



REGULAR CITY COUNCIL MEETING AGENDA

Tuesday, February 6, 2024
7:00 P.M. (CST)

Wilmington City Hall
1165 S. Water Street (Council Chambers)

A. CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call
Mayor Ben Dietz
Alderspersons: Kevin Kirwin, Ryan Jeffries, Dennis Vice, Ryan Knight
Leslie Allred, Jonathan Mietzner, Thomas Smith, Todd Holmes

B. CITIZENS COMMENT *(State your full name clearly; limit 3 minutes each)*

C. CONSENT AGENDA

All items listed on the Consent Agenda are considered to be routine by the City Council and will be acted upon with one motion. There will be no separate discussion of these items unless a Council member requests, in which event, the items will be removed from the consent agenda and discussed separately.

1. Approval of the Regular Meeting Minutes from January 16, 2024
2. Approval of the Accounts Payable Report

D. MAYOR'S REPORT

E. PLANNING & ZONING

1. Consideration to Approve the 2024 City of Wilmington Zoning Map
2. Consideration to Approve Ordinance No. 24-02-06-01, An Ordinance Approving a Variance for Property Located at 23920 Stripmine Road, Wilmington, IL 60481 Regarding a Minimum Fence Height
3. Consideration to Approve the PZC Recommendation to Deny the Petitioner's Request for a variance from Section 150.61(B)(5) for a rear dwelling unit on the ground floor in B2A-Central Business District zoning on property located at 213 N. Water Street, Wilmington, IL 60481 in Wilmington, IL (PIN 03-17-25-322-007-0000)

F. ORDER OF BUSINESS

1. Consideration to Approve Ordinance No. 24-02-06-02, An Ordinance Confirming and Extending a Declared State of Emergency for the City of Wilmington Regarding the Ice Dam Flood Event
2. Consideration to Approve the Payment of the Macon County Law Enforcement Training Center Invoice #23-1235 for the Wilmington Police Department's new officer academy in the amount of \$15,040
3. Consideration and Approval of the Request for Approval of Change of Plans for the 2023 MFT Project and Execute IDOT BLR 13210 Form
4. Consideration and Approval of Engineer's Payment Estimate for the 2023 MFT Project and Execute IDOT BLR 13230 Form
5. Consideration to Approve Lab Strong Quote #12276 in an amount not to exceed \$7,356.70

G. REPORTS AND COMMUNICATION FROM CITY OFFICIALS

City Attorney – Bryan Wellner
City Administrator – Jeannine Smith
Finance Director – Nancy Gross
Public Works Director – James Gretencord
Police Department – Chief Zink

H. ALDERMEN COMMENTS

Aldersperson Kirwin	Aldersperson Vice	Aldersperson Allred	Aldersperson Holmes
Aldersperson Jeffries	Aldersperson Knight	Aldersperson Mietzner	Aldersperson Smith

I. EXECUTIVE SESSION

1. Appointment, Employment, Dismissal, Compensation, Discipline, and Performance of an Employee of the City of Wilmington [ILCS 120/2(c)(1)]
2. Collective negotiating matters between the City of Wilmington (public body) and its employees [ILCS 120/2(c)(2)]
3. Matters of Land Acquisition [ILCS 2(c)(5) and 2(c)(6)]
4. Probable or Imminent Litigation and Pending Litigation [ILCS 2(c)(11)]

J. POSSIBLE ACTION OF EXECUTIVE SESSION ITEMS

1. Consideration to Approve an Ordinance Authorizing the Execution and Approval of a Collective Bargaining Agreement Between the City of Wilmington and the American Federation of State, County and Municipal Employees, Council 31, AFL-CIO, Local 1909 to be Effective from May 1, 2023 to April 30, 2026
2. Consideration to Approve Vacation Time Buy Out for a Specific Employee

K. ADJOURNMENT

This public body may adjourn to a closed session to discuss matters so permitted and may act upon such matters returning to the open session.

So that all may concentrate on the proceedings, please silence cell phones during City Council meetings.

The next regularly scheduled City Council meeting is February 20, 2024.

**MINUTES OF THE REGULAR MEETING OF THE WILMINGTON CITY COUNCIL
JANUARY 16, 2024**

MAYOR BEN DIETZ CALLED TO ORDER THE REGULAR MEETING OF THE WILMINGTON CITY COUNCIL AT 7:04 P.M.

ROLL CALL

After the pledge of allegiance, the following answered to Roll Call: Alderpersons Kevin Kirwin, Ryan Jeffries, Dennis Vice, Ryan Knight, Leslie Allred, Jonathan Mietzner, and Thomas Smith. Absent Todd Holmes. The number present constitutes a quorum.

Also present: City Administrator Jeannine Smith, Finance Director Nancy Gross, Public Works Director James Gretencord, Chief of Police Adam Zink Dole, City Attorney Bryan Wellner, and Deputy City Clerk Joie Ziller.

CITIZENS COMMENT

No comments were made.

MAYOR'S REPORT

No report

CONSENT AGENDA

1. Approval of the Regular Meeting Minutes from January 2, 2024
2. Approval of the Accounts Payable Report
3. Approve the Will County Governmental League Invoice for 2024 Membership Dues in the Amount of \$5,244.06
4. Approve the Quote from Automatic Control Service to Upgrade the PLC and Install Cellular Communication to the South Arsenal Road Booster for \$12,635
5. Approve the Quote from Lindblad Construction Company to Construct and Install Track and Industrial Curtain Around the Lime Feed Equipment for \$13,025
6. Approve Proposal from TranSystems to Evaluate the Feasibility of Rehabilitating the Kankakee Street Bridge for \$12,000

Aldersperson Kirwin made a motion and Aldersperson Jeffries seconded to approve the Consent Agenda for the January 16, 2024, City Council meeting as presented

Upon roll call, the vote was:

AYES: 7 Kirwin, Jeffries, Knight, Allred, Mietzner, Smith, Vice

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

ORDER OF BUSINESS

Consideration and Approval of Ordinance No. 24-01-16-01, An Amendment to the Ordinance Declaring Rules and Regulations Regarding Unscheduled Intercity Buses

Aldersperson Jeffries made a motion and Aldersperson Knight seconded to approve Ordinance No. 24-01-16-01, An Amendment to the Ordinance Declaring Rules and Regulations Regarding Unscheduled Intercity Buses

Upon roll call, the vote was:

AYES: 7 Jeffries, Knight, Kirwin, Allred, Mietzner, Smith, Vice

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

Consideration and Approval of Ordinance No. 24-01-16-02, An Ordinance Approving and Authorizing an Intergovernmental Agreement Between the Joliet Arsenal Development Authority and the City of Wilmington

Aldersperson Knight made a motion and Aldersperson Kirwin seconded to approve Ordinance Approving and Authorizing an Intergovernmental Agreement Between the Joliet Arsenal Development Authority and the City of Wilmington

Upon roll call, the vote was:

AYES: 7 Knight, Kirwin, Jeffries, Allred, Mietzner, Smith, Vice

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

Consideration and Approval to Allow the City Administrator to Ratify and Extend Building Permit #WI-22-134 until 08/17/2024

Aldersperson Vice made a motion and Aldersperson Smith seconded the Approval to Allow the City Administrator to Ratify and Extend Building Permit #WI-22-134 until 08/17/2024

Upon roll call, the vote was:

AYES: 7 Vice, Smith, Knight, Kirwin, Jeffries, Allred, Mietzner

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

REPORTS AND COMMUNICATION FROM CITY OFFICIALS

City Attorney – George Mahoney – No Report

City Administrator – Jeannine Smith – No Report

Finance Director – Nancy Gross – No Report

Public Works Director – James Gretencord – No Report

Chief of Police – Adam Zink – Provided an update on the Kankakee River ice jams

ALDERPERSON COMMENTS

Aldersperson Kirwin – Provided compliment to the Public Works Department on their snow removal efforts

Aldersperson Vice – No Comment

Aldersperson Allred – No Comment

Aldersperson Holmes – Absent

Aldersperson Jeffries – No Comment

Aldersperson Knight – No Comment

Aldersperson Mietzner – No Comment

Aldersperson Smith – No Comment

EXECUTIVE SESSION

Aldersperson Allred made a motion and Aldersperson Knight seconded to go into Executive Session at 7:09 PM to discuss the Appointment, Employment, Dismissal, Compensation, Discipline, and Performance of an Employee of the City of Wilmington [ILCS 120/2(c)(1)], Collective negotiating matters between the City of Wilmington (public body) and its employees [ILCS 120/2(c)(2)], Matters of Land Acquisition [ILCS 2(c)(5) and 2(c)(6)], Probable or Imminent Litigation and Pending Litigation [ILCS 2(c)(11)]

Upon roll call, the vote was:

AYES: 7 Allred, Knight, Vice, Smith, Jeffries, Kirwin, Mietzner

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

Aldersperson Allred made a motion and Aldersperson Mietzner seconded to close Executive Session at 8:24 PM

Upon roll call, the vote was:

AYES: 7 Allred, Mietzner, Vice, Knight, Jeffries, Kirwin, Smith

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

POSSIBLE ACTION OF EXECUTIVE SESSION ITEMS

Consideration to Approve the Grievance Settlement Agreement Related to Uniform and Clothing Allowances

Aldersperson Mietzner made a motion and Aldersperson Vice seconded to approve the Grievance Settlement Agreement between the City of Wilmington and the Metropolitan Alliance of Police Wilmington Police Chapter #129 for Payout of Unused Uniform and Clothing Allowance Balances in Fiscal Year ending 2023

Upon roll call, the vote was:

AYES: 7 Mietzner, Vice, Allred, Knight, Jeffries, Kirwin, Smith

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

Consideration to Approve an Ordinance Authorizing the Execution and Approval of a Collective Bargaining Agreement Between the City of Wilmington and the American Federation of State, County and Municipal Employees, Council 31, AFL-CIO, Local 1909 to be Effective from May 1, 2023 to April 30, 2026

Aldersperson Mietzner made a motion and Aldersperson Knight seconded to table An Ordinance Authorizing the Execution and Approval of a Collective Bargaining Agreement Between the City of Wilmington and the American Federation of State, County and Municipal Employees, Council 31, AFL-CIO, Local 1909 to be Effective from May 1, 2023 to April 30, 2026

Upon roll call, the vote was:

AYES: 7 Mietzner, Knight, Allred, Vice, Jeffries, Kirwin, Smith

NAYS: 0

ABSENT: 1 Holmes

The motion carried.

