

ORDINANCE NO. 15-11

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO KANKAKEE VALLEY CONSTRUCTION CO. INC., FOR THE OPERATION OF AN ASPHALT PRODUCTS MANUFACTURING PLANT ON 20.724 ACRES OF LAND LOCATED NORTHEAST OF 6000N ROAD AND 1000E ROAD, MANTENO OF MANTENO, ILLINOIS

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 ("Subject Property"), which provides that Kankakee Valley Construction Co., Inc., owner of the Subject Property, is to be granted a special use permit to operate an asphalt products manufacturing plant on the Subject Property, 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 recommend that a special use permit be issued to Kankakee Valley Construction Co., Inc., to operate an asphalt products manufacturing plant on the Subject Property upon annexation to the Village of Manteno.

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 a special use permit is granted to Kankakee Valley Construction Co., Inc. for the operation of an asphalt products manufacturing plant on 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 and (03) 02-33-300-008-0000.

Section 2

The Plan Commission's June 9, 2015 recommendation and findings of fact are hereby incorporated into this ordinance by reference.

Section 3

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 15th day of June, 2015.

DEPOSITED with the Village Clerk
this 15th day of June, 2015.



ALISA BLANCHETTE, Village Clerk

APPROVED by me this 15th
day of June, 2015.



TIMOTHY O. NUGENT, Village President

PLAN COMMISSION RECOMMENDATION NO. 15-04

A RECOMMENDATION APPROVING A SPECIAL USE PERMIT TO KANKAKEE VALLEY CONSTRUCTION CO., INC., FOR THE OPERATION OF AN ASPHALT PRODUCTS MANUFACTURING PLANT ON 21.56 ACRES OF REAL PROPERTY LOCATED NORTHEAST OF 6000N ROAD AND 1000E ROAD UPON ITS ANNEXATION TO THE VILLAGE OF MANTENO

Upon the application of Kankakee Valley Construction Co., Inc. ("Applicant"), owner of approximately 21.56 acres of land located northeast of 6000N Road and 1000E Road ("Subject Property"), pursuant to a proposed annexation agreement with the Village of Manteno providing for the Applicant to be granted a special use permit to operate an asphalt products manufacturing plant on the Subject Property 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:

1. That it is empowered to recommend the granting of special use permits provided the exception will not have adverse effects on the public interest.
2. Applicant 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.

3. The Applicant has duly filed its application with the Village Clerk requesting that a special use permit be issued for the operation of an asphalt products manufacturing plant on the Subject Property upon its annexation to the Village of Manteno.
4. The Subject Property is located at the southernmost limits of the Village of Manteno.
5. The Subject Property is surrounded by real property used agriculturally, zoned industrial, and without residents.
6. The Subject Property is currently used by Applicant as an asphalt products manufacturing plant under the zoning laws of Kankakee County, and the granting of the special use permit will not alter the use or increase the intensity of the use on the Subject Property.
7. Based on the current use of the Subject Property as an asphalt products manufacturing plant: (a) there is adequate access for ingress and ingress for pedestrians, vehicles, and emergency responders, and the parking and loading areas are designed to alleviate any adverse effect thereupon; (b) there are adequate facilities for refuse and services; (c) there is adequate protection to reduce the noise, glare, odor, drainage and erosion or other potentially adverse effects on nearby property; (d) there exists sanitary and water service systems of sufficient capacity and design for the existing use; (e) the design of signage and lighting is compatible and in harmony with surrounding areas and exists in a state so as to reduce glare and traffic distractions; and, (f) the continued maintenance and operation of an asphalt products manufacturing plant on the Subject Property will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Recommendation

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Manteno, Kankakee County, Illinois, as follows:

Section 1

That the application of the Applicant, Kankakee Valley Construction Co., Inc., seeking a special use permit for the operation of an asphalt products manufacturing plant on the real property hereinafter described, pursuant to the provisions of the Village of Manteno Zoning Ordinance, Section 9-9B-4, Special Uses Permitted, be hereby recommended for approval upon its annexation to the Village of Manteno:

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,

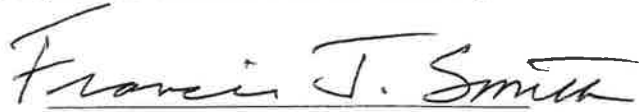
That part of the Southwest Quarter of Section 33, Township 32 North, Range 12 East of the Third Principal Meridian, Kankakee County, Illinois bounded and described as follows: Beginning at a point on the South line of said Southwest Quarter, which point is 1,748.80 feet East from the Southwest corner 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.

Section 2

The recommendation be conditioned upon Applicant's compliance with the terms and provisions of an annexation agreement governing the Subject Property.

Passed by the Plan Commission of the Village of Manteno at a Regular Meeting thereof held on the 9th day of June, 2015 and approved by me as Chairman on the same day.



Francis Smith
Plan Commission Chairman

ATTEST:

