

ORDINANCE NO. 24-24

**AN ORDINANCE GRANTING A VARIANCE FROM TITLE 9,
ZONING, CHAPTER 7, MULTI-FAMILY RESIDENTIAL DISTRICTS,
ARTICLE NUMBER 8(A) MINIMUM LOT AREA, FOR THE PROPERTY
LOCATED AT 175 N. McGUIRE 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 Nathan Donovan DBA Greatest Good, LLC, Petitioner and owner of, real property commonly known as 175 N. McGuire Drive, Manteno, Illinois seeking an 8,481 square foot variance from Manteno Ordinance 9-7D-8(A) minimum lot area requirement; and,

WHEREAS, the Planning Commission held a public hearing on the question of said variance at the Village Board room, on April 02, 2025, 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 an 8,871 square foot variance to the required minimum lot size as set forth in Title 9, Zoning, Chapter 7, Multi-Family Residential Districts, Article 8(A).

Section 2

That this Board of Trustees has reviewed said recommendation and findings and hereby concurs with Planning Commission Recommendation 24-04 to approve said variance listed in Section 1 herein, on the property legally described as follows:

LOT 2 OF PARKVIEW SUBDIVISION, BEING A PARCEL OF LAND IN THE
NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 32 NORTH, RANGE 12 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MANTENO,
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 7th day of April 2025.

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

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 7th day of April 2025.

ROBIN BATKA, Village Clerk