



**APPLICATION FOR  
MAP AMENDMENT - SPECIAL USE PERMIT - VARIANCE**

Will County Land Use Department • Development Review Division  
58 E. Clinton St., Suite 100 • Joliet, Illinois 60432  
10/22/2015 10/23/2015 10/23/2015

<http://www.willcountvillinois.com/County-Offices/Economic-Development/Land-Use>

**PART A – APPLICANT INFORMATION**

ZC 16-011  
M-16-004

Owner Information			
Full Name	Frankfort Park District		
Owner Address	Number & Street: 7540 W. Braemar Lane		
	City: Frankfort	State: IL	Zip Code: 60423
Contact Information	Phone: 815-469-3524	Email: jrandall@fspd.org	
Agent Information (if different from above)			
Full Name	Last: Randall	First: James	
Agent Address	Number & Street: Same as above		
	City:	State:	Zip Code:
Contact Information	Phone: 815-469-3524	Email: cell(815-693-2093) jrandall@fspd.org	
Agency/Firm Name			
Attorney Information			
Full Name	Last:	First:	
Attorney Address	Number & Street:		
	City:	State:	Zip Code:
Contact Information	Phone:	Email:	
Agency/Firm Name			

**PART B – EXISTING PROPERTY INFORMATION**

Existing Property Information			
PIN(s)	19-09-12-301-402-0000 042-0000		
Parcel Size			
Township	Frankfort	Section	12
Property Address	Number & Street: 7540 W. Braemar Lane		
	City:	State: IL	Zip Code:
Current Zoning	R4/R5	Current Land Use	Park District
Water Supply	Public Well	Sanitary System	Sewer Septic

10/23/2015 updated

**PART C – GENERAL CASE INFORMATION**

**General Case Information**

Zoning request(s) (consult with staff prior to submitting):

Map Amendment from R-4/R-5 to special purpose parks and open space district

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Purpose of request:

To help preserve and protect lands set aside for park and open space use by providing cultural and recreation opportunities. To preserve natural and scenic areas.

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Is the purpose of this application to address an ordinance or code violation?       YES       NO

If yes, what is the violation?

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If the application is associated with a planned unit development preliminary plat, has the preliminary plat application been filed with the Development Review Division?       YES       NO

If your application is for a special use permit(s), is your intent to have the permit(s) transferrable to subsequent owners of the subject property?       YES       NO

**Legal description from plat of survey (insert below, use additional sheets as necessary)**

See Attached

**ART D - SIGNATURE AND NOTARIZATION**

I consent that all above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.

I consent to the entry in or upon the premises described in this application by any authorized official of the County of Will for the purposes of completing any reviews or for the reports deemed necessary by the submittal of this application or for the purpose of posting, maintaining, or removing such notices as may be required by law, or for the purpose of inspecting the premises and uses thereon for compliance with the terms and conditions of any special use permit approval issued as a result of this application.

I have read and am familiar with the recommendations of the Will County Land Resource Management Plan; and have read Article 155-16 of the Will County Zoning Ordinance and am familiar with each of the criteria for a map amendment, special use permit and/or variance and understand that each applicable criteria must be met for approval of the petition.

I have read Article 155-16 of the Will County Zoning Ordinance and understand that no granting of a variation or special use permit shall be valid for a period not to exceed one (1) year from the date of such order unless a building permit has been issued, a certificate of occupancy has been issued or the special use permit has been lawfully established.

I understand that I am required, at least fifteen (15) days and not more than thirty (30) days prior to the public hearing, to post required signage, notify all owners of property abutting to the property in question via certified mail with return receipt.

I understand that application fees shall not be refunded or waived, except as may be determined on a case-by-case basis, by the Will County Board, or as determined by the Will County Land Use Department if fees are erroneously paid or collected.

I understand EcoCat (Ecological Compliance Assessment Tool) consultation is required by State of Illinois law for all special use permit and map amendment zoning applications submitted to the County and the State of Illinois charges a \$500 fee for the online consultation process. I also understand that special use permit and map amendment zoning applications will not be considered complete and scheduled for public hearing without either the final EcoCat report or letter terminating the consultation process being submitted with the zoning application.

Name (identify owner/agent/attorney)

Signature

Date

James J. Randall/Exec. Dir.



9-15-16

Frankfort Square Park District

SUBSCRIBED AND SWORN TO BEFORE ME

this 15<sup>th</sup> day of September, 2016.

