



**AGENDA  
FOR THE MARCH 18, 2015 REGULAR MEETING  
OF THE MONEE PLAN COMMISSION  
AND ZONING BOARD OF APPEALS  
6:30 P.M.**

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. APPROVAL OF MINUTES**

1. December 17, 2014

**E. OPEN TO PUBLIC**

**F. PUBLIC HEARING:**

1. 6:30-Variance Application as Submitted by Oscar & Karen Griffin for the property located at 25714 S Jasmine Ln.
2. 6:40-Variance Application as Submitted by James Revell for the property located at 26120 Governors Hwy.

**G. OLD BUSINESS:**

**H. ADJOURNMENT**

Posted: 03/16/2015 @ 11:00 am  
Michelle Powell, Deputy Village Clerk

**VILLAGE OF MONEE  
5130 WEST COURT STREET, MONEE, ILLINOIS  
MINUTES OF THE REGULAR MEETING OF THE  
PLAN COMMISSION AND ZONING BOARD OF APPEALS  
DECEMBER 17, 2014**

**ROLL CALL**

Chairman Gross called the December 17, 2014 Regular Meeting of the Plan Commission and Zoning Board of Appeals to order at 6:30pm. Commission Members present were: Bartlett, Gross, Janda, Johnson, Neri, Nieland and Rhein (7). Absent: None (0).

**OTHERS PRESENT**

Trustee Holston, and Deputy Clerk Powell. (See list)

**OPEN TO PUBLIC:**

**PUBLIC HEARING:**

**Special Use Application as Submitted by Tania Davis for the Property Located at 25740 McKinley Street:** Johnson moved, Bartlett seconded to open the Public Hearing for the Special Use Application as Submitted by Tania Davis for the Property Located at 25740 McKinley Street. Roll call vote. Ayes: Bartlett, Gross, Janda, Johnson, Neri, Nieland, Rhein (7). Nays: None (0). Absent: None (0). Motion carried.

Tania Davis of 25740 McKinley was present. Ms. Davis stated that she is seeking approval to operate a day care out of her home. Ms. Davis provided a copy of her Board of Health Certificate and DCFS approval. Ms. Davis stated that she has been approved for twelve (12) kids, and that they would be dropped off in the morning and picked up in the evening.

Colette Renk of 25828 Hoover questioned if by allowing Ms. Davis to run a business out of her home would that the surrounding area become C-1 zoned and no longer be zoned residential. Commission member Johnson stated no.

Bartlett moved, Johnson seconded to close the Public Hearing for a Special Use Application as Submitted by Tania Davis for the Property located at 25740 McKinley

Street. Roll call vote. Ayes: Bartlett, Gross, Janda, Johnson, Neri, Nieland, Rhein (7). Nays: None (0). Absent: None (0).

Neri asked Ms. Davis how many assistants she would have and if she plans on setting up her yard as a playground. Ms. Davis stated she would have one (1) assistant and yes she will have a play area in her fenced in yard. Johnson asked if DCFS and the State were allowing the daycare only on the main level of her home. Ms. Davis stated yes. Johnson questioned were the babies would sleep. Ms. Davis stated the sleeping area would be in a separate area on the main floor. Ms. Davis added that the upper level and downstairs areas would be gated off. Bartlett asked what the hours of operation would be. Ms. Davis stated 6:00am to 6:00pm.

Bartlett moved, Janda, seconded to send a Favorable Recommendation to the Village Board of Trustee's for the Special Use Application as Submitted by Tania Davis for the Property Located at 25740 McKinley Street. Roll call vote. Ayes: Bartlett, Gross, Janda, Johnson, Neri, Nieland, Rhein (7). Nays: None (0). Absent: None (0). Motion carried.

#### **OLD BUSINESS:**

**Variance Application as Submitted by Jane Mohan for the property located at 4741 Lilac Ave.** Chairman Gross explained that the Village Board pushed this variance back to Planning and Zoning due to the applicant had not notified everyone in the required one hundred and fifty (150) feet of her home. Deputy Clerk Powell stated that she had reached out to Ms. Mohan several times regarding this issue and received no response. Therefore at this time no action will be taken.

#### **ADJOURNMENT**

Bartlett moved, Janda seconded to adjourn at 7:10 p.m. Roll call vote. Ayes: Bartlett, Gross, Janda, Johnson, Neri, Nieland, Rhein (7). Nays: None (0). Absent: None (0).

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**Michelle Powell, Deputy Clerk**

VILLAGE OF MONEE, ILLINOIS

**APPLICATION FOR VARIANCE**

To: President and Board of Trustees  
Village of Monee  
5130 West Court Street  
Monee, IL 60449

FEB 25 2014  
# 2014  
\$150  
Monee

Pursuant to the Village Ordinance, the undersigned files this application for a variance from the provisions of the Zoning Ordinance of the Village of Monee, as amended, and being first duly sworn on oath, deposes and states the following:

1. Name & Address of owner OSCAR GRIFFIN JR AND  
KAREN L. STEWART-GRIFFIN  
CELL # 708-415-0100  
Tel. # 708 534-8364 25714 S. JASMINE LN

2. Name & Address of applicant NOT APPLICABLE  
If not owner:  
\_\_\_\_\_  
Tel. # \_\_\_\_\_

If the title is held in a land trust, the names, addresses, interests of all beneficiaries are as follows:

Name	Address	%
<u>NOT APPLICABLE</u>		

(Add additional information on Rider if more space is needed)

3. Name & Address of Attorney NO ATTORNEY  
For the applicant  
\_\_\_\_\_  
Tel. # \_\_\_\_\_

9. The present zoning classification of the subject property is : \_\_\_\_\_

RESIDENTIAL

10. The present use of the premises is: SINGLE FAMILY

DWELLING

11. Set forth specifically the nature of the variation requested and the Zoning Code Section involved: WHEREAS THIS IS A CORNER

LOT RESIDENTIAL PROPERTY, WE WISH TO  
ADD FENCING ON SOUTH & NORTH BOUNDARIES.

THE NORTH BOUNDARY IS W. COLONIAL DRIVE.

TITLE II OF THE CODE OF ORDINANCES

12. State in detail the reasons for the request: \_\_\_\_\_

WE WISH TO ENCLOSE THE BACK

YARD TO KEEP DOGS / COYOTES FROM

ACCESSING SUCH AREA, ALSO TO HAVE

A SEMBLANCE OF PRIVACY FOR

FAMILY ENJOYMENT.

13. State the proposed use of the premises if the variation is granted:

SINGLE FAMILY DWELLING WITH A

FENCED-IN BACKYARD FOR A

PRIVACY BOUNDARY.

Dated: 11/11/14

Individual Owners

[Signature]  
Signature

Karen Stewart-Griffin  
Signature

OSCAR GRIFFIN, JR  
KAREN L. STEWART-GRIFFIN  
Type/Print Name

Trustee or Corporate Ownership

\_\_\_\_\_  
Type/Print Name

By: \_\_\_\_\_  
Signature of Authorized Party

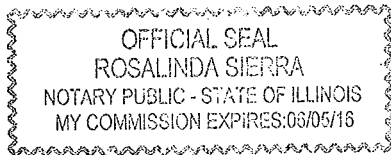
Attest: \_\_\_\_\_

(Applicant if not Owner)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SUBSCRIBED and SWORN to by the above Owners and Applicant this 11<sup>th</sup> day of  
November, 2014.

[Signature]  
Notary Public

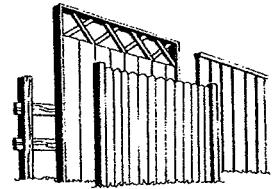


Kevin  
(815) 483-3768

**Proposal**

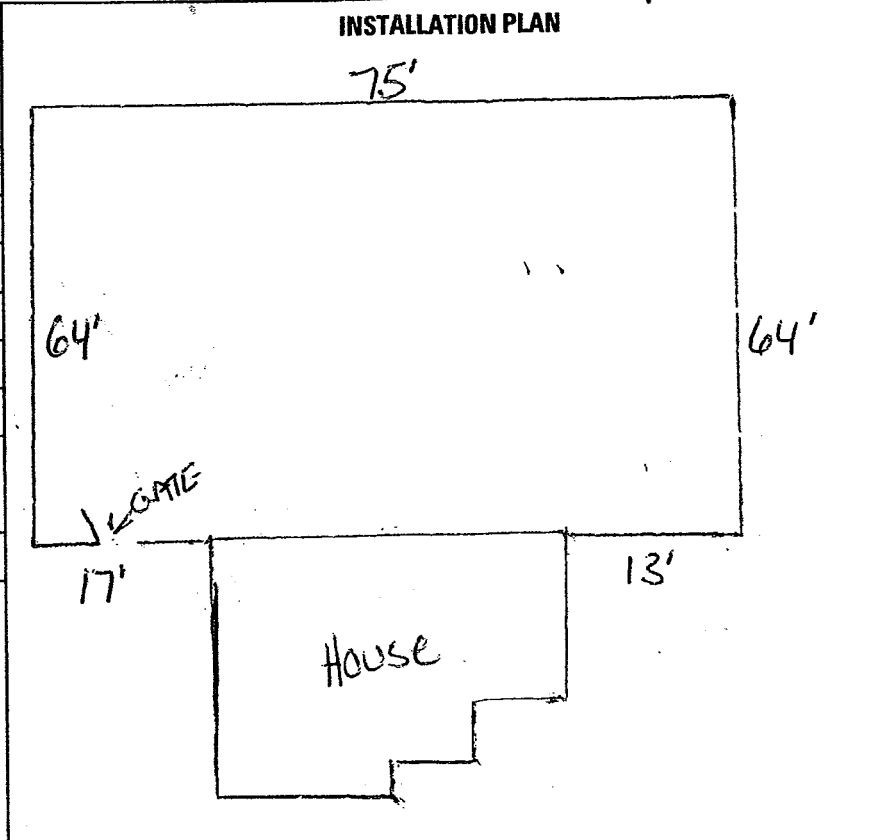
**K & D**

Custom Fencing and Deck  
Wilmington, IL 60481



PROPOSAL SUBMITTED TO: <b>OSCAR, Karen GRIFFEN</b>	DATE <b>2-9-15</b>
STREET ADDRESS <b>257145 Jasmine</b>	PHONE# <b>708-534-8364</b>
CITY <b>Monroe IL</b>	WORK# <b>312-926-0979</b>

TOTAL FT. <b>233</b>
FENCE TYPE CEDAR <input type="checkbox"/> VINYL <input checked="" type="checkbox"/>
TREATED <input type="checkbox"/> ALUMINUM <input type="checkbox"/>
CHAIN LINK <input type="checkbox"/>
FENCE HEIGHT 4 FT. <input type="checkbox"/> 5 FT. <input checked="" type="checkbox"/> 6 FT. <input type="checkbox"/>
FENCE DESIGN <b>SCALLOPED</b>
POST SIZE <b>5" X 5"</b>
BACK RAIL SIZE <b>2 X 3.5"</b>
BOARD SIZE <b>3" DOG-EARED</b>
SOLID <input type="checkbox"/> SPACED <input checked="" type="checkbox"/> 2" SHADOW BOX <input type="checkbox"/>
GATE SIZE <b>1-4' wide GATE</b>
DIRT REMOVAL YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>



OTHER SPECIFICATIONS:  
**COLOR white**  
**NEW England CAPS on Post**  
**Remove old wood fence**  
**All Posts Set 42" In Ground**  
**SET IN concrete**

<b>We have been directed by Law not to dig within 18" of underground utilities. Any deviation from this directive shall become the owners liability.</b>	Buyer's Initials _____	<b>CUSTOMER WILL OBTAIN PERMIT</b>
Buyer's Initials _____	Buyer's Initials _____	

Payment to be made as follows: <input type="checkbox"/> Cash <input type="checkbox"/> Check	Total Amount of Contract: <b>6200<sup>00</sup></b>
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<p style="text-align: center;"><b>CONTRACT CONDITIONS</b></p> <p>MORE OR LESS MATERIAL OTHER THAN AMOUNT CONTRACTED FOR WILL BE DEBITED OR CREDITED AT CURRENT RATE ACCEPTANCE - The above proposal when accepted by the Company, at its main office, becomes a contract between two parties and is not subject to cancellation. Silence on the part of the Company shall not be construed as an acceptance of this proposal. In case payment is not made as specified in this contract the purchaser is liable for a service charge of 1 1/2% per month after due date and all legal and court costs for collection. PROPERTY OWNER is solely responsible for locating, staking and clearing fence lines. Purchaser also agrees that the company will not be held responsible or liable for any damage of any nature to underground obstruction, and understands there is no warranty on wood fence materials because natural wood is subject to expansion and contraction; some checking and small separations are normal. If contract is cancelled after 3 days a 25% charge of the total contract price will be charged.</p>	Deposit Paid:
	Balance Due Upon Completion:
	Authorized Signature:
	Note: This proposal may be withdrawn by us if not accepted within _____ days

