

ORDINANCE NO. 14-28

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1 AND 2,
COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE
PROPERTY KNOWN AS 300 SOUTH SPRUCE 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

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AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1 AND 2, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY KNOWN AS 300 SOUTH SPRUCE 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 General Development Corporation, owner of real property commonly known as 300 South Spruce 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 and 2, to allow for two (2) additional premises signs, one of which exceeds the maximum size allowed by twenty-two (22) square feet; 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 one of which exceeds the maximum size allowed by twenty-two (22) square feet, as set forth in Title 9, Zoning, Chapter 13, Article 14(D)1 and 2 in the C-2 Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 14-09 to approve said variance listed in Section 1 herein, to Section 9-13-14(D)1 and 2 on the 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 (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

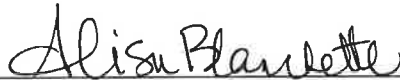
Section 3

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	5			

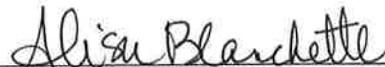
DEPOSITED with the Village Clerk
this 20th day of October, 2014.


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.

A handwritten signature in cursive script that reads "Alisa Blanchette". The signature is written in black ink and is positioned above a horizontal line.

ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 14-09

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1 AND 2, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY LOCATED AT 300 SOUTH SPRUCE STREET, MANTENO, ILLINOIS

WHEREAS, General Development Corporation, (“Petitioner”), is the owner of real property commonly known as 300 South 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 Commercial Zoning District; and

WHEREAS, Section 9-13-14(D)1 and 2 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 said premises sign shall not exceed twenty percent (20%) of the area of the face of the side of the building on which the sign is to be located or sixty-four (64) square feet, whichever is less; 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 and 2 in the C-2 Commercial Zoning District of the Village of Manteno, to allow for two additional premises signs, one of which exceeds the maximum size allowed by twenty-two (22) square feet, 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 14th day of October, 2014 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

