



**City of Wilmington
Planning & Zoning Commission
Thursday, July 12, 2018 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 08/12/18

**Planning & Zoning
Commission Members**

Bryan Humphries, Chairman
Larry Clennon
Jonathan Jones
Ken Kulpa
Chris Smith
John Tryner
Gina Wysocki

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Review and Approve the March 15, 2018 Meeting Minutes
5. Public Hearing
Petitioner: Gene & Shari Skrocki
Location: Lot 2, West River Road [PIN 03-17-35-401-015-0000]
Request: Variance to allow for an accessory structure to be built in front of home
6. Commissioners Review/Approval/Recommendation of Request for Variance on Lot 2, West River Road [PIN 03-17-35-401-015-0000]
7. Announcement – There will be public hearing at the August 7, 2018 City Council meeting. The Wilmington Downtown Plan will be heard & representatives from CMAP will be in attendance.
8. Public Comment
(State your full name clearly; limit 5 minutes each per Ordinance 17-10-17-05)
9. Adjournment

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, March 15, 2018 at 5:00 PM

Call to Order

The March 15, 2018 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 p.m. by Chairman Bryan Humphries in the Council Chambers of the Wilmington City Hall.

Roll Call

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

Commissioners Humphries, Clennon, Kulpa, Tryner & Wysocki

Commissioner’s Absent

Smith & Jones

Quorum

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

Other Officials in Attendance

Also in attendance were the City Administrator Scott Murphy, City Engineer & Planner Rodney Tonelli and Deputy City Clerk Joie Ziller

Approval of Minutes

Commissioner Wysocki made a motion and Commissioner Tryner seconded to approve the September 7, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Public Hearings

Commissioner Clennon made a motion and Commissioner Kulpa seconded to open the Public Hearing at 5:06 p.m. for a text amendment to the “Zoning Ordinance of the City of Wilmington” to add “police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

The Commission reviewed the memorandum as prepared by Rodney Tonelli of Ruettiger, Tonelli & Associates, Inc. Attorney Benjamin Schuster representing Adar Ridgeport Industrial Partners informed the Commission that the City's I-5 Large Scale Planned Industrial District does not list "Fire and Police Stations" as a permitted or conditional use within the I-5 zoning district and recommend the Commission to approve this amendment. No other public comment was made.

Commissioner Tryner made a motion and Commissioner Kulpa seconded to close the Public Hearing at 5:09 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioner Kulpa made a motion and Commissioner Wysocki seconded to open the Public Hearing at 5:10 p.m. for the approval of preliminary plat, final plat and site plan of property comprising of 2.11 acres generally located at 29745 Elion Boulevard in Wilmington, IL (PIN 03-17-16-400-012-0010)

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

The Committee reviewed the memorandum as prepared by Rodney Tonelli of Ruettiger, Tonelli & Associates, Inc. Attorney Benjamin Schuster representing Adar Ridgeport Industrial Partners submitted a petition related to the proposed Fire & Police Station #2 to be constructed at Ridgeport Logistics Center. No other public comment was made.

Commissioner Clennon made a motion and Commissioner Wysocki seconded to close the Public Hearing at 5:14 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioners Review/Approval/Recommendation of text amendment to the "Zoning Ordinance of the City of Wilmington" to add "police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Commissioner Clennon made a motion and Commissioner Wysocki seconded to recommend to City Council to approve the text amendment to the "Zoning Ordinance of the City of Wilmington" to add "police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioners Review/Approval/Recommendation of

Commissioner Clennon made a motion and Commissioner Wysocki seconded to recommend to City Council to approve the site plan, preliminary/final plat for the proposed Fire and Police Station No. 2 subject to the following conditions: 1) Final Engineering review and approval by the City Engineer and 2) Final Engineering review and approval of the Stormwater Management design and calculations by the City Engineer

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Review/Approve 2018 City of Wilmington Zoning Map

Commission Tryner made a motion and Alderman Clennon seconded to approve the Official City of Wilmington 2018 Zoning Map

Upon roll call, the vote was:

AYES: 5 Aldermen Tutor, Butler, Vice, Evans, Kirwin

NAYS: 0

The motion carried

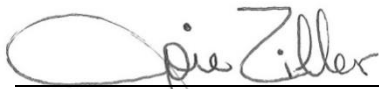
Citizen's Comment

None

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Tryner. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on March 15, 2018 adjourned at 5:19 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Copy of Notice Herein Referred To

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, township 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 to consider variance**

a true copy of which is attached, was published 1 times in The Free Press Advocate, namely one time per week for one successive weeks. The first publication of the notice was made in the newspaper, dated and published on June 20, 2018, and the last publication of the notice was made in the newspaper dated and published on June 20, 2018. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, the **Free Press Newspapers** has signed this certificate by **Eric D Fisher**, its publisher, at Wilmington, Illinois, on June 20, 2018.

Free Press Newspapers

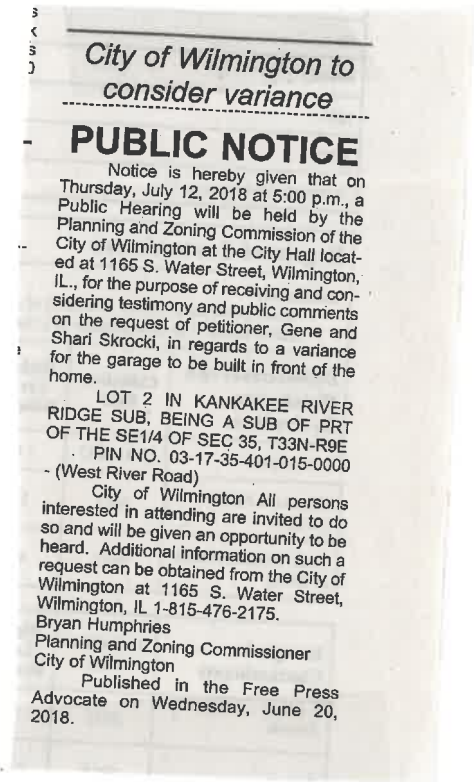
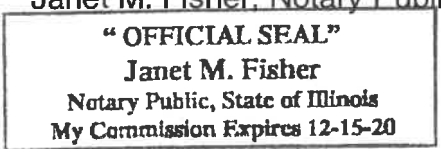
By Eric D. Fisher Publisher
Eric D. Fisher

Printer's Fee \$ 30.80

Given under my hand on June 20, 2018.

Janet M. Fisher

Janet M. Fisher, Notary Public





Land Use Petition
City of Wilmington, Illinois

RECEIVED

June 4 '18

CITY OF WILMINGTON

Petitioner: Gene and Shari Skrocki
Address: 2011 Jasmine Dr.
City: Cresthill State: IL Zip: 60403
Phone No.: 815-530-0968 Fax No.: Email: gskrocko@att.net

- 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: Lot 2 West River Road
Size of Property: 140x627.84x143.33x575.75 Tax Parcel No.: 03-17-35-401-015-0000

The following documents have been attached:

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

Type of Action Requested

- Annexation Preliminary Plat/Plan (circle one) Conditional Use
Annexation Agreement Final Plat/Plan (circle one) Variance
Concept Plan Map Amendment from to 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. 150.00 (initial here) 8 (fee)

Statement of Petition

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

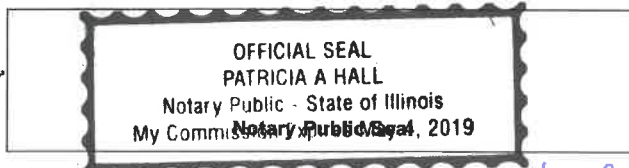
The Variance request is for the the garage to be built in front of the home. The garage will be build on the South boundary property line in coordinates with the city building requirements. This will allow visibility of the home from the street.

