

ORDINANCE NO. 18-03

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO BLANE WHITE AS APPLICANT AND ROBERT WAGNER AS OWNER, FOR OPERATION OF A BREWERY AND TAP ROOM AT 450 SOUTH SPRUCE STREET, UNITS B,C, & D, MANTENO, ILLINOIS

TIMOTHY O. NUGENT

Village President

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ROBIN BATKA

Village Clerk

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WHEREAS, a petition was filed by Blane White as applicant and Robert Wagner as owner, for the property commonly known as 450 South Spruce Street, Units B,C & D, Manteno, IL, seeking a special use permit to allow for operation of a brewery and tap room in an I-1 Light Industrial District; and

WHEREAS, on May 8th, 2018 and June 12th, 2018, pursuant to notice, a public hearing was held before the Plan Commission of the Village of Manteno on the above-referenced special use; and

WHEREAS, the Plan Commission did consider the parties' testimony and exhibits entered into evidence; and

WHEREAS, the Plan Commission did submit to the Village Board its findings of fact and its recommendation to approve the special use permit allowing for the operation of a brewery and tap room on the property located at 450 South Spruce Street, Units B,C, & D, Manteno, Illinois.

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 pursuant to the provisions of the Village of Manteno Zoning Ordinance, Title 9, Chapter 9, Article A(4), , Special Uses Permitted, a Special Use Permit be granted and the same is hereby allowed for the property located at 450 South Spruce Street, Units B,C, & D, Manteno, Illinois to allow for the operation of a brewery and tap room, being legally described as follows:

Units B,C, & D of building located on Lot 2 in Diversatech West 2nd 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..

PROPERTY INDEX NUMBERS: (B) 03-02-21-192-002, (C) 03-02-21-192-003,
(D) 03-02-21-192-004

Section 2

The above special use was approved after a public hearing before the Plan Commission on May 8th, 2018 and June 12th, 2018 and is in conformance with Recommendation No. 18-01 dated June 12th, 2018.

Section 3

The Plan Commission's findings of fact are hereby adopted, by reference, as the findings of fact of the President and Board of Trustees for the Village of Manteno.

Section 4

If any section, paragraph, clause or provision of this ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this ordinance.

Section 5

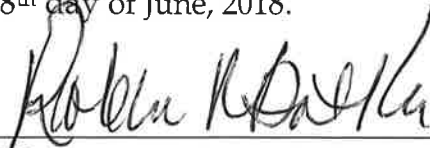
All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 6

This ordinance shall be in full force and effect after its passage.


This ordinance was passed and deposited in the office of the Village Clerk of the Village of Manteno this 18th day of June, 2018.

DEPOSITED with the Village Clerk
this 18th day of June, 2018.



ROBIN BATKA, Village Clerk

APPROVED by me this 18th
day of June, 2018.


TIMOTHY O. NUGENT, Village President

PLANNING COMMISSION RECOMMENDATION NO. 18-01

A RECOMMENDATION APPROVING A SPECIAL USE PERMIT FROM TITLE 9, ZONING, CHAPTER 9, LIGHT INDUSTRIAL DISTRICT, ARTICLE 9-9A-4, SPECIAL USES PERMITTED , IN THE I-1 LIGHT INDUSTRIAL DISTRICT, FOR THE PROPERTY KNOWN AS 450 S SPRUCE STREET UNIT B,D,C, MANTENO, ILLINOIS.

WHEREAS, Blane White as applicant and Robert Wagner as owner, Petitioner, is the owner of real property commonly known as 450 S. Spruce Street Unit B,D,C, Manteno, Illinois, and legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

Units B,C, & D of building located on lot 2 in Diversatech West 2nd 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 NUMBERS: (B) 03-02-21-192-002, (C) 03-02-21-192-003, (D) 03-02-21-192-004

WHEREAS, the subject property is located in the I-1 Light Industrial Zoning District; and

WHEREAS, Section §9-9A-4, Special Uses Permitted, of the Municipal Code of the Village of Manteno references §9-9-A-4 Business retail services

WHEREAS, on May 8th, 2018, 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.

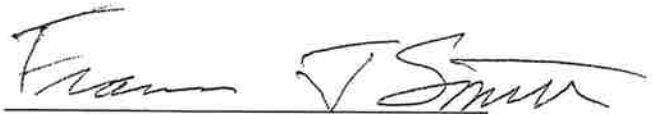
Section 2

That the application of the Petitioner seeking a special use permit to open a brewery and tap room from the requirements set forth in Title 9, Chapter 9, Article (A)4 in the I1 Light Industrial Zoning District of the Village of Manteno, to allow for an Brewery and Tap Room, 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 8th day of May, 2018 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

