

ORDINANCE NO. 24-22

**AN ORDINANCE ZONING APPROXIMATELY 72.56 ACRES OF REAL
PROPERTY LOCATED SOUTHWEST OF EAST 7000 NORTH ROAD
AND NORTH 1000 EAST ROAD, MANTENO, ILLINOIS, AS I-2 HEAVY
INDUSTRIAL**

TIMOTHY O. NUGENT

Village President

TIMOTHY J. BOYCE
TODD CROCKETT
DIANE DOLE
JOEL GESKY
CJ BOUDREAU
WENDELL PHILLIPS

Trustees

ROBIN BATKA

Village Clerk

Prepared by
LOUIS F. CAINKAR, LTD.
Village Attorney

ORDINANCE NO. 24-22

AN ORDINANCE ZONING APPROXIMATELY 72.56 ACRES OF REAL PROPERTY LOCATED SOUTHWEST OF EAST 7000 NORTH ROAD AND NORTH 1000 EAST ROAD, MANTENO, ILLINOIS, AS I-2 HEAVY INDUSTRIAL

WHEREAS, the Village of Manteno (“Village”) is a non-home rule municipality duly created and existing under the laws and Constitution of the State of Illinois;

WHEREAS, Martin Rentals CJM, LLC (“Owner”), an Illinois limited liability company, is the owner of approximately 72.56 acres of real property located southwest of east 7000 North Road and North 1000 East Road, Kankakee County, Illinois (the “Subject Property”); and

WHEREAS, the Owner filed a written petition for annexation with the Village which met all statutory requirements; and

WHEREAS, the Village has determined it is in its best interest to annex the Subject Property and will approve the requested annexation; and

WHEREAS, the Owner filed a petition with the Village requesting that the Subject Property be zoned I-2 Heavy Industrial upon its annexation to the Village; and

WHEREAS, the Plan Commission of the Village of Manteno (“Plan Commission”) held a public hearing on said petition on April 2, 2025, pursuant to duly published notice and in accordance with the law, with all interested persons having the opportunity to testify and otherwise participate at the public hearing; and

WHEREAS, at the April 2, 2025, portion of the Plan Commission meeting, the Plan Commission did approve Recommendation 24-05, recommending that the Corporate Authorities of the Village rezone the Subject Property to I-2 Heavy Industrial; and,

WHEREAS, the Corporate Authorities of the Village have considered the petition, the record of the Plan Commission meeting and hearing on the petition, and Plan Commission Recommendation 25-___, and find that the zoning of the Subject Property to I-2 Heavy Industrial is reasonable, appropriate, and in furtherance of the public welfare.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Manteno, as follows:

Section 1

The recitals set forth in the above prefatory clauses are hereby adopted as the findings of the Village of Manteno and are expressly incorporated herein as a part of this ordinance.

Section 2

The approximately 72.56 acres of real property located southwest of east 7000 North Road and North 1000 East Road, Manteno, Illinois being otherwise identified by P.I.N.: (03) 02-32-200-002, and being legally described as follows, be zoned I-2 Heavy Industrial upon its annexation into the Village:

THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 32 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANKAKEE COUNTY, ILLINOIS, LYING EAST OF THE RIGHT-OF-WAY OF INTERSTATE 57

Section 3

The Plan Commission's Recommendation 24-05 is hereby incorporated into this ordinance by reference.

Section 4

The Official Zoning Map of the Village of Manteno is amended to reflect the zoning of the Subject Property identified in Section 2 as I-2 Heavy Industrial.

Section 5

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 6

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed insofar as they conflict herewith.

Section 7

This ordinance shall be in full force and effect after its passage and approval as provided by law, and upon annexation to the Village.

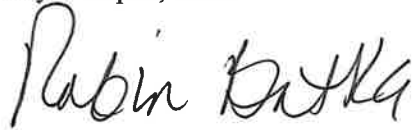
This ordinance was passed and deposited in the office of the Village Clerk of the Village of Manteno this 7th day of April, 2025.

AYES: 6

NAYS: 0

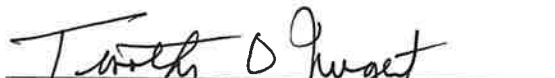
ABSTAIN: 0

DEPOSITED with the Village Clerk
this 7th day of April, 2025.



ROBIN BATKA, Village Clerk

APPROVED by me this 7th day
of April, 2025.


TIMOTHY O. NUGENT, Village President