

**LAND USE**

**&**

**DEVELOPMENT**

**COMMITTEE**

**RESOLUTIONS**





Land Use and Development Committee  
Resolution #09-415

RESOLUTION OF THE WILL COUNTY BOARD  
WILL COUNTY, ILLINOIS

Correction of a Scrivener's Error  
(Case 5840-SV)

WHEREAS, on September 17, 2009, the Will County Board approved, as Case Number 5840-SV, a special use permit to allow storage of cargo containers with seven conditions and a variance to allow cargo container storage location from 1,000' to 0' on the existing identified floodplain on property located in Channahon Township, and

WHEREAS, the ordinance prepared for Case Number 5840-SV included condition #6 stating "the cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 8.3-4 (16) and 8.10 be submitted within 60 days of County Board approval", and

WHEREAS, that condition #6 should state "the cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 6.3-4 (16) and 8.10 be submitted within 60 days of County Board approval", and

WHEREAS, the Land Use and Development Committee of the Will County Board reviewed the matter and determined that the ordinance for the special use permit and variance contains a scrivener's error.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Will County, Illinois, that the ordinance for the special use permit and variance approved by the Will County Board as Case Number 5840-SV be corrected to state "the cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 6.3-4 (16) and 8.10 be submitted within 60 days of County Board approval" for condition #6.

This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Adopted by the Will County Board this 17<sup>th</sup> day of December, 2009.

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive



**WILL COUNTY LAND USE DEPARTMENT**  
58 E. Clinton Street, Suite 500 • Joliet, Illinois 60432  
815/774-3321 • Fax 815/727-8638

## Memorandum

To: Land Use and Development Committee  
From: Eileen Franz  
Date: November 10, 2009  
Re: 5840-SV Scrivener's Error

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The applicants for case 5840-SV:

Prairie Investment Corporation,  
Trust #820 Trust Agreement dated March 14, 1985  
Joseph J. Vinachi, Director and President, 50% Shareholder,  
John E. Groholski, Director and Secretary / Treasurer 50% Shareholder,  
McDowell Acquisitions, LLC-Tenant, Sole Member,  
Michael W. Hansen, Attorney at Law  
John Newton, Attorney at Law for Tenant

The request was for a special use permit to allow storage of cargo containers with seven conditions and a variance to allow cargo container storage location from 1,000' to 0' on the existing identified floodplain. The Will County Board approved the case on September 17, 2009. The ordinance prepared for Case Number 5840-SV included condition #6 stating "the cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 8.3-4 (16) and 8.10 be submitted within 60 days of County Board approval". Condition #6 should state "the cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 6.3-4 (16) and 8.10 be submitted within 60 days of County Board approval". The attached resolution will correct the scrivener's error.

Thank you for your consideration. If you have any questions, please do not hesitate to contact me at 815-727-8430.



**ORDINANCE AMENDING THE "WILL COUNTY, ILLINOIS ZONING ORDINANCE"**

**Adopted and Approved September 9, 1947 as amended**

WHEREAS, the Planning and Zoning Commission of Will County, Illinois has recommended the reclassification of a certain area within the County as hereinafter described; and

WHEREAS, it appears that such recommendation was based upon a duly advertised hearing by said Planning and Zoning Commission of Will County affecting property located in Channahon Township where such area is situated; and

WHEREAS, it appears that due notice of the time and place of such hearing was published in a paper of general circulation in Will County, Illinois; that such hearing was duly and properly held, and that report thereof has been made to this Board within thirty days after such hearing;

NOW THEREFORE, BE IT ORDAINED by the County Board of Will County, Illinois that:

Section 1. That the "Will County Zoning Ordinance", approved September 9, 1947, as amended, be and the same is hereby amended by reclassifying the area described as follows:

**AMENDED**

**SPECIAL USE PERMIT TO ALLOW STORAGE OF CARGO CONTAINERS WITH SEVEN (7) ATTACHED CONDITIONS (PAGE 2)**

**VARIANCE TO ALLOW CARGO CONTAINER STORAGE LOCATION FROM 1,000' TO 0' ON THE EXISTING IDENTIFIED FLOODPLAIN**

*SEE ATTACHED FOR LEGAL DESCRIPTIONS*

Section 2. That the County Clerk shall alter the map of said territory described in Subsection 3.1, Section 3 of said Will County Zoning Ordinance to indicate such revised classification and shall certify such alteration by her signature and the date thereof, file the same and make available for public reference.

Section 3. This ordinance shall be in full force and effect upon its passage and approval as provided by law (or passage, approval and publication as provided bylaw).

CASE NO: 5840-SV

APPELLANT: Prairie Investment Corporation, Trust #820  
Trust Agreement dated March 14, 1985  
Joseph J. Vinachi, Director and President, 50%  
Shareholder, John E. Groholski,  
Director and Secretary / Treasurer 50% Shareholder,  
McDowell Acquisitions, LLC-Tenant, Sole Member,  
Michael W. Hansen, Attorney at Law and  
John Newton, Attorney's at Law for Tenant

Adopted by the Will County Board this 17th day of December, 2009

Vote: Yes \_\_\_\_\_ No \_\_\_\_\_ Pass \_\_\_\_\_

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive

CASE NO: 5840-SV  
AMENDED DECEMBER 17, 2009

VARIANCE TO ALLOW CARGO CONTAINER STORAGE LOCATION FROM 1,000' TO 0'  
ON THE EXISTING IDENTIFIED FLOODPLAIN

SPECIAL USE PERMIT TO ALLOW STORAGE OF CARGO CONTAINERS  
WITH SEVEN (7) CONDITIONS

1. Upon fourteen (14) days of written notice to the owner of record at their last known address, Will County Land Use Department and Will County Sheriff's Department employees are hereby granted the right of entry in and upon the premises for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of the Special Use Permit.
2. If any cargo containers will be located in the floodplain or if any work is proposed in the floodplain, a special use permit for floodplain development will be required.
3. The vertical racking of chassis shall be limited to fifty-seven (57) feet in height.
4. The applicants shall comply with the current Will County Building Ordinance and Codes.
5. Full cut off fixtures shall be used to illuminate the facility, including driveways or maneuvering areas, and be designed, arranged, and screened so that the source of lighting shall not be visible to adjacent properties. All lighting fixtures, including security lighting, shall not be of an intensity that adversely impacts adjacent properties.
6. The cargo containers shall be screened from the public right-of-way and adjacent properties. A landscape plan that meets the requirements of Section 6.3-4 (16) and 8.10 be submitted within 60 days of County Board approval.
7. Cargo containers shall not be placed in any area that is in the calculated floodplain boundary.

THAT PART OF THE SOUTH 1145.00 FEET OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WESTERLY OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY AND LYING EASTERLY OF THE PROLONGATION NORTHEASTERLY OF A STRAIGHT LINE INTERSECTING A POINT 1680.00 FEET NORTH OF AND 700.45 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION WITH SAID STRAIGHT LINE ALSO INTERSECTING A POINT ON THE SOUTH LINE OF SAID QUARTER, 1069.35 FEET EAST OF THE WEST LINE THEREOF, EXCEPTING THAT PART OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER, LYING EASTERLY OF THE PROLONGATION NORTHEASTERLY OF A STRAIGHT LINE INTERSECTING A POINT 1200.00 FEET NORTH OF AND 622.90 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION WITH SAID STRAIGHT LINE ALSO INTERSECTING A POINT ON THE SOUTH LINE OF SAID QUARTER, 1176.38 FEET EAST OF THE WEST LINE THEREOF, IN WILL COUNTY, ILLINOIS.

SPECIAL-USE AREA METES AND BOUNDS LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY WITH THE NORTH LINE OF THE SOUTH 800.00 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 88 DEGREES 44 MINUTES 35 SECONDS WEST 426.59 FEET, ALONG SAID NORTH LINE TO THE INTERSECTION WITH THE CONTINUATION OF THE NORTHEASTERLY PROLONGATION OF A STRAIGHT LINE STARTING AT A POINT 1200 FEET NORTH OF AND 622.90 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THROUGH A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER 1176.38 FEET EAST OF THE WEST LINE THEREOF; THENCE SOUTH 19 DEGREES 40 MINUTES 40 SECONDS WEST 856.54 FEET, ALONG SAID PROLONGATED LINE TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, SAID INTERSECTION BEING 1176.38 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 44 MINUTES 35 SECONDS WEST 107.03 FEET, ALONG SAID SOUTH LINE TO A POINT 1069.35 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 19 DEGREES 40 MINUTES 20 SECONDS EAST 1225.88 FEET, ALONG THE NORTHEASTERLY PROLONGATION OF A STRAIGHT LINE STARTING AT A POINT 1680 FEET NORTH OF AND 700.45 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION THROUGH SAID POINT 1069.35 FEET EAST OF SAID WEST LINE OF THE SOUTHWEST QUARTER THEREOF TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1145.00 FEET OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 44 MINUTES 35 SECONDS EAST 523.31 FEET, ALONG SAID NORTH LINE TO THE INTERSECTION WITH SAID WESTERLY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY; THENCE SOUTH 18 DEGREES 08 MINUTES 59 SECONDS WEST 365.78 FEET, ALONG SAID WESTERLY LINE TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

EXTENDING THE MORATORIUM ON THE ISSUANCE  
OF PERMITS FOR DIGITAL BILLBOARDS

WHEREAS, the Will County Zoning Ordinance does not have regulations and guidelines in place for issuing permits for digital billboards; and

WHEREAS, on June 18, 2009, the County Board passed a resolution placing a six (6) month moratorium on the issuance of permits for digital billboards that will expire December 18, 2009, in order for such regulations and guidelines to be developed and passed by the County Board; and

WHEREAS, the Land Use Department has been diligently working to develop regulations and guidelines for the issuance of permits for digital billboards for the County Board to adopt as part of the Zoning Ordinance, but has not yet finished this task; and

WHEREAS, in order to allow time to sufficiently develop the regulations and guidelines to propose to the County Board for adoption, the Land Use Department and Will County State's Attorney's Office request the Will County Board consider extending the moratorium an additional six (6) months or until the Will County Board adopts an ordinance regulating digital billboards, whichever comes first.

NOW, THEREFORE, BE IT RESOLVED, that the Will County Board hereby concurs with the recommendation of the Land Use Department and Will County State's Attorney's Office and passes an extension of the moratorium on digital billboards for a period of an additional six (6) months or until the Will County Board adopts an ordinance regulating digital billboards, whichever comes first.

FURTHER BE IT RESOLVED, that the preamble of this Resolution is hereby adopted as if fully set herein. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Adopted by the Will County Board this 17<sup>th</sup> day of December, 2009.

Vote: Yes \_\_\_ No \_\_\_ Pass \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
Nancy Schultz Voots  
Will County Clerk

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Lawrence M. Walsh  
Will County Executive



**WILL COUNTY LAND USE DEPARTMENT**  
58 E. Clinton Street, Suite 500 • Joliet, Illinois 60432  
815/774-3321 • Fax 815/727-8638

## Memorandum

To: Will County Land Use and Development Committee  
From: Brian Radner, AICP, Assistant Director  
Date: December 1, 2009  
Re: Advertising Signs (Billboards)

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To allow the County time to address "dynamic" advertising signs, the Will County Board passed a six (6) month moratorium on the issuance of building permits for dynamic advertising signs on June 18, 2009. The moratorium is scheduled to expire on December 18, 2009. Due to the complexity of the project and projected meeting dates it was becoming apparent that it would be difficult to complete the text amendment prior to the expiration of the moratorium. The Land Use Department respectfully asks for a six (6) month extension of the previous moratorium (resolution attached). This extension would include a provision that would allow the moratorium to expire prior to the end of the six (6) month period provided a new ordinance regulating digital billboards (dynamic advertising signs) was approved by the Will County Board.