



WILL COUNTY PLANNING AND ZONING COMMISSION

STAFF REPORT

CASE NUMBER: ZC-18-022

DATE OF REPORT: April 23, 2018

PREPARED BY: Jessica Gal

I. GENERAL INFORMATION

- **Owners of Record:** Walter J Arnhold Declaration of Trust and Cynthia B Arnhold Declaration of Trust, Walter Arnhold and Cynthia Arnhold; Undivided 50% interest
- **Date Application Accepted:** March 9, 2018
- **Requested Action:**
 - Special use permit for ECHO.
- **Applicant's Intentions:** To establish elderly parents housing.
- **Common Address:** 24300 S. Rowell Avenue, Elwood, Illinois 60421
- **Tax Number:** 10-11-10-200-008-0000
- **Current Zoning and Land Use:** A-1, Agricultural and Residential
- **Adjacent Zoning and Land Use:**
 - North: A-1, Vacant Farmland
 - South: A-1, Agricultural and Residential
 - East: A-1, Vacant Farmland
 - West: I-1 (City of Joliet), Industrial Warehouse
- **Date Parcel Was Made a Lot of Record:** January 9, 1992
- **Application Regulations:** Articles 155-16 , 155-2, and 155-9.110 of the Will County Zoning Ordinance

II. TECHNICAL INFORMATION

- **Parcel Size:** 79.34 acres
- **Special Use Permit Area:** 21, 840 square feet (approximately 0.50 acres)

- **Access from Public Right-of-Way:** The property has access to Rowell Avenue provided by a single gravel driveway.
- **Facility Planning Area:** Joliet FPA
- **Soils Present:** Chenoa silty clay loam, 0 to 2 percent slopes (non-hydric), Elpaso silty clay loam, 0 to 2 percent slopes (hydric), Graymont silt loam, 0 to 2 percent slopes (non-hydric), Chenoa silty clay loam, 0 to 2 percent slopes (non-hydric)
- **Watershed:** Des Plaines River Watershed
- **Physical Site Characteristics:** The majority of the property is agricultural farmland with +/- 3 acres improved with a farmstead that includes a single family residence and multiple agricultural buildings (silos and pole barns). According to assessor records, the residence was constructed in 1988. There are no regulatory flood plains or inventoried wetlands on the property (Sources: FEMA Flood Insurance Rate Map and National Wetlands Inventory Map).
- **2002 Land Resource Management Plan:**
 - Development Form: Suburban Community
- **Will Connects 2040:** There are no planned improvements to either Rowell Avenue or Breen Road.
 - Route 53 is a major arterial road. In this plan, Route 53 is shown to be heavily congested (overcapacity in road use) beginning at Millsdale Road to Interstate 80. The subject parcel is located on Breen Road, less than a mile east of Route 53 and ½ mile south of Millsdale Road. There has been significant industrial development within the City of Joliet in this area. Improvements at the intersections of Illinois Route 53 at Laraway Road and Interstate 80 at Chicago Street are proposed to improve traffic flow and relieve congestion, but are fiscally constrained at this time.
 - The subject property is located approximately 3 miles south of the Chicagoland Speedway on Schweitzer Road. This plan also proposes a widening of Schweitzer Road to four lanes from Rowell Avenue to Illinois Route 52.

III. OTHER AGENCIES NOTIFIED/COMMENTS

- The following agencies were notified of the special use permit request and provided no comment: The Will County Health Department, the Elwood Fire

- Protection District, Jackson Township, and the Jackson Township Highway Commissioner.
- **Illinois Department of Natural Resources:** In a letter dated March 23, 2018, Keith Shank of the Division of Ecosystems and Environment at the Illinois Department of Natural Resources states that the environmental effects of the desired action does not differ in character from those associated with the existing agricultural-support facilities. It is their opinion that this action will not produce environmental alterations which require EcoCAT consultation. This letter is attached.
 - **Will-South Cook Soil and Water Conservation District:** Natural Resource Information Report #5075, dated April 3, 2018, states that the activity taking place on the existing property will have little to no effect on the existing land. This report is attached.
 - **City of Joliet:** In an email dated April 11, 2018, Michael J. Schwarz, Planning Director for the City of Joliet, states that the Planning Division has no objections to the special use permit which is regulated by Section 155-9.110 ELDER COTTAGE HOUSING OPPORTUNITY (ECHO) of the Will County Zoning Ordinance.

IV. STAFF ANALYSIS

- The subject property is part of the Davidson-Westphal-Arnhold Farmstead, identified in the Rural Historic Structural Survey of Jackson Township (2009). The parcel was modified in 1992, so the oldest structure on the property that is associated with the original farmstead is the wood crib barn dating back to the early twentieth century. The property has been in the Arnhold family since the early twentieth century.
- The requested special use permit is to authorize a mobile home as an ECHO housing unit on a property that is presently improved with a single-family residence. The applicant, Cindy Arnhold, currently lives at 24300 Rowell Avenue. The special use permit would allow her to provide housing for her elderly parents on the subject parcel. Pursuant to Section 155-9.110 of the Will County Zoning Ordinance, at least one of the occupants of the ECHO housing unit must be at least 62 years of age, or unable to live independently because of disabilities.
- Based on the concept plan submitted, the mobile home will meet the minimum setback requirements for the A-1 zoning district.

- ECHO housing units may not contain more than 1,200 square feet of living space or more than two bedrooms in the A-1 zoning district (155-9.110). The plans submitted as part of this application show a 1,296 square foot mobile home with approximately 1,170 square feet being living space, as well as two bedrooms and two bathrooms.
- The applicant has also submitted an administrative adjustment application to the Will County Land Use Department in order to increase the living space allotted to the ECHO housing unit from 1,200 square feet to 1,320 square feet. Through the administrative adjustment process, the Zoning Administrator is authorized to grant relief from any quantitative standard in the zoning ordinance by up to 10%. Notice to abutting property owners is required prior to approval of said administrative adjustment.

V. STAFF FINDINGS OF FACT

- **Special Use Permit for ECHO.**

Section 155-16.40 of the Will County Zoning Ordinance provides the standards by which a special use permit may be granted. No special use permit may be granted unless:

- 1. That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare.*
 - It is Staff's professional opinion that the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public's health, safety, morals, comfort or general welfare. If approved, the mobile home would require a building permit and compliance with all Will County adopted codes and ordinances. A sign off from the Will County Health Department will be required prior to issuance.
- 2. That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.*
 - The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, not substantially diminish or impair property values within the neighborhood. The majority of the surrounding land is

agricultural. There are two residences located within 1,500 feet of the proposed ECHO unit, one of which is owned by the Arnhold family.

3. *That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.*
 - Existing uses include residential and agricultural. The establishment of a temporary mobile home will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
4. *That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.*
 - The subject property is already improved with driveway access to S. Rowell Avenue. A building permit for the proposed mobile home is required. The building permit will require approval by engineering technicians at the Will County Land Use Department and will require approval by the Will County Health Department before it can be issued to ensure that all adequate utilities will be provided.
5. *That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.*
 - Access to the ECHO unit will be provided by the existing gravel driveway.
6. *That the special use shall in all other respects conform to the applicable regulation of the district in which it is located, except as such regulations may in each instance be modified by the County Board pursuant to the recommendation of the Planning and Zoning Commission.*
 - The special use shall in all other respects conform to the applicable regulations of the A-1 zoning district which includes setback and building coverage requirements. However, as mentioned earlier, the applicant has submitted an application for an administrative adjustment in order to increase the living space in the proposed ECHO housing unit.
7. *At least one (1) year has elapsed since any denial by the County Board of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially change.*
 - This is the first request.

VI. STAFF RECOMMENDATIONS

- Approval of a special use permit for ECHO with one (1) conditions:
 1. Upon fourteen (14) days of written notice to the owner of record and/or operator 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 inspecting the premises and uses thereon for compliance with the terms and conditions of this special use permit.

