

ORDINANCE NO. 15-03

**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
281 SOUTH CREEK DRIVE, 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, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY KNOWN AS 281 SOUTH CREEK DRIVE, 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 Falak Tobacco, Inc. DBA Haze Tobacco, tenants of real property commonly known as 281 South Creek Drive, 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 one (1) additional premises sign to be mounted on the front of the building; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on May 12th, 2015, 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 one (1) additional premises sign set forth in Title 9, Zoning, Chapter 13, Article 14(D)1 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 14-12 to approve said variance listed in Section 1 herein, to Section 9-13-14(D)1 on the property legally described as follows:

Lots 19 and 20, South Creek, Second Addition, being a Subdivision of part of the North Half of Section 21, Township 32 North, Range 12, east of the Third Principal Meridian, in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-217-030

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 18th day of May, 2015.

DEPOSITED with the Village Clerk
this 18th day of May, 2015.


ALISA BLANCHETTE, Village Clerk

APPROVED by me this 18th
day of May, 2015.


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 18th day of May, 2015.


ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION
RECOMMENDATION NO. 15-01

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 281 SOUTH CREEK DRIVE, MANTENO, ILLINOIS.

WHEREAS, Falak Tobacco, Inc., ("Petitioner"), is the tenant of real property commonly known as 281 South Creek Drive, Manteno, Illinois, owned by Jerry Curwick, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lots 19 and 20, South Creek, Second Addition, being a Subdivision of part of the North Half of Section 21, township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-217-030

WHEREAS, the subject property is located in the C-2 Commercial 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 May 12th, 2015, 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 C-2 Commercial Zoning District of the Village of Manteno, to allow for one (1) additional premises sign, to be located on the front of the building, is hereby approved 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 only 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 12th day of May, 2015 and approved by me as Chairman on the same day.


Francis Smith
Planning Commission Chairman

ATTEST:

