



**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,



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, 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: **D'Orazio Ford requests zoning change**

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 July 31, 2019, and the last publication of the notice was made in the newspaper dated and published on July 31, 2019. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, the Free Press Advocate has signed this certificate by **Eric D Fisher**, its publisher, at Wilmington, Illinois, on July 31, 2019.

Free Press Newspapers

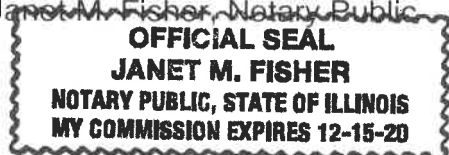
By Eric D. Fisher Publisher
Eric D. Fisher

Printer's Fee \$ 55.00

Given under my hand on July 31, 2019.

Janet M. Fisher

Janet M. Fisher, Notary Public



D'Orazio Ford requests zoning change

PUBLIC NOTICE

PUBLIC HEARING NOTICE

A PUBLIC HEARING WILL BE HELD AT THE CITY OF WILMINGTON PLANNING & ZONING MEETING ON THURSDAY, AUGUST 15, 2019 AT 5:00 P.M. AT CITY HALL OF WILMINGTON, 1165 SOUTH WATER STREET, WILMINGTON, IL. 60481.

PETITIONER, D'ORAZIO FORD IS REQUESTING A ZONING CHANGE FROM B2 LIGHT COMMERCIAL TO B3-GENERAL COMMERCIAL

LEGAL DESCRIPTION: THAT PRT LOT 3 IN ASSESSORS SUB OF THE SE1/4 SEC 36 T33N-R9E DAF: COMM AT THE NE COR OF LOT 3, THC S 89 DEG 52' W ALG THE N LN OF SD LOT 3 842.12 FT, THC S 29 DEG 32' E ALG THE W'LY ROW LN OF BUCHANAN SR 909.10 FT TO THE POB, THC CONT S 29 DEG 32' E ALG SD ROW LN 295 FT, THC ALG SD ROW LN ON A CURVE TO THE RIGHT HAVING A RADIUS OF 617 FT & A CHORD OF 21.54 FT BEARING S 28 DEG 31'59" E AND ARC DISTANCE OF 21.54 FT, THC S 60 DEG 27' W 508.67 FT TO THE E'LY ROW LN OF IL RTE 102, THC N 38 DEG 12'56" W ALG SD E'LY ROW LN 320 FT, THC N 60 DEG 27' E 558.38 FT TO THE POB

PIN: 03-17-36-400-062-0000

ADDRESS: 1135 S. WATER ST, WILMINGTON, IL 60481

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.

JAMES W. STUDER
CITY CLERK
CITY OF WILMINGTON

Published in the Free Press Advocate on Wednesday, July 31, 2019.



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).

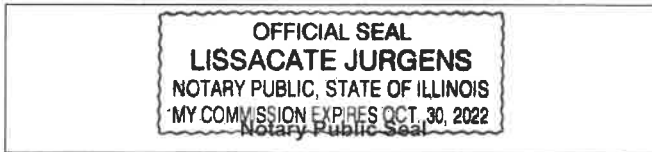
CLEAN up zoning map from B2 TO B3

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

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

Memorandum

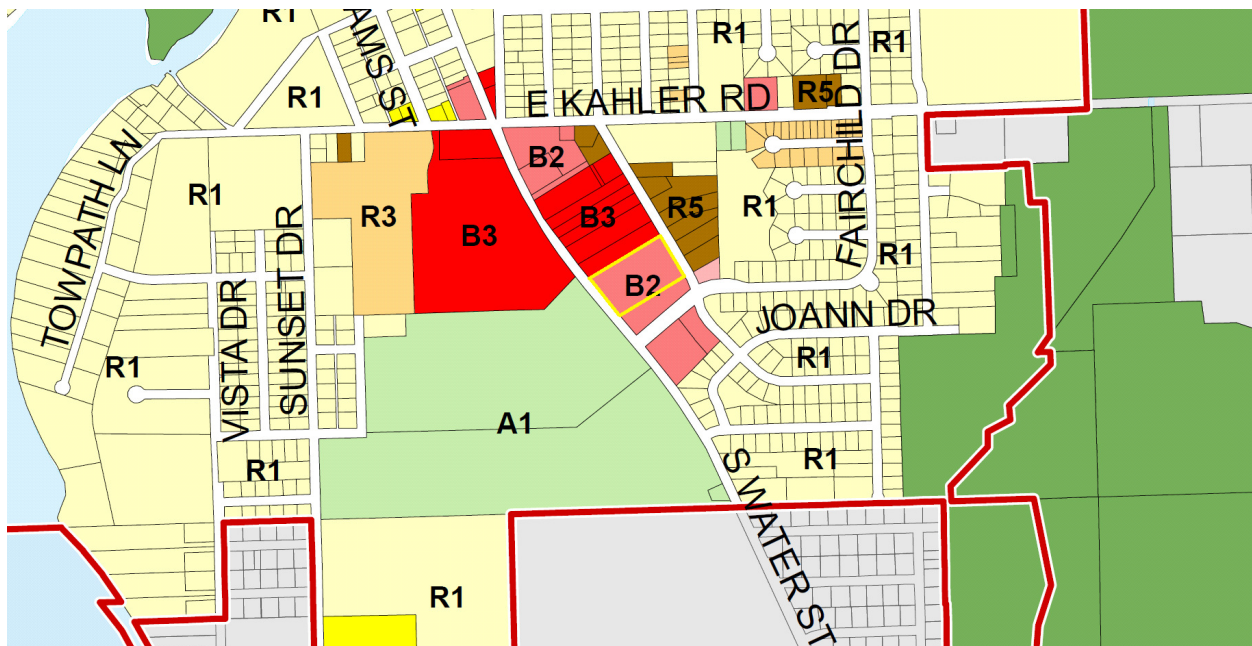
To: Wilmington Planning and Zoning Commission
From: Rod Tonelli, AICP
Date: August 9, 2019
RE: D’Orazio Ford, 1135 S. Water Street
Rezoning from B-2 to B-3

Summary

D’Orazio Ford has submitted an application for a map amendment from B-2 Light Commercial District to B-3 General Commercial District for the property at 1135 S. Water Street. The property has been continually operated as an automobile dealership for a long period of time. However the underlying zoning has never been correct relative to the use of the property. “Automobile, truck and recreational vehicle sales and rental” is a permitted use within the B-3 Zoning District.

Current Zoning and Use

The subject property is currently zoned B-2 Light Commercial and is occupied by the D’Orazio Ford dealership and service center.



Surrounding Zoning

North: B-3 General Commercial District
East: R-5 Multifamily Residential District
South: B-2 Light Commercial District
West: Route 102 (A-1 Agricultural across 102)

Map Amendment Review and Analysis

Staff has reviewed the submitted map amendment application and associated documents. The B-3 zoning district is intended to accommodate retail and wholesale commercial activities which are adjacent to arterial streets and serves the population of the City and its surrounding areas. The adjacent B-3 zoning to the north along with the subject property fronting on an arterial street meets the intent of the zoning district.

Recommended Actions

Staff is recommending that the Wilmington Planning and Zoning Commission approve the Map Amendment from B-2 Light Commercial District to B-3 General Commercial District based on its findings that the request meets the standards of section 150.14 of the City Code of Ordinances.

Recommended Motion

Motion to recommend approval to the City Council of the Map Amendment from B-2 Light Commercial District to B-3 General Commercial District for the property at 1135 S. Water Street (D'Orazio Ford).