



**City of Wilmington
Planning & Zoning Commission
Thursday, January 7, 2021 at 5:00 p.m.**

IN ACCORDANCE WITH PUBLIC ACT 101-0640, 5 ILCS 120/7(e), THIS CITY COUNCIL MEETING WILL BE HELD REMOTELY BASED ON THE GUBERNATORIAL DISASTER DECLARATION AND THE MAYOR OF THE CITY OF WILMINGTON DETERMINING THAT A FULL IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. MEMBERS OF THE GENERAL PUBLIC WILL BE ABLE TO VIEW AND PARTICIPATE IN THE MEETINGS REMOTELY AS WELL.

Join Zoom Meeting

<https://us02web.zoom.us/j/81458061195?pwd=N1o4RXBiRk5yV0E5RU92OUd1TjVjQT09>

Meeting ID: 814 5806 1195

Passcode: 729647

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 814 5806 1195

Passcode: 729647

WE ARE HAPPY TO ACCOMMODATE WRITTEN PUBLIC COMMENTS. ANY WRITTEN COMMENTS MUST BE RECEIVED VIA EMAIL BY 3:00 P.M. ON TUESDAY, JANUARY 7, 2021. COMMENTS RECEIVED BY 3:00 P.M. WILL BE PUT INTO THE RECORD AND CONSIDERED BEFORE COUNCIL ACTION. COMMENTS CAN BE SUBMITTED BY EMAIL TO JZILLER@WILMINGTON-IL.COM.

Location & Time

Via Zoom
5:00 p.m. 1/7/2021

**Planning & Zoning
Commission Members**

Bryan Humphries, Chairman

Larry Clennon

Jonathan Jones

Mark Duffy

Chris Smith

John Tryner

Jayson Walinski

Agenda

1. Call to Order
2. Roll Call
3. Review and Approve the November 24, 2020 Meeting Minutes
4. Open Public Hearing
Petitioner: ADAR RPLL LLC
Location: 30610 S. Kavanaugh Lane
Request: Site Plan Review
5. Close Public Hearing
6. Commissioners Review/Approval/Recommendation of Request from Petitioner ADAR RPLL LLC
7. Other pertinent information
8. Public Comment
(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
9. Adjournment

Posting Date
12/31/20

TK

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Tuesday, November 24th, 2020 at 5:00 PM

Call to Order

The November 24, 2020 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Executive Secretary Krusinski.

This evening's Planning & Zoning meeting is being held remotely using a video and audio recording program consistent with Executive Order 2020-07 which was ordered by Governor Pritzker on March 16, 2020 in response to the COVID-19 pandemic. This order addresses the provisions of the Open Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a public body. Specifically, (1) the requirement in 5 ILCS 120/2.01 that "members of a public body must be physically present" is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. More importantly, based on what we know now about the coronavirus pandemic and prudent precautions as a result thereof, this meeting is being conducted in ways to provide the maximum amount of protection to our board, staff and the community. We apologize for any inconvenience to anyone, but we ask for understanding and compliance temporarily. Thank you.

Roll Call

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners Present Humphries, Clennon, Jones, Duffy, Walinski

Commissioner's Absent Smith, Tryner

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also, in attendance were the City Administrator Joie Ziller and Executive Secretary Tessa Krusinski.

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Jones seconded to approve the September 3, 2020 meeting minutes as written and have them placed on file

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 2 Smith, Tryner

Motion passed.

Public Hearing

Commissioner Jones made a motion and Commissioner Duffy seconded to open the public hearing at 5:03 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 2 Tryner, Smith

Motion passed.

Ben Schuster Counsel of Adar and Elion Partners spoke about the requirements with the Ridgeport annexation agreements as well as the rezoning agreement.

Michael Stellino from Ellion Partners answered questions regarding an email from a resident within the zoning district. The public comment received via email is attached for future reference. Mr. Stellino informed the Committee that an offer was made to the resident in October and no response was given.

Commissioner Jones made a motion and Commissioner Clennon seconded to close the public hearing at 5:16 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 2 Tryner, Smith

Motion passed.

Commissioners Review/Approval/Recommendation

Commissioner Clennon made a motion and Commissioner Walinski seconded for the Commission to recommend to the City Council to approve Property Zoning Request to I5, Planned Industrial Development Zoning – Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 2 Tryner, Smith

Motion passed.

Public Comment

No public comment was made.

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Jones. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on November 24, 2020 adjourned at 5:21 p.m.

Respectfully submitted,

Tessa Krusinski

Tessa Krusinski
Executive Secretary

Comment received via email:

As you are aware, there are only a few homes remaining in the Elion Logistics Park area of Murphy and Kavanaugh roads.

Our home at 30820 S Kavanaugh Rd. is one of them

We have seen the ELP 55 update with plans for rezoning, annexation, and modifications of TIF boundaries.

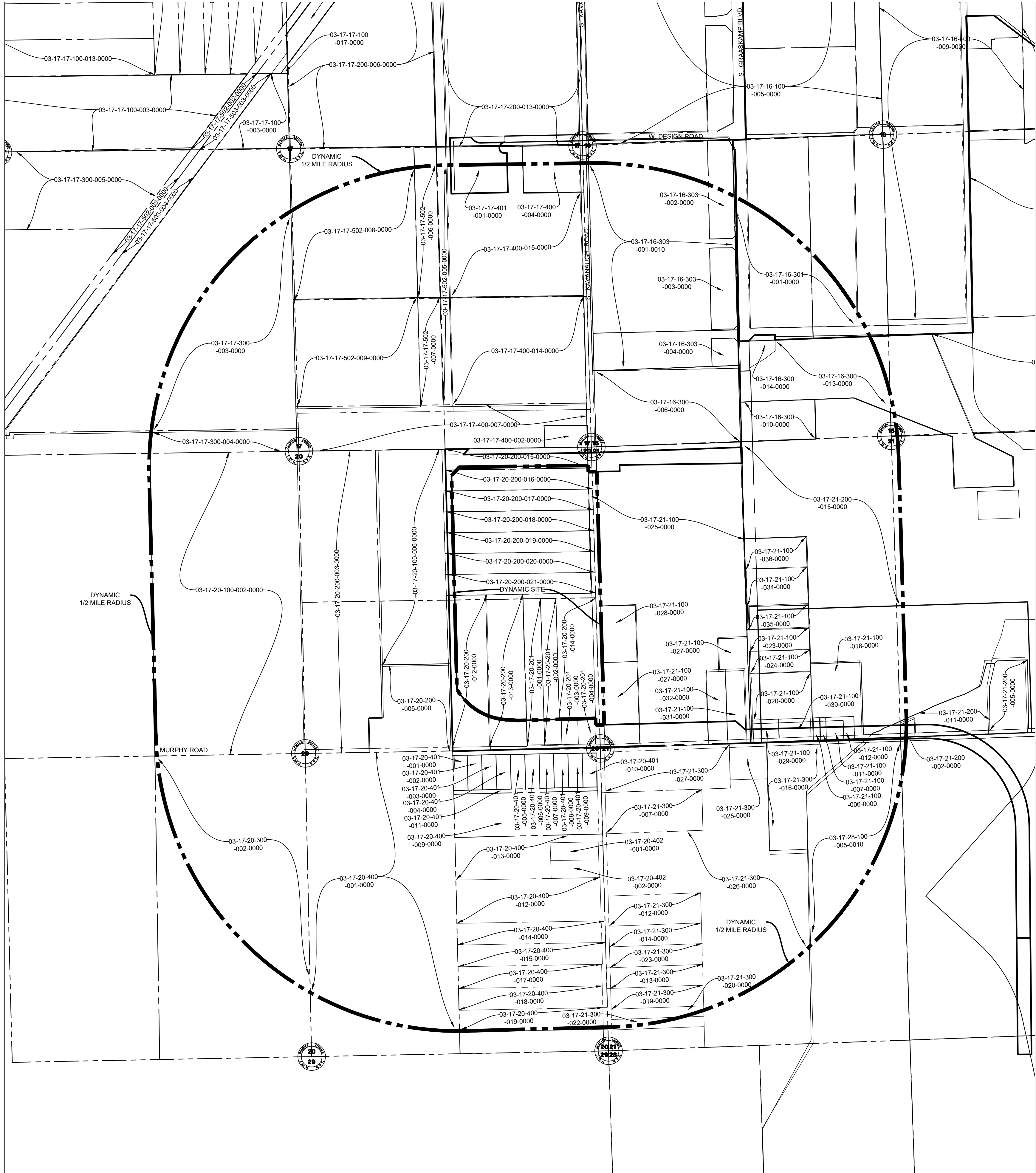
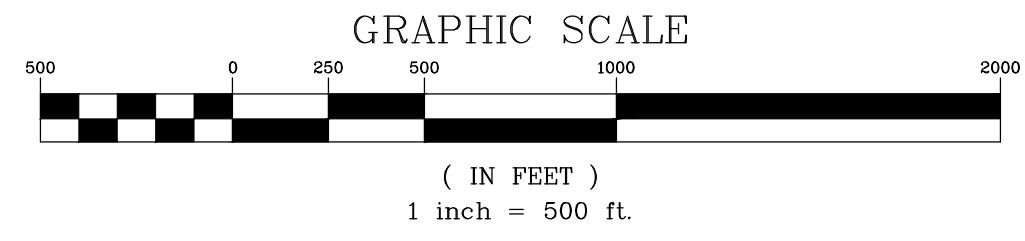
According to the original Homeowners agreement between the city and Ridgeport we are within the 1/2 mile of the proposed building.

We are asking the city of Wilmington and Elion, to honor the original home owners agreement of purchasing our property at the agreement price of 125% of our 2010 appraised value plus the 2% increase for each year our home was not purchased . So far this offer has not been made to us by Elion. They have made offers that we have not agreed with because it hasn't even come close to the original homeowners agreement.

I cannot be on tonight's planning and zoning zoom meeting. I hope the city of Wilmington will see to it that we are not left stranded on Kavanaugh and see to it that Elion and the City of Wilmington complies with the Agreement before a building permit is issued.

Mike and Stacey Johnstone

CURRENT P.I.N. LOCATION



NOTE:
APPROXIMATE LOCATION MEANS MANHARD CONSULTING HAS NOT SURVEYED THE SECTION AND/OR SOME OF THE BOUNDARY LINES CALLED OUT IN THE DOCUMENTS PROVIDED TO MANHARD.

SHEET 1 OF 1	PROJ. MGR.: BDM
	PROJ. ASSOC.: TMM
	DRAWN BY: TMM
	DATE: 11/25/20
	SCALE: 1"=500'

ELION LOGISTICS PARK 55
WILMINGTON, ILLINOIS
CURRENT P.I.N. LOCATION

Manhard CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph: 830.881.8500 fx: 830.881.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on January 7, 2021 at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL for the purpose of receiving and considering testimony and public comment on the request of petitioner, Adar RPLL, LLC, a Delaware limited liability company, to have a site plan reviewed and approved for an approximately five hundred thousand (500,000) square foot office and warehouse building with associated parking, truck docks and detention on approximately sixty-one (61) acres of property west of Kavanaugh Road and north of Murphy Road in the City of Wilmington, which property is described as follows:

BEING PART OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTHWEST QUARTER OF SECTION 21, OF TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTH 88 DEGREES 41 MINUTES 17 SECONDS WEST, 52.93 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH 01 DEGREES 41 MINUTES 38 SECONDS EAST, 160.02 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 39 MINUTES 03 SECONDS EAST, A DISTANCE OF 55.06 FEET; THENCE SOUTH 01 DEGREES 41 MINUTES 42 SECONDS EAST, A DISTANCE OF 2154.71 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 30 SECONDS WEST, A DISTANCE OF 678.35 FEET; THENCE NORTH 86 DEGREES 22 MINUTES 12 SECONDS WEST, A DISTANCE OF 102.25 FEET TO A POINT OF NON-TANGENT CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 540.69 FEET, AN ARC DISTANCE OF 526.37 FEET, A CHORD BEARING NORTH 58 DEGREES 28 MINUTES 51 SECONDS WEST, AND A CHORD DISTANCE OF 505.83 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 01 DEGREES 26 MINUTES 53 SECONDS WEST, A DISTANCE OF 1869.46 FEET; THENCE NORTH 43 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 99.04 FEET; THENCE NORTH 89 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 1125.13 FEET TO SAID POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PINS: 03-17-20-200-012, 03-17-20-200-013, 03-17-20-200-014, 03-17-20-200-015, 03-17-20-200-016, 03-17-20-200-017, 03-17-20-200-018, 03-17-20-200-019, 03-17-20-200-020, 03-17-20-200-021, 03-17-20-201-001, 03-17-20-201-002, 03-17-20-201-003, 03-17-20-201-004

