

ORDINANCE NO. 23-23

AN ORDINANCE GRANTING VARIANCES FROM TITLE 9, ZONING, CHAPTER 7, SECTION 9-7C-8(C), MINIMUM LOT DEPTH; TITLE 8, BUILDING REGULATIONS, CHAPTER 1, SECTION 8-1-19(E), MAXIMUM SIZE OF GARAGES, AND TITLE 9, ZONING, CHAPTER 7, SECTION 9-7C-8(A), LOT SQUARE FOOTAGE FOR THE PROPERTY KNOWN AS LOT 10, FOURTH 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 Kaitlynn Curwick and Ethan McGrath, Petitioners, of the real property commonly known as Lot 10, 4th Street, Manteno, Illinois, with the Planning Commission of the Village of Manteno, Kankakee County, Illinois, seeking a twenty (20') foot variance from Manteno Ordinance 9-7C-8(C) regarding minimum lot depth; seeking a one car garage variance from Manteno Ordinance 8-1-19(E), maximum size of garages and seeking a four thousand (4000) square foot variance from Manteno Ordinance 9-7C-8(C), minimum lot square footage; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variances at the Village Board room, on February 13, 2024, 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 twenty (20) foot variance to the required minimum lot depth as set forth in Title 9, Zoning, Chapter 7, Residential Districts, Article C-8(C) in the R-2 Two Family Residential Zoning District; a one car garage variance to the required maximum garage size as set forth in Title 8, Building Regulations, Chapter 1, Building Code, Article 19(E) in the R-2 Two Family Residential Zoning District and a four thousand (4000) square foot variance to the required minimum lot square footage as set forth in Title 9, Zoning, Chapter 7, Residential Districts, Article C-8(A) in the R-2 Two Family Residential Zoning District.

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 23-08 to approve said variance listed in Section 1 herein, on the property legally described as follows:

NORTH 100' OF LOT 10 AND NORTH 100' OF LOT 11 EXCEPT THE EAST 40' OF BLOCK 13 OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY ILLINOIS.

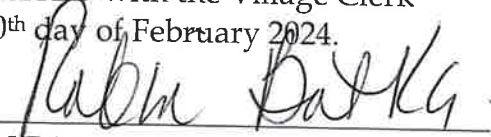
P.I.N.: 03-02-15-311-011

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.

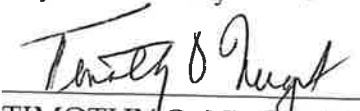
PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 20th day of February 2024.

DEPOSITED with the Village Clerk
this 20th day of February 2024.



ROBIN BATKA, Village Clerk

APPROVED by me this 20th
day of February 2024.



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 February 2024.



ROBIN BATKA, Village Clerk

PLANNING COMMISSION RECOMMENDATION 23-08

RECOMMENDATION APPROVING THE REQUESTED VARIANCES BY KAITLYNN CURWICK (PETITIONER) TITLE 9, ZONING, CHAPTER 7, ARTICLE NUMBER, C-8 C, MINIMUM LOT DEPTH, TITLE 8, ZONING, CHAPTER 1, ARTICLE NUMBER 19 (E), MINIMUM GARAGE SIZE. TITLE 9, ZONING, CHAPTER 7, ARTICLE NUMBER C-8 A, LOT SQUARE FOOTAGE, IN R-2 TWO FAMILY RESIDENTIAL DISTRICT, FOR THE PROPERTY LOCATED AT LOT 10 4TH STREET, MANTENO, ILLINOIS 60950.

WHEREAS, Kaitlynn Curwick, (“Petitioner”), for the property commonly known as 4TH Street “Lot 10”, Manteno, Illinois, legally described as follows (hereinafter “Subject Property”):

LEGAL DESCRIPTION:

N 100’ LOT 10 & N 100’ LOT 11 EX E40’ BLK 13

PIN NUMBER:

03-02-15-311-011

WHEREAS, the subject property is located in the R-2 Two Family Residential Zoning District; and

WHEREAS, Section 9-7C 8 (C) / 8-1-19 (E) / 9-7C-8 (A) of the Municipal Code of the Village of Manteno establishes the requirements for minimum lot depth, minimum garage size and minimum lot square footage; and

WHEREAS, on February 13th, 2024, 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, Article C-8(C) , Title 8, Chapter 1, Article 19(E) and Title 9, Chapter 7, Article C-8(A) in the R-2 Two Family Residential District of the Village of Manteno, to build a duplex on this 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 13th day of February 2024 and approved by me as Chairman on the same day.



