

ORDINANCE NO. 16-21

AN ORDINANCE ZONING THE LUX ENTERPRISES, LLC PROPERTIES, CONSISTING OF APPROXIMATELY 1.07 ACRES OF LAND LOCATED AT 710, 712, 714, AND 716 NORTH MAIN STREET, AS I-1 LIGHT INDUSTRIAL.

WHEREAS, the Village of Manteno discovered the lack of a zoning designation on this developed property and desires to establish the proper I-1 Light Industrial Zoning; and,

WHEREAS, on November 8th, 2016 a public hearing was held pursuant to published notice and the Plan Commission did find that the zoning provided for in the zoning application is appropriate and will correct the previous error.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Manteno, as follows:

Section 1

That the approximately 1.07 acres of land located at 710, 712, 714 and 716 North Main Street, Village of Manteno, Illinois, and legally described as follows:

P.I.N.: 03-02-15-306-034

Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the westerly right-of-way line of the Illinois Central Railroad a distance of 470.00 feet to a point, said point to be known as the point of beginning; from said point of beginning, thence South 22 degrees 40 minutes 00 seconds West along the said westerly right-of-way a distance of 235.83 feet to a point; thence North 67 degrees 20 minutes 46 seconds West a distance of 35.78 feet to a point; thence North 15 degrees 50 minutes 24 seconds East a distance of 34.45 feet to a point; thence North 22 degrees 40 minutes 00 seconds East a distance of 201.89 feet to a point; thence South 67 degrees 20 minutes East a distance of 40.00 feet to the point of beginning, containing 0.215 acres.

P.I.N.: 03-02-15-306-035

Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the Westerly right-of-way line of the Illinois Central Railroad a distance of 310.00 feet to a point, said point to be known as the point of beginning; from said point of beginning, thence South 22 degrees 40 minutes 00 seconds West along said westerly right-of-way a distance of 160.00 feet to a point; thence North 67 degrees 20 minutes 00 seconds West a distance 40.0 feet to a point; thence North 22 degrees 40 minutes 00 seconds East a distance of 86.51 feet to a point; thence North 20 degrees 45 minutes 30 seconds East a

distance of 73.51 feet to a point; thence South 67 degrees 20 minutes 00 seconds East a distance of 42.47 feet to the point of beginning.

P.I.N.: 03-02-15-306-036

A tract of land being a part of Block 2 of Lakeview Second Addition to Manteno, Illinois, and being a part of the Southeast Quarter of Section 15, Township 32 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the westerly right-of-way of the Illinois Central Railroad a distance of 150.0 feet to a point, said point to be known as the point of beginning. From said point of beginning; thence South 22 degrees 40 minutes 00 seconds West along said westerly right-of-way line a distance of 160.00 feet to a point; thence North 67 degrees 20 minutes 00 seconds West a distance of 42.47 feet to a point; thence North 20 degrees 45 minutes 30 seconds East a distance of 160.02 feet to a point; thence South 67 degrees 20 minutes 00 seconds East a distance of 47.89 feet to the point of beginning.

P.I.N.: 03-02-15-306-039

That part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois described as follows: Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 40 minutes 00 seconds West along the Westerly right of way line of Illinois Central Railroad Company a distance 150.00 feet to the point of beginning; thence South 67 degrees 18 minutes 30 seconds East a distance of 75.00 feet; thence South 23 degrees 01 minutes 26 seconds West a distance of 343.41 feet; thence North 67 degrees 18 minutes 30 seconds West a distance of 72.86 feet to the Westerly right of way line of said Illinois Central Railroad Company; thence North 22 degrees 40 minutes 00 seconds East along said Westerly right of way line a distance of 343.40 feet to the point of beginning; together with a non-exclusive easement over and across that property currently occupied by a fence appurtenant to the above-described premises which fence encroaches onto the property adjacent to and easterly of said premises and over and across that property lying Westerly of the Westerly boundary line of said fence and Easterly of the Easterly boundary line of the above-described premises, which easement was granted in a deed dated June 24, 2008, recorded August 22, 2008 as document #200818197.

be zoned I-1 Light Industrial.

Section 2

The Plan Commission's November 8th, 2016 Recommendation 16-07 is hereby incorporated into this ordinance by reference.

Section 3

That the Official Zoning Map of the Village of Manteno be amended to reflect the zoning of the property identified in Section 1 as I-1 Light Industrial.

Section 4

This ordinance shall be in full force and effect after its passage and approval as provided by law.

This ordinance was passed and deposited in the office of the Village Clerk of the Village of Manteno this 21st day of November, 2016.

DEPOSITED with the Village Clerk
this 21st day of November, 2016.



ALISA BLANCHETTE, Village Clerk

APPROVED by me this 21st
day of November, 2016.



TIMOTHY O. NUGENT, Village President

PLANNING COMMISSION RECOMMENDATION NO. 16- 07

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION OF THE VILLAGE OF MANTENO FOR THE ZONING OF THE LUX ENTERPRISES, LLC PROPERTIES, CONSISTING OF APPROXIMATELY 1.07 ACRES OF LAND LOCATED AT 710, 712, 714 AND 716 NORTH MAIN STREET, AS I-1 LIGHT INDUSTRIAL.