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Pursuant to Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and guidance provided by legal counsel, the City of Wilmington may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting is available as follows:

Join Zoom Meeting

<https://us02web.zoom.us/j/84890358922?pwd=MEtVV0dTcFFCTWl4THYxcnZ2TnlCdz09>

Meeting ID: 814 5806 1195

Passcode: 729647

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 814 5806 1195
Passcode: 729647

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such application can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

City of Wilmington
Will County, Illinois

TO BE PUBLISHED IN THE FREE PRESS ADVOCATE ON WEDNESDAY, DECEMBER 16, 2020



Land Use Petition
City of Wilmington, Illinois

Petitioner: ADAR RPLL LLC
Address: 3323 NE 163rd St., Suite 600
City: Miami State: Florida Zip: 33160
Phone No.: 305-933-3538 Fax No.: Email: mjs@Elionpartners.com

- Petitioner is the owner of the subject property and is the signer of this petition
Petitioner is the contract purchaser of the subject property and has attached a copy of said contract to this petition
Petitioner is acting on behalf of the owner of the subject property and has attached a letter granting such authority signed by the owner

In the event the property is held in trust, a notarized letter from an authorized trust officer identifying the petitioner as an authorized individual acting on behalf of the beneficiaries and providing the name, address, and percentage of interest of each beneficiary is attached to this executed petition.

Subject Property

Location: 30610 S. Kavanaugh Road
Size of Property: 60.1 Acres
Tax Parcel No.: 03-17-20-200-012 03-17-20-200-013
03-17-20-200-014 03-17-20-200-015
03-17-20-200-016 03-17-20-200-017
03-17-20-200-018 03-17-20-200-019
03-17-20-200-020 03-17-20-200-021
03-17-20-201-001 03-17-20-201-002
03-17-20-201-003 03-17-20-201-004

The following documents have been attached:

- Legal Description
Plat of Survey
List of Adjacent Property Owners
Site Plan
Preliminary Plat
Final Plat
Preliminary Plan
Final Plan
Impact Fee Form
Bank Trust Letter

Type of Action Requested

- Annexation
Annexation Agreement
Concept Plan
Preliminary Plat/Plan (circle one)
Final Plat/Plan (circle one)
Map Amendment from to
Conditional Use
Variance
Site Plan Review

I have submitted the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule of fees. (initial here) (fee)

Statement of Petition

Please provide a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional sheets if necessary).

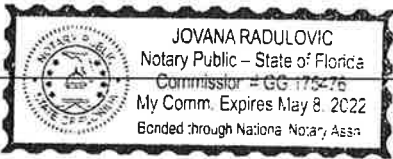
The proposed land use petition is for a 500,000 SF office/warehouse building with associated parking, truck docks, and detention on 3 parcels of land totaling approximately 61 acres. The proposed site is located west of Kavanaugh Road and north of Murphy Road in Wilmington, IL.

Number of Dwelling Units 1 Type of Units Industrial/Warehouse Square Footage 500,000
Proposed Time Schedule for Development
Requested Variances

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge. The petitioner invites city representatives to make all reasonable inspections and investigation of the subject property during the period of processing this petition

State of Florida County of Miami Dade Signature of Petitioner



Notary Public Seal

Notary Signature: My Commission Expires: May 8, 2022

I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Michael Sicilio is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act, for the uses and purposes set forth.

Given under my hand and notary seal this 8th day of December, A.D. 2020