Consideration to Approve the Conditional Offer and Authorize the City Administrator to Hire the Building Permit Technician Candidate

Aldersperson Mietzner made a motion and Aldersperson Allred seconded to table the Conditional Offer and Authorize the City Administrator to Hire the Building Permit Technician Candidate

Upon roll call, the vote was:

AYES: 7 Mietzner, Allred, Vice, Knight, Jeffries, Kirwin, Smith

NAYS: 0

ABSENT: 1 Holmes

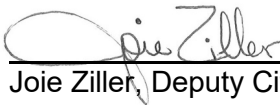
The motion carried.

Consideration to Approve Vacation Time Buy Out for a Specific Employee – no action taken

ADJOURNMENT

The motion to adjourn the meeting was made by Aldersperson Allred and seconded by Aldersperson Knight. Upon the voice vote, the motion carried. The City of Wilmington City Council's regular meeting on January 16, 2024, adjourned at 8:39 p.m.

Respectfully submitted,



Joie Ziller, Deputy City Clerk

2024 Zoning Map Changes

Approved by Council on March 7, 2023
Map Amendment from R1 and R3 to B3
School Street
PIN 03-17-26-403-009-0000 and 03-17-26-403-011-0000
KAB Group Development, LLC
Construction of New Self-Storage Facility

Approved by Council on August 1, 2023
Annexation with B3 Zoning
RT 53 & W. Alexander Farm Road
PIN 03-17-24-400-007-0000
Love's Travel Stops & Country Stores, Inc.
Construction of New Travel Stop

Approved by Council on November 7, 2023
Map Amendment from B2-Light Commercial to B3-General Commercial
303 E. Baltimore Street
PIN 03-17-25-343-010-0000
Outen, Thomas (Wilmington Autoplex)

Approved by Council on December 19, 2023
Annexation with I2-Light Industrial Zoning
23920 Stripmine Road
PIN 03-17-27-300-022-0000
Kane, Rich (Consolidated Pipe & Supply Company)

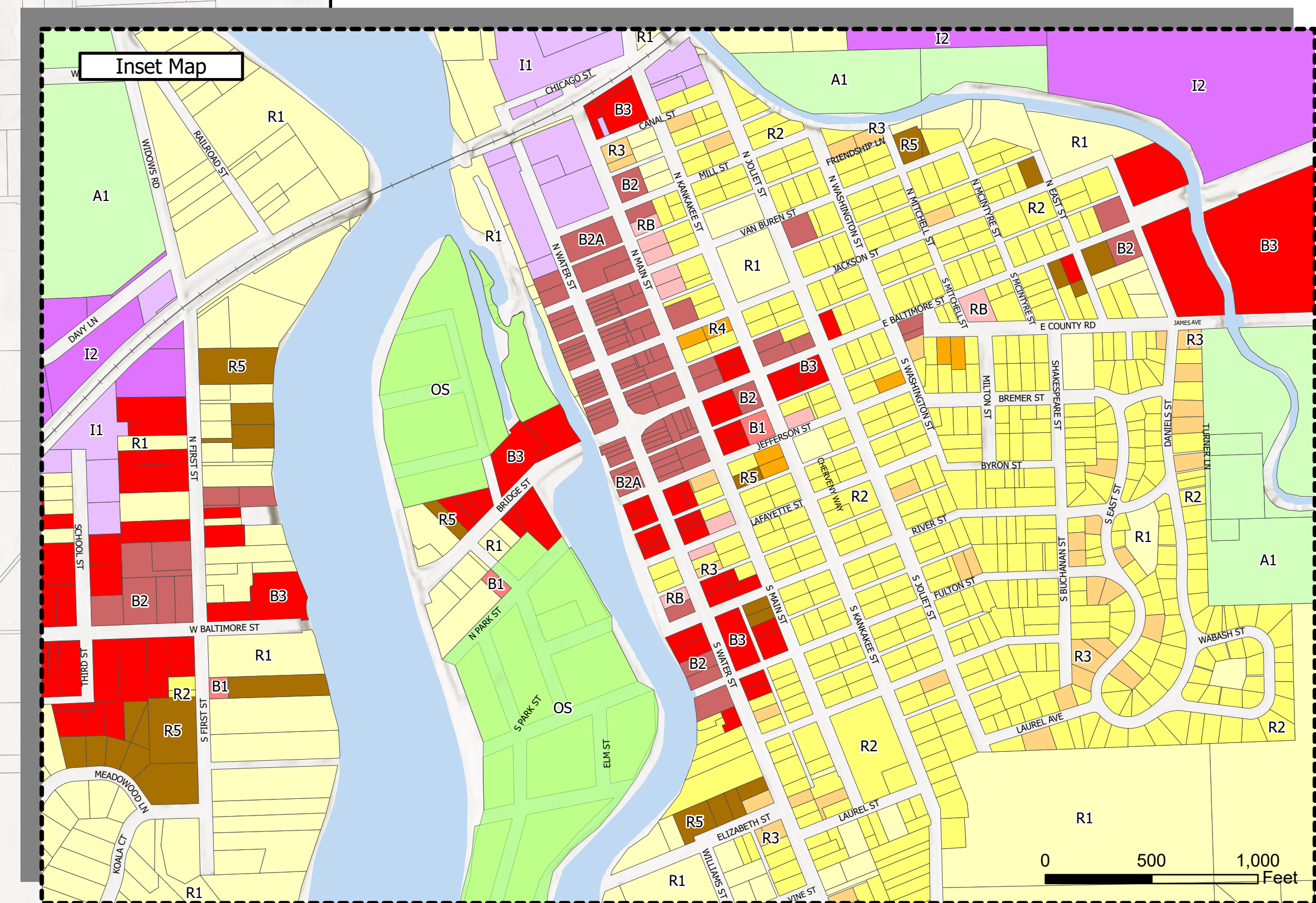
ORD 756 passed by Council on April 18, 1979
Color Correction from R5 to R4
800 E. Kahler Road
Winchester Manor



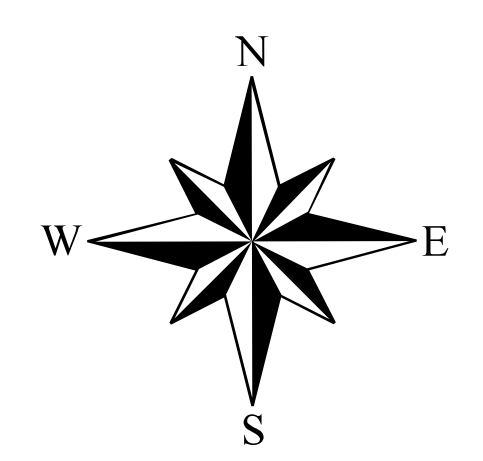
CITY OF WILMINGTON DRAFT 2024 ZONING MAP

Legend

- WILMINGTON CORPORATE LIMITS
- A1- AGRICULTURAL
- ER- ESTATE RESIDENTIAL
- GR- GENERAL RESIDENTIAL
- R1- RESIDENTIAL SINGLE FAMILY
- R2- RESIDENTIAL SINGLE FAMILY
- R3- RESIDENTIAL SINGLE FAMILY ATTACHED
- R4- RESIDENTIAL SINGLE FAMILY ATTACHED
- R5- RESIDENTIAL MULTI-FAMILY
- RB- RESTRICTED BUSINESS
- B1- NEIGHBORHOOD COMMERCIAL
- B2- LIGHT COMMERCIAL
- B2A- CENTRAL BUSINESS
- B3- GENERAL COMMERCIAL
- I1- OFFICE, RESEARCH, LIGHT INDUSTRIAL
- I2- LIGHT INDUSTRIAL
- I3- HEAVY INDUSTRIAL
- I4- LARGE SCALE INDUSTRIAL
- I5- LARGE SCALE PLANNED INDUSTRIAL
- OPEN SPACE



Approved by City Council on x/xx/2024



PUBLISHED BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF WILMINGTON, ILLINOIS 60481
 Parcel boundaries are to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Will County Recorder of Deeds.

The Data is provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the "Requester" to determine accuracy, timeliness, completeness, and appropriateness of its use. The City of Wilmington makes no warranties, expressed or implied, to the use of the Data.

Parcel data provided by Will County GIS

ORDINANCE NO. 24-02-06-01

**AN ORDINANCE APPROVING A VARIANCE FOR PROPERTY LOCATED AT
23920 STRIPMINE ROAD, WILMINGTON, IL 60481
REGARDING A MINIMUM FENCE HEIGHT
AFFECTED PIN NO: 03-17-27-300-022-0000**

WHEREAS, Consolidated Pipe & Supply Company, Inc. (hereinafter “Owner”), filed a petition requesting a variance for property located at 23920 Stripmine Road, Wilmington, IL 60481, PIN No. 03-17-27-300-022-0000 (hereinafter referred to as the “Subject Property”) from Section 150.87(C)(5) that requires walls and fences that enclose outside storage to be a minimum of eight feet in height so that the Owner could continue to have a fence six feet in height that has existed on the Subject Property for many years;

WHEREAS, pursuant to notice required by law, the City of Wilmington Planning and Zoning Commission held a public hearing on the variance and made findings of fact as required by law, and recommend City Council to approve such variance; and

WHEREAS, City Council finds that the requisite findings of fact are satisfied and that it is in the best interest of the City of Wilmington to approve the variance as recommended by the Planning and Zoning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. INCORPORATION OF RECITALS

The above recitals and all exhibits referred to in this Ordinance are incorporated herein.

SECTION 2. VARIANCE

That the Subject Property is hereby granted a variance varying the requirements of Section 150.87(C)(5) to permit a fence with a minimum height of six feet. Subject Property shall otherwise comply with all other State, federal, county, and City laws and ordinances.

SECTION 3: OWNER TO RECORD WITH THE WILL COUNTY RECORDER

The Owner shall hereafter record this Ordinance in the Office of the Will County Recorder.

SECTION 4: SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be in full force and effect thirty (30) days from and after its passage, approval and publication as provided by law.

PASSED this 6th day of February 2024 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin	_____	Ryan Jeffries	_____
Dennis Vice	_____	Ryan Knight	_____
Leslie Allred	_____	Jonathan Mietzner	_____
Todd Holmes	_____	Thomas Smith	_____

Approved this 6th day of February 2024

Ben Dietz, Mayor

Attest:

Joie Ziller, Deputy City Clerk

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

Free Press Newspapers certifies that it is the publisher of the **The Free Press Advocate**

The Free Press Advocate is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5. A notice, relating to the matter of:

**City of Wilmington
Consolidated Pipe & Supply Co.
seeks variance**

a true copy of which is attached, was published one time in **The Free Press Advocate**, namely one time per week for one week. The first publication of the notice was made in the newspaper, dated and published on January 17, 2024, and the last publication of the notice was made in the newspaper dated and published on January 17, 2024. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, this newspaper has signed this certificate by **Eric D. Fisher**, its publisher, at Wilmington, Illinois, on January 17, 2024.

Free Press Newspapers

By Eric D. Fisher, Publisher
Eric D. Fisher

Printer's Fee \$ 54.60

Given under my hand on January 17, 2024

Janet M. Fisher

Janet M. Fisher, Notary Public



**Consolidated Pipe & Supply Company
seeks variance**

PUBLIC NOTICE

Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on February 1, 2024, 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 to receive and consider testimony and public comment on the request of the petitioner, Rich Kane, Consolidated Pipe & Supply Company, Inc., for a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to allow for a minimum of 6 feet on property located at 23920 Stripmine Road, Wilmington, IL 60481 in Wilmington, IL which property is described as follows:

THE SOUTH 8 ACRES OF THE SOUTH 3/4 OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, EXCEPTING THE WEST 277.00 FEET THEREOF.

PIN #03-17-27-300-022-0000

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

Joie Ziller
Deputy City Clerk
City of Wilmington

Published in the Free Press Advocate on Wednesday, Jan. 17, 2024.

City of Wilmington Planning and Zoning Staff Report

SUBJECT: Petition by Consolidated Pipe & Supply Co., Inc. for a Fence Variance

AGENDA ITEM: 4

MEETING DATE: February 1, 2024

TO: Honorable Members of the City of Wilmington Planning and Zoning Commission

FROM: Jeannine Smith, City Administrator

ACTION REQUESTED:

Consolidated Pipe & Supply Co., Inc. (Petitioner) approached the City requesting a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage to be a minimum of eight feet in height to allow for their existing fence which is 6 feet high. Consolidated Pipe & Supply Co., Inc. is located at 23920 Stripmine Road (PIN 03-17-27-300-022-0000) (see map on following page).

BACKGROUND:

Consolidated Pipe & Supply Co., Inc. petitioned the City for annexation and variances which were considered during the Planning and Zoning Commission meeting on December 7, 2023 and approved by City Council at their regularly scheduled meeting on December 19, 2023.

At the time, the Petitioner requested a variance from:

- 1) Section 150.111 (D) which states all parking facilities shall have a bituminous or concrete surface except that outdoor storage areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard **to allow for gravel in all yards;** and
- 2) Section 150.87 (C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to **allow for a minimum of 6 feet.**

Unfortunately, the fence variance was inadvertently omitted from the public notice and therefore there is a need to hear the fence variance request again. The required notice was published in the Free Press Newspaper on January 17, 2023 and notices were sent out to property owners within 250 feet of Consolidated Pipe & Supply Co., Inc. on January 11, 2023.

PETITIONER’S ORIGINAL NARRATIVE (heard on December 7, 2023):

The Petitioner is proposing annexation into Wilmington for the continued use of their wholesale pipe, valve & fitting office, warehouse and distribution business. They are planning an expansion to include an additional metal framed cold storage warehouse upon annexation. They are currently zoned I-1 Low-Impact Industrial in the County and are requesting a map amendment to I-2 Light Industrial in Wilmington. Petitioner is also requesting a variance from Section 150.111 (D) which states all parking facilities shall have a bituminous or concrete surface except that outdoor storage areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard as well as Section 150.87 (5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height.

DISCUSSION:

Picture of area slated for development and adjacent uses:



Source: maps.google.com

Properties abutting the proposed development consist of the following zoning districts (see zoning map):

- North *I-1: Low Impact Industrial
- South A1: Agriculture
- West *I-1: Low Impact Industrial
- East *I-1: Low Impact Industrial

**County I-1 district.* The I-1 district is primarily intended to accommodate low-impact industrial uses and industrial park developments that have very limited adverse visual and operational impacts.

FINDINGS OF FACT:

The Planning and Zoning Commission (PZC) shall make recommendation and provide findings of fact to the city council.

Standards for variances

The PZC shall make findings and recommendations that adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgement of the PZC, a variation is permitted because the evidence sustained the existence of each of the four conditions as follows:

- (a) Reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship;
- (b) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;
- (c) The plight of the owner is due to unique circumstances; and
- (d) The variation, if granted, will not alter the essential character of the locality.

Petitioner maintains that the existing fence at the roadside is 8 feet tall which meets the Zoning Code requirement; however, the existing fence at the sides and rear of the property is only 6 feet tall and therefore they will need a variance to accommodate the change in height. Consolidated Pipe & Supply Co., Inc. has been in business in this location for over 20 years and as such will not alter the character of the locality. Consolidated Pipe & Supply Co., Inc. is requesting the fence variance as they would need to remove and replace the fence that has existed for decades in this exact location which would disrupt business operations in order to accommodate the Zoning Code and thereby impose a hardship on the business.

STAFF RECOMMENDATION:

Staff is supportive of this petitioner's request and respectfully requests the Planning and Zoning Commission make a positive recommendation to the City Council to allow for a fence variance as presented.



Planning and Zoning Application Form

Received JUN 26 2023 City of Wilmington

Application Request(s)

Check all that apply.

- Annexation, Concept Site Plan, Map Amendment, PUD-Special Use Permit, Preliminary Plat, Final Site Plan, Text Amendment, Final Plat, Variance, Conditional Use Permit

The undersigned applicant(s) request(s) the corporate authorities of the City of Wilmington to approve the following application for the above checked item(s) in the City of Wilmington and in support of the said application, state(s) as follows:

Property and Request Information

23920 STRIPMINE RD, WILMINGTON, IL Address of Request

CONSOLIDATED PIPE & SUPPLY Project Name 03-17-27-300-022-0000 PIN

STRIPMINE RD & RTE 129 General Location 4.76 ACRES Property Size

Present Zoning WHOLESALE PVF Present Land Use Previous Zoning WHOLESALE PVF Proposed Land Use

Reason for Request/Description of Request: ANNEXATION

Building Permit Submitted? Yes No If yes, for what:

Complete the following Development information if applicable:

Development/Subdivision Name: N/A

Type of Development: Residential Commercial Industrial Institutional

Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe): EXISTING WAREHOUSE & OFFICES WITH OUTSIDE LAYDOWN YARD. NEAR FUTURE ADD OF COLD STORAGE METAL FRAMED ADD'L WAREHOUSE BLDG TO BE APPLIED FOR PERMITTING AFTER ANNEXATION.

Floodplain in areas present on the property? Yes No

Professional Fee Agreement Submitted? Yes No

Applicant Information

Applicant/Developer

Owner Contract Purchaser Lessee Agent For:

RICH KANE
Primary Contact

CONSOLIDATED PIPE & SUPPLY
Business Name

23920 STRIPMINE RD, WILMINGTON, IL 60481
Address (City, State, Zip)

RICH.KANE@CPSPPIPE.COM
Email

815-476-5266
Phone

815-476-5765
Fax

Property Owner (if different than applicant)

Name _____

Email _____

N/A
Address (City, State, Zip) _____

Phone _____

Fax _____

**Project Team
Attorney**

Name _____

Business Name _____

N/A
Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Engineer

Name _____

Business Name _____

N/A
Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Project Team (Continued)
Planning/Landscape Architect Consultant

Name _____

Business Name _____

Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Submitted Materials Required

- Legal Description of Property (Hard Copy)
- Legal Description of Property (Emailed Copy)
- Disclosure of Beneficiaries Form - completed
- Non- Refundable Fees (all that apply)

- Annexation: \$500
- Preliminary Plat: \$ _____
- Final Plat: \$ _____
- Concept Site Plan: \$ _____
- Final Site Plan: \$ _____
- Variance: \$ _____
- Map Amendment: \$ _____
- Text Amendment: \$ _____
- Conditional Use Permit: \$ _____
- PUD-Special Use Permit: \$ _____

Amendment request(s) fees are the same as listed above.

- Variance, Special Use Permit and/or PUD Supplement(s)
- Plat of Survey, to scale and current
- For Variation(s): Marked up Plat of Survey illustrating variation(s)
- Any specific information which may help in the review and approval process

Applicable for new development only:

- Four (4) full-size, folded, collated copies of all applicable plans including but not limited to the following:
Site Plan with Complete Site Data, Preliminary/Final Plats, Architectural Elevations (Color and Black-Line)
Signs, Photometric Plan with Lighting Specifications, Tree Survey, Landscape Plan
- One (1) copy of the proposed covenants and restrictions
- A detailed description of business, proposed hours of operation, number of employees

Applicant Signatures

The undersigned below hereby certifies that he/she is the owner of the described property and has authorized an agent, which both agree to abide by all ordinances, regulations, and codes of the City of Wilmington as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs, and expenses of the City of Wilmington, including professional fees that are necessary and required to act on this application.

Project Name

CONSOLIDATED PIPE & SUPPLY

Owner's Name

[Signature]

Owner's Signature

Applicant's Name, if different than owner

Applicant's Signature

23920 STRIPMINE RD., WILMINGTON, IL 60481

Address (City, State, Zip)

5/15/23

Date

Staff Use Only

46, 150, 150.40, 150.13, 14, 18

Applicable Code Sections

Commercial

Comprehensive Plan

Zoning of Adjacent Properties: North _____ South _____ East _____ West _____

06-26-2023

Date Professional Fee Agreement was signed

Applicant's Name, if different than owner

06/26/2023

Submittal Date

J. Smith

Received By

23920 Stripmine Rd

Address (City, State, Zip)

\$ 500

Payment Amount

check # 2775

Payment Type

06/26/2023

Payment Date



DISCLOSURE OF BENEFICIARIES

1. PETITIONER:

Rich Kane
Name

Consolidated Pipe & Supply
Business Name

23920 STRIPMINE RD, WILMINGTON, IL 60481
Address (City, State, Zip)

Rich.Kane@CPSPIPE.COM
Email

815-476-5266
Phone

2. NATURE OF BENEFIT SOUGHT: ANNEXATION

3. NATURE OF APPLICANT

- Natural Person, Corporation, Land Trust/ Trustee, Trust/Trustee, Partnership, Joint Venture, Limited Liability Company

4. If the applicant is an entity other than described in Section 3, please state the nature and characteristics of the applicant:

5. If your answer to Section 3 is anything other than (a) please identify every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7.5% of the total distributable income of any limited liability company, corporation, or limited partnership having interest in the property. However, if the interest, stock, or shares in a limited liability company, corporation, or general partnership is publicly traded and there is no readily known individual having greater than 7.5% interest, then a statement to such effect should be attached hereto.

Table with columns: NAME, ADDRESS, INTEREST. Row a, b, c, d. Row b contains 'NA'.

NOTE: If your answer to Section 5 identifies an entity other than a natural person, then the same disclosure must be made for each entity.

6. PERSON MAKING THE DISCLOSURE ON BEHALF OF THE PETITIONER:

RICH KANE
Name

BRANCH MANAGER
Capacity

Address (City, State, Zip)

Email

Phone

VERIFICATION

I, RICH KANE, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained herein are true in both substance and fact. I,

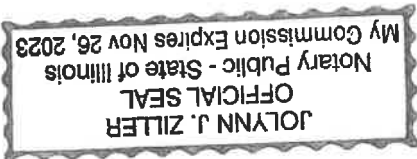
RICH KANE, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure.

BY: RICH KANE
Signature

RICH KANE
Printed Name

Signed and sworn to before me this
26 day of June, 2023.

[Signature]
NOTARY PUBLIC

(Seal) 



Variance Application Supplement

Consolidated Pipe & Supply Co., Inc. 09/12/2023
Applicant's Name Date
23920 Stripmine Rd, Wilmington, IL 60481
Address (City, State, Zip)
Gravel Parking Lot / existing side fence 6' height
Request

Provide justification as to how the request meets the following Standards for Approval as set forth in the City of Wilmington Municipal Code. Additional sheets may be attached, if necessary.

Chapter 150.12 of the Wilmington Code of Ordinances provides that for a requested Variance, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

<p>(a) Describe the reason for the request</p> <p>Retain existing lot and parking of gravel/stone in lieu of pavement/concrete.</p> <p>Roadside fence height meets min 8' requirement, however existing side and rear fence height is 6'.</p>
<p>(b) Describe the proposed use</p> <p>Existing and continued use of warehousing and distribution of wholesale Pipe, Valves and Fittings (PVF).</p>
<p>(c) How will the proposed variance impact existing and future land use?</p> <p>No impact, as existing use and future use will remain the same.</p>

<p>(d) How will the proposed variance impact adjacent property values? No impact</p>
<p>(e) Will the variance negatively impact the general public health, safety, and welfare: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:</p>
<p>(f) Will the variance conflict with existing conditions or public improvements such as schools, sewer/water systems, parks, roads, traffic patterns, etc.: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:</p>
<p>(g) Describe reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship Existing use in county jurisdiction. Financial expenditures required for installation and maintenance of hard surface lot & parking adequate enough for heavy truck traffic, as well as replacing side and rear fence of 6' to meet 8' requirement.</p>
<p>(h) Describe how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone; Financial expenditures required for installation and maintenance in lieu of continued gravel use would exceed our expenditures to remain profitable at the current location.</p>
<p>(i) Describe how the plight of the owner is due to unique circumstances; The additional expenses required would not increase our business or make our business more efficient in any way. If required, we would have to remain in county jurisdiction to maintain profitable.</p>
<p>(j) Describe how the variation, if granted, will not alter the essential character of the locality. There will be no impact as the property will continue as it's existing use and appearance.</p>



PLANNING AND ZONING COMMISSION
PETITION FOR VARIANCE

(1) Strict enforcement of the code would involve practical difficulties or impose exceptional hardship;

Yes No Explanation: _____

(2) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;

Yes No Explanation: _____

(3) The plight of the owner is due to unique circumstances;

Yes No Explanation: _____

(4) The variation, if granted, will not alter the essential character of the locality. Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the PZC, a variation is permitted because the evidence sustained the existence of each of the above four conditions.

Yes No Explanation: _____

Required Public Notices

Unless otherwise confirmed below by acknowledgement of intent to complete notices, the City of Wilmington will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- City shall provide and applicant shall post a sign on the subject property;
- Public Notice in a newspaper of general circulation;
- Written notice with certified return receipt to the owner of the record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of-ways, of the property line for which the request is sought.

Only if Petitioner chooses to complete written notices. As the petitioner, I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with City staff the ordinance required content of the letters, method of sending letters, and required affidavit of notice.

X _____
 Applicant's Signature

STATE OF ILLINOIS)	
)	SS.
COUNTY OF WILL)	
The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission.		
X _____ OWNER or APPLICANT'S SIGNATURE	NOTARY PUBLIC: Sign: _____	
SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____, and who has provided the proper identification and who did take an oath.	AFFIX STAMP HERE	

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

Free Press Newspapers certifies that it is the publisher of the **The Free Press Advocate**

The Free Press Advocate is a secular newspaper, has been continuously published **weekly** for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5. A notice, relating to the matter of:

**City of Wilmington
Variance wanted for rear dwelling
at 213 N. Water St.**

a true copy of which is attached, was published one time in **The Free Press Advocate**, namely one time per week for one week. The first publication of the notice was made in the newspaper, dated and published on **January 17, 2024**, and the last publication of the notice was made in the newspaper dated and published on **January 17, 2024**. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, this newspaper has signed this certificate by **Eric D. Fisher**, its publisher, at Wilmington, Illinois, on **January 17, 2024**.

Free Press Newspapers

By *Eric D. Fisher*, Publisher
Eric D. Fisher

Printer's Fee \$ 49.40

Given under my hand on **January 17, 2024**.

Janet M. Fisher

Janet M. Fisher, Notary Public



*Variance wanted for rear dwelling
at 213 N. Water St.*

PUBLIC NOTICE

Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on February 1, 2024, 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 to receive and consider testimony and public comment on the request of the petitioner, Anthony Cavalea III, 213 Water Street Properties, LLC, for a variance from Section 150.61(B)(5) to allow a rear dwelling unit on the ground floor in B2A-Central Business District zoning on property located at 213 N. Water Street, Wilmington, IL 60481 in Wilmington, IL which property is described as follows:

LOT 6 BLOCK 14 THE S1/3 OF LOT 6 BLK 14 IN WILMINGTON, IN PRT OF THE SW1/4 SEC 25, T33N-R9E
PIN 03-17-25-322-007-0000

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

Joie Ziller
Deputy City Clerk
City of Wilmington

Published in the Free Press Advocate on Wednesday, Jan. 17, 2024.

City of Wilmington

Planning and Zoning

Staff Report

SUBJECT: Petition by Anthony Cavalea IV on behalf of Anothony Cavalea III, 213 Water Street Properties, LLC for a Variance to allow a rear dwelling unit on the ground floor in the B2A-Central Business District

AGENDA ITEM: 5

MEETING DATE: February 1, 2024

TO: Honorable Members of the City of Wilmington Planning and Zoning Commission

FROM: Jeannine Smith, City Administrator

ACTION REQUESTED:

Anthony Cavalea IV as agent for Anthony Cavalea III (Petitioner) approached the City requesting a variance from Section 150.61(B)(5) to allow a rear dwelling unit on the ground floor in the B2A-Central Business District Zoning for his property located at 213 N. Water Street, Wilmington, IL 60481. (PIN 03-17-25-322-007-0000) (see map on following page). This is the property recently vacated by Willing Heart in downtown Wilmington.

BACKGROUND:

The agent for the petitioner reached out to the City last summer for a variance after receiving a violation notice for allowing a residential renter to occupy the commercial space on the first floor. The agent cooperated with the City and did not renew the lease after its expiration in June of 2023. He comes before you now requesting a variance to allow for a dwelling unit in the back half of the first-floor commercial space citing “this is due to the lack of demand for commercial tenants in the downtown area. Rear first floor unit has a full bathroom and kitchen already and is proposed to be a studio apartment.”

Recently, the City received notice that a business operating under the name Silver Lily Tattoos will be operating a tattoo business on the first floor of this address. Here is a link to their website for your reference: <https://www.silverlilytattoos.com/>

PETITIONER’S ORIGINAL NARRATIVE:

The reason for Petitioner’s request is “due to the lack of demand for commercial tenants in the downtown area and to allow the highest and best use for the property given current economic conditions while preserving the possibility of returning to commercial use in the future. Furthermore, a business owner may wish to rent the front of the property for their business while living (incomplete).” (see Petitioner’s application)

DISCUSSION:

The Petitioner comes before you requesting a variance to allow for a dwelling unit on the first floor of his commercial building on Water Street. He currently rents rooms above the first floor

Properties abutting the proposed development consist of the following zoning districts (see zoning map):

North	B-2A Central Business District
South	B-2A Central Business District
West	B-2A Central Business District
East	B-2A Central Business District

150.61(A) of the Wilmington Zoning Code states:

Purpose and intent. The B-2A Central Business District is intended to accommodate those retail, office and to a degree, residential uses that are characteristic of "downtown" Wilmington.

FINDINGS OF FACT:

The Planning and Zoning Commission (PZC) shall make recommendation and provide findings of fact to the city council.

Standards for variances

The PZC shall make findings and recommendations that adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgement of the PZC, a variation is permitted because the evidence sustained the existence of each of the four conditions as follows:

- (a) Reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship;

Petitioner Response: "There is lack of demand for commercial space in the area, and the property sits empty."

In fact, the Petitioner has already leased space on the first floor to a commercial tenant being Silver Lily Tattoos. Therefore, Petitioner's argument is invalid.

- (b) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;

Petitioner's Response: "There is lack of demand for commercial space in the area."

