



# WILL COUNTY PLANNING AND ZONING COMMISSION

## COMMITTEE MEETING AGENDA

302 N. CHICAGO ST.  
JOLIET, IL 60432

OCTOBER 17, 2017

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County Board Room

Public Hearing

6:30 PM

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- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL AND DECLARATION OF QUORUM
- IV. APPROVAL OF MINUTES
  - A. Minutes of October 3, 2017
- V. ZONING CASES
  1. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Zoning Case ZC-17-012, Standard Bank Land Trust 20854, Owner of Record, Nagozi and Nkeiruka Okolo, 100% Beneficiaries, Mark Berardi, Fisher Berardi Attorney at Law, Requesting (V-17-066) Variance for maximum accessory area from 3,000 square feet to 5,900 square feet, for Pin #19-09-34-400-026-0000, in Frankfort Township, Commonly Known as 22712 S. Pfeiffer Road, Frankfort IL
  2. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-035, Delia Hurtado, Owner of Record, Hilario Mota, Agent, requesting (V-17-045) Variance for maximum fence height from 5 feet to 17 feet 6 inches, for Pin # 18-13-15-100-011-0000, in Green Garden Township, commonly known as 24939 S. Center Road, Frankfort, IL
  3. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-037, The First Bank of Manhattan Land Trust #470; The Robert Whitler and Margaret Karolik Farmstead Corporation, 100% Beneficiary; Daniel Whitler, President, Bryan Whitler, Vice President and Mary Baskerville, Secretary, requesting (V-17-046) variance for side yard setback from 50 feet to 10 feet, for Pin # 30-07-29-400-003-0000, in Joliet Township, commonly known as 1815 Brandon Road, Joliet, IL

4. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-038, Angel Zamudio, Owner of Record, requesting (V-17-047) Variance for minimum lot area from 10 acres to 4.226 acres, for Pin # 30-07-01-200-033-0000, in Joliet Township commonly known as Corner of Rosalind and Farrell Road, Joliet, IL
5. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-041, Jason Schaus, Owner of Record, requesting (V-17-041) Variance for side yard setback from 10 feet to 7 feet, for PIN # 07-01-02-104-001-0000, in Wheatland Township, commonly known as 28W451 87th Street, Naperville, IL
6. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-042, Jason Walls, Owner of Record, requesting (V-17-050) Variance for side yard setback from 10 feet to 4.2 feet, for PIN # 11-04-13-302-002-0000, in Lockport Township, commonly known as 617 E. North Street, Lockport
7. WILL COUNTY PLANNING AND ZONING COMMISSION NOTICE OF VARIANCE AMENDING THE WILL COUNTY, ILLINOIS ZONING ORDINANCE Adopted and Approved September 9, 1947 as amended, for Case ZC-17-043, Michael J. Phillips, Owner of Record, requesting (V-17-051) Variance for maximum accessory building area from 1,800 square feet to 2,675 square feet, for PIN # 18-13-36-106-003-0000, in Green Garden Township, commonly known as 27447 South Wildwood Drive, Monee IL

VI. OTHER

VII. EXECUTIVE SESSION

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

A. Next meeting will be held on November 7, 2017

X. Visit [www.willcountylanduse.com](http://www.willcountylanduse.com) to view agendas and staff reports