

ORDINANCE NO. 24-02

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR AUTOMOTIVE REPAIR (INCLUDING BODY WORKS) IN FB-1 ZONING DISTRICT FOR THE PROPERTY LOCATED AT 450 NORTH LOCUST STREET, MANTENO, ILLINOIS

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE
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Trustees

ROBIN BATKA

Village Clerk

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WHEREAS, a petition was filed by Troy Trepanier, (Petitioner), and Franklin Weber (Owner) for the property commonly known as 450 North Locust Street, Manteno, IL, seeking a special use permit to allow automotive repair (including body works) in FB-1 Zoning District; and

WHEREAS, on May 14, 2024, pursuant to notice of 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 automotive repair (including body works) on the property located at 450 North Locust Street, 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 10, Special Uses Permitted, Article (C)3B, Automotive Repair (including body works) that a Special Use Permit be granted and the same is hereby allowed for the property located at 450 North Locust Street, Manteno, Illinois to allow the operation of automotive repair (including body work), being legally described as follows:

A tract of land in Block 20 of Comstock's Addition to the Village of Manteno, Illinois, Section 15, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County Illinois

PROPERTY INDEX NUMBER: 03-02-15-322-018

Section 2

The above special use was approved after a public hearing before the Plan Commission on May 14, 2024, and is in conformance with Recommendation No. 24-01 dated May 14, 2024.

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 20th day of May, 2024.

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

Robin Batka by Darla Heuley, Deputy VC
ROBIN BATKA, Village Clerk

APPROVED by me this 20th
day of May, 2024.

Timothy O. Nugent
TIMOTHY O. NUGENT, Village President

PLANNING COMMISSION RECOMMENDATION 24-01

A RECOMMENDATION APPROVING A SPECIAL USE PERMIT FROM TITLE 9, ZONING, CHAPTER 10, SPECIAL USES PERMITTED, ARTICLE NUMBER, C-3-(B). AUTOMOTIVE REPAIR (INCLUDING BODY WORK), IN FB-1 ZONING DISTRICT. FOR THE PROPERTY LOCATED AT 450 NORTH LOCUST STREET, MANTENO, ILLINOIS 60950.

WHEREAS, Troy Trepanier is the Petitioner, and Franklin Weber is the owner of real property commonly known as 450 North Locust Street, Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

A TRACT OF LAND IN BLOCK 20 OF COMSTOCK'S ADDITION TO THE VILLAGE OF MANTENO, ILLINOIS, SECTION 15, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.

PIN NUMBER: 03-02-15-322-018

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

WHEREAS, Section 9-10-C-3-(B) of the Municipal Code of the Village of Manteno establishes the requirements for Automotive Repair Shops (including body work); and

WHEREAS, on May 14th, 2024, pursuant to notice, a public hearing was held before the Planning Commission of the Village of Manteno on the above-referenced special use permit; 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.

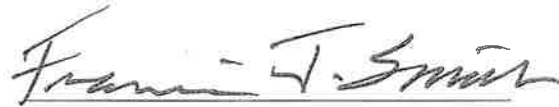
Section 2

That the application of the Petitioner seeking a special use permit from the requirements set forth in Title 9, Chapter 10, Articles C-3-(B) and in the FB-1 Zoning District of the Village of Manteno, to have an custom car body shop; 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 14th day of May 2024 and approved by me as Chairman on the same day.



Francis Smith
Planning Commission Chairman

ATTEST:

