



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
Telephone (815) 740-8140 • Facsimile (815) 774-3386
<http://www.willcountyillinois.com/County-Offices/Economic-Development/Land-Use>

Zoning Case # **ZC-22-094** (staff only)

-MK 2/15/2023

PART A – APPLICANT INFORMATION

M-22-043, S-22-052

Owner Information			
Full Name	Sergiu Tugutchi Plaza Square Partnership, L.P.		
Owner Address	Number & Street: 25003 Edison Ln. 3604 Woodland Lane		
	City: Plainfield Downers Grove	State: IL	Zip Code: 60544 60515
Contact Information	Phone: 847/687-7891	Email: sergiutugutchi@yahoo.com	
Agent Information (if different from above) Contractual Interest			
Full Name	Last: Tugutchi	First: Sergiu	
Agent Address	Number & Street: 25003 Edison Ln.		
	City: Plainfield	State: IL	Zip Code: 60544
Contact Information	Phone: 847/687-7891	Email: sergiutugutchi@yahoo.com	
Agency/Firm Name			
Attorney Information **PRIMARY CONTACT**			
Full Name	Last: Turner	First: Patrick	
Attorney Address	Number & Street: 33 N. LaSalle, Suite 1910		
	City: Chicago	State: IL	Zip Code: 60602
Contact Information	Phone: 312/332-6500	Email: pturner@maurides.com	
Agency/Firm Name: Maurides Law			

-MK 2/15/2023

PART B – EXISTING PROPERTY INFORMATION

Existing Property Information			
PIN(s)	07-01-07-400-018-0000		
Parcel Size	2.5 2.3 acres (SPECIAL USE AREA APPLIES TO ENTIRE SITE)		
Township	Wheatland	Section	7
Property Address	Number & Street: Wolfs Crossing and Soccer Drive		
	City: Plainfield	State: IL	Zip Code: 60544
Current Zoning	R-1	Current Land Use	Vacant
Water Supply	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Well	Sanitary System N/A	<input type="checkbox"/> Sewer <input checked="" type="checkbox"/> Septic N/A

PART C – GENERAL CASE INFORMATION

General Case Information

-MK 2/15/2023

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

Rezoning and Special Use

1. Map amendment from R-1 to I-1.

2. Special Use permit for a truck terminal.

Purpose of request:

To allow a truck terminal

Is the purpose of this application to address an ordinance or code violation?

☐ YES ☒ NO

If yes, what is the violation?

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

-MK 2/15/2023

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

THE EASTERLY 173.68 FEET (EXCEPT THE SOUTHERLY 1111.60 FEET) OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (MEASURED ALONG THE SOUTH AND EAST LINES OF SAID QUARTER), LYING SOUTHERLY OF THE CENTER LINE OF A HIGHWAY KNOWN AS OSWEGA AND NAPERVILLE ROAD, IN WILL COUNTY, ILLINOIS.

PART 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 \$125 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.

I understand that any information and supporting documentation, including but not limited to plats of surveys and site plans, provided with this application will become public record and subject to the Freedom of Information Act, and may be released as part of a document request.

Name (identify owner/agent/attorney)

Signature

Date

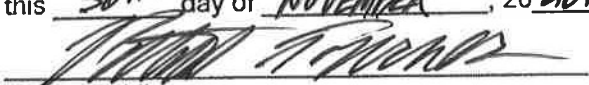
Sergiu Tugutchi



11.30.22

SUBSCRIBED AND SWORN TO BEFORE ME

this 30th day of NOVEMBER, 2020.


Notary Public



Complete for applications related to industrial / commercial uses only

What is the current or previous use on the property?

Vacant

What is the proposed intended use of the property?

Truck Terminal

If the proposed use is currently in operation at another location, what is that location's address?

1214 Rt. 30, Aurora, IL

Business website?

What are the days and hours of operation? Monday thru Friday-7:00 AM to 5:00 PM; Saturday 7:00 AM to 1:00 PM

Will there be employees?



Yes



No

If yes, how many? 1

Is there any proposed construction or alteration of existing buildings?



Yes



No

If yes, explain: Small building for routine maintenance per site plan

Is there any proposed grading or fill?



Yes



No

If yes, explain: Gravel in parking areas and concrete base for building

Will the intended use be open to the public?



Yes



No

If yes, estimated average number of customers per day

5-7

Will the intended use include any outdoor storage of materials, supplies, merchandise, vehicles, equipment, or other similar materials not on display for direct sale, rental or lease to the ultimate customer?



Yes



No

Will the intended use require new outdoor lighting?



Yes



No

Will the intended use require a new sign on the property?



Yes



No

What is the estimated number of average daily vehicle trips the proposal will generate? 5-7

What is the anticipated noise level of the intended use?

☒ No different than existing conditions

☐ Minimal increase - If checked, explain

☐ Significant increase - If checked, explain

PART E - APPLICATION SUBMITTAL CHECKLIST AND INSTRUCTIONS

Pre-filing checklist:

- ☒ Completed application (pages 1-4)
- ☒ Copy of recorded deed
- ☒ Electronic copy of legal description (CD ROM or Email), Microsoft Word compatible text format
- ☒ Plat of survey (to scale) from a professional land surveyor showing existing structures on paper size not exceeding 11" x 17". Survey must include a scale, north arrow and dimensions of the subject parcel.
- ☒ Plot plan – the plat of survey is a useful base map. The plot plan must be to scale and must include the proposed structure(s), setbacks from all existing and proposed improvements to all property lines, site and land use details and the location of the well and septic system.
- ☐ Will/South Cook Soil and Water Conservation District Natural Resource Information report
- ☒ Illinois Department of Natural Resources EcoCAT Report and IDNR reply (if applicable)
- ☐ Affidavit of owner's consent (if applicable)
- ☐ Disclosure of beneficiaries (if applicable)

Filing checklist:

- ✓ Application fee as determined by staff based on the fee schedule available at www.willcountyillinois.com/County-Offices/Economic-Development/Land-Use
- ✓ Once the filing fee is submitted and the application is accepted for filing, staff will schedule the public hearing date and conduct agency notification according to the table below. Copies of any written correspondence received by the Department will be emailed to the applicant.

Notification requirements	Zoning request	
	Map Amendment / Special Use Permit	Variance
Will County Health Department	X	X
Local road commissioner (State, County, or Township)	X	X
Fire protection district	X	X
Federal Aviation Administration, if applicable	X	X
Will South Cook Soil and Water Conservation District	X	X
Township (Supervisor, Clerk, Plan Commission)	X	
Illinois Department of Natural Resources EcoCAT Report (http://dnr.illinois.gov/ecopublic/) and IDNR reply	X	
Municipalities within 1.5 miles	X	

Applicant will receive an email notification of the public hearing date with instructions for notifying abutting property owners in addition to a list with contact information. Included in the email will be an affidavit of abutting property owner notification and a notice of public hearing template.

Checklist of items to bring to the public hearing:

- ✓ Completed affidavit of abutting property owner notification
- ✓ Notification letter sent to the identified abutting property owners
- ✓ Certified mail return receipts and date stamped receipt from U.S. Postal Service
- ✓ Certification of publication and publication payment
- ✓ Email notice of abutting property owner notification requirements

At the conclusion of the public hearing, the applicant will receive a Will County Ordinance if the request is approved (applicable to variance requests only) or the date to appear before the Land Use Development Committee (applicable to special use permit and map amendment requests).

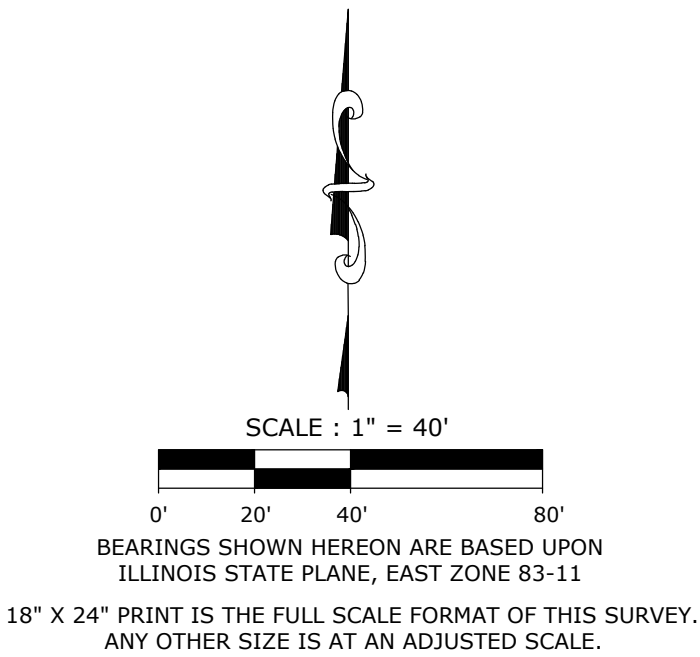
ZC-22-094 LEGAL DESCRIPTION

THE EASTERLY 173.68 FEET (EXCEPT THE SOUTHERLY 1111.60 FEET) OF THAT PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (MEASURED ALONG THE SOUTH AND EAST LINES OF SAID QUARTER), LYING SOUTHERLY OF THE CENTER LINE OF A HIGHWAY KNOWN AS OSWEGO AND NAPERVILLE ROAD, IN WILL COUNTY, ILLINOIS.

PIN: 07-01-07-400-018-0000

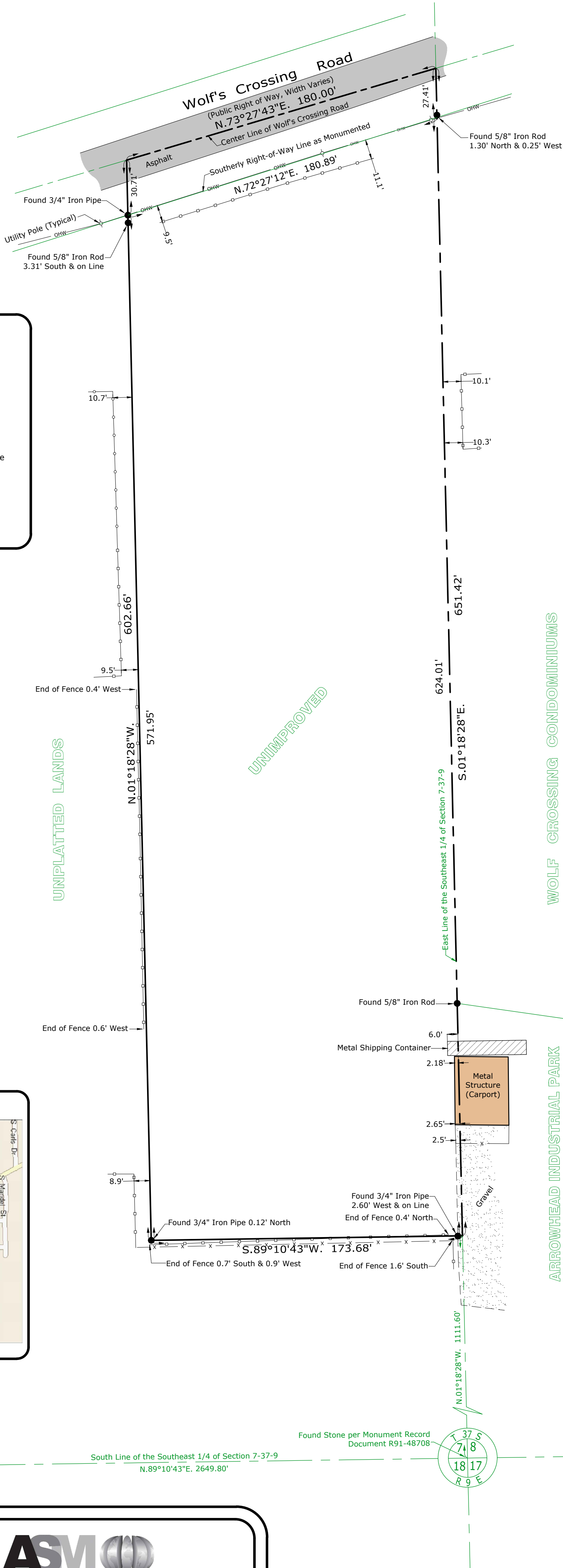
ADDRESS: 2.50 +/- acres of land located at W. Wolf's Crossing Road, west of S. Bode St. and east of S. Soccer Drive, Plainfield, Illinois, 60544

