

**WILL COUNTY PLANNING AND ZONING COMMISSION**  
**STATEMENT OF FACTS**  
**MAY 2, 2017**

**APPLICANT** Ronald L. Janota and Airocolina Janota  
Kathy Morris, Agent  
Richard Kavanagh, Attorney

**CASE NO:** ZC-16-006

**REQUEST:** Special Use Permit for Exotic Animals  
Special Use Permit for Animal Care/Boarding

**RECOMMENDATION:** Approval with conditions

This request concerns a 57.5 acre parcel, out of which 5.1676 acres are requested to be the Special Use Area. According to the plat, there are seventeen (17) accessory structures and one residence on the subject property. A portion of the property is used for crop cultivation and pasture land. The applicants operate Settler's Pond, Hooved & Other Animal Shelter (501© (3) non-profit organization) from the subject property (24-hour facility), The closest neighboring residential use is over 550 feet away from the structures where the exotic animals are kept. The property owner has had exotic animals on the subject property over the last several years and there is no available evidence that this use has been detrimental to the public's health, safety, morals, comfort or general welfare.

**OBJECTORS:** None

**STAFF RECOMMENDATION** Approval of a special use permit for Exotic Animals including four (4) staff recommended conditions; approved of a special use permit for animal care/boarding; including four (4) staff recommended conditions.

**PZC RECOMMENDATION:** The Will County Planning and Zoning Commission, based upon findings of facts, voted 7-0 to recommend to the Will County Board, approval of a Special Use Permit for exotic animals including four (4) staff recommended conditions, and voted 7-0 to recommend to the Will County Board approval of a Special Use Permit for animal care/boarding including four (4) staff recommended conditions.

BjP

- Approval of a special use permit for exotic animals with the following 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 inspection the premises and uses thereon for compliance with the terms and conditions of this special use permit.
  2. The property owners shall be required to maintain all required state and federal licenses pertaining to animal care and boarding.
  3. Final inspections for permit 0700751 shall be scheduled within 30-days of County Board approval. Building permit 0700751 shall pass all required inspections within 90-days of County Board approval.
  4. Building permits shall be obtained for all structures constructed without building permit since 2008.
  
- Approval of a special use permit for animal care/boarding with the following conditions:
  5. 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 inspection the premises and uses thereon for compliance with the terms and conditions of this special use permit.
  6. The property owners shall be required to maintain all required state and federal licenses pertaining to animal care and boarding.
  7. Final inspections for permit 0700751 shall be scheduled within 30-days of County Board approval. Building permit 0700751 shall pass all required inspections within 90-days of County Board approval.
  8. Building permits shall be obtained for all structures constructed without building permit since 2008.