;

be zoned I-2 Heavy Industrial.

**Section 2**

The Plan Commission's August 28, 2014 recommendation is hereby incorporated into this ordinance by reference.

**Section 3**

That the Official Zoning Map of the Village of Manteno be amended to reflect the zoning of the property identified in Section 1 as I-2 Heavy Industrial.

**Section 4**

This ordinance shall be in full force and effect after its passage and approval as provided by law.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Manteno this 2<sup>nd</sup> day of September, 2014.

AYES: 6

NAYS: 0

ABSTAIN: 0

DEPOSITED with the Village Clerk  
this 2<sup>nd</sup> day of September, 2014.

Alisa Blanchette by Darla Heuley, Deputy  
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 2<sup>nd</sup>  
day of September, 2014.

Timothy O. Nugent  
TIMOTHY O. NUGENT, Village President

**PLANNING COMMISSION RECOMMENDATION NO. 14-03**

**FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION OF THE VILLAGE OF MANTENO FOR THE ZONING OF THE LANGLOIS PROPERTY, CONSISTING OF APPROXIMATELY 43 ACRES OF LAND LOCATED SOUTHEAST OF 7000N ROAD AND 1000E ROAD, AS I-2 HEAVY INDUSTRIAL UPON ITS ANNEXATION TO THE VILLAGE OF MANTENO**

Upon the petition of Barbara Langlois (“Petitioner”), owner of approximately 43 acres of land located southeast of 7000N Road and 1000E Road (“Subject Property”), pursuant to a proposed annexation agreement with the Village of Manteno providing for the Subject Property to be zoned I-2 Heavy Industrial upon its annexation to the Village of Manteno, and after a public hearing on said petition held before the Plan Commission of the Village of Manteno on August 28, 2014, pursuant to duly published notice in accordance with the law, all interested persons having testified or otherwise participated therein, the said Plan Commission of the Village of Manteno hereby finds:

*Findings of Fact*

The Plan Commission of the Village of Manteno does hereby find that:

1. Petitioner is the owner of the Subject Property currently located in unincorporated Kankakee County, Illinois and legally described as follows:

The south half of the north half of the Northwest Quarter of Section 33 and that part of the south half of the north half of the Northeast Quarter of Section 33, which lies west of the Illinois Central Railroad right of way, all in Township 32 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois;

P.I.N.: (03) 02-33-100-005-0000.

2. The Petitioner has duly filed her petition with the Village Clerk requesting that the Subject Property be zoned to I-2 Heavy Industrial upon its annexation to the Village of Manteno.

3. The proposed zoning will not be injurious to the public health, welfare, safety or morals and will not otherwise have an adverse impact on property values in the vicinity of the Subject Property.

4. The proposed zoning will not interfere with or impede the orderly development of other properties in the vicinity of the Subject Property.

5. The Subject Property, as zoned, will be served adequately by public facilities and services such as streets, public utilities and drainage structures.

6. The proposed zoning is necessary and useful at the location of the Subject Property.

7. The proposed zoning will conform as near as possible to the comparable existing uses in the zoning districts adjacent to or near the Subject Property.

Recommendation

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

**Section 1**

That the approximately 43 acres of land located southeast of 7000N Road and 1000E Road, and legally described as follows:

The south half of the north half of the Northwest Quarter of Section 33 and that part of the south half of the north half of the Northeast Quarter of Section 33, which lies west of the Illinois Central Railroad right of way, all in Township 32 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois;

P.I.N.: (03) 02-33-100-005-0000;

be recommended to be zoned I-2 Heavy Industrial upon its annexation into the Village of Manteno, Illinois.

**Section 2**

The Official Zoning Map of the Village of Manteno be recommended to be amended in accordance herewith.

Passed by the Plan Commission of the Village of Manteno at a Regular Meeting thereof held on the 28<sup>th</sup> day of August, 2014 and approved by me as Chairman on the same day.



Francis Smith  
Plan Commission Chairman

ATTEST:     Daria Hurley