VII. ADDITIONAL INFORMATION

- The applicants are hereby advised of the following:
 - The applicants shall comply with the current Will County Building Ordinance and Codes (Resolution # 01-442).
 - The applicants shall comply with the current Water Resource Ordinance for Unincorporated Will County.
 - No special use permit shall be valid for a period longer than one (1) year from the date it is granted unless a building permit or certificate of occupancy is obtained within such period and the erection or alteration of a building is started or the use is commenced within such period. The County Board may grant an extension of this period, valid for no more than one hundred eighty (180) additional days, upon written application within the first year of the special use permit and upon good cause shown without notice or hearing. The County Board may grant one (1) additional extension of this period, valid for no more than one hundred eighty (180) additional days, upon written application within the initial extension and upon good cause shown without notice or hearing. If any special use is abandoned, or is discontinued for a continuous period of one year, the special use permit for such use shall become void, and such use shall not thereafter be reestablished unless a new special use permit is obtained.

VIII. ATTACHMENTS

- Photographs
- Aerial
- Farmstead Aerial
- Plat of Survey (Special Use Permit Area)
- Zoning map (unofficial)

- Mobile Home Proposed Floor Plan
- Natural Resource Information Report #5075, dated April 3, 2018
- Letter from Illinois Department of Natural Resources, dated March 23, 2018
- Land Resource Management Plan Form Map



Photo 1: View of the existing residence facing north and the area of the proposed ECHO housing unit.



Photo 2: View of existing residence facing west from Rowell Avenue.



Photo 3: View of residence located at the southwest corner of Rowell Avenue and Breen Road.



Photo 4: View facing north on Rowell Avenue. The farmstead is on the west side of Rowell Avenue.

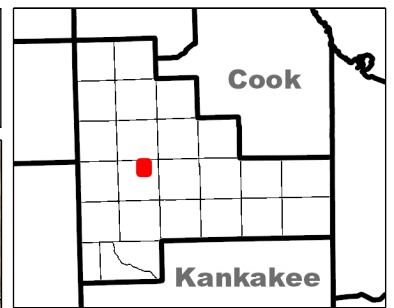


Photo 5: View facing south on Rowell Avenue.

Date of Site Inspection: April 12, 2018



ZC-18-022 Aerial Map



Legend

Local

- Federal
- State
- County
- Local and Private

Notes

Date: 4/20/2018

1: 12,000



0 0.19 0.38 Miles

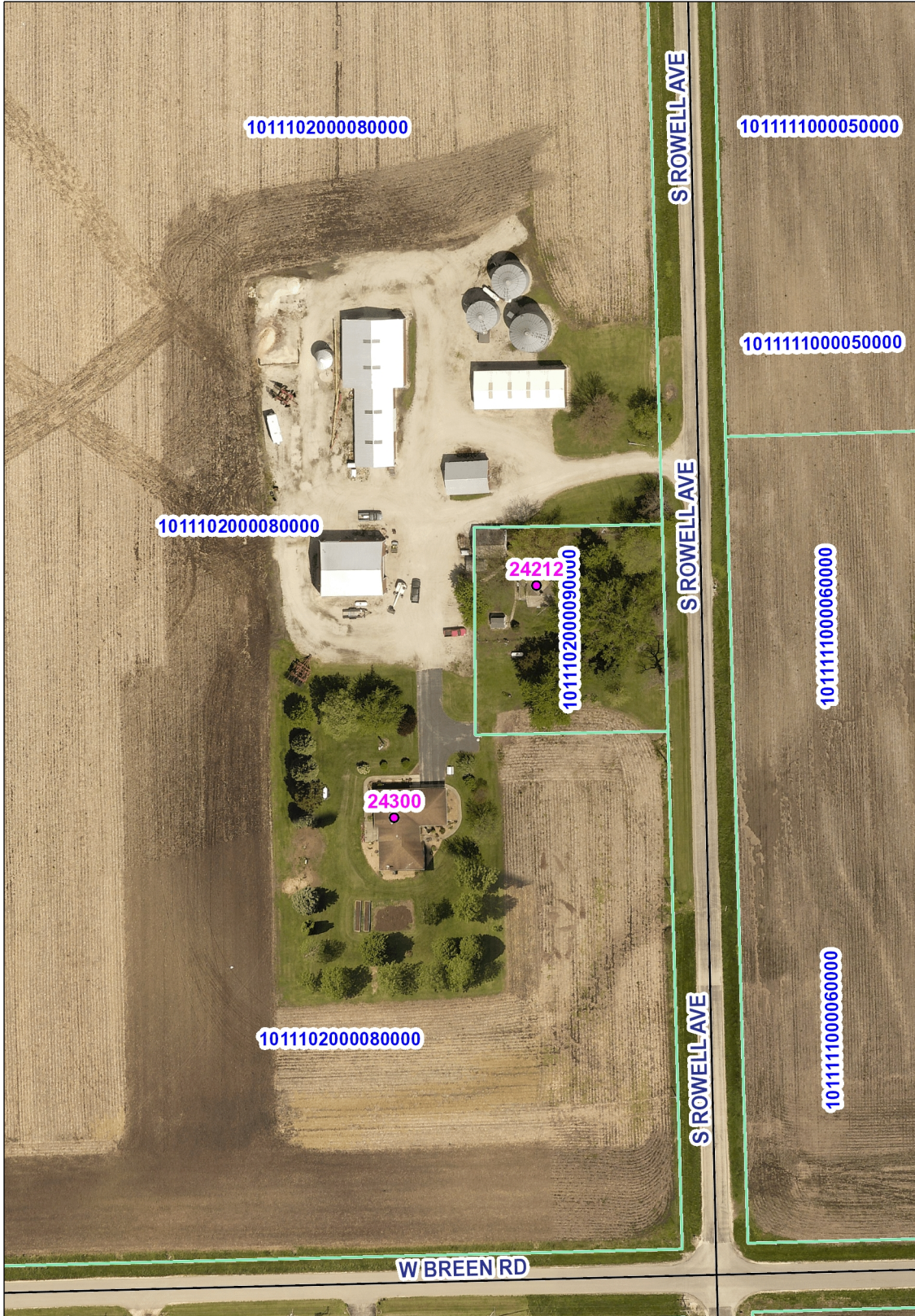
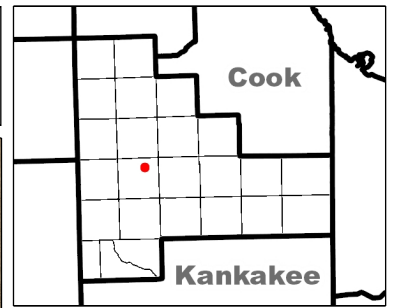
Projection

NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

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ZC-18-022 Farmstead Aerial



Legend

- Address Points
- Parcels
- Local
- Federal
- State
- County
- Local and Private
- Surrounding Counties
- Townships

Notes

Date: 4/19/2018

1: 1,500

0 0.02 0.05 Miles

Projection

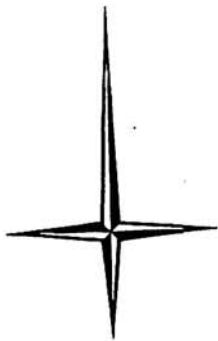
NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

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NORTH

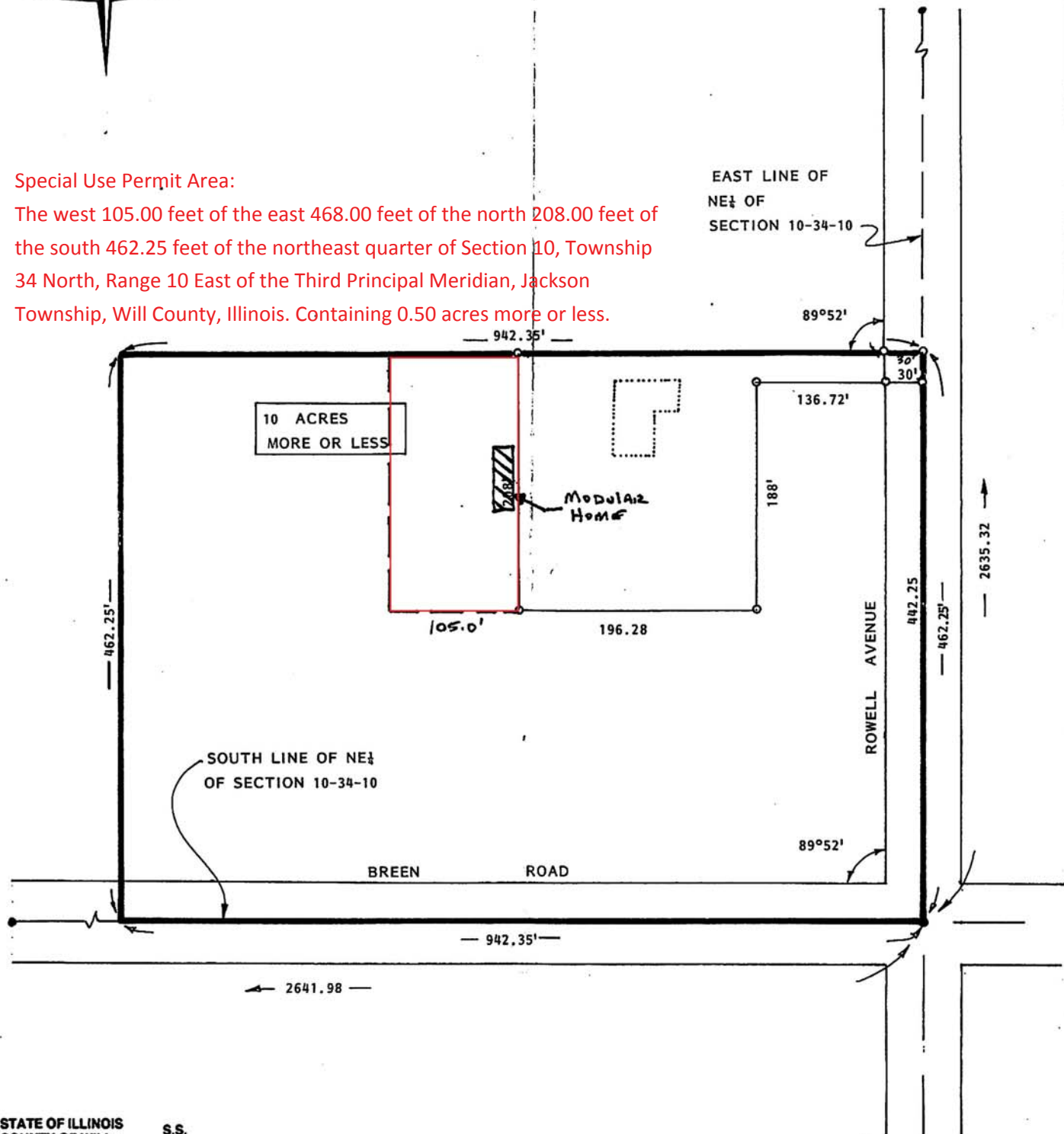
PLAT OF SURVEY

THE SOUTH 462.25 FEET OF THE EAST 942.35 FEET OF
THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP
34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, JACKSON TOWNSHIP, WILL COUNTY, ILLINOIS
CONTAINING 10 ACRES MORE OR LESS



Special Use Permit Area:

The west 105.00 feet of the east 468.00 feet of the north 208.00 feet of
the south 462.25 feet of the northeast quarter of Section 10, Township
34 North, Range 10 East of the Third Principal Meridian, Jackson
Township, Will County, Illinois. Containing 0.50 acres more or less.



STATE OF ILLINOIS
COUNTY OF WILL

S.S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE
SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION(S) AS
SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE
REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS, THIS
6TH DAY OF MAY, A.D. 1988.

Walter J. Arnold

ILLINOIS LAND SURVEYOR NO. 2275

BUILDINGS LOCATED AS SHOWN ON THIS
DAY OF A.D. 19

ILLINOIS LAND SURVEYOR NO. 2275

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTION ON PLAT OF SURVEY

Order NO. 88-234 • Found Iron Stake • Found Stone Drawn By . SMR ...
File NO. FB231P3 • Drove Iron Stake Scale 1" = ... 80' Date . 5-9-88 ...

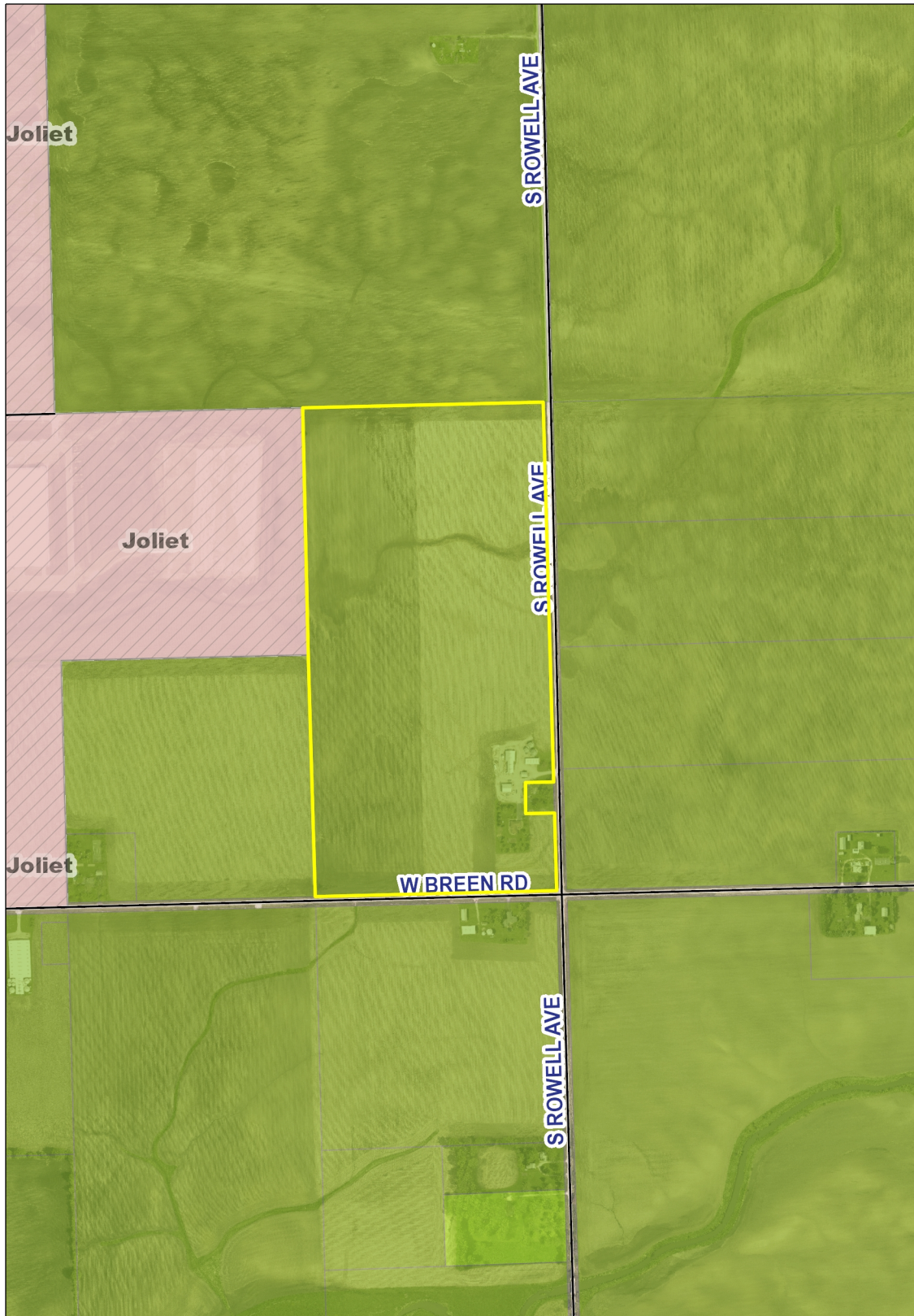
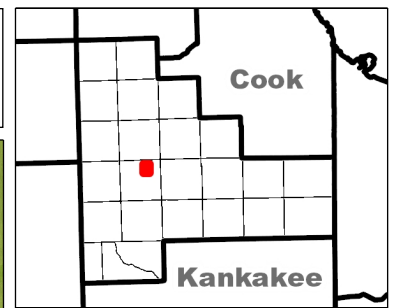
For WALTER J. ARNOLD
RR 1, BOX 156 ELWOOD, IL 60421



REITER & ASSOCIATES, INC.



ZC-18-022 Zoning Map



Legend

● Address Points

□ Parcels

Local

— Federal

— State

— County

— Local and Private

Municipalities

City of Aurora

Village of Beecher

Village of Bolingbrook

Village of Braceville

City of Braidwood

Village of Channahon

Village of Coal City

City of Crest Hill

Village of Crete

Village of Diamond

Village of Elwood

Village of Frankfort

Village of Godley

Village of Homer Glen

City of Joliet

Village of Lemont

City of Lockport

Village of Manhattan

Village of Minooka

Village of Mokena

Village of Monee

City of Naperville

Village of New Lenox

Notes

Date: 4/20/2018

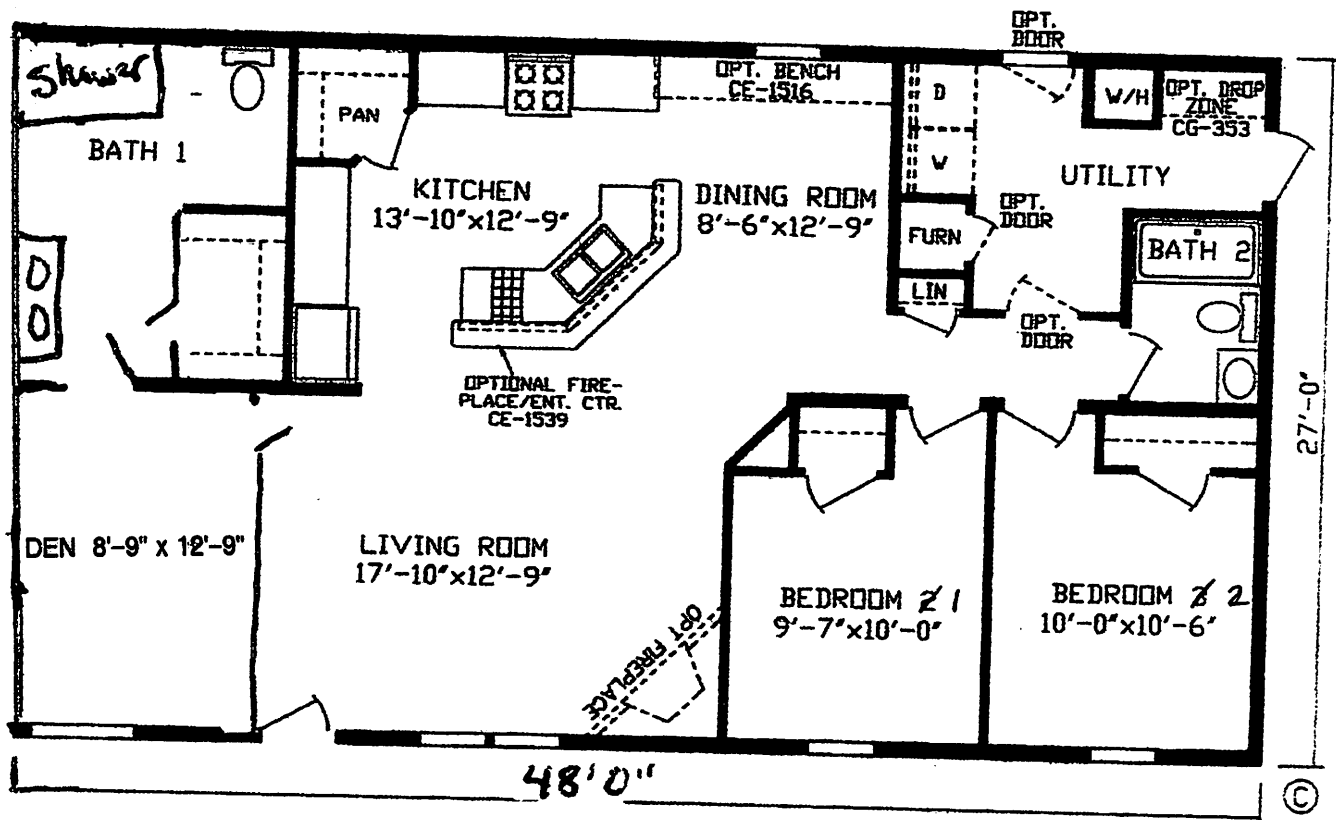
1: 10,000

0 0.16 0.32 Miles

Projection

NAD_1983_StatePlane_Illinois_East_FIPS_1201_Feet

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Calhoun Order No. 182012



DATE: April 3, 2018

Leadership in Resource Management Since 1946.

1201 S. GOUGAR ROAD • NEW LENOX, ILLINOIS 60451
(815) 462-3106 • FAX (815) 462-3176
www.will-scookswcd.org

TO: Will County Land Use
58 E. Clinton Ste 500
Joliet, IL. 60432

RE: NATURAL RESOURCE INFORMATION REPORT # 5075

SUBJECT: Cindy Arnhold

PIN NUMBER: 10-11-10-200-008-0000

TOWNSHIP: Jackson

SECTION:

SUMMARY:

Reviews by Will-South Cook Soil and Water Conservation District Board have determined that the activity taking place on the existing property will have little to no effect on the existing land.

The District is available to provide technical assistance, such as *soils information and soil erosion and sediment control practices* free of charge if desired. Therefore, any extended Natural Resource Information report does not pertain to this request. A copy of this letter will be sent to the petitioner and to Will County Land Use.

Jim Robbins
Chairman



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Bruce Rauner, Governor
Wayne A. Rosenthal, Director

March 23, 2018

Ms. Cindy Arnhold
24300 S. Rowell Road
Elwood, IL 60421

**RE: Arnhold Special Use Permit Inquiry
Application of Title 17 Part 1075
Endangered Species Consultation Process**

Dear Ms. Arnhold:

Thank you for your inquiry regarding the application of Part 1075 to your petition. To apply the consultation process, an action must meet two tests: (1) the action must be "authorized, funded, or performed" by a State agency or unit of local government (e.g., Will County); AND (2) the proposed action must alter environmental conditions (i.e., change the characteristics of air, soil, or water). If either of these circumstances does not exist, Part 1075 is not applicable. Whether a proposed action meets the second test lies within the respective government's judgment.

It is our understanding your application for a Special Use Permit pertains to your desire to place a temporary structure on your farmstead to be occupied by your elderly parents. In the Department's view, the environmental effects of the desired action do not differ in character from those associated with the existing agricultural-support facilities.

Under these circumstances, consultation would be necessary only if it were evident the structure would adversely affect essential habitat of a listed species or would adversely modify a site listed on the Illinois Natural Areas Inventory. However, the Department has no evidence indicating adverse effects or modification will result from your petition. Consequently, it is our opinion this action will not produce environmental alterations which require consultation with the Department of Natural Resources pursuant to Part 1075, the *Illinois Endangered Species Protection Act*, and the *Illinois Natural Areas Preservation Act*. Please provide a copy of this letter to Will County officials for their consideration.

Should other questions pertaining to Part 1075 and its applicability arise, please do not hesitate to contact me. We look forward to working with Will County officials to facilitate the administration of local codes and ordinances.

Sincerely,

A handwritten signature in black ink, reading "Keith M. Shank". The signature is fluid and cursive, with the first name "Keith" and last name "Shank" clearly legible, and "M." as a middle initial.

Keith M. Shank, Chief
Impact Assessment Section
Division of Ecosystems and Environment
keith.shank@illinois.gov
(217) 785-4984

WILL COUNTY LAND RESOURCE MANAGEMENT PLAN FORM MAP

