

**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 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 I-1**

**SPECIAL USE PERMIT FOR AN OUTDOOR SELF-STORAGE FACILITY**  
**WITH SEVEN (7) CONDITIONS**

1. The outdoor storage must take place within the facilities perimeter fence and at the rear of the property, behind the proposed Indoor Self-Storage Facility.
2. The outdoor self-storage of bulk materials and business related equipment shall be prohibited.
3. The applicant shall depict on the site development plan designated areas in which the outdoor storage shall take place. It shall be in a neat and organized fashion, not inhibiting movement through the area.
4. The outdoor self-storage may not be elevated on storage racks or by other means that causes the items stored to be visible above the perimeter fence.
5. The applicant must maintain a 45-50 foot buffer of existing oaks and hickories between the storage facilities and Nature Preserve.
6. Stormwater runoff should be directed toward the road, not the Nature Preserve. This should be achieved with site grading.
7. Staff should work with the property owner to put in some basic landscaping that staff feels would be appropriate.

**SPECIAL USE PERMIT FOR AN INDOOR SELF-STORAGE FACILITY**  
**WITH SIX (6) CONDITIONS**

1. The applicant shall construct the fence with opaque materials such as brick, stone architectural tile, wood or similar materials but expressly prohibiting woven wire within six months of the final building inspection approval for this site. The applicant shall not erect a barbed wire, razor concertina, electric or concertina wire fences on the property.
2. The applicant shall comply with Section 8.19 of the Will County Zoning Ordinance.
3. The hours of operation for the proposed business shall be limit to 7 AM to 8 PM. The applicant should post the hours of operation on the fence and the signage should be clearly visible. The signage shall comply with standards found in Section 13 of the Will County Zoning Ordinance.
4. The applicant shall submit a photometric plan to address lighting concerns raised by the Illinois Department of Natural Resources prior to the issuance of a site development permit.
5. The applicant must maintain a 45-50 foot buffer of existing oaks and hickories between the storage facilities and Nature Preserve.
6. Stormwater runoff should be directed toward the road, not the Nature Preserve. This should be achieved with site grading.

**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: 5809-MS2 APPELLANT: Estate of Nancy Jarvis; Mary Urban, Executor  
Bruce and Zulma Jennings Contract Purchasers,  
Agent

Adopted by the Will County Board this 19th day of March, 2009

Vote: Yes        No        Pass       

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

Approved this        day of       , 2009

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

CASE NO: 5809-MS2

MAP AMENDMENT FROM A-1 TO I-1

SPECIAL USE PERMIT FOR OUTDOOR SELF-STORAGE FACILITY  
WITH SEVEN (7) CONDITIONS

SPECIAL USE PERMIT FOR AN INDOOR SELF-STORAGE FACILITY  
WITH SIX (6) CONDITIONS

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, IN TOWNSHIP 34 NORTH, AND IN RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING 1326.27 FEET NORTH OF THE SOUTHEAST CORNER OF SAID SECTION, THENCE NORTH 231.79 FEET, THENCE WEST 667.61 FEET, THENCE SOUTH 232.05 FEET, THENCE EAST 667.61 FEET TO THE POINT OF BEGINNING, SITUATED 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 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 SOUTH 722.00 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 34 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 960.38 FEET THEREOF), 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: 5812-M

APPELLANT: Municipal Trust and Savings Bank  
Trust Agreement Dated November 13, 2003;  
Trust #1790  
James G. Francis, 100% Beneficial Interest

Adopted by the Will County Board this 19th day of March, 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 Manhattan 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 C-1**

**SPECIAL USE PERMIT FOR FLOODPLAIN DEVELOPMENT**  
**WITH FOUR (4) CONDITIONS**

1. The site plan shall meet all requirements of the Will County Stormwater Management Ordinance and the Will County Water Resource Ordinances.
2. The underground stormwater detention facility shall be placed in a drainage and detention easement granted to the County of Will and the Township of Manhattan.
3. Compensatory storage shall be provided at a 1:2.25 ratio at hydraulically equivalent elevations, shall drain freely and openly to the floodplain, and shall be placed in a drainage easement granted to the County of Will and the Township of Manhattan.
4. The underground stormwater detention facility shall be installed in accordance with manufacturer's specifications, and a long-term maintenance and funding plan shall be submitted in accordance with the Will County Stormwater Management Ordinance.

**THE NORTH 330.00 FEET OF THE EAST 330.00 FEET OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 34 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: 5813-MS

APPELLANT: Ronald F. Homulka and Karen Homulka,  
Owners  
NMS Development Company, Inc.  
Nicholas M. Spina, C.E.O./ Agent

Adopted by the Will County Board this 19th day of March, 2009

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

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

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

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