

ORDINANCE NO. 17-10

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 8, ARTICLE 9-8B-8, REAR YARD SETBACKS, IN THE C-2 COMMERCIAL DISTRICT, FOR THE PROPERTY KNOWN AS 333 SOUTH CREEK 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

ORDINANCE NO. 17-__

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 8, ARTICLE 9-8B-8, REAR YARD SETBACKS, IN THE C-2 COMMERCIAL DISTRICT, FOR THE PROPERTY KNOWN AS 333 SOUTH CREEK DRIVE, 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 Countryside Investment Group, LLC, owner of the real property commonly known as 333 South Creek Drive, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a ten-foot (10') variance from Manteno Zoning Ordinance 9-8B-8 requiring a fifty-foot (50') rear yard setback; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on July 11th, 2017, 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 findings of fact and recommendation to approve the request of a ten-foot (10') variance to the required fifty-foot (50') rear yard setback set forth in Title 9, Zoning, Chapter 8, Article 9-8B-8 in the C-2 Commercial Zoning District.

Section 2

That this Board of Trustees has reviewed said findings of fact and recommendation and hereby concurs with Planning Commission Recommendation 17-04 to approve said variance listed in Section 1 herein, to Section 9-8B-8 on the property legally described as follows:

Lot 17, South Creek 2nd Addition, being a subdivision of part of the north half of Section 21, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-217-019

Section 3

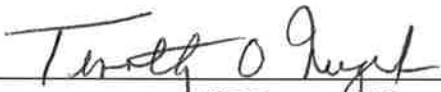
This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 17th day of July, 2017.


DEPOSITED with the Village Clerk
this 17th day of July, 2017.


ALISA BLANCHETTE, Village Clerk

APPROVED by me this 17th
day of July, 2017.


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 17th day of July, 2017.


ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 17-04

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE B-8, SITE AND STRUCTURE REQUIREMENTS, IN THE C-1 COMMERCIAL DISTRICT, FOR THE PROPERTY KNOWN AS 333 SOUTH CREEK DRIVE, MANTENO, ILLINOIS.

WHEREAS, Countryside Investment Group, LLC, Petitioner, is the owner of real property commonly known as 333 South Creek Drive, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

Lot 17, South Creek 2nd Addition, being a subdivision of part of the north half of Section 21, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois.

PIN NUMBER: 03-02-21-217-019

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

WHEREAS, Section 9-8B-8 of the Municipal Code of the Village of Manteno requires all structures to be set in from the rear lot line a distance not less than fifty feet (50'); and

WHEREAS, on July 11th, 2017, 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 a ten-foot (10') variance from the requirements set forth in Title 9, Chapter 8, Article B-8 in the C-1 Commercial Zoning District of the Village of Manteno, to allow for an addition to the existing building, 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 11th day of July, 2017 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

