

ORDINANCE NO. 24-15

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FROM TITLE 9, ZONING, CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE NUMBER B-4, SPECIAL USES PERMITTED FOR THE PROPERTY LOCATED AT LOT 22 SOUTH CREEK DRIVE, MANTENO, ILLINOIS

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE

TODD CROCKETT

DIANE DOLE

JOEL GESKY

CJ BOUDREAU

WENDELL PHILLIPS

Trustees

ROBIN BATKA

Village Clerk

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WHEREAS, a petition was filed by Curwick V, Owner and Petitioner, for the property commonly known as Lot 22 South Creek Drive, Manteno, IL, seeking a special use permit from requirement set forth in Title 9, Chapter 8, Articles B-4 to amend the existing PUD to allow for a drive-up window in C-2 Commercial Zoning District; and

WHEREAS, on December 10, 202, 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 amend the existing PUD to allow for a drive-up window on the property located at Lot 22 South Creek Drive, 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 8, Special Uses Permitted, Article (B)4, Drive-In Uses, a Special Use Permit be granted and the same is hereby allowed for the property located at Lot 22 South Creek Drive, Manteno, Illinois to allow the installation of a drive-up window, being legally described as follows:

A part of Lot 22 in South Creek Second Addition, being a Subdivision of part of the North Half of Section 21, Township 32 North, Range 12 East of the Third Principal Meridian, in Kankakee County, Illinois

PROPERTY INDEX NUMBER: 03-02-21-217-024

Section 2

The above special use was approved after a public hearing before the Plan Commission on December 10, 2024 and is in conformance with Recommendation No. 24-02 dated December 10, 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 16th day of December, 2024.

DEPOSITED with the Village Clerk
this 16th day of December, 2024.



ROBIN BATKA, Village Clerk

APPROVED by me this 16th
day of December, 2024.


TIMOTHY O. NUGENT Village President

PLANNING COMMISSION RECOMMENDATION 24-02

A RECOMMENDATION APPROVING A SPECIAL USE PERMIT FROM TITLE 9, ZONING, CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE NUMBER, B-4 SPECIAL USES PERMITTED. FOR THE PROPERTY LOCATED AT LOT 22 SOUTH CREEK DRIVE, MANTENO, ILLINOIS 60950.

WHEREAS, Curwick V is the Petitioner and owner of real property commonly known as Lot 22 South Creek Drive, Manteno, Illinois, legally described as follows (hereinafter "Subject Property"):

LEGAL DESCRIPTION:

A PART OF LOT 22 IN SOUTH CREEK SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS.

(PART OF) PIN NUMBER: 03-02-21-217-024

WHEREAS, the subject property is located in the C-2 Commercial Zoning District; and

WHEREAS, Section 9-8B-4 of the Municipal Code of the Village of Manteno establishes the requirements for Special Uses in the C-2 zoning district; and

WHEREAS, on December 10th 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 8, Articles B-4 in the C-2 Zoning District of the Village of Manteno, to amend the existing PUD and allow for a drive-in window, 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 10th day of December, 2024 and approved by me as Chairman on the same day.



~~Francis Smith~~ Todd Creek
Planning Commission Chairman

ATTEST:



Darla Hurley