**Acceptance of Proposal** - The above prices, specifications and conditions are satisfactory and are hereby accepted, you are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature \_\_\_\_\_

VILLAGE OF MONEE, ILLINOIS

APPLICATION FOR VARIANCE

To: President and Board of Trustees  
Village of Monee  
5130 West Court Street  
Monee, IL 60449

Pursuant to the Village Ordinance, the undersigned files this application for a variance from the provisions of the Zoning Ordinance of the Village of Monee, as amended, and being first duly sworn on oath, deposes and states the following:

1. Name & Address of owner

James Revell

25963 S. GOVERNOR HWY

Tel. # 708-288-8805

MONEE IL, 60449

2. Name & Address of applicant \_\_\_\_\_

If not owner:

Tel. # \_\_\_\_\_

If the title is held in a land trust, the names, addresses, interests of all beneficiaries are as follows:

Name

Address

%

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Add additional information on Rider if more space is needed)

3. Name & Address of Attorney  
For the applicant \_\_\_\_\_

Tel. # \_\_\_\_\_



**Subject:** Re: Will County GIS Data Request

**From:** George Boulos (gboulos58@yahoo.com)

**To:** kadams@willcountyillinois.com;

**Date:** Thursday, February 26, 2015 12:25 PM

thank you

On Thursday, February 26, 2015 12:17 PM, Kristin Adams <kadams@willcountyillinois.com> wrote:

Listed below are the names and addresses associated with the parcel you mentioned (26120 S Governors Hwy) and those parcels within 150ft of it.

PIN	Name	Name_2	Address_2	Address_3	Zip_code
2114204020060000	FIRST MIDWEST BANK		2801 W JEFFERSON ST	JOLIET IL	60435
2114204000270000	FIRST MIDWEST BANK		2801 W JEFFERSON ST	JOLIET IL	60435
2114204000070000	SMITH R E		7106 W CORNING AVE	PEOTONE IL	60468
2114204000230000	MCGLONE MATTHEW J	MCGLONE ANGELA J	26080 GOVERNORS HIGHWAY	MONEE IL	60449
2114204000240000	KLUCK JERRY		1251 PROSPECT PROMENADE	PANAMA CITY BEACH FL	32413
2114204000250000	FIRST MIDWEST BANK		2801 W JEFFERSON ST	JOLIET IL	60435
2114204000260000	FIRST MIDWEST BANK JPR DEVELOPMENT		2801 W JEFFERSON ST	JOLIET IL	60435
2114204020070000	LLC SOUTHERLAND		25963 S GOVERNORS HWY	MONEE IL	60449
2114204020080000	ROBBIE	SOUTHERLAND KIM	24129 S CICERO AVE	MONEE IL	60449
2114204020090000	FIRST MIDWEST BANK		2801 W JEFFERSON ST	JOLIET IL	60435

**Kristin Adams**

\*\*\*\*\*

GIS Technician  
Will County GIS Department  
(815) 774-6343  
[kadams@willcountyillinois.com](mailto:kadams@willcountyillinois.com)

5/1/2015  
12:25 PM

14. Information regarding conditions which must all be met to grant a variance under the Village Ordinance and State statute:

- (a) Property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located for the following reasons:

26120 S. Governor Hwy  
MONEE IL, 60149

- (b) The plight of the owner is due to circumstances that are unique to the property in question for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_

- (c) The variation, if granted, will not alter the essential character of the locality in which the property in question is located for the following reasons: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15. Attached hereto is a Plat Plan or accurate drawing indicating the location of the property and any improvement currently existing thereon, showing dimensions and square footage of the parcel of real estate and any improvements. (Need not be prepared by an engineer unless requested by the Village.)

16. Is new construction planned for the property? Yes \_\_\_\_\_ No

Is any remodeling planned for improvements currently on property?

Yes  No \_\_\_\_\_

If new construction or remodeling is planned, please supply any available plans thereof.