

**ORDINANCE NO. 14-26**

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,  
ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1, COMMERCIAL  
DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY KNOWN AS  
711 NORTH LOCUST STREET, MANTENO, ILLINOIS.**

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE  
TODD CROCKETT  
DIANE DOLE  
JOEL GESKY  
SAMUEL J. MARTIN  
WENDELL PHILLIPS

Trustees

ALISA BLANCHETTE

Village Clerk

**ORDINANCE NO. 14-26**

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY KNOWN AS 711 NORTH LOCUST STREET, MANTENO, ILLINOIS.**

WHEREAS, the Village of Manteno is a non-home rule municipality duly created and existing under the laws of the State of Illinois; and,

WHEREAS, an application has been filed by Parker Towing, owner of real property commonly known as 711 North Locust Street, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a variance from Manteno Zoning Ordinance 9-13-14-(D)1 to allow for two (2) additional premises signs; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on October 14, 2014, 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 Village President and Board of Trustees of the Village of Manteno, Kankakee County, Illinois, as follows:

**Section 1**

That the Village of Manteno Planning Commission has made its recommendation and findings to approve the variance request allowing for two (2) additional premises signs set forth in Title 9, Zoning, Chapter 13, Article 14(D)1 in the FB-1 Zoning District.

**Section 2**

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 14-07 to approve said variance listed in Section 1 herein, to Section 9-13-14(D)1 on the property legally described as follows:

That part of Outlot Nineteen (19) of Comstock's Addition to the Village of Manteno, Illinois, described as beginning at an iron pin on the Westerly right-of-way line of Highway Route 50 and South line of said Outlot Nineteen (19); thence North 1 degree 00' East along the Westerly right-of-way line of Highway Route 50 one hundred forty-one and no-hundredths (141.00) feet to an iron pin; thence North on a line 79 degrees 17' West to said line's intersection with the easterly line of Oak Street extended North; thence South along the easterly line of Oak Street extended North to the Northwest corner of Lot One (1) in Hooker's Subdivision, thence East along the North lines of Lots One (1), Two (2) and Three (3), Block One (1) in Hooker's Subdivision to the point of beginning.

PIN NUMBER: 03-02-15-319-007

**Section 3**

This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 20th day of October, 2014.

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 <i>or</i>				
BY OMNIBUS VOTE	6			

DEPOSITED with the Village Clerk  
this 20th day of October, 2014.

  
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 20th  
day of October, 2014.

  
TIMOTHY O. NUGENT, Village President

I DO HEREBY CERTIFY that this Ordinance was, after its passage and approval, published in pamphlet form by authority of the Village of Manteno, in accordance with law, this 20th day of October, 2014.

  
ALISA BLANCHETTE, Village Clerk

**PLANNING COMMISSION RECOMMENDATION NO. 14-07**

**A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY LOCATED AT 711 N. LOCUST STREET, MANTENO, ILLINOIS.**

**WHEREAS, Parker Towing, (“Petitioner”), is the owner of real property commonly known as 711 N. Locust Street, Manteno, Illinois, and legally described as follows (hereinafter “Subject Property”):**

**LEGAL DESCRIPTION:** That part of Outlot Nineteen (19) of Comstock’s Addition to the Village of Manteno, Illinois, described as beginning at an iron pin on the Westerly right-of-way line of Highway Route 50 and South line of said Outlot Nineteen (19); thence North 1 degree 00’ East along the Westerly right-of-way line of Highway Route 50 one hundred forty-one and no-hundredths (141.00) feet to an iron pin; thence North on a line 79 degrees 17’ West to said line’s intersection with the easterly line of Oak Street extended North; thence South along the easterly line of Oak Street extended North to the Northwest corner of Lot One (1) in Hooker’s Subdivision, thence East along the North lines of Lots One (1), Two (2) and Three (3), Block One (1) in Hooker’s Subdivision to the point of beginning.

**PIN NUMBER: 03-02-15-319-007**

**WHEREAS, the subject property is located in the FB-1 Form-Based Zoning District; and**

**WHEREAS, Section 9-13-14(D)1 of the Municipal Code of the Village of Manteno allows only one individual business identification sign shall be permitted for each individual business establishment to identify the name, location and nature of the business; and**

**WHEREAS, on October 14th, 2014, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on the above-referenced variances; and**

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

**NOW, THEREFORE, BE IT RESOLVED** by the Planning 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 Planning 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, Chapter 13, Article 14(D)1 in the FB-1 Zoning District of the Village of Manteno, to allow for two additional premises signs, is recommended to be granted as described above and shall be applicable to the Subject Property.

**Section 3**

That the Director of Building and Zoning shall incorporate the additional requirements provided for in Section One and Two of the recommendation from and after its approval by the Village President and Board of Trustees of the Village of Manteno.

PASSED by the Planning Commission of the Village of Manteno at a Regular Meeting thereof held on the 14<sup>th</sup> day of October, 2014 and approved by me as Chairman on the same day.



Francis Smith  
Planning Commission Chairman

ATTEST:

