



**City of Wilmington
Planning & Zoning Commission
Thursday, August 15, 2019 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 08/15/19

**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 May 2, 2019 Meeting Minutes
5. Public Hearing
 Petitioner: D'Orazio Ford
 Location: 1135 S. Water Street
 [PIN 03-17-36-400-062-0000]
 Request: MAP Amendment from B2 to B3
6. Commissioners Review/Approval/Recommendation of Request from
 Petitioner D'Orazio Ford [PIN 03-17-36-400-062-0000]
7. Public Comment
 (State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
8. Adjournment

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Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, May 2, 2019 at 5:00 PM

Call to Order

The May 2, 2019 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 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, Jones, Kulpa, Tryner and Smith

Commissioner’s Absent

Wysocki

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

Approval of Minutes

Commissioner Tryner made a motion and Commissioner Jones seconded to approve the February 7, 2019 Planning & Zoning meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

AYES: 5 Tryner, Jones, Humphries, Clennon, Kulpa

NAYS: 0

ABSTAIN 1 Smith

ABSENT: 1 Wysocki

Motion passed.

Public Hearing

Petitioner: Tyler Issert

Location: Kahler Road & Chesson Court
 [PIN 09-18-31-300-023-0010 & 09-18-31-300-023-0020]

Request: Annex into the municipal corporate limits and for re-zoning pro located on Kahler Road and Chesson Court to an A1-Agricultural classification subject to a variance in lot size from 10 acres to 6.297 acres and for a variance for an accessory structure

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to be constructed prior to a single-family residence

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

Upon roll call, the vote was:

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

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

Petitioner Tyler Issert informed the Commission that he is requesting the City accept and approve the annexation and development agreement for the entire 6-acre site to include annexation of 3.98 acres with A-1 zoning classification, a map amendment for the approximate 2.93 acres from R-1 to A-1 zoning classification. Mr. Issert is also requesting a variance in the A-1 Agricultural District zoning classification from minimum contiguous acreage requirement of 10 acres to 6 acres and a variance to allow construction of an accessory building 40' x 72' in size prior to construction of the residence.

Administrator Ziller explained to the Commission that the City maintains the lift station on the southern portion of the property owned by Mr. Issert. In addition to the lift station and access drive there is also a City gravity sanitary sewer, sanitary forcemain and watermain that traverse that southern portion of said property. Mr. Issert will grant the required easements for the utilities and deed the lift station property and access driveway to the City. The agreement will provide dedication of right-of-way for Kahler Road frontage of the property.

Commissioner Jones made a motion and Commissioner Kulpa seconded to open the public hearing at 5:11 p.m.

Upon roll call, the vote was:

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

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

Commissioners Review/Approval/Recommendation

Commissioner Jones made a motion and Commissioner Kulpa seconded to recommend approval to City Council of the annexation petition and to rezone the entire 6 plus acres as described in the petition to the A-1 Zoning District along with a variance for the required lot size from 10 acres to 6.297 acres (less the area to be dedicated to the City of Wilmington) and also, a variance to permit the construction of an accessory structure for agricultural purposes prior to the construction of a principle residence on the property.

Discussion: Commissioner Tryner questioned if the Kahler Road easement was wide enough allow for future water and sewer line expansion.

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Follow-up: Administrator Ziller did contact City Engineer Tonelli and verified that the easement is the standard width.

Upon roll call, the vote was:

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

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

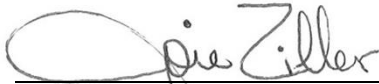
Public Comment

No public comment was made.

Adjournment

Motion to adjourn the meeting made by Commissioner Tryner and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on May 2, 2019 adjourned at 5:18 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Joie Ziller". The signature is written in a cursive style and is positioned above a horizontal line.

Joie Ziller
Deputy City Clerk



Land Use Petition
City of Wilmington, Illinois

Received
JUL 25 2019
City of Wilmington

Petitioner: DORAZIO Roger
Address: 1135 S. WATER STREET
City: WILMINGTON State: IL Zip: 60481
Phone No.: 815-476-5205 Fax No.: Email: dorazio@doraziofx.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: 1135 S. WATER STREET WILMINGTON IL
Size of Property: Tax Parcel No.: 03-17-36-400-062-0000

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
Annexation Agreement
Concept Plan
Preliminary Plat/Plan (circle one)
Final Plat/Plan (circle one)
Map Amendment from B2 to B3
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.

