

**ORDINANCE NO. 15-10**

**AN ORDINANCE ZONING THE KANKAKEE VALLEY CONSTRUCTION CO. INC.'S PROPERTY, CONSISTING OF APPROXIMATELY 20.724 ACRES OF LAND LOCATED NORTHEAST OF 6000N ROAD AND 1000E ROAD, AS I-2 HEAVY INDUSTRIAL**

WHEREAS, the Village of Manteno has entered into an annexation agreement with Kankakee Valley Construction Co. Inc., governing approximately 20.724 acres of land located northeast of 6000N 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 June 9, 2015 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 20.724 acres of land located northeast of 6000N Road and 1000E Road, Village of Manteno, Illinois, and legally described as follows:

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and described as follows: Commencing at the Southwest corner of said Section 33; thence South 89° 48' 46" East, along the South line of said Section 33, 749.48 feet; thence North 00° 00' 00" West, parallel with the West line of said Section 33, 1278.61 feet; thence South 89° 49' 03" East, parallel with the North line of the South Half of the Northwest Quarter of said Section 33, 676.51 feet to the point of beginning; thence South 89° 49' 03" East, parallel with said North line of the South Half of the Northwest Quarter of said Section 33, 941.38 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad; thence South 08° 52' 18" West along said Westerly line, 734.16 feet; thence North 89° 48' 46" West, parallel with said South line of Section 33, 503.51 feet; thence South 00° 11' 14" West, perpendicular to said South line, 128 feet; thence North 89° 48' 46" West, parallel with said South line, 324.37 feet; and thence North 00° 00' 00" West, parallel with said West line, 852.03 feet to the point of beginning, containing 15.70 acres, more or less,

PIN: (03) 02-33-300-022-0000; and,

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and

described as follows: Beginning at a point on the South line of said Southwest Quarter, which point is 1,748.80 feet East from the Southwest corner of said Southwest Quarter and running; thence North, perpendicular to said South line, 553.00 feet; thence East, parallel with said South line 503.51 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad; thence Southwesterly, along said Westerly line, 559.41 feet to a point on said South line, which point is 419.04 feet East from the Point of beginning; and thence West, along said South line, 419.04 feet to the point of beginning, containing 5.86 acres of land, more or less,

PIN: (03) 02-33-300-008-0000; and,

EXCEPTING:

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois, with bearings and grid distances referenced to the Illinois State Plane Coordinate System, East Zone NAD 83 (2007 ADJ) described as follows:

Commencing at the southwest corner of said Section 33 per Monument Record recorded as Document No. 9701012 in the Kankakee County Recorder's Office; thence North 89 degrees 11 minutes, 11 seconds East 1,748.80 feet on the south line of said Southwest Quarter to the POINT OF BEGINNING; thence North 00 degrees 48 minutes 49 seconds West 81.36 feet; thence North 88 degrees 03 minutes 08 seconds East 432.61 feet to the westerly right-of-way line of the Illinois Central Railroad; thence South 07 degrees 52 minutes 44 seconds West 90.97 feet on said westerly right-of-way line to said south line of Southwest Quarter; thence South 89 degrees 11 minutes 11 seconds West 418.78 feet on said south line to the POINT OF BEGINNING, containing 0.836 acre, more or less, of which 0.290 acre (areas based on ground distance), is within the existing right-of-way; situated in County of Kankakee and State of Illinois,

Affects PINs: (03) 02-33-300-022-0000 (03) 02-33-300-008-0000;

be zoned I-2 Heavy Industrial.

## **Section 2**

The Plan Commission's June 9, 2015 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 15<sup>th</sup> day of June, 2015.

DEPOSITED with the Village Clerk  
this 15<sup>th</sup> day of June, 2015.

  
\_\_\_\_\_  
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 15<sup>th</sup>  
day of June, 2015.

  
\_\_\_\_\_  
TIMOTHY O. NUGENT, Village President

## PLANNING COMMISSION RECOMMENDATION NO. 15-03

### **FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION OF THE VILLAGE OF MANTENO FOR THE ZONING OF REAL PROPERTY OWNED BY KANKAKEE VALLEY CONSTRUCTION CO., INC. CONSISTING OF APPROXIMATELY 21.56 ACRES OF LAND LOCATED NORTHEAST OF 6000N ROAD AND 1000E ROAD, AS I-2 HEAVY INDUSTRIAL UPON ITS ANNEXATION TO THE VILLAGE OF MANTENO**

Upon the petition of Kankakee Valley Construction Co., Inc. ("Petitioner"), owner of approximately 21.56 acres of land located northeast of 6000N Road and 1000E Road ("Subject Property"), legally described below, 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 June 9, 2015, 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:

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

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and described as follows: Commencing at the Southwest corner of said Section 33; thence South 89° 48' 46" East, along the South line of said Section 33, 749.48 feet; thence North 00° 00' 00" West, parallel with the West line of said Section 33, 1278.61 feet; thence South 89° 49' 03" East, parallel with the North line of the South Half of the Northwest Quarter of said Section 33, 676.51 feet to the point of beginning; thence South 89° 49' 03" East, parallel with said North line of the South Half of the Northwest Quarter of said Section 33, 941.38 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad; thence South 08° 52' 18" West along said Westerly line, 734.16 feet; thence North 89° 48' 46" West, parallel with said South line of Section 33, 503.51 feet; thence South 00° 11' 14" West, perpendicular to said South line, 128 feet; thence North 89° 48' 46" West, parallel with said South line, 324.37 feet; and thence North 00° 00' 00" West, parallel with said West line, 852.03 feet to the point of beginning, containing 15.70 acres, more or less,

PIN: (03) 02-33-300-022-0000; and,

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and

described as follows: Beginning at a point on the South line of said Southwest Quarter, which point is 1,748.80 feet East from the Southwest corner of said Southwest Quarter and running; thence North, perpendicular to said South line, 553.00 feet; thence East, parallel with said South line 503.51 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad, thence Southwesterly, along said Westerly line, 559.41 feet to a point on said South line, which point is 419.04 feet East from the Point of beginning; and thence West, along said South line, 419.04 feet to the point of beginning, containing 5.86 acres of land, more or less,

PIN: (03) 02-33-300-008-000.

2. The Petitioner has duly filed its 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 21.56 acres of land located northeast of 6000N Road and 1000E Road, and legally described as follows:

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and described as follows: Commencing at the Southwest corner of said Section 33; thence South 89° 48' 46" East, along the South line of said Section 33, 749.48 feet; thence North 00° 00' 00" West, parallel with the West line of said Section 33, 1278.61 feet; thence South 89° 49' 03" East, parallel with the North line of the

South Half of the Northwest Quarter of said Section 33, 676.51 feet to the point of beginning, thence South 89° 49' 03" East, parallel with said North line of the South Half of the Northwest Quarter of said Section 33, 941.38 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad; thence South 08° 52' 18" West along said Westerly line, 734.16 feet; thence North 89° 48' 46" West, parallel with said South line of Section 33, 503.51 feet; thence South 00° 11' 14" West, perpendicular to said South line, 128 feet; thence North 89° 48' 46" West, parallel with said South line, 324.37 feet; and thence North 00° 00' 00" West, parallel with said West line, 852.03 feet to the point of beginning, containing 15.70 acres, more or less,

PIN: (03) 02-33-300-022-0000; and,

That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and described as follows: Beginning at a point on the South line of said Southwest Quarter, which point is 1,748.80 feet East from the Southwest corner of said Southwest Quarter and running; thence North, perpendicular to said South line, 553.00 feet; thence East, parallel with said South line 503.51 feet to the Westerly right-of-way line of the Illinois Central Gulf Railroad; thence Southwesterly, along said Westerly line, 559.41 feet to a point on said South line, which point is 419.04 feet East from the Point of beginning; and thence West, along said South line, 419.04 feet to the point of beginning, containing 5.86 acres of land, more or less,

PIN: (03) 02-33-300-008-000;

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 shall 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 9<sup>th</sup> day of June, 2015 and approved by me as Chairman on the same day.



Francis Smith  
Plan Commission Chairman

ATTEST:

