

**LAND USE**

**&**

**DEVELOPMENT**

**COMMITTEE**

**ORDINANCES**





**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:

**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 September, 2009

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

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

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

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

**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 special use permit shall be limited to McDowell Acquisitions, LLC, and shall be null and void upon change in tenancy.
7. 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.

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.



**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 Homer 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:

**SPECIAL USE PERMIT FOR FLOODPLAIN DEVELOPMENT**  
**WITH ONE (1) CONDITION**

1. The applicants shall provide compensatory storage for all floodplain impacts.

**VARIANCE OF THE STREAM AND WETLAND PROTECTION ORDINANCE**

*SEE ATTACHED FOR LEGAL DESCRIPTION*

**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: 5856-SV

APPELLANT: Forest Preserve District of Will County  
Marcella Demauro, Executive Director,  
Ralph Schultz, Director of Planning and  
Development

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

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

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

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

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

SPECIAL USE PERMIT FOR FLOODPLAIN DEVELOPMENT  
WITH ONE (1) CONDITION

**VARIANCE OF THE STREAM AND WETLAND PROTECTION ORDINANCE**

SPECIAL USE PERMIT LEGAL DESCRIPTIONS FOR THE TWO FLOODPLAIN AREAS BEING IMPACTED BY  
CONSTRUCTION

LOCATED WITHIN PIN 05-33-300-002, 05-33-100-003, AND 05-33-200-006

LEGAL DESCRIPTION FOR NORTH EXHIBIT

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 06 MINUTES 18 SECONDS WEST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, 2237.31 FEET TO THE EAST LINE OF THE WEST 300.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREES 35 MINUTES 25 SECONDS EAST, ON SAID EAST LINE, 748.31 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 35 SECONDS EAST, 230.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 73 DEGREES 27 MINUTES 40 SECONDS EAST, 70.67 FEET; THENCE SOUTH 17 DEGREES 05 MINUTES 03 SECONDS EAST, 93.19 FEET; THENCE SOUTH 10 DEGREES 09 MINUTES 34 SECONDS WEST, 52.40 FEET; THENCE SOUTH 73 DEGREES 27 MINUTES 39 SECONDS WEST, 105.07 FEET; THENCE NORTH 21 DEGREES 35 MINUTES 29 SECONDS EAST, 91.31 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 14 SECONDS WEST, 68.18 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION FOR SOUTH EXHIBIT

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 61 DEGREES 46 MINUTES 38 SECONDS WEST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 2233.75 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 22 SECONDS EAST, 640.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 61 DEGREES 37 MINUTES 17 SECONDS EAST, 114.46 FEET; THENCE SOUTH 27 DEGREES 53 MINUTES 27 SECONDS EAST, 17.96 FEET; THENCE SOUTH 34 DEGREES 55 MINUTES 52 SECONDS EAST, 14.49 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 18 SECONDS EAST, 34.59 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 02 SECONDS EAST, 44.95 FEET; THENCE SOUTH 47 DEGREES 01 MINUTES 08 SECONDS EAST, 32.44 FEET; THENCE SOUTH 61 DEGREES 37 MINUTES 14 SECONDS WEST, 150.31 FEET; THENCE NORTH 38 DEGREES 54 MINUTES 49 SECONDS WEST, 30.30 FEET; THENCE NORTH 07 DEGREES 52 MINUTES 07 SECONDS WEST, 42.94 FEET; THENCE NORTH 31 DEGREES 57 MINUTES 23 SECONDS WEST, 65.52 FEET; THENCE NORTH 08 DEGREES 49 MINUTES 12 SECONDS WEST, 4.89 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

VARIANCE LEGAL DESCRIPTION

PIN 05-33-300-002

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN 05-33-100-003

THE SOUTH 32 1/2 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PIN 05-33-200-006

THE WEST 1/2 OF THE NORTHEAST 1/4 EXCEPT THE WEST 300 FEET OF THE NORTH 1089 FEET OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



**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 Monee 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:

**MAP AMENDMENT FROM A-1 TO E-2**

**PARCEL 1**

**THE NORTH 137.5 FT. OF THE SOUTH 550 FEET OF THE WEST 40 ACRES (EXCEPTING THEREFROM THE SOUTH 55 FEET OF THE WEST 250 FEET) OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.**

**PARCEL 2**

**THE SOUTH 65 FEET OF THE WEST 250 FEET OF THE NORTH 137.5 FEET, OF THE SOUTH 550 FEET OF THE WEST 40 ACRES, OF THE NORTHWEST ¼ OF SECTION 2, TOWNSHIP 34 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.**

**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: 5857-MV APPELLANT: Elmer & Gladys J. Venson Sr., Owners

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

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

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

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

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





**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:

**SPECIAL USE PERMIT FOR CONTINUED USE OF EXISTING OVERNIGHT**  
**CAMPGROUND**  
**WITH TWO (2) 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. The applicants shall comply with the current Will County Building Ordinance and Codes (Resolution # 01-442).

**SEE ATTACHED FOR LEGAL DESCRIPTION**

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: 5858-SV

APPELLANT: Forest Preserve District of Will County  
Cory S. Singer, President,  
Marcella Demauro, Executive Director  
Ralph Schultz, Director of Planning and  
Development, Agent

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

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

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

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

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

**CASE NO: 5858-SV**  
**SPECIAL USE PERMIT FOR CONTINUED USE OF EXISTING OVERNIGHT**  
**CAMPGROUND**  
**WITH TWO (2) CONDITIONS**

LEGAL DESCRIPTION

THE NORTH FRACTION, NORTH OF THE ILLINOIS AND MICHIGAN CANAL, OF SECTION 31, IN TOWNSHIP 34 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

METES AND BOUNDS LEGAL DESCRIPTION

THAT PART OF THE NORTH FRACTIONAL HALF OF SECTION 31, TOWNSHIP 34 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST FRACTIONAL QUARTER OF SAID SECTION 31; THENCE NORTH 87 DEGREES 57 MINUTES 47 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHEAST FRACTIONAL QUARTER, 2021.51 FEET TO A BRASS MONUMENT ON THE NORTHERLY LINE OF THE ILLINOIS AND MICHIGAN CANAL; THENCE SOUTHWESTERLY AND NORTHWESTERLY, THE FOLLOWING 34 COURSES AND DISTANCES ON THE NORTH LINE OF SAID ILLINOIS AND MICHIGAN CANAL: SOUTH 12 DEGREES 08 MINUTES 02 SECONDS WEST, 518.88 FEET TO A BRASS MONUMENT; SOUTH 16 DEGREES 45 MINUTES 23 SECONDS WEST, 372.30 FEET TO A 5/8" REBAR; SOUTH 20 DEGREES 10 MINUTES 02 SECONDS WEST, 204.20 FEET TO A BRASS MONUMENT, SOUTH 28 DEGREES 15 MINUTES 10 SECONDS WEST, 296.45 FEET TO A CONCRETE MONUMENT; SOUTH 33 DEGREES 20 MINUTES 22 SECONDS WEST, 177.61 FEET TO A BRASS MONUMENT; SOUTH 41 DEGREES 13 MINUTES 14 SECONDS WEST, 255.15 FEET TO A BRASS MONUMENT; SOUTH 48 DEGREES 28 MINUTES 34 SECONDS WEST, 238.52 FEET TO A BRASS MONUMENT; SOUTH 56 DEGREES 02 MINUTES 12 SECONDS WEST, 196.43 FEET TO A CONCRETE MONUMENT; SOUTH 65 DEGREES 04 MINUTES 18 SECONDS WEST, 162.02 FEET TO A BRASS MONUMENT; SOUTH 72 DEGREES 08 MINUTES 19 SECONDS WEST, 170.63 FEET TO A BRASS MONUMENT; SOUTH 79 DEGREES 56 MINUTES 02 SECONDS WEST, 170.16 FEET TO A BRASS MONUMENT; SOUTH 86 DEGREES 11 MINUTES 23 SECONDS WEST, 122.88 FEET TO A BRASS MONUMENT; NORTH 86 DEGREES 07 MINUTES 07 SECONDS WEST, 135.89 FEET TO A BRASS MONUMENT; NORTH 84 DEGREES 40 MINUTES 13 SECONDS WEST, 26.58 FEET TO A BRASS MONUMENT; NORTH 24 DEGREES 58 MINUTES 12 SECONDS WEST, 168.49 FEET TO A 5/8" REBAR; NORTH 10 DEGREES 15 MINUTES 55 SECONDS WEST, 107.99 FEET TO A BRASS MONUMENT; NORTH 79 DEGREES 47 MINUTES 18 SECONDS WEST, 83.59 FEET TO A BRASS MONUMENT; SOUTH 12 DEGREES 21 MINUTES 30 SECONDS WEST, 172.74 FEET TO A BRASS MONUMENT; NORTH 72 DEGREES 35 MINUTES 33 SECONDS WEST, 133.39 FEET TO A BRASS MONUMENT; NORTH 52 DEGREES 47 MINUTES 18 SECONDS WEST, 98.03 FEET TO A BRASS MONUMENT; NORTH 36 DEGREES 17 MINUTES 29 SECONDS WEST, 94.58 FEET TO A BRASS MONUMENT; NORTH 29 DEGREES 18 MINUTES 27 SECONDS WEST, 166.61 FEET TO A CONCRETE MONUMENT; NORTH 05 DEGREES 35 MINUTES 01 SECOND WEST, 85.42 FEET TO A CONCRETE MONUMENT; NORTH 06 DEGREES 00 MINUTES 50 SECONDS EAST, 127.18 FEET TO A CONCRETE MONUMENT; NORTH 53 DEGREES 40 MINUTES 17 SECONDS WEST, 118.59 FEET TO A 5/8" REBAR; NORTH 53 DEGREES 52 MINUTES 59 SECONDS WEST, 112.61 FEET TO A BRASS MONUMENT; NORTH 45 DEGREES 03 MINUTES 19 SECONDS WEST, 347.23 FEET TO A 5/8" REBAR; NORTH 81 DEGREES 59 MINUTES 18 SECONDS WEST, 135.45 FEET TO A CONCRETE MONUMENT; NORTH 42 DEGREES 40 MINUTES 27 SECONDS WEST, 229.12 FEET TO A BRASS MONUMENT; NORTH 55 DEGREES 36 MINUTES 26 SECONDS WEST, 176.24 FEET; NORTH 39 DEGREES 07 MINUTES 53 SECONDS WEST, 218.79 FEET TO A BRASS MONUMENT; NORTH 44 DEGREES 07 MINUTES 25 SECONDS WEST, 126.66 FEET TO A BRASS MONUMENT; NORTH 47 DEGREES 23 MINUTES 15 SECONDS WEST, 153.11 FEET TO A BRASS MONUMENT; NORTH 51 DEGREES 06 MINUTES 46 SECONDS WEST, 421.74 FEET TO A CONCRETE MONUMENT, SAID POINT ALSO BEING ON THE NORTH LINE OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 31; THENCE NORTH 88 DEGREES 01 MINUTE 33 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHWEST FRACTIONAL QUARTER, 1869.32 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

SAID PARCEL CONTAINING 112.333 ACRES, MORE OR LESS.



**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 Frankfort 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:

**SPECIAL USE PERMIT FOR FLOODPLAIN DEVELOPMENT  
WITH FIVE (5) 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. The applicants must comply with the Will County Stormwater Management Ordinance and Water Resource Ordinances.
3. The applicant shall submit plans for the garage addition and deck to the Subdivision Engineering Division of the Land Use Department, and to the Illinois Department of Natural Resources, Office of Water Resources, 2050 W. Stearns Road, Bartlett, IL 60103, for review and approval. No permit will be issued from the Land Use Department unless the Illinois Department of Natural Resources approves the project and the plans are in conformance with the Will County Flood Damage Prevention Ordinance.
4. If applicant receives approval of a special use permit for floodplain development, the Subdivision Engineering Division of the Will County Land Use Department will still require a site development permit application with a site plan stamped and signed by a professional engineer to be submitted. The applicant must also submit an estimate of cost to the Subdivision Engineering Division of the Will County Land Use Department.
5. It shall not be construed that zoning action taken relieves the Owner of any, and all, responsibilities set forth by the Will County Building Ordinance. It shall be understood that a standard Building Permit application, with completed requirements, followed by permit issuance, shall be required for any proposed or existing construction.

**LOTS 249, 250, 251 AND 252 IN ARTHUR T. MCINTOSH AND COMPANY'S SECOND ADDITION TO LINCOLN ESTATES, A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 23, IN TOWNSHIP 35 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1930, AS DOCUMENT NUMBER 441155, IN WILL COUNTY, ILLINOIS**

**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: 5860-S APPELLANT: Richard S. and Beverly J. Shew, Owners**

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

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

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

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

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





**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 Green Garden 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:

**MAP AMENDMENT FROM R-2\* AND R-2A\* TO R-3 FOR VERIDIAN SUBDIVISION**

*SEE ATTACHED FOR LEGAL DESCRIPTION*

**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: 5865-M

APPELLANT: Watermark Investment, LLC.

James M. Paul and Kevin Keough, Members  
Lyman Tieman, Attorney at Law

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

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

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

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

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



**CASE NO: 5865-M**

**MAP AMENDMENT FROM R-2\* AND R-2A\* TO R-3 FOR VERIDIAN SUBDIVISION**

**PARCEL 1 (13-28-200-005) 136.58Ac.**

THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH AND RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 32 MINUTES EAST ALONG THE NORTH LINE OF THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4, 134 FEET TO A POINT IN THE WEST BANK OF THE CREEK EXTENDING IN A SOUTHWESTERLY AND NORTHEASTERLY DIRECTION THROUGH THE SAID SOUTH 1/2 OF THE NORTHEAST 1/4; THENCE SOUTH 14 DEGREES 10 MINUTES WEST ALONG THE SAID WEST BANK OF SAID CREEK, 547 FEET TO A POINT IN THE WEST LINE OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE SAID WEST LINE OF THE SAID NORTHEAST 1/4, 530.33 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4, 638.16 FEET; THENCE SOUTH 88 DEGREES 55 MINUTES 30 SECONDS EAST 415.67 FEET; THENCE SOUTH 62 DEGREES 21 MINUTES EAST 155.65 FEET; THENCE SOUTH 66 DEGREES 41 MINUTES EAST 228.12 FEET; THENCE SOUTH 54 DEGREES 07 MINUTES EAST 227.12 FEET; THENCE SOUTH 24 DEGREES 30 MINUTES 30 SECONDS EAST 358.75 FEET TO THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 35 MINUTES WEST ALONG THE SAID SOUTH LINE OF THE SAID NORTH 1/2 OF THE SOUTHEAST 1/4, 1096 FEET TO THE POINT OF BEGINNING; AND FURTHER EXCEPTING THE WEST 792 FEET OF THE EAST 832 FEET OF THE SOUTH 330 FEET OF THE NORTH 1325.32 FEET OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND FURTHER EXCEPTING THE NORTH 400 FEET OF THE SOUTH 940.10 FEET OF THE WEST 544.50 FEET OF THE EAST 584.50 FEET OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**PARCEL 2 (13-28-200-013) 22.61 Ac.**

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREOF THE FOLLOWING FIVE PARCELS:

EXCEPTION 1) THE SOUTH 290.4 FEET OF THE NORTH 1077.4 FEET OF THE EAST 300.0 FEET OF THE NORTHEAST QUARTER OF SECTION 28;

EXCEPTION 2) THE SOUTH 240.00 FEET OF THE NORTH 1317.4 FEET OF THE EAST 399.3 FEET OF THE NORTHEAST 1/4 OF SECTION 28;

EXCEPTION 3) THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE SAID NORTHEAST 1/4; THENCE NORTH 89 DEGREES 32 MINUTES EAST ALONG THE NORTH LINE OF THE SAID SECTION, 508.00 FEET TO A POINT ON THE WESTERLY BANK OF THE CREEK EXTENDING IN A SOUTHWESTERLY AND NORTHEASTERLY DIRECTION THROUGH THE SAID NORTH 1/2 OF THE NORTHEAST 1/4; THENCE SOUTH ALONG THE SAID WEST BANK OF THE SAID CREEK 66.00 FEET TO A POINT; THENCE SOUTH 17 DEGREES 42 MINUTES WEST ALONG SAID WEST BANK OF SAID CREEK 533.9 FEET TO A POINT; THENCE SOUTH 15 DEGREES 44 MINUTES WEST ALONG THE WEST BANK OF THE CREEK, AFORESAID 397.87 FEET TO A POINT; THENCE SOUTH 14 DEGREES 16 MINUTES WEST ALONG SAID BANK OF SAID CREEK 237.45 FEET TO A POINT; THENCE SOUTH 17 DEGREES 07 MINUTES WEST ALONG SAID BANK OF SAID CREEK, 148.33 FEET TO A POINT IN THE SOUTH LINE OF THE SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 32 MINUTES WEST ALONG THE SAID SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4, 134.00 FEET TO THE SOUTHWEST CORNER OF THE SAID NORTH 1/2 OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, 1326.67 FEET TO THE POINT OF BEGINNING;

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EXCEPTION 4) THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, (EXCEPTING THE EAST 1781.05 FEET THEREOF) AND EXCEPT THAT PART LYING WEST OF THE WATERWAY DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE NORTH LINE OF THE SAID NORTHEAST 1/4 BEING 548.31 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST 1/4; THENCE SOUTH 17 DEGREES 20 MINUTES 35 SECONDS WEST 868.0 FEET; THENCE SOUTH 15 DEGREES 15 MINUTES 40 SECONDS WEST 517.95 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SAID NORTHEAST 1/4 BEING 153.62 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST 1/4.

EXCEPTION 5) THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28, THENCE SOUTH 01 DEGREES 02 MINUTES 31 SECONDS EAST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 515.29 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 29 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 25 SECONDS WEST, A DISTANCE OF 61.55 FEET; THENCE SOUTH 84 DEGREES 32 MINUTES 41 SECONDS WEST, A DISTANCE OF 253.20 FEET; THENCE SOUTH 88 DEGREES 27 MINUTES 29 SECONDS WEST, A DISTANCE OF 109.90 FEET; THENCE NORTH 17 DEGREES 39 MINUTES 06 SECONDS WEST, A DISTANCE OF 22.88 FEET; THENCE SOUTH 62 DEGREES 45 MINUTES 20 SECONDS WEST, A DISTANCE OF 50.51 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 22 SECONDS WEST, A DISTANCE OF 427.32 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 222.24 FEET; THENCE SOUTH 88 DEGREES 32 MINUTES 22 SECONDS WEST, A DISTANCE OF 156.17 FEET; THENCE WESTERLY ALONG A CURVE CONVEX TO THE NORTH, HAVING A RADIUS OF 333.00 FEET, AN ARC LENGTH OF 41.75 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 56 MINUTES 53 SECONDS WEST; THENCE SOUTH 81 DEGREES 21 MINUTES 24 SECONDS WEST, A DISTANCE OF 62.31 FEET; THENCE WESTERLY ALONG A CURVE CONVEX TO THE SOUTH, HAVING A RADIUS OF 267.00 FEET, AN ARC LENGTH OF 33.47 FEET AND A CHORD BEARING OF SOUTH 84 DEGREES 56 MINUTES 53 SECONDS WEST; THENCE SOUTH 88 DEGREES 32 MINUTES 22 SECONDS WEST, A DISTANCE OF 290.65 FEET; THENCE SOUTH 01 DEGREES 02 MINUTES 31 SECONDS EAST, A DISTANCE OF 151.18 FEET; THENCE SOUTH 88 DEGREES 57 MINUTES 29 SECONDS WEST, A DISTANCE OF 222.23 FEET TO THE WEST LINE OF THE EAST 1781.05 FEET OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREES 02 MINUTES 31 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 934.77 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 32 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 1,781.10 FEET; TO THE POINT OF BEGINNING, CONTAINING 27.390 ACRES