

**LAND USE**

**&**

**DEVELOPMENT**

**COMMITTEE**

**RESOLUTIONS**





RESOLUTION OF THE COUNTY BOARD  
WILL COUNTY, ILLINOIS

RE: The Determination of the Fair Market Value of an Improved Acre  
Within Each School District in The County of Will

WHEREAS, the Will County School Site Contribution Ordinance as last amended establishes criteria for requiring a cash contribution in lieu of a school site contribution from a subdivider, developer, or builder; and

WHEREAS, the Will County School Site Contribution Ordinance as last amended required that on or before July of each year, each school district (other than high school districts) provide a MAI appraisal to support its recommendation of the fair market valuation of an improved acre; and

WHEREAS, the Will County School Site Contribution Ordinance as last amended requires these appraisals be reviewed and valuations determined annually by the Will County Board at its regular July meeting;

NOW, THEREFORE, BE IT RESOLVED, that the following are the fair market values of an improved acre within each school district in the County of Will based on the supporting MAI appraisals provided by each school district, to-wit:

<u>DISTRICT</u>	<u>SCHOOL</u>	<u>PER ACRE VALUATION</u>	<u>DATE</u>	<u>MAI APPRAISER</u>
200U	Beecher	\$ 85,000	05-10-04	L.Crawford & Assoc.
88	Chaney-Monge	100,000	11-22-06	Wm. Metz & Assoc.
17	Channahon	78,500	03-07-06	Wm. Metz & Assoc.
201U	Crete-Monee	110,000	06-27-07	L.Crawford & Assoc.
203	Elwood	114,644	03-06-09	Ehlers & Associates
89	Fairmont	38,500	11-22-06	Wm. Metz & Assoc.
157C	Frankfort	137,500	04-17-06	Wm. Metz & Assoc.
33C	Homer	150,000	03-01-06	Wm. Metz & Assoc.
86	Joliet Public	63,500	04-20-05	Wm. Metz & Assoc.
70C	Laraway	65,000	04-20-05	Wm. Metz & Assoc.
114	Manhattan	45,000	04-00-06	Wm. Metz & Assoc.
91	Milne-Grove	87,000	04-23-03	Wm. Metz & Assoc.
159	Mokena	130,000	05-25-05	Wm. Metz & Assoc.
122	New Lenox	130,000	04-18-06	Wm. Metz & Assoc.
207U	Peotone	100,000	04-24-06	L.Crawford & Assoc.
202	Plainfield	160,000	03-30-07	Wm. Metz & Assoc.
255U	Reed-Custer	70,000	05-01-07	Wm. Metz & Assoc.
88A	Richland	100,000	02-15-07	Wm. Metz & Assoc.
84	Rockdale	70,000	04-20-05	Wm. Metz & Assoc.
161	Summit Hill	90,000	05-28-04	Wm. Metz & Assoc.
90	Taft	60,000 (by Resolution/1997)	03-19-97	NO APPRAISAL
30C	Troy	100,000	04-20-05	Wm. Metz & Assoc.
81	Union	125,000	04-20-07	Assoc. Property Counselors
365U	Valley-View	66,000	04-19-06	Wm. Metz & Assoc.
92	Will	155,000	04-00-06	Wm. Metz & Assoc.
209U	Wilmington	70,000	05-10-06	Wm. Metz & Assoc.
204	Joliet Twp High School	90,000	04-01-05	Wm. Metz & Assoc.
205	Lockport Twp High School	SEE GRADE SCHOOL APPRAISALS (33C, 92, 88A, 89, 90 AND 91)		
201	Minooka Comm. Consol.	91,000	06-15-05	Wm. Metz & Assoc.
203-U	Naperville Community	WILL NOT DO APPRAISAL		
206	Bloom Twp High School	WILL NOT DO APPRAISAL		
308-U	Oswego Community	160,000	05-05-09	Wm. Metz & Assoc.
1-U	Coal City Community	WILL NOT DO APPRAISAL		
5-U	Manteno Community	90,000	05-10-07	Wm. Metz & Assoc.
194	Steger Public	75,000	04-22-05	L. Crawford & Assoc.
204U	Indian Prairie	190,000	05-21-04	David W. Phillips & Co.

Adopted by the Will County Board this 15<sup>th</sup> day of July, 2010.

