

LAND USE,
PLANNING, ZONING &
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 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 A-1 TO E-2

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED 5.05 (+/-) PARCEL.

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE EAST ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, A DISTANCE OF 525.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING EAST ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, AFORESAID, A DISTANCE OF 260.00 FEET TO A POINT; THENCE NORTH ON A LINE AT A RIGHT ANGLE (90°), A DISTANCE OF 846.0 FEET TO A POINT; THENCE WEST ON A LINE AT A RIGHT ANGLE (90°) A DISTANCE OF 260.00 FEET TO A POINT; THENCE SOUTH ON A LINE, A DISTANCE OF 846.0 FEET TO THE POINT OF BEGINNING, ALL IN GREEN GARDEN TOWNSHIP, 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: 5737-M

APPELLANT: Woodbridge Development Corporation
Peter Galvin, Sole Shareholder
Kenneth Grey, Attorney at Law

Adopted by the Will County Board this 18th day of December, 2008

Vote: Yes _____ No _____ Pass _____

Nancy Schultz Voots
Will County Clerk

Approved this _____ day of _____, 20____.

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 Peotone 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 I-1 TO C-4

THE SOUTH 485.37 FEET OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE WESTERLY RIGHT OF WAY LINE OF THE ILLINOIS CENTRAL GUL RAILROAD COMPANY (EXCEPT THE SOUTH 223.50 FEET OF THE WEST 294.50 FEET THEREOF AND EXCEPT THE SOUTH 278 FEET LYING EAST OF THE WEST 294.50 FEET THEREOF) ALL 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: 5789-M

APPELLANT: Phillip J. Fransen, & Tamara Fransen, Owners
Andrew C. Dystrup, Attorney at law

Adopted by the Will County Board this 18th day of December, 2008

Vote: Yes _____ No _____ Pass _____

Nancy Schultz Voots
Will County Clerk

Approved this _____ day of _____, 20____.

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 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:

MAP AMENDMENT FROM A-2 TO R-2

THE NORTH 165.7 FEET OF THE SOUTH 993.8 FEET OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 11 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: 5792-M

APPELLANT: Chandra Sekhara Gurukkal & Manikandan Gurukkal, Owners
Daniel C. Shapiro, Attorney at law

Adopted by the Will County Board this 18th day of December, 2008

Vote: Yes _____ No _____ Pass _____

Nancy Schultz Voots
Will County Clerk

Approved this _____ day of _____, 20____.

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 Lockport 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 OPERATE A COLLISION REPAIR & PARTS RECOVERY SHOP
WITH TWELVE (12) CONDITIONS**

1. All automotive repair and maintenance shall occur within the building onsite.
2. If more then 50 tires are stored onsite at any time, you must apply with the Illinois EPA as a registered tire storage facility.
3. All automotive fluids shall be stored in approved bulk containers, and removed from the site regularly.
4. Secondary containment shall be provided for all liquid storage containers.
5. All wastes shall be properly disposed or recycled.
6. No burning of any type of wastes is allowed in Illinois.
7. No painting of vehicles shall occur unless conducted within an Illinois EPA approved booth. The applicant shall contact the Bureau of Air regarding any permit issuance for spray painting vehicles.
8. All spills derived from leaking automotive fluids shall be contained and removed immediately.
9. At no time may automotive fluids be dumped in sewage treatment system on site.
10. If sandblasting is to occur, waste sand shall be contained and treated as a waste. Disposal of waste sand shall be conducted in accordance with all local, state, and federal laws.
11. Dust from sandblasting activities shall not cause a violation of the local, state, and federal laws and regulations.
12. Waste containers containing waste sand from sandblasting shall remain covered at all times to prevent contact with precipitation, which may result in spills or contamination of the adjacent substrate or ground.

LOT 7, IN WEBER RIDGE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 30, 1998, AS DOCUMENT NUMBER R98-158263 AND RECORDED JANUARY 25, 1999, AS DOCUMENT NUMBER R99-11084, 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: 5795-S

APPELLANT: Chicago Title and Trust, Trust #8524
Marco Melone, Beneficiary, James Melone, Agent
Michael J. Laird, Attorney at Law

Adopted by the Will County Board this 18th day of December, 2008

Vote: Yes _____ No _____ Pass _____

Nancy Schultz Voots
Will County Clerk

Approved this _____ day of _____, 20____.

Lawrence M. Walsh
Will County Executive