In fact, the Petitioner has already leased space on the first floor to a commercial tenant being Silver Lily Tattoos. Therefore, Petitioner's argument is invalid.

- (c) The plight of the owner is due to unique circumstances; and

Petitioner's Response: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

In fact, the Petitioner has already leased space on the first floor to a commercial tenant being Silver Lily Tattoos. Therefore, Petitioner's argument is invalid.

(d) The variation, if granted, will not alter the essential character of the locality.

Petitioner's Response: No physical changes are required.

The Wilmington Zoning Code only permits dwelling units above the ground floor. Allowing dwelling units on the first floor will alter the commercial character of the B-2A Central Business District on Water Street. Additionally, since the nature of Water Street is primarily retail, reducing the size of the first floor at this location would render it unusable for most retail tenants.

150.61 - B-2A Central Business District.

(B) Permitted land uses and developments.

- (1) Any use permitted in the B-2 Light Commercial District;
- (2) Accessory uses;
- (3) Amusement establishments including, but not limited to, bowling alleys, pool halls, dance halls, skating rinks, video arcades and banquet facilities;
- (4) Bars, taverns and package liquor stores;
- (5) Dwelling units when located above the ground floor;
- (6) Hospitals;
- (7) Hotels and motels;
- (8) Newspaper offices;
- (9) Parking lots and parking structures as a principal use;
- (10) Pawnshops;
- (11) Printing and publishing establishments;
- (12) Union halls, hiring halls and trade association offices/meeting rooms.

Finally, Section 150.111 - General provisions (B) of the Off-Street Loading and Parking Regulations requires:

All uses in the Central Business District (B-2A) as designated on the official zoning map are exempt from all off-street parking space requirements. Residential uses in the Central Business District shall be subject to the off-street parking space requirements as set forth in this section.

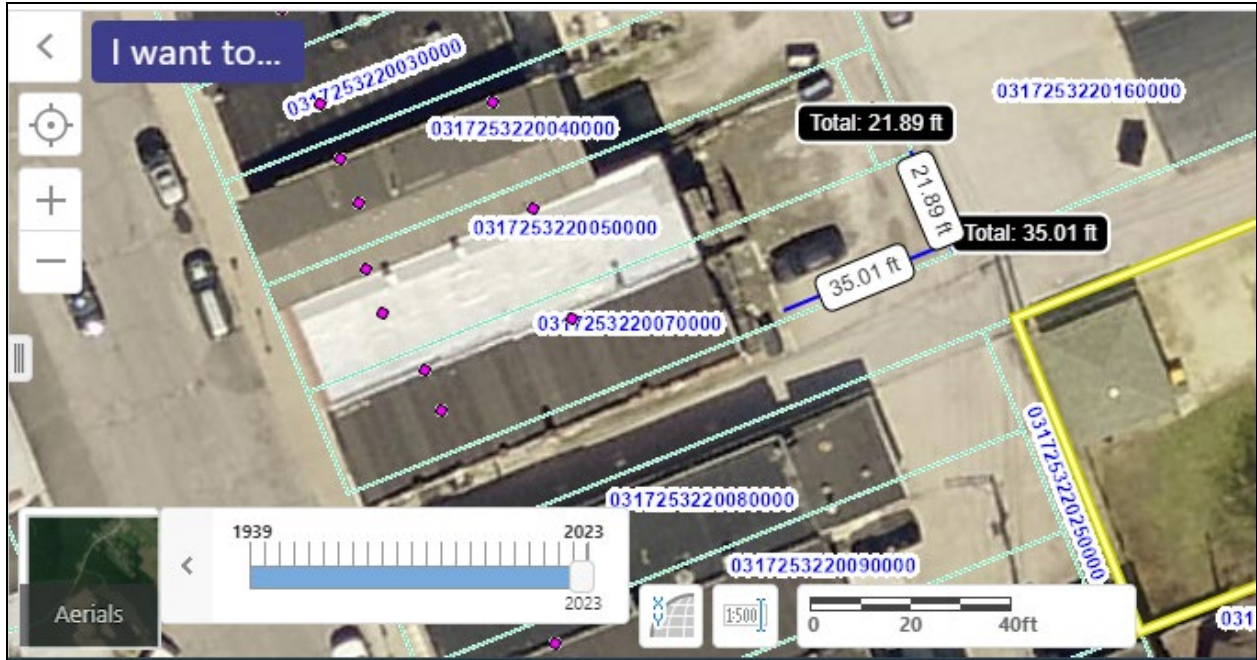
The requirements for residential off-street parking are 2 spaces per dwelling unit. The Petitioner has two dwelling units on the second floor. The Petitioner's rear parking lot is roughly 22' wide by 35' long. Parking for residential is required in the rear of the building. Standard dimensions for parking are 19' long and 9' wide (see 150.116 - Off-street parking dimensions which follows). At 9' wide, this lot can only accommodate space for 2 cars (18' in total) which is 2 spaces less than what is currently required.

150.116 - Off-street parking dimensions.

(A) The regulations of this article shall govern the dimensions of off-street parking facilities including those approved as planned unit developments and conditional uses.

(B) Except as otherwise provided for in this section, all uses except for single-family residential, shall comply with the following requirements:

(1) Standard dimensions. Subject to subsections (B)(2) and (3) of this section, each parking space shall contain a rectangular area at least 19 feet long and nine feet wide. Lines demarcating parking spaces may be drawn at various angles in relation to curbs and aisles, so long as the parking spaces so created contain within them the rectangular area required by this section.



STAFF RECOMMENDATION:

Staff is not supportive of this petitioner's request and respectfully requests the Planning and Zoning Commission make a recommendation to deny the dwelling unit use variance to the City Council.



Planning and Zoning Application Form

Received AUG 29 2023 City of Wilmington

Application Request(s)

Check all that apply.

- Annexation, Concept Site Plan, Map Amendment, PUD-Special Use Permit, Preliminary Plat, Final Site Plan, Text Amendment, Final Plat, Variance, Conditional Use Permit

The undersigned applicant(s) request(s) the corporate authorities of the City of Wilmington to approve the following application for the above checked item(s) in the City of Wilmington and in support of the said application, state(s) as follows:

Property and Request Information

213 N Water Street, Wilmington, IL 60481

Address of Request

213 N Water St dwelling level variance

Project Name

03-17-25-322-007-0000

PIN

Downtown Wilmington

General Location

132 x 82

Property Size

B-2A Central Business District

Present Zoning

B-2A Central Business District

Previous Zoning

mixed use, 1st flr commercial, 2nd floor residential

allow dwelling with unit first floor rear unit

Present Land Use

Proposed Land Use

Reason for Request/Description of Request: Variance to allow a rear dwelling unit on ground floor in B-2A zoning. This is due to the lack of demand for commercial tenants in the downtown area. Rear first floor unit has a full bathroom and kitchen already and is proposed to be a studio apartment.

Building Permit Submitted? Yes No If yes, for what:

Complete the following Development information if applicable:

Development/Subdivision Name: NA

Type of Development: Residential Commercial Industrial Institutional

4

Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe): Remain, no changes need to be made to the site.

Floodplain in areas present on the property? Yes No

Professional Fee Agreement Submitted? Yes No

Applicant Information

Applicant/Developer

Owner Contract Purchaser Lessee Agent For:

Anthony Cavalea IV

Primary Contact

4318 Bronk Corner, Plainfield, IL 60586

Address (City, State, Zip)

tony@ablerealty.net

Email

n/a

Fax

Able Realty Inc

Business Name

773-368-5614

Phone

Property Owner (if different that applicant)

213 Water Street Properties, LLC

Name

14969 Granite Pkwy, Salida, CO 81201

Address (City, State, Zip)

872-202-4801

Phone

tcavalea@cavalea.com

Email

n/a

Fax

Project Team

Attorney

Name

Business Name

Address (City, State, Zip)

Email

Phone

Fax

Engineer

Name

Business Name

Address (City, State, Zip)

Email

Phone

Fax

Project Team (Continued)
Planning/Landscape Architect Consultant

Name _____

Business Name _____

Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Submitted Materials Required

- Legal Description of Property (Hard Copy)
- Legal Description of Property (Emailed Copy)
- Disclosure of Beneficiaries Form - completed
- Non- Refundable Fees (all that apply)

- Annexation: \$ _____
- Preliminary Plat: \$ _____
- Final Plat: \$ _____
- Concept Site Plan: \$ _____
- Final Site Plan: \$ _____
- Variance: \$ _____
- Map Amendment: \$ _____
- Text Amendment: \$ _____
- Conditional Use Permit: \$ _____
- PUD-Special Use Permit: \$ _____

Amendment request(s) fees are the same as listed above.

- Variance, Special Use Permit and/or PUD Supplement(s)
- Plat of Survey, to scale and current
- For Variation(s): Marked up Plat of Survey illustrating variation(s)
- Any specific information which may help in the review and approval process

Applicable for new development only:

- Four (4) full-size, folded, collated copies of all applicable plans including but not limited to the following:
Site Plan with Complete Site Data, Preliminary/Final Plats, Architectural Elevations (Color and Black-Line)
Signs, Photometric Plan with Lighting Specifications, Tree Survey, Landscape Plan
- One (1) copy of the proposed covenants and restrictions
- A detailed description of business, proposed hours of operation, number of employees

Applicant Signatures

The undersigned below hereby certifies that he/she is the owner of the described property and has authorized an agent, which both agree to abide by all ordinances, regulations, and codes of the City of Wilmington as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs, and expenses of the City of Wilmington, including professional fees that are necessary and required to act on this application.