Francis Smith *Todd Creek, Acting Chairman*
Planning Commission Chairman

ATTEST:

Daia Hulley

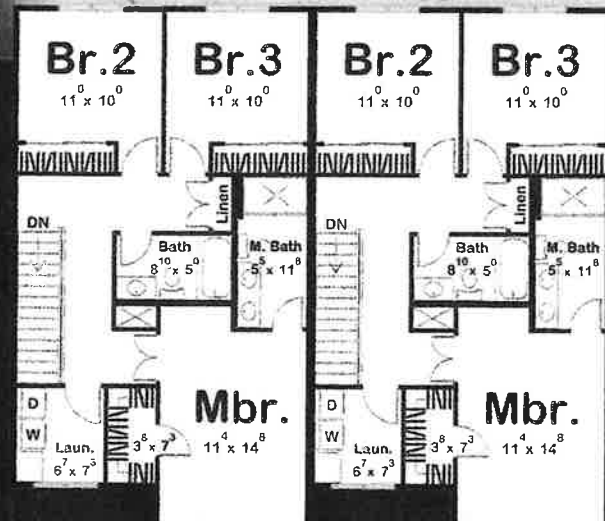
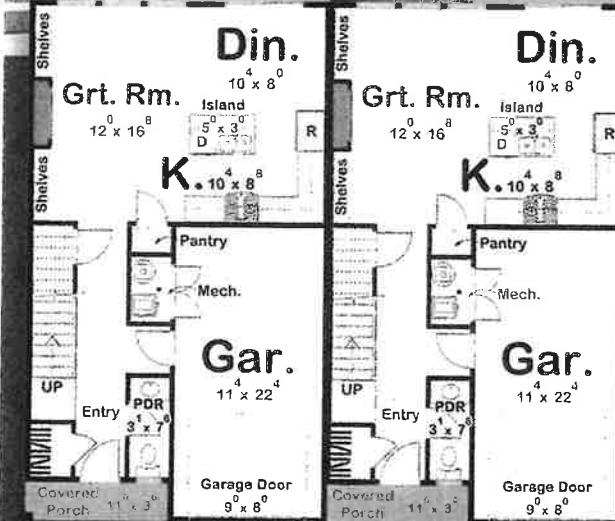
AD House Plan 623049DJ ArchitecturalDesigns.com

Traditional Duplex House Plan with Matching 3 Bed, 3 Bath Units



Main Floor

Upper Floor



2,928 Sq.Ft. | 2 Units | 2-Car Garage | W: 46'0" D: 40'0" H: 28'0"



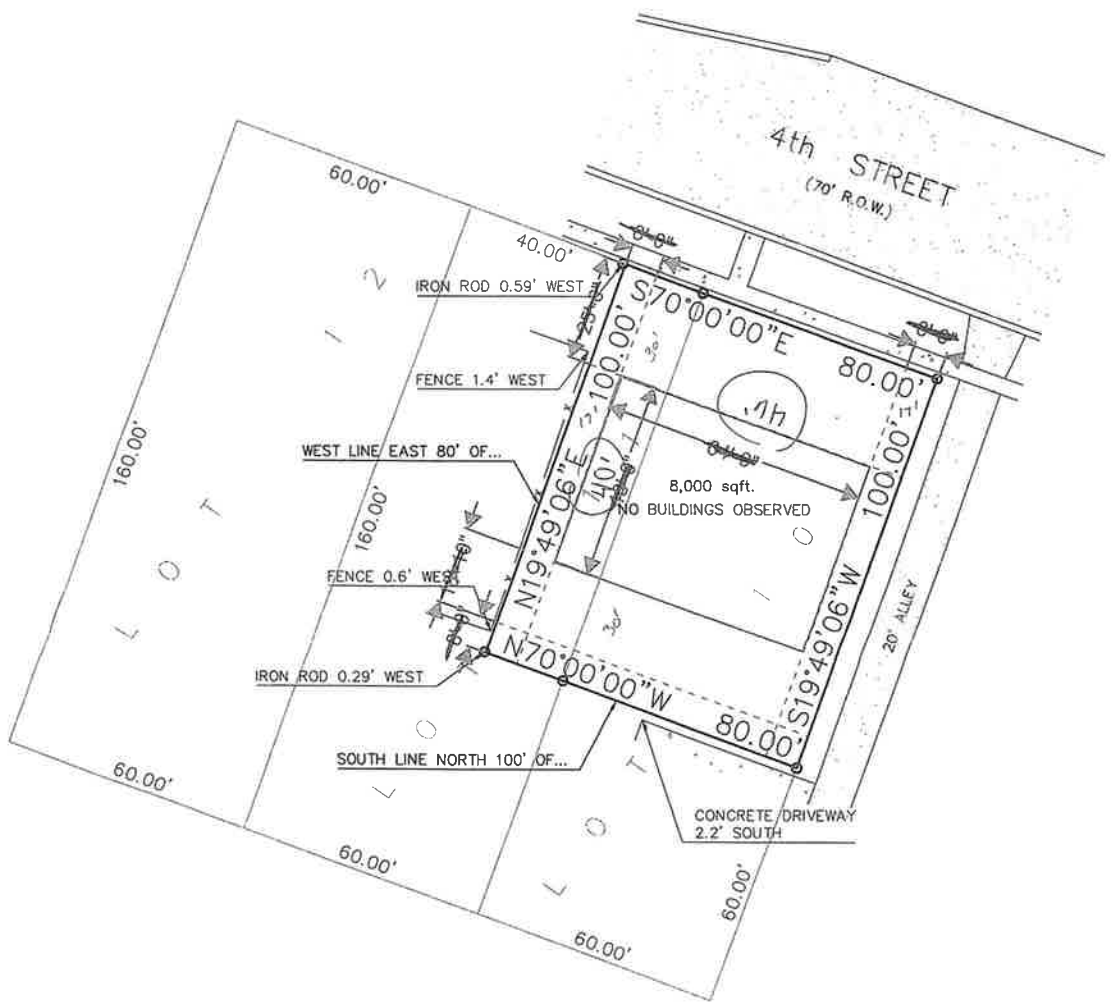
MORRISON SURVEYING CO., INC.
 604 Bedford Road Unit A, Morris, Illinois 60450 (office)
 P.O. Box 863, Morris, Illinois 60450 (mailing address)
 Phone (815) 942-2620 FAX (815) 941-2620



of

The East 80 feet of the North 100 feet of Lots 10, 11 and 12 in Block 13, of Comstock's Addition, to the Village of Manteno, Kankakee County, Illinois.

a.k.a. (vacant land along) 4th Street, Manteno, IL 60950



8-1-19 GARAGES (E) MAX SIZE - MIN 2 CAR
 REQ'D
 VAR REQ'D
 9-1-6(E)
 ↓
 100' width x 80% = 80' actual
 width 20' depth REQ'D - 100' actual VAR REQ'D
 12,000 LOT AREA x 60% = 7,200 - 8,000 VAR REQ'D

BEARINGS BASED ON SOUTH
 LINE OF 4th STREET
 HELD AT S70°00'00\"/>

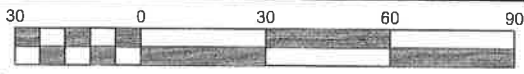
LEGEND

- FOUND IRON ROD
- x FENCE LINE
- ASPHALT
- CONCRETE

State of Illinois } s.s.
 County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois. Date: 11/22/2023

Matthew James Morrison



Scale 1" = 30'

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinance, ETC...