

ORDINANCE 14-18

**AN ORDINANCE ZONING THE DIETRICH PROPERTY,
CONSISTING OF APPROXIMATELY 80 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. 14-18

AN ORDINANCE ZONING THE DIETRICH PROPERTY, CONSISTING OF APPROXIMATELY 80 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 Gary Dietrich and Karen Dietrich, governing approximately 80 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 80 acres of land located southeast of 7000N Road and 1000E Road, Village of Manteno, Illinois, and legally described as follows:

A part of that part of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois lying west of the right-of-way of the Illinois Central Gulf Railroad bounded and described as follows: Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section 33 and running, thence south 00 degrees 00 minutes 00 seconds East, along the West line of said Section 33, 1296.43 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, along said West line, 1406.87 feet to a point 1278.55 feet North from the Southwest corner of said Section 33; thence South 89 degrees 49 minutes 03 seconds East, parallel with the North line of the South half of the Northwest Quarter of Section 33, 2367.37 feet to the westerly right-of-way line of said railroad; thence North 08 degrees 52 minutes 18 seconds East, along said Westerly line, 1423.20 feet; thence North 89 degrees 49 minutes 03 seconds West, parallel with said North line of the South Half, 2586.86 feet to the point of beginning;

P.I.N.: (03) 02-33-300-012-0000;

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 2nd day of September, 2014.

AYES: 6

NAYS: 0

ABSTAIN: 0

DEPOSITED with the Village Clerk
this 2nd day of September, 2014.

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

APPROVED by me this 2nd day
of September, 2014.

Timothy O Nugent
TIMOTHY O. NUGENT, Village President

PLANNING COMMISSION RECOMMENDATION NO. 14-05

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION OF THE VILLAGE OF MANTENO FOR THE ZONING OF THE DIETRICH PROPERTY, CONSISTING OF APPROXIMATELY 80 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 Gary Dietrich and Karen Dietrich ("Petitioners"), owners of approximately 80 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. Petitioners are the owners of the Subject Property currently located in unincorporated Kankakee County, Illinois and legally described as follows:

A part of that part of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois lying west of the right-of-way of the Illinois Central Gulf Railroad bounded and described as follows: Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section 33 and running, thence south 00 degrees 00 minutes 00 seconds East, along the West line of said Section 33, 1,296.43 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, along said West line, 1,406.87 feet to a point 1,278.55 feet North from the Southwest corner of said Section 33; thence South 89 degrees 49 minutes 03 seconds East, parallel with the North line of the South half of the Northwest Quarter of Section 33, 2,367.37 feet to the westerly right-of-way line of said railroad; thence North 08 degrees 52 minutes 18 seconds East, along said Westerly line, 1,423.20 feet; thence North 89 degrees 49 minutes 03 seconds West, parallel with said North line of the South Half, 2,586.86 feet to the point of beginning;

P.I.N.: (03) 02-33-300-012-0000.

2. The Petitioners have duly filed their 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 80 acres of land located southeast of 7000N Road and 1000E Road, and legally described as follows:

A part of that part of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois lying west of the right-of-way of the Illinois Central Gulf Railroad bounded and described as follows: Commencing at the Northwest corner of the South Half of the Northwest Quarter of said Section 33 and running, thence south 00 degrees 00 minutes 00 seconds East, along the West line of said Section 33, 1,296.43 feet to the point of beginning; thence South 00 degrees 00 minutes 00 seconds East, along said West line, 1,406.87 feet to a point 1,278.55 feet North from the Southwest corner of said Section 33; thence South 89 degrees 49 minutes 03 seconds East, parallel with the North line of the South half of the Northwest Quarter of Section 33, 2,367.37 feet to the westerly right-of-way line of said railroad; thence North 08 degrees 52 minutes 18 seconds East, along said Westerly line, 1,423.20 feet; thence North 89 degrees 49 minutes 03 seconds West, parallel with said North line of the South Half, 2,586.86 feet to the point of beginning;

P.I.N.: (03) 02-33-300-012-0000;

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 28th day of August, 2014 and approved by me as Chairman on the same day.



Francis Smith
Plan Commission Chairman

ATTEST: Darla Hurley