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).

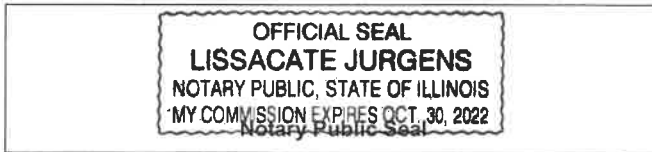
CLEAN up zoning map from B2 TO B3

Number of Dwelling Units
Type of Units
Square Footage
Proposed Time Schedule for Development
Requested Variances

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge.

State of Illinois Date 7/25/19 Signature of Petitioner



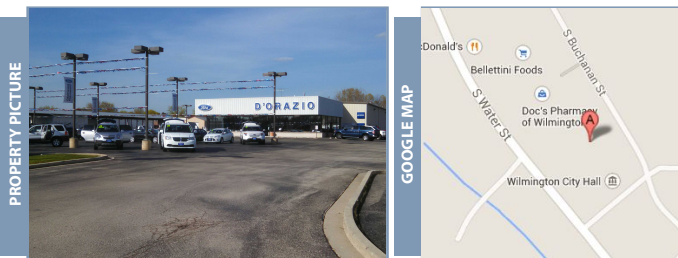
I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby certify that Roger Dorazio is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free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

Notary Signature: [Signature]
My Commission Expires: OCT 30 20 22

Given under my hand and notary seal this 25 day of July, A.D. 2019

1504.2769
ALTA/ACSM LAND TITLE SURVEY
WILL COUNTY

PROPERTY ADDRESS SURVEY NUMBER 1504.2769
1135 S WATER STREET WILMINGTON, ILLINOIS 60481



CLIENT ORDER NUMBER: DATE: 4/29/2015
BUYER: RA D'Orazio Ford, Inc. d/b/a D'Orazio Ford
SELLER: BOLE TAYLOR BANK AS SUCCESSOR TRUSTEE TO HARRIS BANK AND TRUST COMPANY, AND
CERTIFIED TO: RA D'ORAZIO FORD, INC. D/B/A D'ORAZIO FORD

LEGAL DESCRIPTION: THAT PART OF LOT 3 IN ASSESSOR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 AND RUNNING THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, 842.12 FEET; THENCE SOUTH 29 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY OF BUCHANAN STREET SAID RIGHT OF WAY RECORDED AS DOCUMENT NO. K20-02376) 909.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 29 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 295.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, HERE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 617.00 FEET AND CHORD OF 21.34 FEET BEARING SOUTH 28 DEGREES 31 MINUTES 59 SECONDS EAST AN ARC DISTANCE OF 21.54 FEET; THENCE SOUTH 60 DEGREES 27 MINUTES 00 SECONDS WEST 508.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 102; THENCE NORTH 38 DEGREES 12 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE 320.00 FEET; AND THENCE NORTH 60 DEGREES 27 MINUTES 00 SECONDS EAST, 557.38 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

POINTS OF INTEREST: NONE VISIBLE

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF WILMINGTON, COMMUNITY NUMBER 170715, DATED 07/06/05.

GENERAL SURVEY NOTES: 1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership. 2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map. 3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified. 4. This survey is exclusively for the use of the parties to whom it is certified. 5. Any additions or deletions to this 2 page survey document are strictly prohibited. 6. Dimensions are in feet and decimals thereof. 7. Due to varying construction standards, house dimensions are approximate. 8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov. 9. All pins marked as set are 5/8" diameter, 18" iron rebar. 10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

LB# 184005763
Phone 866.735.1916
Fax 866.744.2882
www.exactaillinois.com

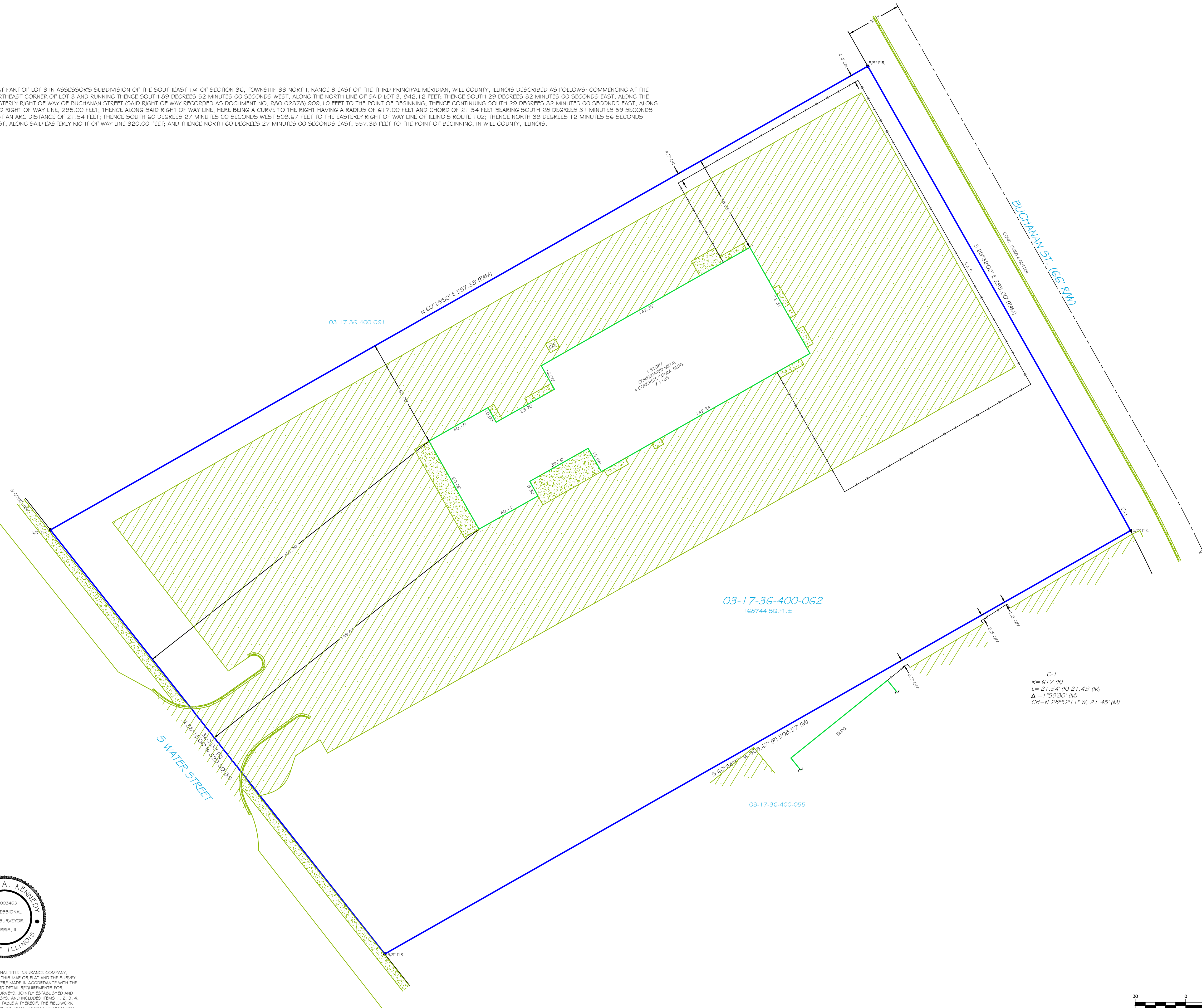
EXACTA
ILLINOIS SURVEYORS

1730 Park Street - Suite 204
Naperville, IL 60563



Kenneth A. Kennedy
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3403
LICENSE EXPRES. 1/30/2015
DISTRICT LAND SURVEYORS 18405763
NOTE: THIS SURVEY WAS PREPARED USING INFORMATION PROVIDED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NUMBER: 1559250 WITH AN EFFECTIVE DATE OF APRIL 13, 2015.

THAT PART OF LOT 3 IN ASSESSOR'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 3 AND RUNNING THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, 842.12 FEET; THENCE SOUTH 29 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE WESTERLY RIGHT OF WAY OF BUCHANAN STREET SAID RIGHT OF WAY RECORDED AS DOCUMENT NO. K20-02376) 909.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 29 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG SAID RIGHT OF WAY LINE, 295.00 FEET; THENCE ALONG SAID RIGHT OF WAY LINE, HERE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 617.00 FEET AND CHORD OF 21.34 FEET BEARING SOUTH 28 DEGREES 31 MINUTES 59 SECONDS EAST AN ARC DISTANCE OF 21.54 FEET; THENCE SOUTH 60 DEGREES 27 MINUTES 00 SECONDS WEST 508.67 FEET TO THE EASTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 102; THENCE NORTH 38 DEGREES 12 MINUTES 56 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE 320.00 FEET; AND THENCE NORTH 60 DEGREES 27 MINUTES 00 SECONDS EAST, 557.38 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.



LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	STRUCTURE
[Symbol]	CONCRETE BLOCK WALL
[Symbol]	CHAIN-LINK or WIRE FENCE
[Symbol]	WOOD FENCE
[Symbol]	IRON FENCE
[Symbol]	EASEMENT
[Symbol]	EDGE OF WATER
[Symbol]	WOOD
[Symbol]	CONCRETE
[Symbol]	ASPHALT
[Symbol]	BRICK or TILE
[Symbol]	WATER
[Symbol]	COVERED AREA
[Symbol]	BENCH MARK
[Symbol]	CALL POINT
[Symbol]	CONTROL POINT
[Symbol]	CENTRAL ANGLE or DELTA
[Symbol]	CONCRETE MONUMENT
[Symbol]	ELEVATION
[Symbol]	CATCH BASIN
[Symbol]	FIRE HYDRANT
[Symbol]	SANITARY MANHOLE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	TREE
[Symbol]	UTILITY POLE
[Symbol]	WELL
[Symbol]	COMMON OWNERSHIP
[Symbol]	AIR CONDITIONING
[Symbol]	B.R. BEARING REFERENCE
[Symbol]	B.L. BLOCK
[Symbol]	B.C. BLOCK CORNER
[Symbol]	B.R.L. BUILDING RESTRICTION LINE
[Symbol]	B.S.M.T. BASEMENT
[Symbol]	B.W. BAYBOX WINDOW
[Symbol]	CA. CALCULATED
[Symbol]	C. CURVE
[Symbol]	CATV. CABLE TV, RISER
[Symbol]	C.B. CONCRETE BLOCK
[Symbol]	CHIM. CHIMNEY
[Symbol]	C.L.F. CHAIN LINK FENCE
[Symbol]	C.O. CLEAN OUT
[Symbol]	CONC. CONCRETE
[Symbol]	C.V.G. CONCRETE VALLEY GUTTER
[Symbol]	CL. CENTER LINE
[Symbol]	CS. CONCRETE SLAB
[Symbol]	CP. COVERED PORCH
[Symbol]	CSW. CONCRETE SIDEWALK
[Symbol]	COR. CORNER
[Symbol]	D. DRIVEWAY
[Symbol]	D.F. DRAIN FIELD
[Symbol]	EUB. ELECTRIC UTILITY BOX
[Symbol]	ENCL. ENCLOSURE
[Symbol]	ENT. ENTRANCE
[Symbol]	E.O.P. EDGE OF PAVEMENT
[Symbol]	E.O.W. EDGE OF WATER
[Symbol]	FL. FENCE LINE
[Symbol]	FP. FENCE POST
[Symbol]	F. FIELD
[Symbol]	F.F. FINISHED FLOOR
[Symbol]	FPL. FLORIDA POWER & LIGHT
[Symbol]	FDH. FOUND DRILL HOLE
[Symbol]	FIR. FOUND IRON PIPE & CAP
[Symbol]	FIR. FOUND IRON ROD & CAP
[Symbol]	FR. FOUND IRON ROD
[Symbol]	FP. FOUND IRON PIPE
[Symbol]	FCM. FND. CONCRETE MONUMENT
[Symbol]	FN. FOUND NAIL
[Symbol]	FND. FOUND NAIL & DISC
[Symbol]	FND. FOUND
[Symbol]	GAR. GARAGE
[Symbol]	GM. GAS METER
[Symbol]	ID. IDENTIFICATION
[Symbol]	INT. INTERSECTION
[Symbol]	IR. IRON ROD
[Symbol]	IP. IRON PIPE
[Symbol]	L. LENGTH
[Symbol]	LD# LICENSE # - BUSINESS
[Symbol]	LS# LICENSE # - SURVEYOR
[Symbol]	L.P. LIGHT POST
[Symbol]	M. MEASURED
[Symbol]	N.R. NON RADIAL
[Symbol]	N.T.S. NOT TO SCALE
[Symbol]	O.C.S. ON CONCRETE SLAB
[Symbol]	O.G. ON GROUND
[Symbol]	O.H.L. OVERHEAD LINE
[Symbol]	O.R.B. OFFICIAL RECORD BOOK
[Symbol]	OH. OVERHANG
[Symbol]	OIA. OVERALL
[Symbol]	OS. OFFSET
[Symbol]	PRN. PARKER-KALON NAIL
[Symbol]	PSM. PROFESSIONAL SURVEYOR AND MAPPER
[Symbol]	PS. PROFESSIONAL LAND SURVEYOR
[Symbol]	P. PLAT
[Symbol]	P/E. POOL EQUIPMENT
[Symbol]	PL. PLANTER
[Symbol]	PP. PINCHED PIPE
[Symbol]	P.B. PLAT BOOK
[Symbol]	P.I. POINT OF INTERSECTION
[Symbol]	P.O.B. POINT OF BEGINNING
[Symbol]	P.O.C. POINT OF COMMENCEMENT
[Symbol]	P.T. POINT OF TANGENCY
[Symbol]	P.C. POINT OF CURVATURE
[Symbol]	P.C.C. POINT OF COMPOUND CURVATURE
[Symbol]	P.R.C. POINT OF REVERSE CURVATURE
[Symbol]	P.C.P. PERMANENT CONTROL POINT
[Symbol]	P.R.M. PERMANENT REFERENCE MONUMENT
[Symbol]	R. RADIUS or RADIAL
[Symbol]	RES. RESIDENCE
[Symbol]	R.W. RIGHT OF WAY
[Symbol]	S. SURVEY
[Symbol]	S.B.L. SETBACK LINE
[Symbol]	S.C.L. SURVEY CLOSURE LINE
[Symbol]	SCR. SCREEN
[Symbol]	SDH. SET DRILL HOLE
[Symbol]	SEW. SEWER
[Symbol]	S/E. SQUARE FEET
[Symbol]	SIRC. SET IRON ROD & CAP
[Symbol]	SN. SET NAIL
[Symbol]	SN/D. SET NAIL & DISC
[Symbol]	STY. STORY
[Symbol]	S.T.L. SURVEY TIE LINE
[Symbol]	SV. SEWER VALVE
[Symbol]	SW. SIDEWALK
[Symbol]	S.W. SEAWALL
[Symbol]	TEL. TELEPHONE FACILITIES
[Symbol]	T.O.B. TOP OF BANK
[Symbol]	TV. TRANSFORMER
[Symbol]	TYP. TYPICAL
[Symbol]	WC. WITNESS CORNER
[Symbol]	W/F. WATER FILTER
[Symbol]	W.F. WOODEN FENCE
[Symbol]	WM. WATER METER/VALVE BOX
[Symbol]	WV. WATER VALVE
[Symbol]	U.P. UTILITY POLE
[Symbol]	V.F. VINYL FENCE
[Symbol]	SEP. SEPTIC TANK
[Symbol]	A.E. ANCHOR EASEMENT
[Symbol]	C.M.E. CANAL MAINTENANCE ESMT.
[Symbol]	C.U.E. COUNTY UTILITY ESMT.
[Symbol]	D.E. DRAINAGE EASEMENT
[Symbol]	ESMT. EASEMENT
[Symbol]	I.E./E.E. INGRESS/EGRESS ESMT.
[Symbol]	L.A.E. LIMITED ACCESS ESMT.
[Symbol]	L.B.E. LANDSCAPE BUFFER ESMT.
[Symbol]	L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
[Symbol]	M.E. MAINTENANCE EASEMENT
[Symbol]	P.U.E. PUBLIC UTILITY EASEMENT
[Symbol]	R.O.E. ROOF OVERHANG ESMT.
[Symbol]	S.W.M.E. STORM WATER MANAGEMENT ESMT.
[Symbol]	T.U.E. TECHNOLOGICAL UTILITY ESMT.
[Symbol]	U.E. UTILITY EASEMENT

C-1
R=617 (R)
L=21.54' (R) 21.45' (M)
Δ=1°59'30" (M)
CH=N 28°52'11" W, 21.45' (M)