PLAT OF SURVEY



LEGEND

- Found Iron Stake as Indicated
- Boundary Line
- Lot Line
- Center Line
- Center Line of PVC Fence
- Center Line of Wood Fence
- Center Line of Chain Link Fence
- Overhead Utility Line
- Gravel
- Asphalt
- Building



LEGAL DESCRIPTION

THE EASTERLY 173.68 FEET (EXCEPT THE SOUTHERLY 1111.60 FEET) OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, (MEASURED ALONG THE SOUTH AND THE EAST LINES OF SAID QUARTER), LYING SOUTHERLY OF THE CENTER LINE OF HIGHWAY KNOWN AS OSWEGO AND NAPERVILLE ROAD, IN WILL COUNTY, ILLINOIS.

SURVEY NOTES

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

ALL BUILDING TIES ARE TO THE SIDING CORNERS.

THE PERMANENT PARCEL INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREON IS 07-01-07-400-018.

THE PROPERTY DESCRIBED HEREON CONTAINS GROSS: 108,900 SQ. FT. OR 2.500 ACRES, MORE OR LESS. NET: 103,853 SQ. FT. OR 2.384 ACRES, (EXCLUSIVE ROAD) MORE OR LESS.

PROPERTY COMMONLY KNOWN AS:
UNIMPROVED PARCEL
WOLF'S CROSSING ROAD EAST OF SOCCER DRIVE
PLAINFIELD, IL 60544

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, SHAWN R. VankAMPEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 1/14/2023 IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND BOUNDARY SURVEY SET FORTH BY ILLINOIS STATE LAW.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF FEBRUARY, A.D. 2023.



Shawn R. Vankampen
SHAWN R. Van KAMPEN
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2710
LICENSE EXPIRES 11/30/2024

PREPARED FOR:

MAURIDESLAW MAURIDES FOLEY
TABANGAY & TURNER LLC

33 N La Salle St, Chicago, IL 60602

NO.	DATE	REVISION
1.	1/14/2023	FIELD SURVEY COMPLETED
2.	1/31/2023	FINAL SURVEY COMPLETED
3.	2/15/2023	CORRECTED SCRIVENER'S ERROR

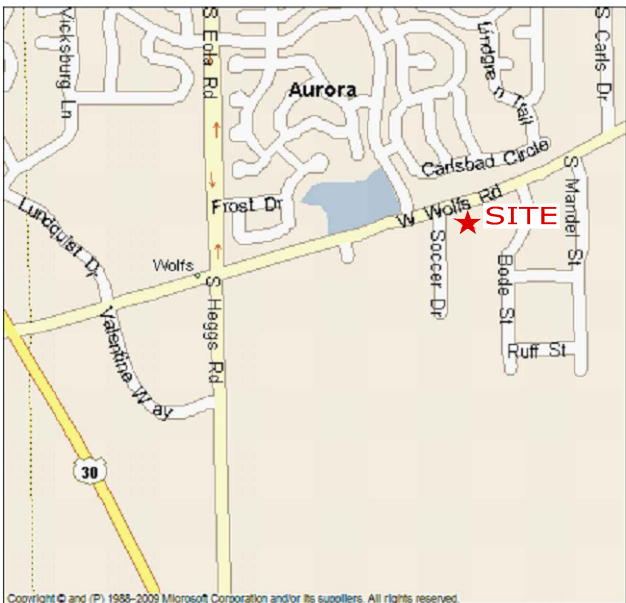
SITE DESIGNATION INFORMATION:
UNIMPROVED PARCEL
WOLF'S CROSSING ROAD
EAST OF SOCCER DRIVE
PLAINFIELD, IL 60544

PROJECT NO.
742008

PLAT
SHEET 1 OF 1

DRAWN BY: PS CHECKED BY: SVK

LOCATION MAP



NOT TO SCALE

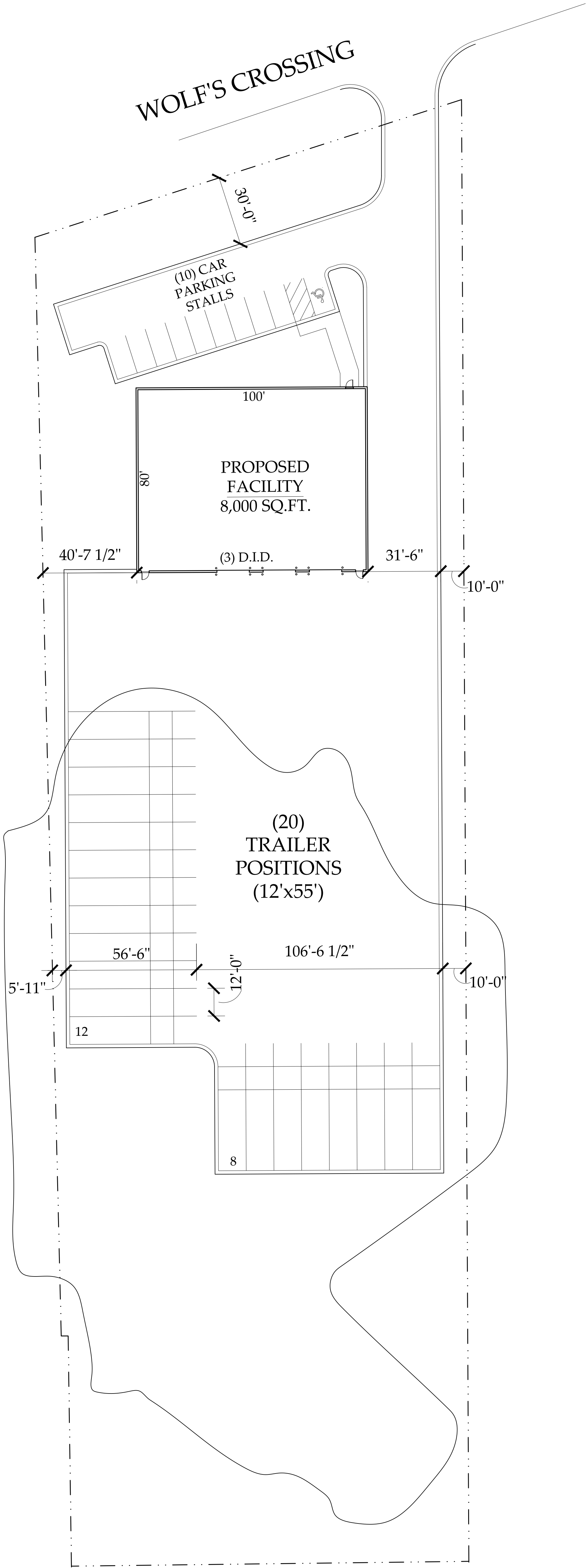
PREPARED BY:



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Professional Design Firm #184-006014 expires 4/30/2023
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SOCCER DRIVE



DATA:

SITE AREA: 108,364 SQ.FT.
2.48 ACRES
TRAILER POSITIONS: 20 POSITIONS