Upon the petition of Lux Enterprises, LLC, ("Petitioner"), owner of approximately 1.07 acres of land located at 710, 712, 714 and 716 North Main Street, ("Subject Properties"), for the Subject Properties to be zoned I-1 Light Industrial, and after a public hearing on said petition held before the Plan Commission of the Village of Manteno on November 8th, 2016, pursuant to duly published notice in accordance with the law, all interested persons having testified or otherwise participated therein, the said Plan Commission of the Village of Manteno hereby finds:

Findings of Fact

The Plan Commission of the Village of Manteno does hereby find that:

1. Petitioner is the owner of the Subject Properties currently located in Manteno, Illinois and legally described as follows:

P.I.N.: 03-02-15-306-034

Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the westerly right-of-way line of the Illinois Central Railroad a distance of 470.00 feet to a point, said point to be known as the point of beginning; from said point of beginning, thence South 22 degrees 40 minutes 00 seconds West along the said westerly right-of-way a distance of 235.83 feet to a point; thence North 67 degrees 20 minutes 46 seconds West a distance of 35.78 feet to a point; thence North 15 degrees 50 minutes 24 seconds East a distance of 34.45 feet to a point; thence North 22 degrees 40 minutes 00 seconds East a distance of 201.89 feet to a point; thence South 67 degrees 20 minutes East a distance of 40.00 feet to the point of beginning, containing 0.215 acres.

P.I.N.: 03-02-15-306-035

Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the Westerly right-of-way line of the Illinois Central Railroad a distance of 310.00 feet to a point, said point to be known as the point of beginning; from said point of beginning, thence South 22 degrees 40 minutes 00 seconds West along said westerly right-of-way a distance of 160.00 feet to a point; thence North 67 degrees 20 minutes 00 seconds West a distance 40.0 feet to a point; thence North 22 degrees 40 minutes 00 seconds East a

distance of 86.51 feet to a point; thence North 20 degrees 45 minutes 30 seconds East a distance of 73.51 feet to a point; thence South 67 degrees 20 minutes 00 seconds East a distance of 42.47 feet to the point of beginning.

P.I.N.: 03-02-15-306-036

A tract of land being a part of Block 2 of Lakeview Second Addition to Manteno, Illinois, and being a part of the Southeast Quarter of Section 15, Township 32 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 minutes 00 seconds West along the westerly right-of-way of the Illinois Central Railroad a distance of 150.0 feet to a point, said point to be known as the point of beginning. From said point of beginning; thence South 22 degrees 40 minutes 00 seconds West along said westerly right-of-way line a distance of 160.00 feet to a point; thence North 67 degrees 20 minutes 00 seconds West a distance of 42.47 feet to a point; thence North 20 degrees 45 minutes 30 seconds East a distance of 160.02 feet to a point; thence South 67 degrees 20 minutes 00 seconds East a distance of 47.89 feet to the point of beginning.

P.I.N.: 03-02-15-306-039

That part of the Northeast Quarter of the Southwest Quarter of Section 15, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois described as follows: Commencing at the Southeast corner of Lot 2, Block 2 of Lakeview Second Addition to Manteno, Illinois; thence South 22 degrees 40 40 minutes 00 seconds West along the Westerly right of way line of Illinois Central Railroad Company a distance 150.00 feet to the point of beginning; thence South 67 degrees 18 minutes 30 seconds East a distance of 75.00 feet; thence South 23 degrees 01 minutes 26 seconds West a distance of 343.41 feet; thence North 67 degrees 18 minutes 30 seconds West a distance of 72.86 feet to the Westerly right of way line of said Illinois Central Railroad Company; thence North 22 degrees 40 minutes 00 seconds East along said Westerly right of way line a distance of 343.40 feet to the point of beginning; together with a non-exclusive easement over and across that property currently occupied by a fence appurtenant to the above-described premises which fence encroaches onto the property adjacent to and easterly of said premises and over and across that property lying Westerly of the Westerly boundary line of said fence and Easterly of the Easterly boundary line of the above-described premises, which easement was granted in a deed dated June 24, 2008, recorded August 22, 2008 as document #200818197.

2. The Petitioner has duly filed their petition with the Village Clerk requesting that the Subject Property be zoned to I-1 Light Industrial.

3. The proposed zoning will not be injurious to the public health, welfare, safety or morals and will not otherwise have an adverse impact on property values in the vicinity of the Subject Property.

4. The proposed zoning will not interfere with or impede the orderly development of other properties in the vicinity of the Subject Property.
5. The Subject Properties, as zoned, will be served adequately by public facilities and services such as streets, public utilities and drainage structures.
6. The proposed zoning is necessary and useful at the location of the Subject Properties.
7. The proposed zoning will conform as near as possible to the comparable existing uses in the zoning districts adjacent to or near the Subject Properties.

Recommendation

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Manteno, Kankakee County, Illinois, as follows:

Section 1

That the approximately 1.07 acres of land located at 710, 712, 714 & 716 N. Main Street be recommended to be zoned I-1 Light Industrial.

Section 2

The Official Zoning Map of the Village of Manteno be recommended to be amended in accordance herewith.

Passed by the Plan Commission of the Village of Manteno at a Regular Meeting thereof held on the 8th day of November, 2016 and approved by me as Chairman on the same day.



Francis Smith
Plan Commission Chairman

ATTEST: Darla Henley, Deputy VC