

ORDINANCE NO. 16-10

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1, 2 AND 4,
COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE
PROPERTY KNOWN AS 100 SOUTH SPRUCE 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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AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLE 14(D)1, 2 AND 4, COMMERCIAL DISTRICTS, PREMISES SIGNS, FOR THE PROPERTY KNOWN AS 100 SOUTH SPRUCE STREET, 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 ABC Supply Company, Inc., tenants of real property commonly known as 100 South Spruce Street, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking variances from Manteno Zoning Ordinance 9-13-14-(D)1, 2 and 4 to allow for two (2) additional premises signs, two hundred twenty-three (223) additional square footage of premises signage, with two (2) of the signs to be located twenty-two (22) feet above ground level, and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on August 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 variances requested, allowing for two (2) additional premises signs; two hundred twenty-three (223) additional square footage of premises signage, with two (2) of the premises signs to be located twenty-two (22) feet above the ground level, as set forth in Title 9, Zoning, Chapter 13, Article 14(D)1, 2 and 4, in the C-2 Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 16-01 to approve said variances listed in Section 1 herein on the property legally described as follows:

Lot 1 in Diversatech West First Addition, being a Subdivision of part of the Northwest Quarter of Section 21, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois.


PIN NUMBER: 03-02-21-100-012

Section 3

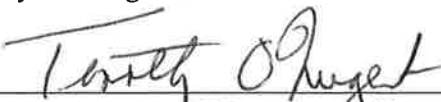
This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 15th day of August, 2016.


DEPOSITED with the Village Clerk
this 15th day of August, 2016.


ALISA BLANCHETTE, Village Clerk

APPROVED by me this 15th
day of August, 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 15th day of August, 2016.


ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 16-01

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, SIGNS, ARTICLES 14(D)1. NUMBER, 14(D)2. MAXIMUM AREA AND 14(D)4. MAXIMUM HEIGHT, FOR THE PROPERTY LOCATED AT 100 S. SPRUCE STREET, MANTENO, ILLINOIS.

WHEREAS, ABC Supply Company, Inc., ("Petitioner"), is the tenant of real property commonly known as 100 S. Spruce Street, Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION: Lot 1 in Diversatech West First Addition, being a subdivision of a part of the Northwest Quarter of Section 21, Township 32 North, Range 12 East of the Third Principal Meridian in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-100-012

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

WHEREAS, Section 9-13-14(D) of the Municipal Code of the Village of Manteno establishes the requirements for Premises Signs; and

WHEREAS, on August 9th, 2016, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on the above-referenced variance; 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 variances from the requirements set forth in Title 9, Chapter 13, Articles 14(D)1., 2., and 4. in the C-2 Commercial Zoning District of the Village of Manteno, to allow for two (2) additional premises signs; two hundred twenty-three (223) additional square footage of premises signage; with two (2) signs to be located approximately twenty-two (22) feet above ground level; all to be sized and located per the submittal package provided and attached hereto, is hereby approved as described above and shall be applicable to the Subject Property.

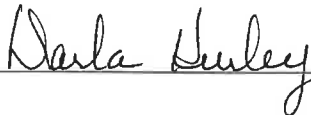
Section 3

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 9th day of August, 2016 and approved by me as Chairman on the same day.


Francis Smith
Planning Commission Chairman

ATTEST:


Darla Hulley