213 N Water St dwelling level variance

Project Name

213 Water Street Properties, LLC

Owner's Name

Owner's Signature

Anthony Cavalea III

Applicant's Name, if different than owner

Applicant's Signature

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

Date

Staff Use Only

Applicable Code Sections

Comprehensive Plan

Zoning of Adjacent Properties: North _____ South _____ East _____ West _____

Date Professional Fee Agreement was signed

Applicant's Name, if different than owner

Submittal Date

Received By

Address (City, State, Zip)

Payment Amount

Payment Type

Payment Date



DISCLOSURE OF BENEFICIARIES

Received
AUG 29 2023
City of Wilmington

1. PETITIONER:

Anthony Cavalea III

Name

213 Water Street Properties, LLC

Business Name

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

tcavalea@cavalea.com

Email

872-202-4801

Phone

2. NATURE OF BENEFIT SOUGHT: variance to allow residential use 1st floor

3. NATURE OF APPLICANT

[] Natural Person

[] Corporation

[] Land Trust/ Trustee

[] Trust/Trustee

[] Partnership

[] Joint Venture

[x] Limited Liability Company

4. If the applicant is an entity other than described in Section 3, please state the nature and characteristics of the applicant:

5. If your answer to Section 3 is anything other than (a) please identify every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7.5% of the total distributable income of any limited liability company, corporation, or limited partnership having interest in the property. However, if the interest, stock, or shares in a limited liability company, corporation, or general partnership is publicly traded and there is no readily known individual having greater than 7.5% interest, then a statement to such effect should be attached hereto.

NAME

ADDRESS

INTEREST

a. Anthony Cavalea III - 14969 Graine Parkway, Salida, CO 81201 - 100%

b.

c.

d.

NOTE: If your answer to Section 5 identifies an entity other than a natural person, then the same disclosure must be made for each entity.

6. PERSON MAKING THE DISCLOSURE ON BEHALF OF THE PETITIONER:

<u>Anthony Cavalea IV</u> Name	<u>Agent</u> Capacity
<u>4318 Bronk Corner, Plainfield, IL 60586</u> Address (City, State, Zip)	
<u>tony@ablerealty.net</u> Email	<u>773-368-5614</u> Phone

VERIFICATION

I, Anthony Cavalea IV, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained herein are true in both substance and fact. I, Anthony Cavalea IV, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure.

BY: 
Signature

Anthony Cavalea IV
Printed Name

Signed and sworn to before me this
29th day of August, 2023.

Cynthia L. Frederickson
NOTARY PUBLIC



(Seal)



Received
AUG 29 2023
City of Wilmington

Variance Application Supplement

Anthony Cavalea III

8/29/2023

Applicant's Name

Date

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

Variance to allow dwelling units on ground floor in B-2A zoning

Request

Provide justification as to how the request meets the following Standards for Approval as set forth in the City of Wilmington Municipal Code. Additional sheets may be attached, if necessary.

Chapter 150.12 of the Wilmington Code of Ordinances provides that for a requested Variance, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

(a) Describe the reason for the request

Due to the lack of demand for commercial tenants in the downtown area and to allow the highest and best use for the property given current economic conditions while preserving the possibility of returning to commercial use in the future. Furthermore, a business owner may wish to rent the front of the property for their business while living

(b) Describe the proposed use

Allow rear dwelling unit (studio apartment) on ground floor in B-2A zoning.

(c) How will the proposed variance impact existing and future land use?

It will allow the property to be utilized, rather than sitting empty. Property is zoned B-2A and does not allow dwelling on the ground floor. Variance will fulfill a neighborhood need of additional dwelling space and increase value of the property, and thereby neighboring properties justifying the tax base levied on nearby properties.

(d) How will the proposed variance impact adjacent property values?
The proposed change will likely increase the property value due to decreased vacancy rate.

(e) Will the variance negatively impact the general public health, safety, and welfare:

Yes No

Explanation:

The proposed change will likely increase the property value due to decreased vacancy rate.

(f) Will the variance conflict with existing conditions or public improvements such as schools, sewer/water systems, parks, roads, traffic patterns, etc.:

Yes No

Explanation:

No changes outside of the property will be needed. 1st floor units are studios and will not be leased to more than 2 occupants per unit. These units are unlikely to attract a parent with a school-age child, so the burden on local schools will be none or minimal.

(g) Describe reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship

There is lack of demand for commercial space in the area, and the property sits empty.

(h) Describe how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;
There is lack of demand for commercial space in the area.

(i) Describe how the plight of the owner is due to unique circumstances;
There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(j) Describe how the variation, if granted, will not alter the essential character of the locality.
No physical changes are required.



PLANNING AND ZONING COMMISSION
PETITION FOR VARIANCE

Received
AUG 29 2023
City of Wilmington

(1) Strict enforcement of the code would involve practical difficulties or impose exceptional hardship;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(2) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(3) The plight of the owner is due to unique circumstances;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential dwelling space.

(4) The variation, if granted, will not alter the essential character of the locality. Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the PZC, a variation is permitted because the evidence sustained the existence of each of the above four conditions.

Yes No Explanation: No changes need to be made to the property to accomodate variance use.

Required Public Notices

Unless otherwise confirmed below by acknowledgement of intent to complete notices, the City of Wilmington will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- City shall provide and applicant shall post a sign on the subject property;
- Public Notice in a newspaper of general circulation;
- Written notice with certified return receipt to the owner of the record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of-ways, of the property line for which the request is sought.

Only if Petitioner chooses to complete written notices. As the petitioner, I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with City staff the ordinance required content of the letters, method of sending letters, and required affidavit of notice.

X _____
Applicant's Signature

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission.

X 
OWNER or APPLICANT'S SIGNATURE

NOTARY PUBLIC:
Sign: Cynthia L. Frederickson

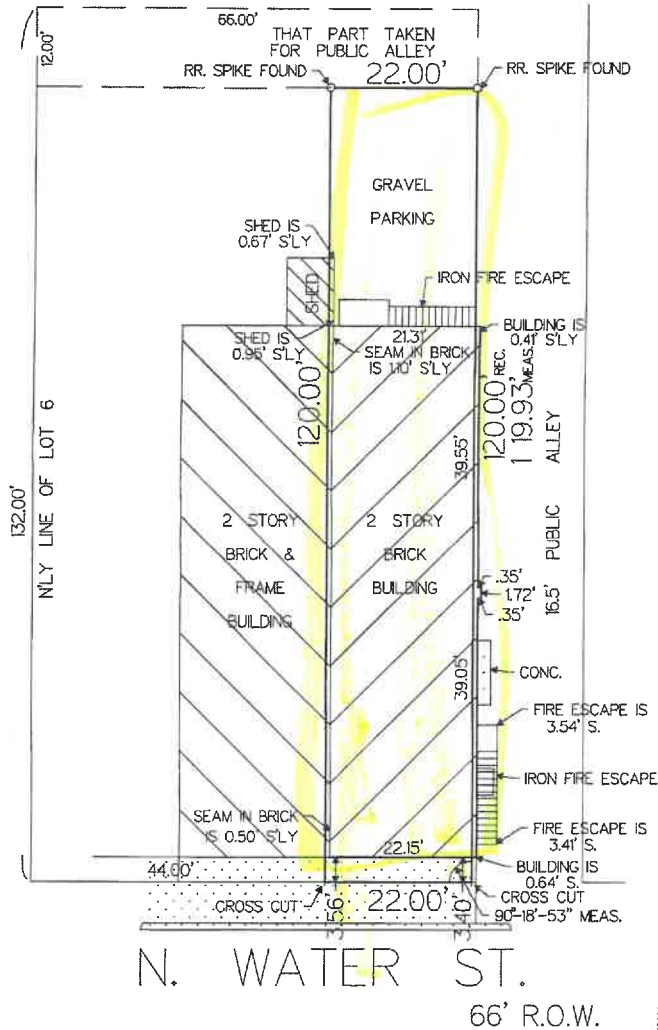
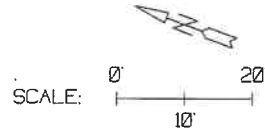


SUBSCRIBED AND SWORN to before me this 29th day of August, 2023, and who has provided the proper identification and who did take an oath.

PLAT OF SURVEY

THE SOUTHERLY 1/3 OF LOT 6 IN BLOCK 14, IN THE TOWN (NOW CITY) OF WILMINGTON, (FORMERLY WINCHESTER) SITUATED IN WILL COUNTY, ILLINOIS.

213 N. WATER STREET
WILMINGTON, IL



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY. COMPARE POINTS BEFORE BUILDING.

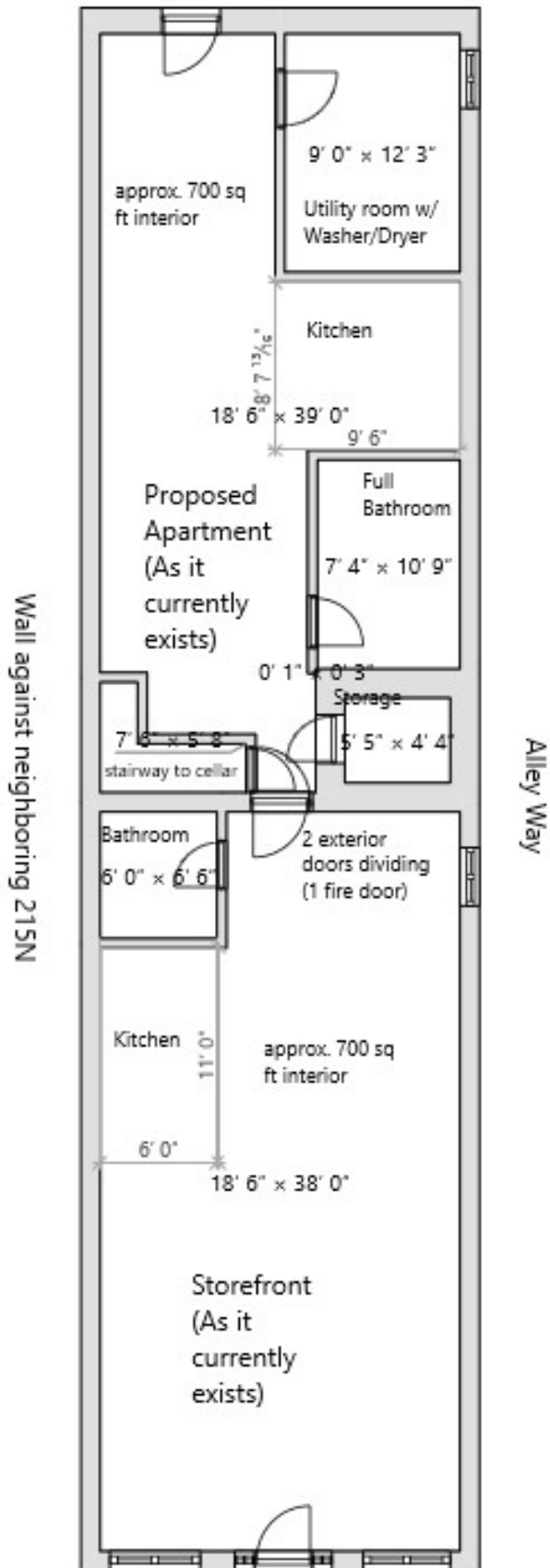
WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR FISHER BERARDI LAW UNDER MY HAND AND SEAL ON THIS 13TH DAY OF FEBRUARY 2018. FIELD WORK 2/12/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 18-24228

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2018

Rear parking



Water Street Frontage

ORDINANCE NO. 24-02-06-02

**AN ORDINANCE CONFIRMING AND EXTENDING A
DECLARED STATE OF EMERGENCY
FOR THE CITY OF WILMINGTON REGARDING
THE ICE DAM FLOOD EVENT**

WHEREAS, the City of Wilmington, Will County, Illinois (hereinafter referred to as the “City”) is a non-home rule Illinois municipality; and

WHEREAS, on or about January 17, 2024, an ice dam on the Kankakee River resulting in mass flooding (hereinafter referred to as the “flood event”) caused or threatens to cause widespread and severe injury, damage, and suffering to the persons and property of the City, and

WHEREAS, as a result of the flood event, on January 26, 2024, City of Wilmington Mayor Ben Dietz signed an Executive Order declaring a State of Emergency consistent with the Illinois Municipal Code and the Illinois Emergency Management Agency Act, Article 2 of Chapter 35 of the City of Wilmington Code of Ordinances (hereinafter referred to as the “Code”); and

WHEREAS, a copy of the Executive Order declaring a State of Emergency is attached hereto as Exhibit A; and

WHEREAS, the Code state that the Mayor’s declaration shall expire no later than the adjournment of the first regular meeting of the corporate authorities after the state of emergency is declared; and

WHEREAS, today, February 6, 2024, is the date of the first regular meeting of the corporate authorities after the state of emergency was declared, and the flood event continues to endanger the health, safety and welfare of a substantial number of persons residing in the City, and still threatens to create problems greater in scope than the City may be able to resolve; and

WHEREAS, emergency management measures are still required to reduce the severity of this disaster and to protect the health, safety and welfare of affected residents in the City; and

WHEREAS, the Mayor and Corporate Authorities for the City of Wilmington find it in the best interest of the City and its residents to confirm and extend the Executive Order declaring the state of emergency consistent with the Executive Order attached hereto as Exhibit A, so that the expiration date is February 20, 2024 at 7:00 pm, the adjournment of the next regular City Council meeting, unless terminated earlier by proclamation of the mayor that the state of emergency no longer exists.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: EXECUTIVE ORDER CONFIRMED AND EXTENDED

The Mayor and Corporate Authorities for the City of Wilmington hereby confirms and extends the Executive Order declaring a state of emergency for the flood event, attached hereto as Exhibit A, until February 20, 2024 at 7:00pm, the adjournment of the next regular City Council meeting, unless terminated earlier by proclamation of the mayor that the state of emergency no longer exists.

SECTION 2: REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 3: SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 4: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 6th day of February 2024 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin _____
Dennis Vice _____
Leslie Allred _____
Todd Holmes _____

Ryan Jeffries _____
Ryan Knight _____
Jonathan Mietzner _____
Thomas Smith _____

Approved this 6th day of February 2024

Ben Dietz, Mayor

Attest:

Joie Ziller, Deputy City Clerk



**EXECUTIVE ORDER
STATE OF EMERGENCY DECLARATION
CITY OF WILMINGTON, WILL COUNTY ILLINOIS**

WHEREAS, the City of Wilmington, Will County, Illinois (hereinafter referred to as the “City”) is a non-home rule Illinois municipality; and

WHEREAS, on or about January 17, 2024, an ice dam on the Kankakee River resulting in mass flooding (hereinafter referred to as the “flood event”) has caused or threatens to cause widespread and severe injury, damage, and suffering to the persons and property of the City, and

WHEREAS, on or about January 25, 2024, the Wilmington Emergency Services Disaster Agency in coordination with the Will County Emergency Management Agency opened the Emergency Operations Center and assisted with multiple evacuations in the City, and

WHEREAS, on or about January 26, 2024, flood waters overtopped IL Rt 53 and other local roads and were determined to be impassable; and

WHEREAS, Section 11-1-6 of the Illinois Municipal Code (65 ILCS 5/11-1-6) provides for the declaration of a state of emergency and the grant of extraordinary authority to the Mayor by the corporate authorities; and

WHEREAS, Section 11 of the Illinois Emergency Management Agency Act (20 ILCS 3305/11) further provides for an emergency local disaster declaration by the principal executive officer or his or her interim emergency successor; and

WHEREAS, consistent with the Illinois Municipal Code and the Illinois Emergency Management Agency Act, Article 2 of Chapter 35 of the City of Wilmington Code of Ordinances (hereinafter referred to as the “Code”) defines a state of emergency and grants the Mayor authority to declare a state of emergency by executive order and extraordinary authority to respond to the state of emergency; and

WHEREAS, the flood event endangers the health, safety, and welfare of a substantial number of persons residing in the City and threatens to create problems greater in scope than the City may be able to resolve; and

WHEREAS, emergency management measures are required to reduce the severity of this disaster and to protect the health, safety, and welfare of affected residents in the City.

NOW THEREFORE, the Mayor for the City of Wilmington, pursuant to the Illinois Municipal Code, the Illinois Emergency Management Agency Act, and the City of Wilmington Code of Ordinances, finds, declares, and orders as follows:

- A. A State of Emergency exists; and
- B. The flood event is at its onset, and the damage and threat of further damage continues to grow in magnitude; and
- C. Without this State of Emergency Declaration, the City would not have sufficient resources to respond accordingly to the flood event;
- D. The City of Wilmington Emergency Service and Disaster Agency and Police Department is hereby directed to coordinate the activities of the emergency response, to take all appropriate action needed to alleviate the effects of this disaster, to aid in the restoration of essential public service, and to take any other emergency response actions deemed necessary to respond to this disaster emergency, including but not limited to seeking the physical and financial assistance of County, State, and federal emergency management agencies; and
- E. City officials are hereby authorized to act as necessary to meet the current exigencies of the flood event, namely the employment of temporary workers, the rental of equipment, the purchase of supplies and materials, entering into contracts and agreements for the performance of public work as may be required to meet the emergency, seeking the physical and financial assistance of County, State, and federal emergency management agencies, and carrying out the intent of this State of Emergency Declaration, all without regard to those time consuming procedures and formalities normally prescribed by law, mandatory constitutional requirements excepted; and
- F. The Deputy City Clerk shall notify the media and shall cause for copies of this Executive Order declaring the existence of the state of emergency to be posted at the city hall, post office, banking institutions, and the police department; and
- G. The State of Emergency shall expire no later than February 6, 2024, unless terminated earlier by proclamation of the mayor that the state of emergency no longer exists; and
- H. This declaration shall take effect immediately on this 26th day of January, 2024.

I, Ben Dietz, Mayor for the City of Wilmington, Will County, Illinois, being first duly sworn under oath, signed and executed this State of Emergency Declaration, and state that I signed willingly, and that I executed said State of Emergency Declaration as my free and voluntary act for the purposes expressed therein.



ATTEST:

A handwritten signature in black ink, appearing to read 'Joie Ziller', written over a horizontal line.

Joie Ziller, Deputy City Clerk

By: _____

A handwritten signature in black ink, appearing to read 'Ben Dietz', written over a horizontal line.

Ben Dietz, Mayor



City of Wilmington

1165 S. Water Street ■ Wilmington, IL 60481-1633
Phone: 815-476-2175 ■ Fax: 815-476-9782 ■ www.wilmington-il.com

Date: January 30, 2024

To: Honorable Mayor Dietz and City Council Members

From: Nancy Gross, Finance Director *NG*

CC: Jeannine Smith, City Administrator
Adam Zink, Chief of Police

RE: Macon County Law Enforcement Training Center

Budget Impact: \$15,040.00, Line Item 01-03-6770, Police Department, Training Expenses

Request: Approve the payment of invoice #23-1235 in the amount of \$15,040.00 for training of two new officers of the City of Wilmington Police Department.

Discussion: The attached invoice is for the training of two new officers hired by the City. We will be asking for the State to re-imburse the City for most of the cost. The cost has been reflected in the current year budget.

Motion: Approve the payment of the Macon County Law Enforcement Training Center Invoice #23-1235 for the Wilmington Police Department's new officer academy in the amount of \$15,040.00.



Macon County Law Enforcement Training Center
 1095 Rotary Way
 Decatur, IL 62521

Invoice

Date	Invoice #
1/10/2024	23-1235

Bill To
Wilmington PD Chief Adam Zink

Account #		193139		Due Date		2/9/2024	
Date	Item	Quantity	Description	Unit	Rate	Amount	
1/10/23	BLEA Tuition	2	RC23-21 9/5-12/22/23 Pinski and Whitney *Tuition includes lodging, meals, wearables, supplies and ammunition		7,400.00	14,800.00	
	CEW (Taser)	1	Elective		180.00	180.00	
	OC Spray	2	Elective		30.00	60.00	
			Please make check payable to Macon County Law Enforcement Training Center, 1095 W Rotary Way, Decatur IL 62521				
Total						\$15,040.00	

6770



Request for Approval of Change of Plans

Local Public Agency	County	Route	Section Number
Wilmington	Will	Various	24-00000-00-GM

Request Number	<input checked="" type="checkbox"/> Final	Contractor
1		Gallagher Asphalt Corp.

Address	City	State	Zip Code
18100 South Indiana Ave.	Thornton	IL	60476

Date

10/19/23

I recommend that this Deduction be made from the above contract.

The estimated quantities are shown below and the contractor agrees to furnish the materials and do the work at the unit prices.

Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
- Class D Patching	SY	6000	\$20.000	D	\$0.00	\$120,000.00
- HMA Surf Remov, Variable Depth	SY	2140.7	\$4.800	D	\$0.00	\$10,275.36
- Prime Coat (SS-1)	LB	3145.69	\$1.000	A	\$3,145.69	\$0.00
- HMA Binder Course IL-4.75	TON	181.35	\$125.000	D	\$0.00	\$22,668.75
- HMA Surface Course IL-9.5	TON	388.51	\$96.000	D	\$0.00	\$37,296.96
- Aggregate Shoulders Type B	TON	927.82	\$36.700	D	\$0.00	\$34,050.99
- Curb & Gutter Rem. & Repl.	FT	6.3	\$180.000	D	\$0.00	\$1,134.00
- Sidewalk Removal	SF	346	\$6.000	D	\$0.00	\$2,076.00
- PCC Sidewalk 5"	SF	356.5	\$13.000	D	\$0.00	\$4,634.50
- Detectable Warnings	SF	44	\$40.000	D	\$0.00	\$1,760.00
- Thermoplastic Pavement Mark, 4"	FT	287	\$1.000	A	\$287.00	\$0.00
- Thermoplastic Pavement Mark, 6"	FT	1108	\$1.500	D	\$0.00	\$1,662.00
- Thermoplastic Pavement Mark, 12"	FT	133	\$3.000	A	\$399.00	\$0.00
- Thermoplastic Pavement Mark, 24"	FT	100	\$6.000	A	\$600.00	\$0.00
- Pavement Marking Removal	SF	600	\$0.010	D	\$0.00	\$6.00
- Structures to be Adjusted	EACH	11	\$400.000	D	\$0.00	\$4,400.00
- Preparation of Base	SY	1684	\$9.000	D	\$0.00	\$15,156.00
- Aggregate Base Repair	SY	2000	\$0.010	D	\$0.00	\$20.00
- Bituminous Material (Prime MC 30)	GAL	600	\$7.500	D	\$0.00	\$4,500.00
- Seal Coat Aggregate	TON	21.54	\$84.000	D	\$0.00	\$1,809.36
- Bituminous Material (Prime HFE 150)	GAL	547	\$6.200	A	\$3,391.40	\$0.00
- Cover C oat Aggregate	TON	1.88	\$84.000	D	\$0.00	\$157.92
- Aggregate Surface Course, Ty B	TON	604.42	\$0.010	D	\$0.00	\$6.04
- Detector Loops	FT	203	\$36.000	A	\$7,308.00	\$0.00
Total Changes					\$15,131.09	\$261,613.88

Add Row

Total Net Change	(\$246,482.79)
Amount of Original Contract	\$683,476.00
Amount of Previous Change Orders	
Amount of adjusted/final contract	\$436,993.21

Total net deduction to date (\$246,482.79) which is -36.06% of the contract price.

State fully the nature and reason for the change

When the net increase or decrease in the cost of the contract is \$10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- The Local Public Agency has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- The Local Public Agency has determined that the change is germane to the original contract as signed.
- The Local Public Agency has determined that this change is in the best interest of the Local Public Agency and is authorized by law.

Prepared By

Title of Preparer

Chamlin & Associates, Inc.

Consulting Engineer

Submitted/Approved

Local Public Agency Signature & Date

BY:

Title:

For a Road District project County Engineer signature required.

County Engineer/Superintendent of Highways Signature & Date

Approved:

Illinois Department of Transportation

Regional Engineer Signature & Date



Engineer's Payment Estimate

Local Public Agency Wilmington	County Will	Route(s) (Street/Road) Various	Section Number 24-00000-00-GM	Estimate <u>2</u>
				<input checked="" type="checkbox"/> Final

Payable to Name Gallagher Asphalt Corp.
--

Address 18100 South Indiana Ave., Thornton, IL 60476	Date From	Date To
---	-----------	---------

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Class D Patching	SY	6000	\$120,000.00		6000	0	\$20.0000	
HMA Surf Remov, Variable Depth	SY	18000	\$86,400.00		2140.7	15859.3	\$4.8000	\$76,124.64
Prime Coat (SS-1)	LB	8500	\$8,500.00	3145.69		11645.69	\$1.0000	\$11,645.69
HMA Binder Course IL-4.75	TON	900	\$112,500.00		181.35	718.65	\$125.0000	\$89,831.25
HMA Surface Course IL-9.5	TON	1800	\$172,800.00		388.51	1411.49	\$96.0000	\$135,503.04
Aggregate Shoulders Type B	TON	950	\$34,865.00		927.82	22.18	\$36.7000	\$814.01
Curb & Gutter Rem. & Repl.	FT	40	\$7,200.00		6.3	33.7	\$180.0000	\$6,066.00
Sidewalk Removal	SF	500	\$3,000.00		346	154	\$6.0000	\$924.00
PCC Sidewalk 5"	SF	500	\$6,500.00		356.5	143.5	\$13.0000	\$1,865.50
Detectable Warnings	SF	60	\$2,400.00		44	16	\$40.0000	\$640.00
Thermoplastic Pavement Mark, 4"	FT	5550	\$5,550.00	287		5837	\$1.0000	\$5,837.00
Thermoplastic Pavement Mark, 6"	FT	1500	\$2,250.00		1,108	392	\$1.5000	\$588.00
Thermoplastic Pavement Mark, 12"	FT	600	\$1,800.00	133		733	\$3.0000	\$2,199.00
Thermoplastic Pavement Mark, 24"	FT	165	\$990.00	100		265	\$6.0000	\$1,590.00
Pavement Marking Removal	SF	600	\$6.00		600	0	\$0.0100	
Structures to be Adjusted	EACH	12	\$4,800.00		11	1	\$400.0000	\$400.00
Preparation of Base	SY	6500	\$58,500.00		1,684	4816	\$9.0000	\$43,344.00

Local Public Agency: **Wilmington** County: **Will** Route(s) (Street/Road): **Various** Section Number: **24-00000-00-GM**

Pay Items	Meas.	Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
Aggregate Base Repair	SY	2,000			2,000	0	\$0.0100	
Bituminous Material (Prime MC 30)	GAL	3,000			600	2400	\$7.5000	\$18,000.00
Seal Coat Aggregate	TON	85	\$7,140.00		21.54	63.46	\$84.0000	\$5,330.64
Bituminous Material (Prime HFE 150)	GAL	3,000		547		3547	\$6.2000	\$21,991.40
Cover Coat Aggregate	TON	85	\$7,140.00		1.88	83.12	\$84.0000	\$6,982.08
Aggregate Surface Course, Ty B	TON	1,500			604.42	895.58	\$0.0100	\$8.96
Total			\$642,341.00					Total \$429,685.21

Miscellaneous Extras and Credits	Values
Detector Loops (203 ft @ \$36.00/ft)	\$7,308.00
Total Miscellaneous Extras and Credits	
\$7,308.00	
Total Value of Completed Work	
\$436,993.21	
Deduct Retainage	
\$0.00	
Balance Due of Completed Work	
\$436,993.21	

Miscellaneous Debits	Values
Total Miscellaneous Debits	
Net Cost of Section	
\$436,993.21	
Previous Payments	
\$407,427.64	
Net Amount Due	
\$29,565.57	

- The Local Public Agency (LPA) certifies that the above pay estimate quantities do not require submission to the Department of Transportation of a Change in Plans (BLR 13210).
- The LPA certifies that a Change in Plans (BLR 13210) has been submitted to, and approved by the Department of Transportation as required for the above quantities.
- The LPA is under agreements of understanding and has completed the required paperwork and documentation, with submissions made per the agreement.

Local Public Agency

County

Route(s) (Street/Road)

Section Number

Wilmington

Will

Various

24-00000-00-GM

Resident Engineer Signature & Date

[Empty signature and date box]

Prepared by

Title

Chamlin & Associates, Inc.

Consulting Engineer

Local Agency Signature & Date

[Empty signature and date box]

Approved

Regional Engineer Signature & Date

[Empty signature and date box]

To: James Gretencord
Director of Public Works
From: Patrick W. Nugent
ROINC Sewer Department
Date: 24 January 2024
Subj: Purchase New Water Distiller

My water distiller is going on 15 years old. It is starting to need repairs on a more frequent basis. I need to replace the two (2) heating elements in the boiler. Each heating element cost \$1,005.00 which adds up to \$2,010.00 for the two (2) heating elements. I have priced a new Water Distiller from Lab Strong. This new distiller is a little bit bigger than the one we have. Our current one makes 1.4 Liters per hour and the new one will make 2.0 Liters per hour. Also, all the parts from our current distiller can be used in the new distiller. This will be a cost savings in itself. It just makes sense to purchase a new distiller than trying to prop along an aging piece of equipment that is costly to repair.

I have budgeted money for new water distiller. Line item 04-007320 Equipment Purchases, \$7,500.00.

If you have any questions, please feel free to contact me. Thank you for your time and consideration in this matter.

PWN

Quote

Date	Quote #
1/24/2024	12276

Quote Valid for 90 Days

7709 Commerce Park
Dubuque, IA 52002

Phone: (563) 588-8900 Fax: (563) 588-3601 Email: tim.gerhard@labstrong.com

City of Wilmington, IL
1165 S. Water St.
Wilmington, IL 60481

Phone: 815-476-5663

Fax:

E-mail: pnugent@wilmington-il.gov

Ship To:

City of Wilmington, IL
Attn: Patrick Nugent
1165 S Water St.
Wilmington, IL 60481

Terms	Rep	F.O.B. Point
Net 30	Tim	Dubuque, IA

Qty	Item #	Description	Harm Code	C/O	List Price	Total
1	A74415LS	Fistream II Still 2 L/hr 120V 20A	8419.40.00.80	UK	6,614.00	6,614.00
1	A1052LS	Carboy, 8L Rectangular with Spigot, HDPE, Drilled and Tapped	8421.21.90	USA	375.00	375.00
1	Shipping	Shipping and Handling Charges			367.70	367.70
		Shipping cost listed is an estimate, which could change at the time of shipment.				

Comments: *Minimum order of \$25.00 required. Handling fees of \$4/package; \$15/pallet; \$10/non-standard carrier are applicable to all orders. Detailed shipping and handling charges available upon request. Taxes are not included in quote. See www.labstrong.com/terms for Terms & Conditions.	Total	\$7,356.70
---	--------------	------------

If you have any questions concerning this quotation, contact customer service at (563) 588-8900.

Thank You For Your Business!