



**City of Wilmington
Planning & Zoning Commission
Thursday, July 9, 2020 at 5:00 p.m.**

PURSUANT TO EXECUTIVE ORDER 2020-07 SIGNED BY GOVERNOR PRITZKER 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/7735429741>
MEETING ID: 773 542 9741

ONE TAP MOBILE: +13126266799,,7735429741# US (Chicago)
DIAL BY YOUR LOCATION: +1 312 626 6799 US (Chicago)
MEETING ID: 773 543 9741

WE ARE HAPPY TO ACCOMMODATE WRITTEN PUBLIC COMMENTS. ANY WRITTEN COMMENTS MUST BE RECEIVED VIA EMAIL BY 3:00 P.M. ON THE DAY OF THE SCHEDULED MEETING. COMMENTS RECEIVED BY 3:00 P.M. WILL BE PUT INTO THE RECORD AND CONSIDERED BEFORE COMMITTEE ACTION. COMMENTS CAN BE SUBMITTED BY EMAIL TO JZILLER@WILMINGTON-IL.COM

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 07/09/2020

**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 May 7, 2020 Meeting Minutes
4. Open Public Hearing
Petitioner: Owen Black
Location: 1202 N Kankakee St
[PIN 03-17-25-127-007-0000]
Request: Variance
5. Close Public Hearing
6. Commissioners Review/Approval/Recommendation of Request from Petitioner Owen Black
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:
7/2/2020 9:14 AM tk*

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, May 7, 2019 at 5:00 PM

Call to Order

The May 7, 2020 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:01 p.m. by Commission Chairman Bryan Humphries.

Chairman Humphries announced that this evenings' 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 Humphries, Jones, Clennon, Smith, Tryner and Walinski

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 was the Deputy City Clerk/City Administrator Joie Ziller and City Planner/Engineer Rodney Tonelli

Approval of Minutes

Commissioner Jones made a motion and Commissioner Clennon seconded to approve the April 2, 2020 meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

AYES: 6 Jones, Clennon, Smith, Humphries, Walinski, Tryner

NAYS: 0

Motion passed.

Commissioners Review/Approval/Recommendation of Request for Variance for Property Located on Pearl Street & Oak Street

As requested by the Commission at their April 2, 2020 meeting, Gary Van Duyne submitted the type of house he would like to build on the vacant lot. Mr. Van Duyne clarified that a variance is not needed off of Pearl Street. Only two variances are needed; one off of West (Oak) Street from the front yard reduction from 30 feet to 20 feet and the other is the rear yard from 25 feet to 15 feet.

Commissioner Tryner made a motion and Commission Smith seconded to approve and recommend that the City Council grant a Variance for lot area of 20-foot front yard setback and 15-foot rear yard setback along West (Oak) Street

Upon roll call, the vote was:

AYES: 6 Jones, Clennon, Smith, Humphries, Walinski, Tryner

NAYS: 0

Motion passed.

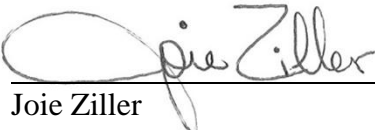
Public Comment

No public comment was made.

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Smith. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on May 7, 2020 adjourned at 5:14 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT ON THURSDAY, JULY 9, 2020 AT 5:00 P.M., A PUBLIC HEARING WILL BE HELD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILMINGTON AT THE CITY HALL LOCATED AT 1165 S. WATER STREET, WILMINGTON, IL., FOR THE PURPOSE OF RECEIVING AND CONSIDERING TESTIMONY AND PUBLIC COMMENTS ON THE REQUEST OF PETITIONER, OWEN BLACK, 1202 N KANKAKEE STREET, WILMINGTON, IL, IN REGARDS TO VARIANCE FOR A NEW ACCESSORY BUILDING TO BE CONSTRUCTED APPROXIMATELY FIVE FEET HIGHER THAN PRINCIPAL BUILDING AT LOCATED AT 1202 N KANKAKEE STREET, WILMINGTON, ILLINOIS. THE PROPERTY IS LEGALLY DESCRIBED AS FOLLOWS:

LOT 11, 12 & 13 IN STEWART HOUSE SUB, A SUB OF PRT OF THE NW1/4 SEC 25 T33N-R9E PER PET#95-285

PIN NO. 03-17-25-102-025-0000

CITY OF WILMINGTON ALL PERSONS INTERESTED IN ATTENDING ARE INVITED TO DO SO AND WILL BE GIVEN AN OPPORTUNITY TO BE HEARD. ADDITIONAL INFORMATION ON SUCH A REQUEST CAN BE OBTAINED FROM THE CITY OF WILMINGTON AT 1165 S. WATER STREET, WILMINGTON, IL 1-815-476-2175.

JOIE ZILLER
DEPUTY CITY CLERK
CITY OF WILMINGTON

TO BE PUBLISHED IN THE FREE PRESS ADVOCATE ON WEDNESDAY, JUNE 17, 2020



Land Use Petition
City of Wilmington, Illinois

Petitioner: Owen Black
Address: 1202 N. Kankakee St.
City: Wilmington State: IL Zip: 60481
Phone No.: 815-405-9971 Fax No.: Email: owen@emcfire.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: 1202 N. Kankakee St. Wilmington
Size of Property: 1.03 ac Tax Parcel No.: 03-17-25-102-025-0000

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. \$0 (initial here) \$250.00 (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).

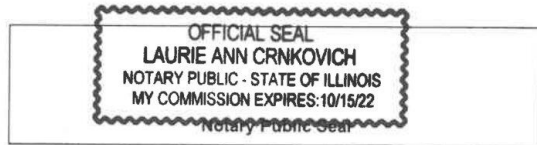
Height Variance - My house is 16' & my new pole barn will be 20' 1.5" - Asking for a height approval.

Number of Dwelling Units 1 Type of Units Pole Barn Square Footage 2240
Proposed Time Schedule for Development 2 months
Requested Variances Height

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.

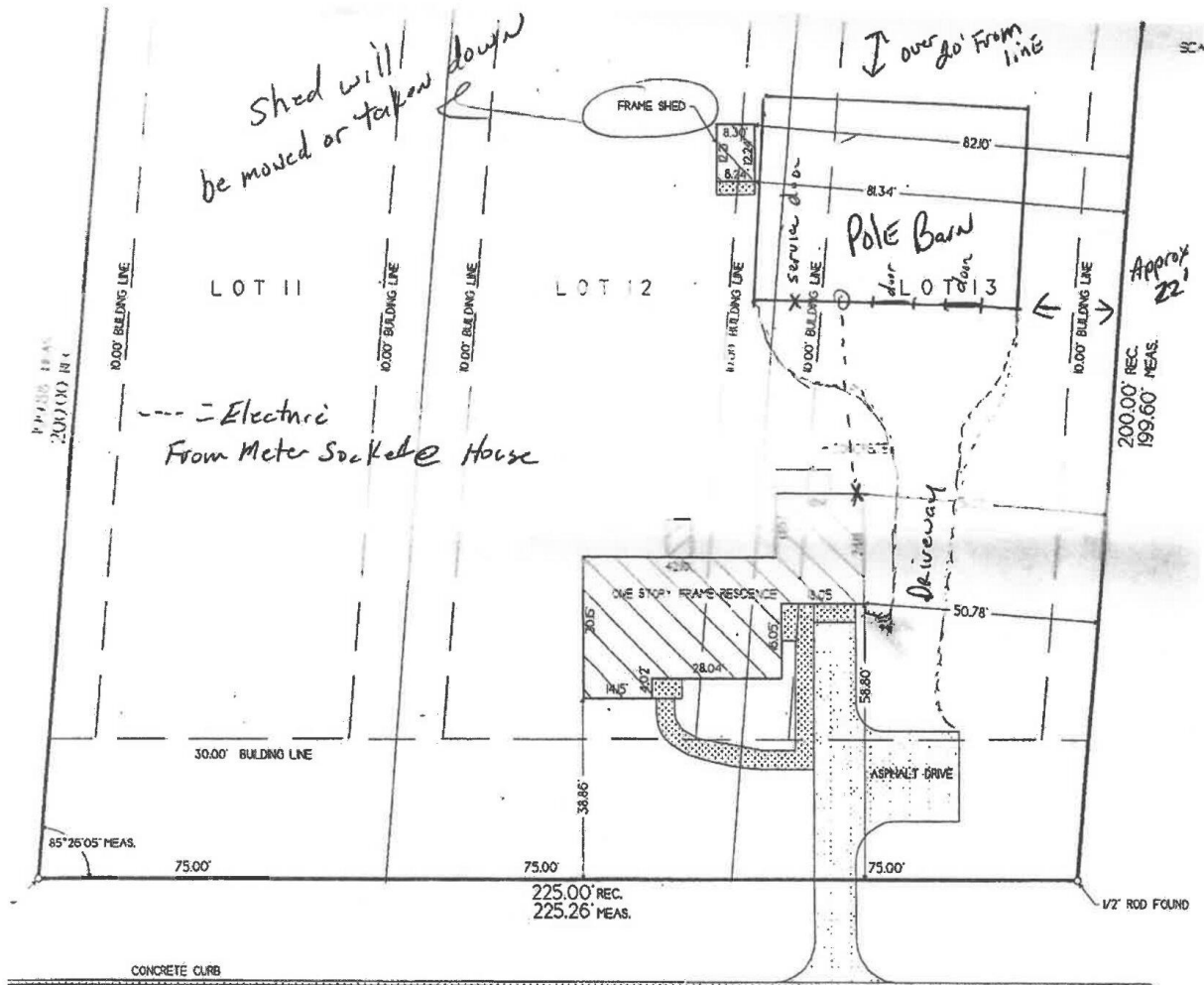
State of IL Date 5-29-20 Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Owen Black 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.

Notary Signature: Laurie Ann Crnkovich
My Commission Expires: 10/15/22

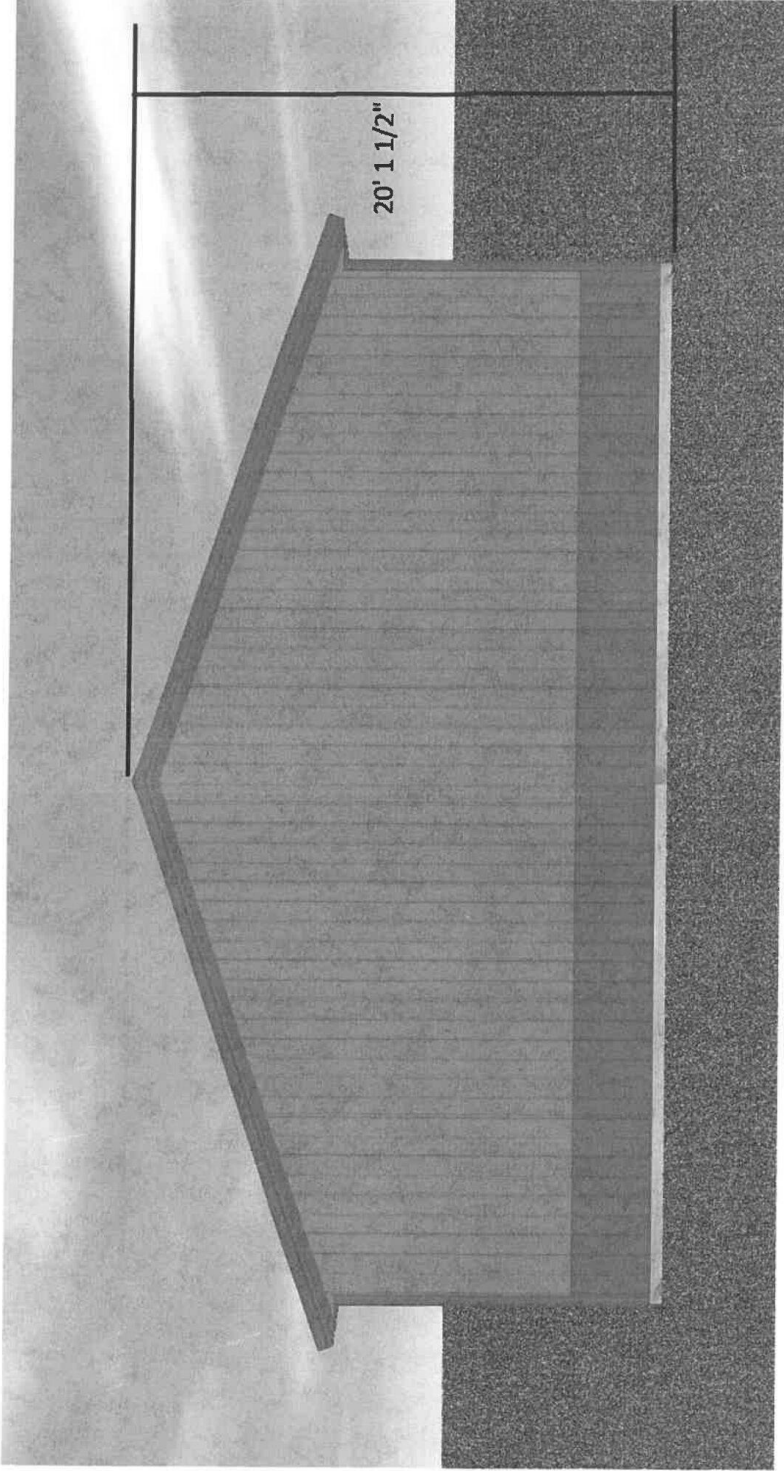
Given under my hand and notary seal this 29th day of May, A.D. 2020



70' x 56' x 12' - pole Barn
 Driveway - gravel
 Pole Barn - Concrete Floor & finish inside @ a later date.



<p>COMMUNITY SURVEY INC. 68 N. CHICAGO STREET, SUITE 218 JOLIET, IL 60432 (815) 722-9005 (815) 722-9019 - fax EMAIL: kvcommunitysurvey@att.net</p>	<p>WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR <u>TRYNER, FRANCIS & TRYNER, LLC</u> ABOVE DESCRIBED PROPERTY AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. GIVEN UNDER MY HAND SEAL THIS 09TH DAY OF NOVEMBER 2011. FIELD WORK 11/09/2011</p> <p>THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.</p>
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New pole Barn

Owen Black
1202 N. Kankakee St.