

VILLAGE OF MANTENO, ILLINOIS

ORDINANCE NO. 23-03

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING,
CHAPTER 7, SECTION 9-7B-8(D)3, REAR YARD SETBACK, FOR
PROPERTY LOCATED AT 1602 CONDOR DRIVE, 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

ORDINANCE NO. 23-03

AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 7, SECTION 9-7B-8(D)3, REAR YARD SETBACK, FOR THE PROPERTY KNOWN AS 1602 CONDOR 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 Dan Schopf, owner of the real property commonly known as 1602 Condor Drive, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a seven (7) foot variance from Manteno Ordinance 9-7B-8(D)3 regarding rear yard setback; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance 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 seven (7) foot variance to the required rear yard setback as set forth in Title 9, Zoning, Chapter 7, Residential Districts, Article B-8(D)3 in the R-1 Single Family Residential Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 23-02 to approve said variance listed in Section 1 herein, on the property legally described as follows:

LOT 55 IN EAGLES LANDING UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANKAKEE COUNTY, ILLINOIS.

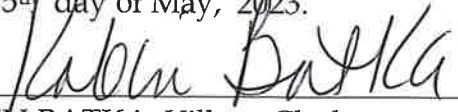
P.I.N.: 03-02-17-402-055

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.

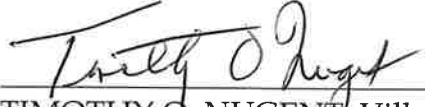
PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 15th day of May 2023.

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 23-02

A RECOMMENDATION APPROVING A VARIANCE REQUEST FROM TITLE 9, ZONING, CHAPTER 7, ARTICLE NUMBER, (B)-8(D) 3. REAR YARD SETBACK, IN R-1 RESIDENTIAL ZONING DISTRICT. FOR THE PROPERTY LOCATED AT 1602 CONDOR DRIVE, MANTENO, ILLINOIS 60950.

WHEREAS, Dan Schopf, (Owner), is the owner of real property commonly known as 1602 Condor Drive, Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:
EAGLES LANDING UNIT 1 LT 55 17-32-12E

PIN NUMBER:
03-02-17-402-055

WHEREAS, the subject property is located in the R-1 Residential Zoning District;
and

WHEREAS, Section 9-7B-8(D) 3 of the Municipal Code of the Village of Manteno establishes the requirements for rear yard setback; 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 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 variances from the requirements set forth in Title 9, Chapter 7, Articles ^BA-8(^DC) 3 and in the ^RF-1 Residential Zoning District of ^{DRH} the Village of Manteno, to build a three seasons room off of the rear of his property; 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:





PLAT OF SURVEY

by **BURKE ENGINEERING CORPORATION**
 18330 Distinctive Drive, Orland Park, Illinois 60467
 Phone (708) 326-4000 FAX (708) 326-4050
 of