Notary Public

Commission No: 582715 Expires Aug. 11, 2020

10/23/2015 updated

# PLAT OF ZONING WILL COUNTY

## LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH AND SOUTH OF THE INDIAN BOUNDARY LINE, DESCRIBED AS FOLLOWS:

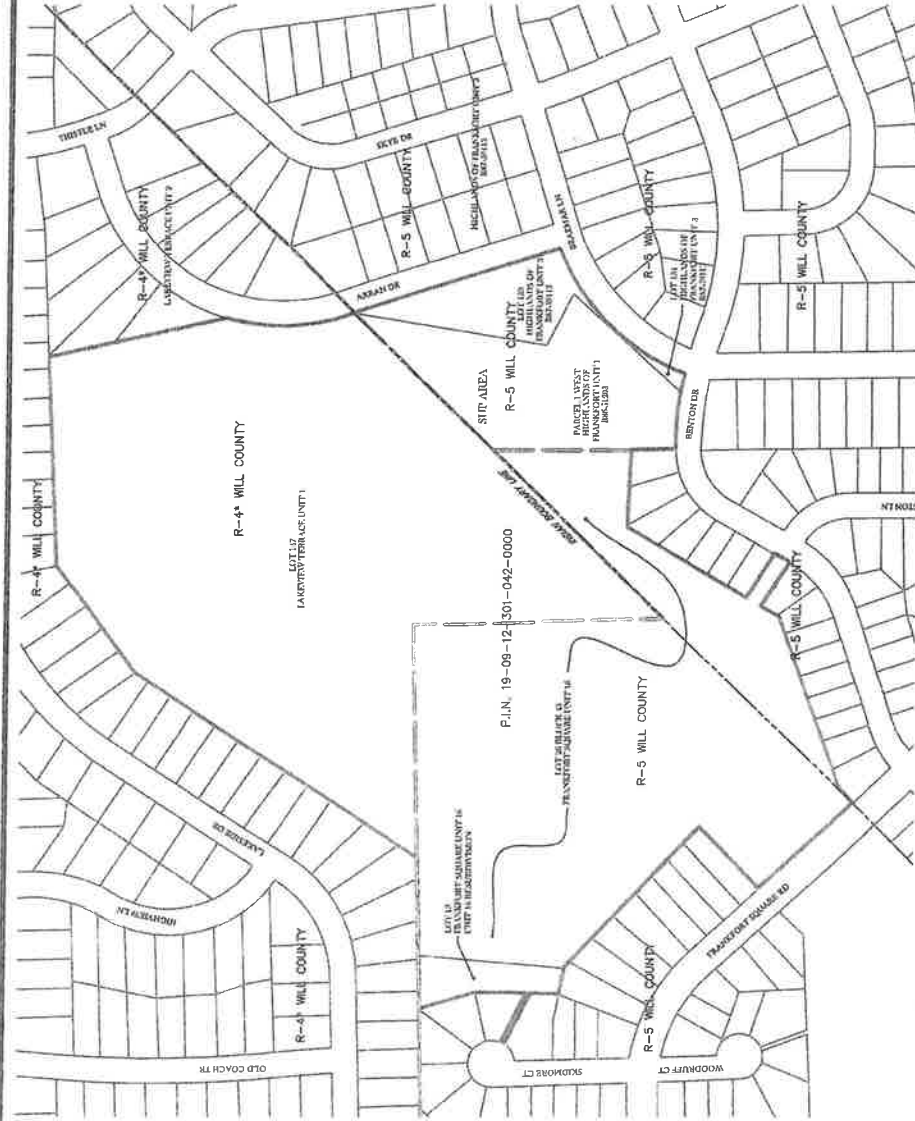
PART 26 IN BLOCK 43 IN FRANKFORT SQUARE UNIT NO. 16, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 12 AND PART OF THE NORTHWEST QUARTER OF SECTION 13 IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R78-042509, EXCEPTING THEREFROM THAT PART OF SAID LOT 26, BEING A 10 FOOT WIDE STRIP TAKEN BY FRANKFORT SQUARE UNIT NO. 16 RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R80-24556;

TOGETHER WITH: LOT 13 IN FRANKFORT SQUARE UNIT NO. 16 RESUBDIVISION BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 12, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R80-24556;

TOGETHER WITH: LOT 147 IN LAKEVIEW TERRACE UNIT ONE, BEING A SUBDIVISION OF PART OF SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE AND PART OF THE NORTHEAST QUARTER OF SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R90-053414;

TOGETHER WITH: LOTS 133 AND 134 IN HIGHLANDS OF FRANKFORT UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R87-59113;

TOGETHER WITH: PARCEL 1 WEST IN THE HIGHLANDS OF FRANKFORT UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R86-51203, ALL IN WILL COUNTY, ILLINOIS.



No.	DATE	DESCRIPTION	BY
01	02/16/2016	UPDATE SUP AREA	MJD
02	08/02/2016	UPDATE ZONING AREA AND LEGAL	MJD

**RT & A**  
**Ruettinger, Tonelli & Associates, Inc.**  
 Surveyors • Engineers • Planners • Landscape Architects • GIS. Consultants  
 129 CAPISTA DRIVE • SHOREWOOD, ILLINOIS 60404  
 PH. (815) 744-6600 FAX (815) 744-0101  
 website: www.ruettingertonelli.com

DATE: 02/11/2016 SCALE: 1" = 300' DRAWN BY: MJD CHECKED BY: RT  
 PREPARED FOR:  
 FRANKFORT SQUARE PARK DISTRICT  
 7540 W. BRAEMAR LANE  
 FRANKFORT, IL 60423

DRAWING TITLE: PLAT OF ZONING 116-0141-E01

**THIS IS NOT A BOUNDARY SURVEY**  
 ANY DISCREPANCY IN MEASUREMENT DISCOVERED UPON THE GROUND SHOULD BE CORRECTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.  
 FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT, DEED, CONTRACTS AND ZONING ORDINANCES.

EXISTING ZONING BOUNDARY