

VILLAGE OF MANTENO, ILLINOIS

ORDINANCE NO. 23-02

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING,
CHAPTER 13, PREMISES SIGNS, ARTICLE NUMBER, 14(D) 2 & 4,
MAXIMUM AREA AND MAXIMUM HEIGHT, IN I-1 LIGHT
INDUSTRIAL ZONING FOR THE PROPERTY LOCATED AT 3000
NORTH MAPLE STREET, MANTENO, ILLINOIS.**

ADOPTED BY THE
BOARD OF TRUSTEES OF THE
VILLAGE OF MANTENO
THIS 15TH DAY OF MAY, 2023

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE
TODD CROCKETT
DIANE DOLE
JOEL GESKY
SAMUEL MARTIN
WENDELL PHILLIPS

Trustees

ROBIN BATKA

Village Clerk

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AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 13, PREMISES SIGNS, ARTICLE NUMBER, 14(D) 2 & 4, MAXIMUM AREA AND MAXIMUM HEIGHT, IN I-1 LIGHT INDUSTRIAL ZONING FOR THE PROPERTY LOCATED AT 3000 NORTH MAPLE STREET, 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 the Village of Manteno, owner of the real property commonly known as 3000 North Maple Street, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking five hundred seven (507 S/F) square foot maximum area variance and a twenty-seven (27') foot maximum height variance from the requirements set forth in Title 9, Chapter 13, Articles 14(D)2 & 4 of the Manteno Village Codes; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variances at the Village Board room, on May 9, 2023, 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 recommendation and findings to approve the request of a five hundred seven (507 S/F) square foot variance to the required maximum area coverage set forth in Title 9, Building Regulations, Chapter 13, Article 14(D)2 and a twenty-seven (27') foot variance to the required maximum height set forth in Title 9, Building Regulations, Chapter 13, Article 14(D)4 in the I-1 Industrial Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 23-01 to approve said variance listed in Section 1 herein, on the property legally described as follows:

THE EAST 968.00 FEET OF THE WEST 1,018.00 FEET OF THE SOUTH 450.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS; and,

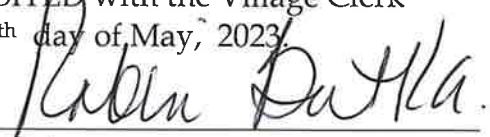
P.I.N.: (03) 02-10-100-005-0000.

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.

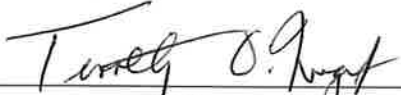
PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 15th day of May, 2023.

DEPOSITED with the Village Clerk
this 15th day of May, 2023.



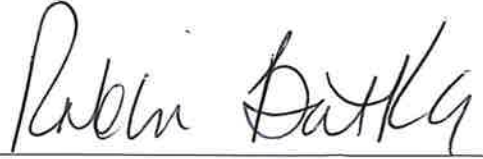
ROBIN BATKA, Village Clerk

APPROVED by me this 15th
day of May, 2023.



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 15th day of May, 2023.



ROBIN BATKA, Village Clerk

PLANNING COMMISSION RECOMMENDATION 23-01

A RECOMMENDATION APPROVING VARIANCE REQUESTS FROM TITLE 9, ZONING, CHAPTER 13, PREMISES SIGNS, ARTICLE NUMBER, (D) 2&4. MAXIMUM AREA AND MAXIMUM HEIGHT, IN I-1 LIGHT INDUSTRIAL ZONING. FOR THE PROPERTY LOCATED AT 3000 NORTH MAPLE STREET, MANTENO, ILLINOIS 60950.

WHEREAS, Village of Manteno, ("Petitioner"), is the owner of real property commonly known as 3000 North Maple Street, Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:
E 968' W 1018' S 450' SH NWQ 10.00AC 10-32-12E

PIN NUMBER:
03-02-10-100-009

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

WHEREAS, Section 9-13-14(D)2&4 of the Municipal Code of the Village of Manteno establishes the requirements for Premises Signs, Maximum Area, Maximum Height; and

WHEREAS, on May 9th, 2023, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on the above-referenced variances; 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.

