

**ORDINANCE NO. 24-16**

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING,  
CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE NUMBER 8(A)  
MINIMUM LOT AREA, AND 8(B) MINIMUM LOT FRONTAGE, FOR  
THE PROPERTY LOCATED AT LOT 22 SOUTH CREEK DRIVE,  
MANTENO, ILLINOIS**

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE  
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Trustees

ROBIN BATKA

Village Clerk

Prepared by  
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Village Attorney

**ORDINANCE NO. 24-16**

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9, ZONING, CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE NUMBER 8(A) MINIMUM LOT AREA, AND 8(B) MINIMUM LOT FRONTAGE, FOR THE PROPERTY LOCATED AT LOT 22 SOUTH CREEK 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 Curwick V, Petitioner and owner of, real property commonly known as Lot 22 South Creek Drive, Manteno, Illinois seeking a 11,367 square foot variance from Manteno Ordinance 9-8-8(A) minimum lot area requirement and a seven (7') foot variance from Manteno Ordinance 9-8-8(B), minimum lot frontage requirement; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variances at the Village Board room, on December 10, 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 11,367 square foot variance to the required minimum lot size as set forth in Title 9, Zoning, Chapter 8, Commercial Districts, Article 8-A in the C-2 Commercial Zoning District; and a seven (7') foot variance to the required minimum lot frontage as set forth in Title 9, Zoning, Chapter 8, Commercial Districts, Article 8-B in the C-2 Commercial Zoning District.

**Section 2**

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 24-03 to approve said variance listed in Section 1 herein, on the property 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


P.I.N.: 03-02-21-217-024

**Section 3**

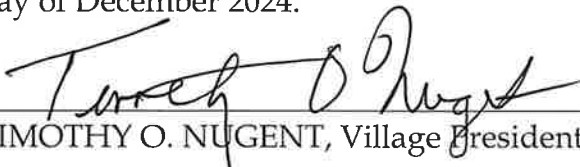
This ordinance shall be immediately in full force and effect after passage, approval, and publication. This ordinance is authorized to be published in pamphlet form.

PASSED by the President and Board of Trustees of the Village of Manteno, Illinois and deposited in the office of the Village Clerk this 16<sup>th</sup> day of December 2024.

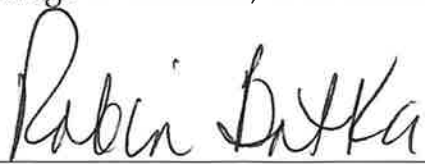
DEPOSITED with the Village Clerk  
this 16<sup>th</sup> day of December 2024.

  
\_\_\_\_\_  
ROBIN BATKA, Village Clerk

APPROVED by me this 16<sup>th</sup>  
day of December 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 16<sup>th</sup> day of December 2024.

  
\_\_\_\_\_  
ROBIN BATKA, Village Clerk

PLANNING COMMISSION RECOMMENDATION 24-03

**A RECOMMENDATION APPROVING VARIANCES FROM TITLE 9, ZONING, CHAPTER 8, COMMERCIAL DISTRICTS, ARTICLE NUMBER, 8(A) MINIMUM LOT AREA, AND 8(B) MINIMUM LOT FRONTAGE, 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-8(A) and 8(B) of the Municipal Code of the Village of Manteno establishes the requirements for Minimum Lot Area and Minimum Lot Frontage in the C-2 zoning district; and

**WHEREAS**, on December 10<sup>th</sup>, 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 two variances from the requirements set forth in Title 9, Chapter 8, Articles 8(A) and 8(B) in the C-2 Zoning District of the Village of Manteno, to allow an 11,367 square foot variance to the minimum lot area requirement, and a 7' variance to the minimum lot frontage requirement, are 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 10<sup>th</sup> day of December, 2024 and approved by me as Chairman on the same day.



~~Francis Smith~~ *Todd Creek*  
Planning Commission Chairman

ATTEST:

