

ORDINANCE NO. 17-23

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE 8-1-19, RESIDENTIAL DISTRICT, RESIDENTIAL GARAGE REQUIREMENTS, IN THE R3 DISTRICT, FOR THE PROPERTY KNOWN AS 603 NORTH BIRCH 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

ORDINANCE NO. 17-23

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE 8-1-19, RESIDENTIAL DISTRICT, RESIDENTIAL GARAGE REQUIREMENTS, IN THE R3 DISTRICT, FOR THE PROPERTY KNOWN AS 603 NORTH BIRCH STREET, MANTENO, ILLINOIS.

WHEREAS, the subject property is located in the R-3 Multiple-Family Residential Zoning District; and

WHEREAS, Section 9-7D-6 Accessory Uses, of the Municipal Code of the Village of Manteno references 8-1-19 Residential Garages which requires a maximum area of 860 square feet of total garage area; and

WHEREAS, on November 14, 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, 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 one hundred eighty-eight square foot (188 S/F) variance from the requirements set forth in the Title 8, Chapter 1, Article 19(E) 2 in the R-3 Multiple-Family Residential Zoning District of the Village of Manteno, to allow for an attached garage addition to the existing building, is recommended to be granted as described above and shall be applicable to the Subject Property.

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 20th day of November, 2017.

DEPOSITED with the Village Clerk
this 20th day of November, 2017.

Alisa Blanchette by Darla Hurley, Deputy VC
ALISA BLANCHETTE, Village Clerk

APPROVED by me this 20th
day of November, 2017.

Timothy O. Nugent
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 20th day of November, 2017.

Alisa Blanchette by Darla Hurley, Deputy VC
ALISA BLANCHETTE, Village Clerk

PLANNING COMMISSION RECOMMENDATION NO. 17-05

A RECOMMENDATION APPROVING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, MULTIPLE-FAMILY RESIDENTIAL DISTRICT, ARTICLE §8-1-19, RESIDENTIAL GARAGE REQUIREMENTS, IN THE R-3 DISTRICT, FOR THE PROPERTY KNOWN AS 603 NORTH BIRCH STREET, MANTENO, ILLINOIS.

WHEREAS, Dale Tibbie, Petitioner, is the owner of real property commonly known as 603 North Birch Street, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

A part of Outlot 19 of Comstock's Addition to the Village of Manteno, Illinois, described as follows: Commencing at the Southeast corner of Lot 1 of Naese Subdivision of said Outlot 19; thence South 68°49'03" East along the South line of said Outlot 19 a distance of 64.00 feet to a point, said point to be known as the point of beginning; thence North 21°21'00" East on a line parallel with the East line of said Lot 1 a distance of 35.00 feet to a point; thence South 68°49'03" East a distance of 65.90 feet to a point on the West line of Birch Street; thence South 21°01'21" West along said West line a distance of 35.00 feet to a point; thence North 68°49'03" West along the South line of said Outlot 19 a distance of 66.10 to the point of beginning.

PIN NUMBER: 03-02-15-401-023

WHEREAS, the subject property is located in the R-3 Multiple-Family Residential Zoning District; and

WHEREAS, Section §9-7D-6, Accessory Uses, of the Municipal Code of the Village of Manteno references §8-1-19 Residential Garages which requires a maximum area of 860 square feet of total garage area; and

WHEREAS, on ~~October 10th~~^{November 14th}, 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 one hundred eighty-eight square foot (188 S/F) variance from the requirements set forth in Title 8, Chapter 1, Article 19(E)2 in the R-3 Multiple-Family Residential Zoning District of the Village of Manteno, to allow for an attached garage 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 ~~10th~~^{14th} day of ~~October~~^{November}, 2017 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

