

ORDINANCE NO. 15-43

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE B-8(H), MAXIMUM LOT COVERAGE, ACCESSORY STRUCTURES, IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY KNOWN AS 211 NORTH MAPLE STREET, 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 Joe and Kimberly Prno, owners of the real property commonly known as 211 North Maple Street, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a three hundred seventy-seven (377) square foot variance from Manteno Zoning Ordinance 9-7-B-8(H) requiring a maximum lot coverage not to exceed ten (10) percent for accessory structures; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on February 9th, 2016, 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 three hundred seventy-seven (377) square foot variance to the required maximum ten (10) percent lot coverage for accessory structures set forth in Title 9, Zoning, Chapter 7, Article B-8(H) 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 15-14 to approve said variance listed in Section 1 herein, to Section 9-7B-8(H) on the property legally described as follows:

A part of lot 4 in Block 1 in Hanford's Addition to the Village of Manteno, described as follows: Beginning at a point 60 feet South of the Northeast corner of said lot 4, thence running South to a point 88 feet North of the Southeast corner of said lot 4, thence running West 150 feet, thence running North to a point 60 feet South and 150 feet West of the Northeast corner of said Lot 4, thence East to the place of beginning, in Kankakee County, Illinois:

PIN #: 03-02-16-411-008

Section 3

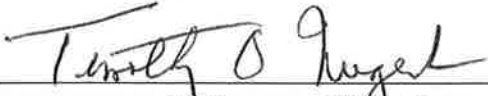
This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 16th day of February, 2016.

DEPOSITED with the Village Clerk
this 16th day of February, 2016.


ALISA BLANCHETTE, Village Clerk

APPROVED by me this 16th
day of February, 2016.


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 16th day of February, 2016.


ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 15-14

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE B-8(H), MAXIMUM LOT COVERAGE; ACCESSORY STRUCTURES, IN THE R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY KNOWN AS 211 NORTH MAPLE STREET, MANTENO, ILLINOIS.

WHEREAS, Joe and Kimberly Prno, ("Petitioners"), are the owners of real property commonly known as 211 North Maple Street, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: A part of lot 4 in Block 1 in Hanford's Addition to the Village of Manteno, described as follows: Beginning at a point 60 feet South of the Northeast corner of said lot 4, thence running South to a point 88 feet North of the Southeast corner of said lot 4, thence running West 150 feet, thence running North to a point 60 feet South and 150 feet West of the Northeast corner of said Lot 4, thence East to the place of beginning, in Kankakee County, Illinois:

PIN #: 03-02-16-411-008

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

WHEREAS, Section 9-7B-8(H) of the Municipal Code of the Village of Manteno requires the maximum lot coverage for accessory structures shall not exceed ten percent (10%); and

WHEREAS, on January 12th, 2016, 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 377 square foot variance from the requirements set forth in Title 9, Chapter 7, Article B-8(H) in the Single-Family Residential Zoning District of the Village of Manteno, to allow for a 348 square foot addition to the existing detached garage, 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 12th day of January, 2016 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

