

ORDINANCE NO. 15-16

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 13, SIGNS, ARTICLE 14, COMMERCIAL
DISTRICT, SECTION (B)3, NUMBER OF GROUND SIGNS
ALLOWED, FOR THE PROPERTY KNOWN AS 303 SECTION LINE
ROAD, 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. 15-16

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14, COMMERCIAL DISTRICT, SECTION (B)3, NUMBER OF GROUND SIGNS ALLOWED, FOR THE PROPERTY KNOWN AS 303 SECTION LINE ROAD, 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 Homestar Bank, owner of real property commonly known as 303 Section Line Road, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a variance from Manteno Zoning Ordinance 9-13-14(B)3 to allow for one (1) additional ground sign to be located at the north end of the drive up lanes; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on July 14th, 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 ground sign set forth in Title 9, Zoning, Chapter 13, Article 14, in the C-2 commercial zoning district.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 15-05 to approve said variance listed in Section 1 herein, to Section 9-13-14(B)3 on the property legally described as follows:

Lots 1,2,3 and the south half of Lot 4 in Block 1, Des Laurier's Addition to the Village of Manteno, situated in Kankakee County, Illinois.

PIN NUMBER: 03-02-16-411-023

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.

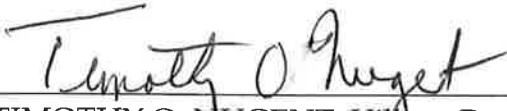
PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 20th day of July, 2015.

DEPOSITED with the Village Clerk
this 20th day of July, 2015.



ALISA BLANCHETTE, Village Clerk

APPROVED by me this 20th
day of July, 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 20th day of July, 2015.



ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION
RECOMMENDATION NO. 15-05

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(B)3, COMMERCIAL DISTRICTS, GROUND SIGNS, FOR THE PROPERTY LOCATED AT 303 SECTION LINE ROAD, MANTENO, ILLINOIS.

WHEREAS, Homestar Bank, ("Petitioner"), is the owner of real property commonly known as 303 Section Line Road, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lots 1, 2, 3 and the South Half of Lot 4 in Des Laurier's Addition to the Village of Manteno situated in Kankakee County, Illinois.

PIN NUMBER: 03-02-16-411-023

WHEREAS, the subject property is located in the C-2 Commercial Zoning District; and

WHEREAS, Section 9-13-14(B)3 of the Municipal Code of the Village of Manteno allows only one pole or ground sign shall be permitted on a zoning lot; and

WHEREAS, on July 14th, 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(B)3 in the C-2 Commercial Zoning District of the Village of Manteno, to allow for one (1) additional ground sign, to be located on the north side of the drive-up lanes, 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 14th day of June, 2015 and approved by me as Chairman on the same day.


Francis Smith
Planning Commission Chairman

ATTEST:

