

**ORDINANCE NO. 15-25**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO COUNTRYSIDE INVESTMENT GROUP, FOR THE CONSTRUCTION AND OPERATION OF AN ANIMAL HOSPITAL TO BE LOCATED AT 333 SOUTH CREEK DRIVE, MANTENO, ILLINOIS**

WHEREAS, a petition was filed by Countryside Investment Group, LLC, for the property commonly known as 333 South Creek Drive, Manteno, IL, seeking a special use permit to allow the construction and operation of an animal hospital in a C-2 Commercial District; and

WHEREAS, on October 13, 2015, pursuant to notice, a public hearing was held before the Plan Commission of the Village of Manteno on the above-referenced special use; and

WHEREAS, the Plan Commission did consider the parties' testimony and exhibits entered into evidence; and

WHEREAS, the Plan Commission did submit to the Village Board its findings of fact and its recommendation to approve the special use allowing construction and operation of an animal hospital on the property located at 333 South Creek Drive, otherwise attached hereto as Exhibit "A."

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 pursuant to the provisions of the Village of Manteno Zoning Ordinance, Title 9, Section 8B-4, Special Uses Permitted, a special use be granted and the same is hereby allowed for the property located at 333 South Creek Drive, Manteno, Illinois to allow the construction and operation of an animal hospital, being legally described as follows:

Lot 17, South Creek Subdivision, 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: 03-02-21-217-019

**Section 2**

The above special use was approved after a public hearing before the Plan Commission on October 13<sup>th</sup>, 2015 and is in conformance with Recommendation No. 15-09, dated October 13, 2015.

**Section 3**

The Plan Commission's findings of fact are hereby adopted, by reference, as the findings of fact of the President and Board of Trustees for the Village of Manteno, and are otherwise attached hereto as Exhibit "A."

**Section 4**

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

**Section 5**

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

**Section 6**

This ordinance shall be in full force and effect after its passage.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Manteno this 19<sup>th</sup> day of October, 2015.

DEPOSITED with the Village Clerk  
this 19<sup>th</sup> day of October, 2015.

Alisa Blanchette  
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 19<sup>th</sup>  
day of October, 2015.

Timothy O. Nugent  
TIMOTHY O. NUGENT, Village President

**PLAN COMMISSION RECOMMENDATION NO. 15-07**

**A RECOMMENDATION APPROVING A SPECIAL USE PERMIT FOR  
CONSTRUCTION AND OPERATION OF AN ANIMAL HOSPITAL TO BE  
LOCATED AT 333 SOUTH CREEK DRIVE, MANTENO, ILLINOIS**

**WHEREAS**, animal hospital uses constitute permitted special uses in the C-2 Zoning District pursuant to 9-8B-4 of the Municipal Code for the Village of Manteno; and

**WHEREAS**, a petition was filed by Countryside Investment Group, LLC, petitioner of the property commonly known as 333 South Creek Drive, seeking a special use permit to allow construction and operation of an animal hospital facility; and

**WHEREAS**, on October 13th, 2015, pursuant to notice, a public hearing was held before the Plan Commission of the Village of Manteno on the above-referenced special use; and

**WHEREAS**, at the hearing, the Plan Commission did consider the testimony and exhibits entered into evidence.

**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 petitioner, Countryside Investment Group, LLC, seeking a special use permit to allow construction and operation of an animal hospital facility, pursuant to the provisions of the Village of Manteno Zoning Ordinance, Section 9-8B-4, Special Uses Permitted, be hereby recommended for approval for the property located at 333 South Creek Drive, Manteno, Illinois and legally described as follows:

**LEGAL DESCRIPTION:**

Lot 17, South Creek 2<sup>nd</sup> 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: 03-02-21-217-019

Section 2

The approval of the above-referenced Special Use Permit shall be conditioned upon the following:

- a. The animal hospital facility site plan shall be constructed in accordance with the site plan attached hereto as Exhibit "A" and shall otherwise be approved by the Village Engineer and the Village Administrator.
- b. The animal hospital facility building shall be constructed in accordance with all applicable codes and ordinances of the Village of Manteno, and shall otherwise be approved by Keslin Engineering (third-party review) and the Village Administrator.

Passed by the Plan Commission of the Village of Manteno at a Regular Meeting thereof held on the 13<sup>th</sup> day of October, 2015 and approved by me as Chairman on the same day.

  
Francis Smith  
Plan Commission Chairman

ATTEST:

