



WILL COUNTY LAND USE DEPARTMENT

58 E. Clinton Street, Suite 100 • Joliet, Illinois 60432

815/774-3321 • Fax: 815/727-8638

August 8, 2018

Richard Kavanagh
111 North Ottawa Street
Joliet, IL 60432

VIA ELECTRONIC MAIL to rkavanagh@kggllc.com

Zoning Case: ZC-18-056

Multiple PINS – Tracts I, K, L, M, N, O, P, Q, R, S (total 669.02 acres)

Dear Mr. Kavanagh,

The Will County Land Use Department has reviewed the map amendment application received July 30, 2018. The application has been assigned zoning case number ZC-18-056. In order for zoning case ZC-18-056 to be assigned to public hearing, the following items in bold below must be submitted or addressed:

1. **Please be advised that your zoning requests have been updated to read “map amendment from A-1 to I-1” on all applications.**
2. **Please submit a signed and stamped Plat of Survey.**
3. **Please submit legal descriptions in Word format.**
4. **Please be advised that pursuant to 154.123(A) PRIVATE STREETS, “private streets are prohibited unless expressly approved as part of a planned unit development (PUD).” According to the site plan submitted, Mississippi Ave. is to be extended but it is unclear if this will be completed by the Township or will be a private road. Also, when you submitted the zoning application, you stated that another private road is proposed but is not reflected on the site plan. A PUD will be required and is a special use permit. Staff recommends that you apply for this concurrently with the map amendment.**
5. **The application states that you are utilizing well and septic for the facility, however, septic fields and wells are not detailed on the site plan. Please clarify the intended water supply and waste water treatment.**
6. **Please submit a traffic impact study.**
7. **Please confirm that the other shareholders within EGLPC Brown Property LLC hold less than 20% interest and do not need to be identified (Tracts M, N, and O).**
8. **Please submit an updated deed for Tract L. The deed submitted reflects the parcel in a different configuration.**
9. **Please submit a copy of a deed for Tract R. The probate information identifies a 160 acre parcel under separate and different PIN numbers than the 70 acre parcel identified in the Last Will and Testament.**
10. **Please submit a copy of a deed for Tract S.**

11. **Please submit your EcoCAT report and IDNR replies for all the parcels. The EcoCAT system is available at <http://dnr.illinois.gov/ecopublic/>.**
12. **Please submit an NRI application to the Will-South Cook Soil and Water Conservation District. The application is attached. Please submit a copy of the application to our office.**
13. **Please contact Jackson Township regarding your map amendment request. The Township Plan Commission and Board may want to hold public hearings for your request.**
14. **Please contact Village of Elwood, the Village of Manhattan, and the City of Joliet regarding your map amendment request. The municipalities may want to hold public hearings for your request.**
15. **Pursuant to the fee schedule, fees shall be assessed for each individual request within an application. Since these parcels are not consolidated, are under different ownership, and will have to be voted upon separately at the public hearings, each parcel will be assigned a separate map amendment case number under the main zoning case number. As such, your fee has been updated to reflect \$57,430 for the map amendment. Land Use will not cash your check for \$17,785 until the aforementioned documents are received. This amount can be applied to the balance.**

Applicants are responsible for notifying abutting property owners via certified mail. You will receive further instructions and contact information. Please bring receipt of certified mail to the hearing or your case will not be heard.

The zoning case will be published in a local newspaper. Applicants are responsible for payment of publication. You will receive further instruction regarding publication payment. It is important to bring your receipt of payment to the hearing or your case will not be heard.

Please post the public hearing sign no more than 15 days from the assigned public hearing date. You will receive further instructions from the Land Use Department.

If the aforementioned items are not completed within 60-days of this letter, zoning case ZC-18-056 shall be considered withdrawn. Should you have any additional questions regarding these matters, please do not hesitate to contact me. I can be reached by telephone at (815) 774-7896 or by email at jfarrell@willcountylanduse.com.

Sincerely,



Janine Farrell
Development Analyst II

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