

ORDINANCE 15-26

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 12, ARTICLE 5(C)1(g), OFF STREET PARKING
AND LOCATIONS, IN THE R-1 SINGLE-FAMILY RESIDENTIAL
DISTRICT, FOR THE PROPERTY KNOWN AS 1206 DOE COURT,
MANTENO, ILLINOIS**

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Village Clerk

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ORDINANCE NO. 15-26

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 12, ARTICLE 5(C)1.(g), OFF STREET PARKING AND LOCATIONS, IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY KNOWN AS 1206 DOE COURT, 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 Roberta Kelly, owner of the real property commonly known as 1206 Doe Court, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a two foot six inch (2'6") variance from Manteno Zoning Ordinance 9-12-5(C)1.(g) requiring any pavement or curbing be located a minimum of five (5') feet from any property line; and

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on October 13, 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 request of a two foot six inch (2'6") variance to the required five (5') foot property line setback set forth in Title 9, Zoning, Chapter 12, Article 5(C)1.(g) in the R-1 Single-Family Residential Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 15-08 to approve said variance listed in Section 1 herein, to Section 9-12-5(C)1.(g) on the property legally described as follows:

Lot 201 South Creek Subdivision, Seventh Addition, being a Subdivision of Southwest Quarter of Section 21 and the Northwest Quarter of Section 28, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois,

P.I.N. #03-02-21-302-201

Section 3

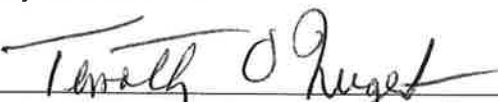
This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 19th day of October, 2015.

DEPOSITED with the Village Clerk
this 19th day of October, 2015.


ALISA BLANCHETTE, Village Clerk

APPROVED by me this 19th
day of October, 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 19th day of October, 2015.


ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 15-08

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 12, ARTICLE 5(C)1.(g), OFF STREET PARKING AND LOCATIONS, IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY KNOWN AS 1206 DOE COURT, MANTENO, ILLINOIS.

WHEREAS, Roberta Kelly, ("Petitioner"), is the owner of real property commonly known as 1206 Doe Court, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lot 201 South Creek Seventh Addition, being a Subdivision of the Southwest Quarter of Section 21 and the Northwest Quarter of Section 28, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois,

PIN #: 03-02-21-302-201

WHEREAS, the subject property is located in the R-1 Single-Family Residential Zoning District; and

WHEREAS, Section 9-12-5(C)1.(g) of the Municipal Code of the Village of Manteno requires no pavement or curbing shall located closer than five feet (5') from any property line unless it can be demonstrated that the intent is to extend the parking to adjacent properties; and

WHEREAS, on October 13th, 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.

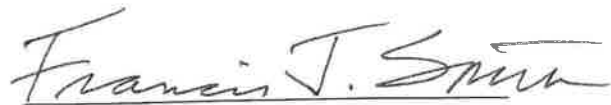
Section 2

That the application of the Petitioner seeking a variance from the requirements set forth in Title 9, Chapter 12, Article 5(C)1.(g) in the Single-Family Residential Zoning District of the Village of Manteno, to allow for a concrete driveway to be built within two feet six inches (2'-6") of the side lot line, is recommended to be granted 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 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 13th day of October, 2015 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

