

## **ORDINANCE NO. 25-07**

### **AN ORDINANCE GRANTING VARIANCES FROM SECTIONS 9-13-14 AND 9-13-15 OF THE MANTENO MUNICIPAL CODE TO PERMIT TWO SIGNS TO BE ERECTED ON THE PRINCIPAL BUILDING LOCATED AT 333 SPRUCE STREET, MANTENO, ILLINOIS, EACH HAVING AREAS GREATER THAN SIXTY-FOUR (64') SQUARE FEET AND EACH HAVING MAXIMUM HEIGHTS GREATER THAN FIFTEEN (15') ABOVE GROUND LEVEL**

WHEREAS, there exists 112 acres of real property commonly known as 333 South Spruce Street, Manteno, Illinois, and having the PIN: 03-02-20-200-008 (hereinafter "Subject Property");

WHEREAS, the Subject Property is located in the I-2 Heavy Industrial Zoning District;

WHEREAS, Section 9-13-15, Industrial Districts, of the Manteno Municipal Code provides that all signs permitted within Commercial Districts shall be permitted in Industrial Districts;

WHEREAS, Section 9-13-14, Commercial Districts, of the Manteno Municipal Code limits signs permitted to be attached to principal buildings in commercially zoned districts, and as applicable and incorporated through Section 9-13-15, Industrial Districts, industrially zoned districts, to (a) one (1) business identification sign for each business establishment (§9-13-14(D)(1)), (b) to a maximum area not to exceed twenty (20%) percent of the area of the face of the side of the building on which the sign is to be located or sixty-four (64') square feet in area, whichever is less (§9-13-14(D)(2)), and, (c) a maximum height of fifteen (15') feet above the ground level or four (4') feet above the roofline, whichever is lower, but in no event shall the bottom of the sign be lower than seven (7') feet above the finished grade of the sidewalk (§9-13-14(D)(2));

WHEREAS, 333 South Spruce, LLC ("Owner"), is the owner of the Subject Property;

WHEREAS, Gotion Inc. ("Business") operates a business from and within the principal building located on the Subject Property, and is otherwise in control and possession of the Subject Property and building;

WHEREAS, Olympic Signs, Inc. ("Applicant," together with Owner and Business, the "Petitioner"), on behalf of the Owner and Business, has requested a variance from the above-referenced Manteno Municipal Code sections to authorize two (2) business identifications signs, both of which shall exceed the maximum area and maximum height limitations set forth above as follows: (a) a sign affixed to the north elevation (the "North Sign") having a total area of eighty-four and seventeen hundredths (84.17') square feet and a maximum height no higher than thirty-nine (39') feet from ground level; and (b) a sign affixed to the east elevation (the "East Sign") having a total area of sixty-four (64') square feet and a maximum height of no higher than thirty-nine (39') feet from ground level; and,

WHEREAS, on June 10, 2025, the Plan Commission of the Village of Manteno did hold a public hearing, pursuant to notice, concerning the above-referenced variance requests, and did recommend that the variations so referenced be granted.

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 this ordinance are incorporated herein by reference the same as if they were set forth herein verbatim.

### **Section 2**

The Plan Commission's findings, as set forth in Plan Commission Recommendation No. 25-02 (dated June 10, 2025), are incorporated herein by reference the same as if they were set forth herein verbatim and they are adopted as the findings of the Corporate Authorities of the Village of Manteno.

### **Section 3**

Pursuant to the provisions of Article 9, Zoning, of the Manteno Municipal Code, the following variations are granted for the property legally described below, commonly known as 333 South Spruce Street, Manteno, Illinois: (a) for the North Sign, variances from Section 9-13-14 of the Manteno Municipal Code as applicable and incorporated through 9-13-15 of the Manteno Municipal Code to permit one (1) business identification sign on the north elevation of the principal building having a total area of eighty-four and seventeen hundredths (84.17') square feet and a maximum height no higher than thirty-nine (39') feet from ground level; and (b) for the East Sign, variances from Section 9-13-14 of the Manteno Municipal Code as applicable and incorporated through 9-13-15 of the Manteno Municipal Code to permit one (1) business identification sign on the east elevation of the principal building having a total area of sixty-four (64') square feet and a maximum height of no higher than thirty-nine (39') feet from ground level:

THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS EXCEPT ANY INTEREST IN THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE LAND WHICH HAVE BEEN HERETOFORE CONVEYED OR RESERVED IN PRIOR CONVEYANCES, AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS, IF ANY. FURTHER EXCEPTING THE NORTH 800.00 FEET THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 26 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF

SAID SECTION 20 A DISTANCE OF 800.00 FEET TO A POINT SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTH 89 DEGREES 30 MINUTES 30 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 800 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 2,665.52 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 20 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 1,852.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE SOUTH 89 DEGREES 33 MINUTES 35 SECONDS WEST A DISTANCE OF 2,662.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20; THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 20 A DISTANCE OF 1,850.25 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE VILLAGE OF MANTENO, ILLINOIS BY INSTRUMENT DATED JULY 13, 1992 RECORDED JULY 16, 1992 AS DOCUMENT NO. 92-12195 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS; THENCE SOUTH 00 DEGREES 20 MINUTES 35 SECONDS EAST ON THE EAST LINE OF SAID NORTHEAST 1/4 OF SECTION 20, 1,345.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SOUTH SPRUCE STREET, SAID POINT TO BE KNOWN AS THE POINT OF BEGINNING FOR THIS LAND DESCRIPTION; THENCE SOUTH 00 DEGREES 20 MINUTES 35 SECONDS EAST, ON SAID WEST RIGHT OF WAY LINE OF SOUTH SPRUCE STREET, 110.00 FEET TO A POINT; THENCE SOUTH 89 DEGREES 39 MINUTES 25 SECONDS WEST, 150.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 20 MINUTES 35 SECONDS WEST, 110.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 39 MINUTES 25 SECONDS EAST, 150.00 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THAT PORTION THEREOF CONVEYED TO THE VILLAGE OF MANTENO, ILLINOIS BY RIGHT OF WAY DEED DATED JULY 10, 1992 RECORDED JULY 16, 1992 AS DOCUMENT NO. 92-12196 AND RERECORDED OCTOBER 20, 1992 AS DOCUMENT NO. 92-17969, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 32 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANKAKEE COUNTY, ILLINOIS, BEING 800.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 20; THENCE CONTINUING SOUTH, ON SAID EAST LINE OF THE NORTHEAST 1/4, 1,852.63 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 20; THENCE WEST, ON THE SOUTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, 40.00 FEET TO A POINT, THENCE NORTH ON A LINE BEING 40.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 20, 1,852.60 FEET MORE OR LESS TO A POINT ON A LINE BEING 800.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 20; THENCE EAST, ON SAID LINE BEING 800.00 FEET SOUTH OF AND PARALLEL WITH. 40.00 FEET TO THE POINT OF BEGINNING;

EXCEPTING THEREFROM ANY LAND WHICH HAS PREVIOUSLY BEEN DEDICATED FOR PUBLIC HIGHWAY. SITUATED IN KANKAKEE COUNTY, ILLINOIS;

PROPERTY INDEX NUMBER: 03-02-20-200-008.

#### **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 part 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 from and after its passage and approval as provided by law.

[SIGNATURE PAGE TO FOLLOW]

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 June, 2025.

DEPOSITED with the Village Clerk this  
16<sup>th</sup> day of June, 2025.

  
KERRI ROLNIAK, Village Clerk

APPROVED by me this 16<sup>th</sup>  
day of June, 2025.

  
ANNETTE LAMORE, Village President