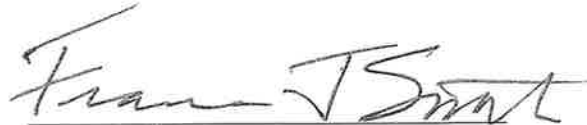
Section 2

That the application of the Petitioner seeking variances from the requirements set forth in Title 9, Chapter 13, Articles 14-(D) 2&4 and in the I-1 Light Industrial Zoning District of the Village of Manteno, to install a premises sign on the front of the public works facility; all to be sized and located per the packet provided and attached hereto, is hereby approved as described above 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 only 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 9th day of May 2023 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

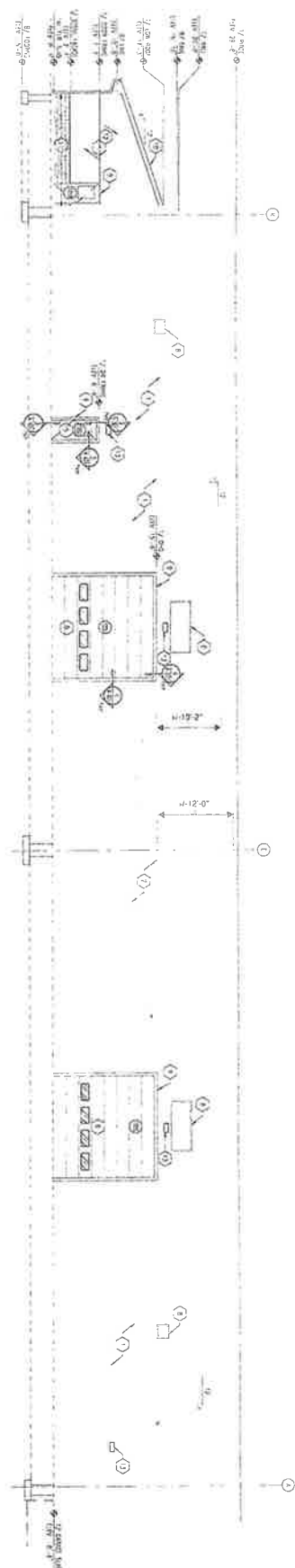


REVISIONS

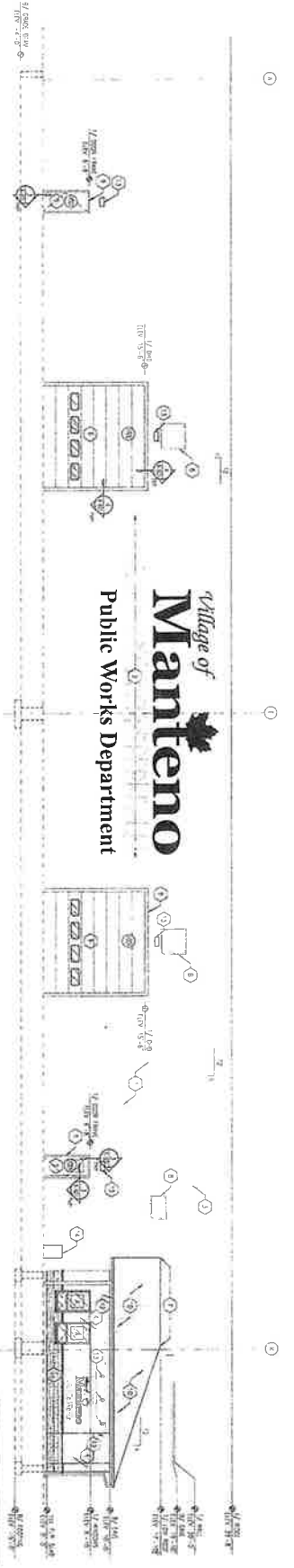
NO.	REVISION	DATE
1	BIDS	04/04/22
2	PERMIT & CONSTRUCTION	05/27/22
3		
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NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO SPECIFICATIONS AND THE ILLINOIS CONSTRUCTION CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNAGE.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.



1 EAST ELEVATION
A-201 SCALE: 1/8" = 1'-0"




2 WEST ELEVATION
A-201 SCALE: 1/8" = 1'-0"

*T Max Area - 5075 sqft
2) Max Height - 27'4"*

Village of Manteno
Public Works Department

- KEYNOTE LEGEND**
- 1) CURB TYPE PER DISTRICT
 - 2) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 3) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 4) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 5) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 6) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 7) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 8) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 9) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 10) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 11) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 12) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 13) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 14) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE
 - 15) 1" PER SLOPE PER ADEQ LOCAL MAINTENANCE

 Carlile GROUP Architects Inspectors 3 S. Main Street Manteno, Illinois 60950 815-331-1111	Village of Manteno New Public Works Facility - P2 3500 N. Maple Street Manteno, IL 60950	<table border="1" style="width: 100%;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> <tr> <td>1</td> <td>04/04/22</td> <td>BIDS</td> </tr> <tr> <td>2</td> <td>05/27/22</td> <td>PERMIT & CONSTRUCTION</td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> </table>	NO.	DATE	REVISION	1	04/04/22	BIDS	2	05/27/22	PERMIT & CONSTRUCTION	3			4			5			6			7			8		
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