

ORDINANCE NO. 16-22

AN ORDINANCE ZONING THE M & M ENTERPRISES PROPERTY, CONSISTING OF APPROXIMATELY 7,567 SQUARE FEET OF LAND LOCATED AT 720 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 7,567 square feet of land located at 720 North Main Street, Village of Manteno, Illinois, and legally described as follows:

P.I.N.: 03-02-15-306-029

Commencing at the Northwest corner of Lot 1, Block 2 of Lakeview Second Addition to Manteno, Kankakee County, Illinois; thence Easterly along the Northerly line of said Lot 1 a distance of 53.0 feet to the Northeast corner of said Lot 1; thence Southwesterly along the Easterly line of said Lot 1, said line being also the West right of way line of the Illinois Central Railroad, a distance of 150.0 feet to a point, thence Westerly on a line parallel with the Northerly line of said Lot 1 a distance of 47.89 feet to a point; thence Northeasterly a distance of 150.08 feet to the point of beginning.

be zoned I-1 Light Industrial.

Section 2

The Plan Commission's November 8th, 2016 Recommendation 16-08 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. 16-08

FINDINGS OF FACT AND RECOMMENDATION OF THE PLAN COMMISSION OF THE VILLAGE OF MANTENO FOR THE ZONING OF THE M&M ENTERPRISES PROPERTY, CONSISTING OF APPROXIMATELY 7,567 SQUARE FEET OF LAND LOCATED AT 720 NORTH MAIN STREET, AS I-1 LIGHT INDUSTRIAL.

Upon the petition of M&M Enterprises, ("Petitioner"), owner of approximately 7,567 square feet of land located at 720 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.: 03-02-15-306-029

Commencing at the Northwest corner of Lot 1, Block 2 of Lakeview Second Addition to Manteno, Kankakee County, Illinois; thence Easterly along the Northerly line of said Lot 1 a distance of 53.0 feet to the Northeast corner of said Lot 1; thence Southwesterly along the Easterly line of said Lot 1, said line being also the West right of way line of the Illinois Central Railroad, a distance of 150.0 feet to a point, thence Westerly on a line parallel with the Northerly line of said Lot 1 a distance of 47.89 feet to a point; thence Northeasterly a distance of 150.08 feet to the point of beginning.

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 7,567 square feet of land located at 720 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: Daula Henley, Deputy VC