Number of Dwelling Units 2 single family home with 2404 home
Proposed Time Schedule for Development 1 year for the home and attached Garage Type of Units attached and detached garage Square Footage 2400 Garage
Requested Variances 1-3 years detached garage to be built Would like Variance permanently attached to the property

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 County of Signature of Petitioner



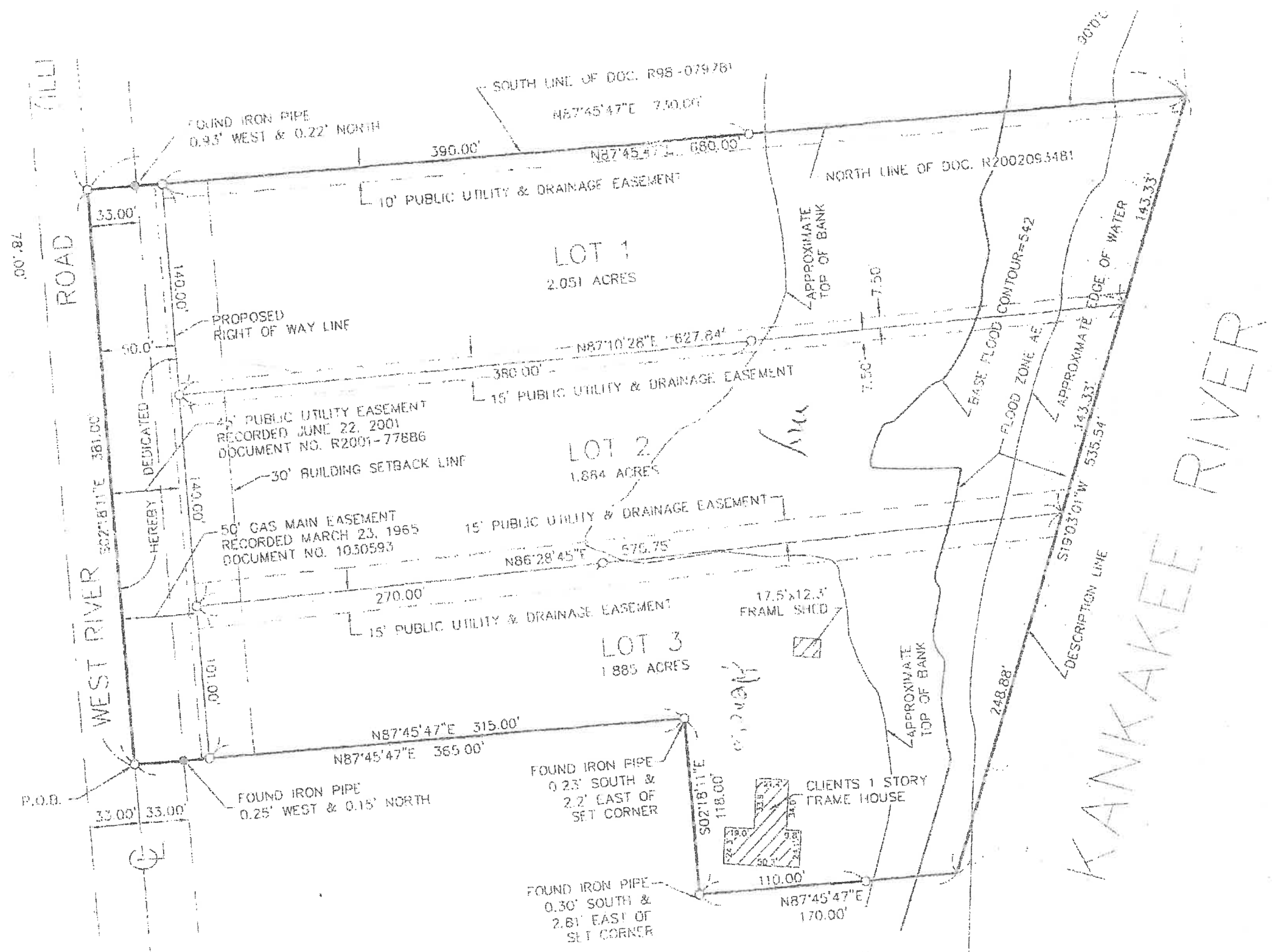
I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Gene and Shari Skrocki is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free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

Notary Signature: Patricia A Hall
My Commission Expires: May 4th 2019

Given under my hand and notary seal this 22nd day of May, A.D. 2018

DD
THF
KS

A.D. 20



SCHOOL DISTRICT CERTIFICATE

ILLINOIS DEPARTMENT OF TRANSPORTATION

Memorandum

To: Wilmington Planning and Zoning Commission
From: Mike Dahm, AICP
Date: July 3, 2018
RE: Kankakee Ridge Lot 2- Variance

The Applicant, Gene and Shari Skrocki has submitted a petition for a variance to allow for an accessory structure to be built in front of the home proposed on Lot 2 in Kankakee River Ridge Subdivision (PIN 03-17-35-401-015-0000) located on West River Road.

Summary

The subject property is a 1.88 acre parcel of land located on the east side of W River Road approximately 1,160 feet south of Kerry Lane (See *Figure 1- Aerial*). A preliminary site plan has been submitted with the request that shows a 1 story house located near the bluff overlooking the river in the middle of the property with a 40' x 60' accessory structure near the south property line closer to W River Road than the house (See *Figure 3- Site Plan*).

Current Zoning

The property is zoned R1: Residential Single Family (See *Figure 2- Zoning*). Per zoning code 150.84 (A) *Location. Accessory structures may be built in a rear yard, but such structures or combination of structures shall not cover more than 30% of the required rear yard.* A request for a variance from 150.84 (A) has been submitted to allow for the accessory structure to be constructed in the front yard.

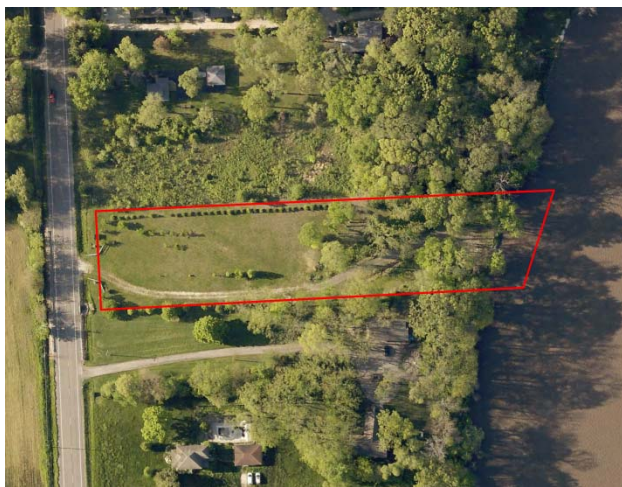


Figure 1- Aerial



Figure 2- Zoning



Plan Review and Analysis

Staff has reviewed the submitted request for a variance. The requested variance is for an accessory structure to be built within the front yard. The accessory structure will still be required to meet all other zoning requirements including side yard and front yard setback requirements. The site plan for this lot has a significant amount of grade variation that restricts the buildable area closer to the river to the north side of the property. The requested home location near the overlook of the river would limit access to an accessory structure and views to the river from the residence if it is built within the rear yard. This lot has unique circumstances that do not apply broadly to other lots within the City.

Recommended Actions

Staff is recommending that the Wilmington Planning and Zoning Commission approve the Variance to allow for an accessory structure to be built within the front yard. We would request that your recommendation of approval be made with the restriction that the facade of the accessory structure that will face West River Road be architecturally consistent in design and materials as the proposed house.

Recommended Motion

Motion to recommend approval to the City Council of the Variance to allow an accessory structure within the front yard subject to the following conditions:

- 1. The façade of the accessory structure facing West River Road shall be architecturally consistent with materials and design as the primary residence.*