VOTE: YES \_\_\_\_\_ NO \_\_\_\_\_ PASS \_\_\_\_\_ (SEAL)

\_\_\_\_\_  
NANCY SCHULTZ VOOTS  
WILL COUNTY CLERK

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
LAWRENCE M. WALSH  
WILL COUNTY EXECUTIVE





ORDINANCE OF THE WILL COUNTY BOARD  
WILL COUNTY, ILLINOIS

Amending Sections 14.8-6 and 14.9-5 of the Will County Zoning Ordinance  
Will County Planning & Zoning Commission Concurring Votes

WHEREAS, the County of Will adopted the Will County Zoning Ordinance in accordance with the Illinois Compiled Statutes 55 ILCS 5/5-12001 et. seq.; and

WHEREAS, 14.8-6 and 14.9-5 of the Will County Zoning Ordinance establish concurring vote requirements for the Will County Planning and Zoning Commission to grant a variation or appeal; and

WHEREAS, following a review of the Will County Zoning Ordinance, it has been determined that amendments are necessary to reduce the number of required concurring votes from five (5) to four (4), which is consistent with Illinois Compiled Statutes 55 ILCS 5/5-12011; and

WHEREAS, the Land Use and Development Committee of the Will County Board held a public hearing on June 29, 2010, regarding amending the Zoning Ordinance, and recommended to the County Board approval of said amendments.

NOW, THEREFORE, BE IT ORDAINED, by the County Board of Will County, Illinois, that Sections 14.8-6 and 14.9-5 of the Will County Zoning Ordinance are hereby amended as described in the attachment to this Ordinance.

BE IT FURTHER ORDAINED that this Ordinance shall be in full force and effect upon its passage and approval as provided by law

Adopted by the Will County Board this 15<sup>th</sup> day of July, 2010.

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

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

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
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: David L. Dubois, AICP, Director, Planning and Zoning Division; Zoning Administrator  
Date: 6/11/2010  
Re: Text amendment, required PZC votes

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Attached, for your review, is draft zoning ordinance text amendment language pertaining to required concurring votes of the Will County Planning and Zoning Commission, a seven (7) member commission. The purpose of the text amendment is to reduce the required number of concurring votes from five (5) votes to four (4) votes, which is consistent with Illinois Compiled Statutes (Counties Code).

Section 14.8-6 of the Will County Zoning Ordinance currently requires the concurring vote of five (5) members of the Commission to grant a variation. Section 14.9-5 of the Will County Zoning Ordinance also requires the concurring vote of five (5) members to reverse, wholly or in part, or modify the decision of the Zoning Administrator, as in its opinion ought to be done, and to that end, have the powers of the Zoning Administrator.

The Will County Planning and Zoning Commission acts as the Zoning Board of Appeals. 55 ILCS 5/5-12011 requires the concurring vote of 4 members of a board consisting of 7 members to reverse any order, requirement, decision or determination of any such administrative official or to decide in favor of the applicant any matter upon which it is required to pass under any such ordinance or resolution, or to effect any variation in such ordinance or resolution, or to recommend any variation or modification in such ordinance or resolution to the county board.

The Department requests that the Land Use and Development Committee hold a public hearing on the aforementioned matter, and subsequently forward a recommendation to the Will County Board. If you have any questions, please do not hesitate to contact me at 815-740-8140 or by E-mail at [ddubois@willcountylanduse.com](mailto:ddubois@willcountylanduse.com).

Draft, 06/09/10

1 14.8-6 Decisions

2 Not more than sixty (60) days after the close of the public hearing, the Planning and Zoning  
3 Commission shall make its findings of fact and its determination in writing, and shall forthwith  
4 | transmit a copy thereof to the applicant. The concurring vote of four (4)~~five (5)~~ members of the  
5 Commission shall be necessary to grant a variation.

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7 14.9-5 Decisions

8 The Planning and Zoning Commission shall render a written decision on the appeal within a  
9 reasonable time, but in no event more than ninety (90) days after the filing of the notice of  
10 appeal, and shall promptly forward a copy of the decision to the parties. The Commission may  
11 | affirm or may, upon the concurring vote of four (4)~~five (5)~~ members, reverse, wholly or in part,  
12 or modify the decision of the Zoning Administrator, as in its opinion ought to be done, and to  
13 that end shall have the powers of the Zoning Administrator. All decisions, after hearing of the  
14 Planning and Zoning Commission from the administrative order requirement, decision, or  
15 determination of the Zoning Administrator shall be subject to appeal before the Will County  
16 Board. The Commission may dismiss any appeal whenever the applicant fails to appear at the  
17 scheduled hearing.

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### **NOTICE OF PUBLIC HEARING**

**Notice is hereby given that the Land Use and Development Committee of the Will County Board will hold a public hearing on Tuesday, June 29, 2010, at 10:30 a.m., or as soon thereafter the matter may be heard, in the Will County Office Building located at 302 North Chicago Street, Joliet, Illinois, to consider changes to Sections 14.8-6 and 14.9-5 of the Will County Zoning Ordinance. The proposed changes pertain to Will County Planning and Zoning Commission concurring vote requirements. For more information about the proposed changes, please contact David Dubois, Development Review Division, at 815-727-8850. Copies of the proposed changes are available at the Will County Land Use Department, 58 E. Clinton St., Suite 500, Joliet, Illinois or online at [www.willcountylanduse.com](http://www.willcountylanduse.com).**

**Thomas Weigel, Chairman  
Will County Land Use and Development Committee**