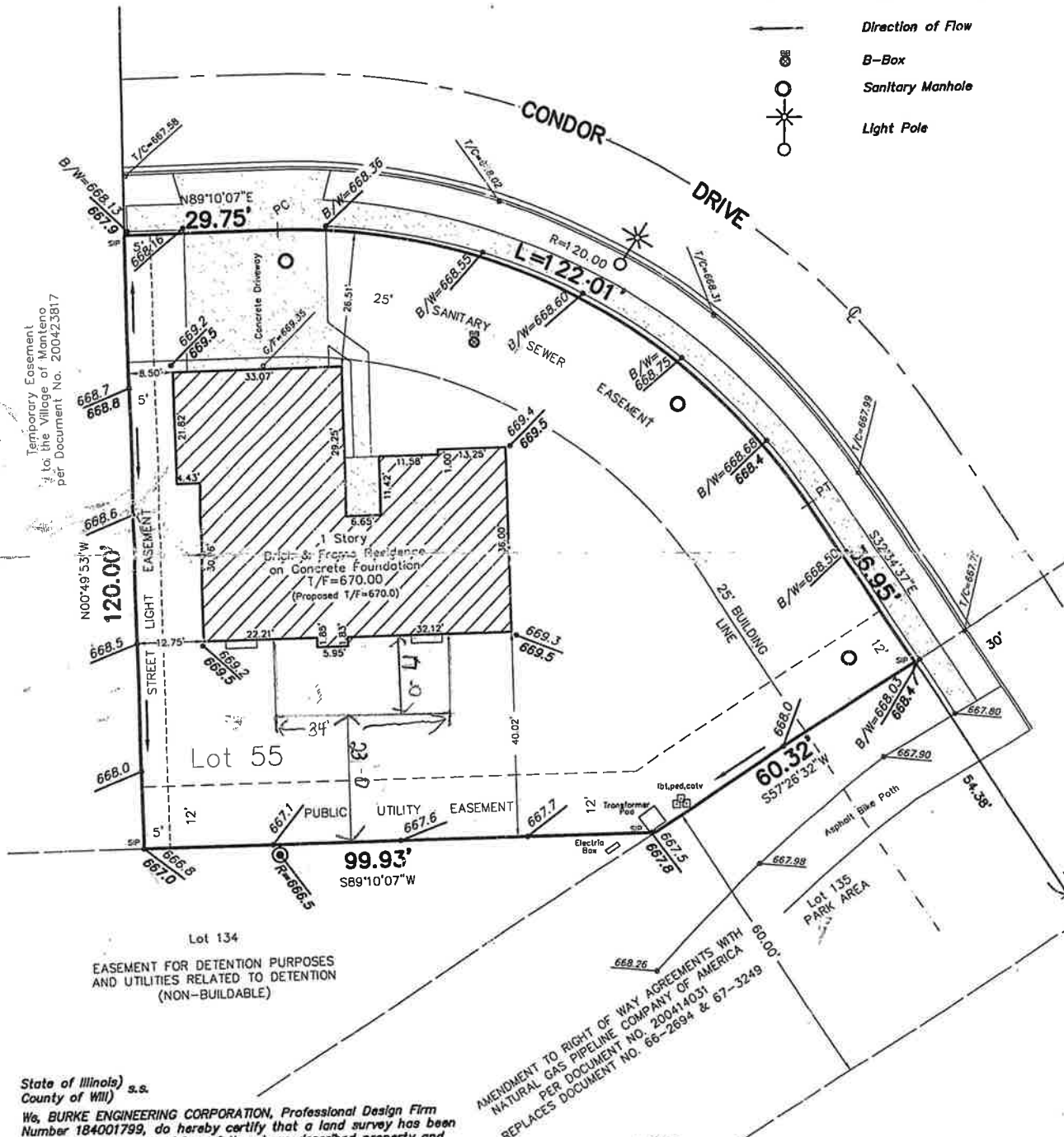
Area = 14,220 Sq. Ft.

Lot 55 in EAGLES LANDING UNIT 1, being a subdivision in the Southeast 1/4 of Section 17, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois.

Known as: 1602 Condor Drive
 Manteno, Illinois

Legend

- Existing Spot Elevation
- Proposed Spot Elevation
- Direction of Flow
- B-Box
- Sanitary Manhole
- Light Pole



State of Illinois) s.s.
 County of Will)
 We, **BURKE ENGINEERING CORPORATION**, Professional Design Firm Number 184001799, do hereby certify that a land survey has been made under our supervision of the above described property and that the plat hereon drawn is a representation of said survey. Distances are shown in feet and decimal parts thereof. No dimensions should be assumed by scale.

The information contained on this plat is designed for the sole benefit of the Owner/Client. We assume no liability whatsoever for the unauthorized use or reuse of this document.

AMENDMENT TO RIGHT OF WAY AGREEMENTS WITH
 NATURAL GAS PIPELINE COMPANY OF AMERICA
 PER DOCUMENT NO. 200414031
 REPLACES DOCUMENT NO. 66-2694 & 67-3249

- NOTES:
- 1) Building Line revised from 30' to 25' per Document No. 200515953, recorded July 28, 2005.
 - 2) The property ties are measured from the concrete foundation and the building dimensions are those of the concrete foundation.
 - 3) SIP = Set Iron Pipe

Orland Park, Illinois Date: September 21, 2005

 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003406
 BRADLEY K. LUADERS
 (LICENSE EXPIRATION DATE: 11-30-06)
 © BURKE ENGINEERING CORPORATION LTD., 2005

BUILDING LOCATED: 9-16-05
 ORDERED BY: Stephens & Hayes Construction, Inc.
 SCALE: 1" = 20' ORDER NO. 00-100-55