

ORDINANCE NO. 15-39

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 7, ARTICLE B-8(D)1, FRONT YARD SETBACK,
IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE
PROPERTY KNOWN AS 1078 GRANITE DRIVE, 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

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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 Jamon Toepper, owner of the real property commonly known as 1078 Granite Drive, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a one point one foot (1.1') foot variance from Manteno Zoning Ordinance 9-7-B8(D)1 and the recorded final plat of Subdivision for Rock Creek Estates, Third Addition, regarding the required thirty foot (30') front yard setback; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on December 8th, 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 one point one foot (1.1') variance to the required thirty foot (30') front yard setback set forth in Title 9, Zoning, Chapter 7, Article B-8(D)1 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 15-10 to approve said variance listed in Section 1 herein, to Section 9-7B-8(D)1 on the property legally described as follows:

Lot 93, Rock Creek Estates, Third Addition, being a part of the Southwest Quarter of Section Fourteen, Township Thirty-Two North, Range Twelve East of the Third Principal Meridian, in Kankakee County, Illinois;

P.I.N. #03-02-14-301-093

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 21st day of December, 2015.

DEPOSITED with the Village Clerk
this 21st day of December, 2015.



ALISA BLANCHETTE, Village Clerk

APPROVED by me this 21st
day of December, 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 21st day of December, 2015.



ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 15-10

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE B-8(D)1, FRONT YARD SETBACKS, IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY KNOWN AS 1078 GRANITE DRIVE, MANTENO, ILLINOIS.

WHEREAS, Jamon Toepper, ("Petitioner"), is the owner of real property commonly known as 1078 Granite Drive, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lot 93, Rock Creek Estates, Third Addition, being a part of the Southwest Quarter of Section 14, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois:

PIN #: 03-02-14-301-093

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

WHEREAS, Section 9-7B-8(D)1 of the Municipal Code of the Village of Manteno requires all structures shall be set back at least twenty-five feet (25') from the front lot line; and

WHEREAS, the final subdivision plat approved by the Village on October 3rd, 2005 and recorded on October 12th, 2005, increased the front setback distance to thirty feet (30') from the front lot line; and

WHEREAS, on December 8th, 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 7, Article B-8(D)1 in the Single-Family Residential Zoning District of the Village of Manteno, to allow for a structure to remain within twenty-eight point nine feet (28.9') of the front 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 8th day of December, 2015 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

