



**City of Wilmington
Planning & Zoning Commission
Thursday, September 7, 2017 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 09/07/17

**Planning & Zoning
Commission Members**

Larry Clennon
Bryan Humphries
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 August 3, 2017 Meeting Minutes
5. Public Hearing
Annexations with I5, Planned Industrial Development Zoning ó Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC
6. Commissioners Review/Approval/Recommendation of Annexations with I5, Planned Industrial Development Zoning ó Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC
7. Citizenø Comment
8. Adjournment

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, August 3, 2017 at 5:00 PM

Call to Order

The August 3, 2017 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Deputy City Clerk Joie Ziller 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 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, 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 were the Interim City Administrator Frank Koehler, City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

Elect Pro-Tem Chairman

Commissioner Jones made a motion and Commissioner Tryner seconded to elect Commissioner Humphries as Chairman of tonight's meeting.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried.

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Jones seconded to approve the March 2, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

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

NAYS: 0

PASSED: 1 Wysocki

The motion carried.

Public Hearing

Variance – 504 Van Buren Street [PIN 03-17-25-354-004-0000]

Petitioner John Szefc

Commissioner Clennon made a motion and Commissioner Smith seconded to open the public hearing on the request for variance at 5:03 p.m.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried.

Discussion: Interim City Administrator Koehler informed the Commission that the petitioner's request for a variance is to allow for a six foot fence within the front yard at 504 Van Buren Street. The property is located within an R-2 Single Family Residential Zoning. This zoning provides for front yard setbacks of 20 feet from an adjoining street. The home is on a corner lot, there are two front yard setbacks to be considered. City Ordinance 150.87 Fence Regulations allows for fences in the front yard provided they are no higher than three feet in height. On a corner lot, a six foot fence can be installed in the second front yard, provided it is at least ten feet in from the property line, and does not extend beyond the forward wall of the principal building facing the designated front yard. The owner of the property previously had in place a six foot fence, along the property line of the second front yard, which he removed due to obsolescence and was looking to improve on the style and appearance of the fence. The old fence could have remained as a legal, non conforming use. He could have been allowed to perform routine maintenance of the fence. This could have included replacing individual boards, support board, posts, etc. However, as noted in section 150.103 (B) Non Conforming Buildings and Structures, "Should any such building or structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved." This would indicate that by taking down the old fence, the new fence must conform to the 10 foot setback requirements. Mr. Szefc explained to the Commission that he simply did not know he couldn't install a new fence in the exact location so he removed the old fence which was already in place when he purchased the home several years ago. He only learned this when he came into City Hall to apply for a building permit and discussed this with Building Inspector Rick Smith. Commissioner Tryner stated that based on the appearance of the survey the only thing Mr. Szefc is in violation of is the 10 foot setback on the secondary frontage. Resident Larry Hall felt that with the open fence design Mr. Szefc wants to install would not pose an obstruction at the intersection. Commissioner Jones asked Larry Hall, as an Alderman of this ward, if he was in support of the request for variance. Mr. Hall stated that he was in very much support of this.

Commissioner Smith made a motion and Commissioner Wysocki seconded to close the public hearing on the request for variance at 5:20 p.m.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried.

Public Hearing

Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Developments

Commissioner Jones made a motion and Commissioner Kulpa seconded to open the public hearing on the proposed text amendment at 5:21 p.m.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried.

Discussion: Interim City Administrator Koehler explained to the Commission that this is basically an attempt to empower and expand what really should be the roll and purview of the Planning & Zoning Commission. The current ordinance only provides for site plans to be reviewed by the city engineer, city building official, and city planner and then to City Council for their approval. The amendment to section 150.19 of the Wilmington City Code, entitled "Site Plan for multifamily residential, commercial and industrial developments", by inserting the following new section:

Planning Commission Review. The Wilmington Planning Commission shall, within thirty days from the date of submittal by the applicant, review said plans as to their compliance with applicable sections of the zoning ordinance and development regulations of the City of Wilmington. The Planning Commission shall, within thirty days of its review, issue an advisory recommendation to the City Council as to approval or denial of said plans, and shall take into consideration the recommendation or lack thereof from the City Building Official, City Engineer and City Planner.

Commissioner Tryner stated that prior to February 2016 the Planning & Zoning Commission did review all site plans. This roll was taken away from the Commission by previous administration and City Council. Resident/Alderman Larry Hall stated that it's better to have more heads looking at stuff and agrees 100% with the proposed text amendment.

Commissioner Smith made a motion and Commissioner Jones seconded to close the public hearing on the proposed text amendment at 5:30 p.m.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried

Commissioners Review/Approval/Recommendation for Variance at 504 Van Buren Street [PIN03-17-25-354-004-0000]

Commissioner Jones made a motion and Commissioner Kulpa seconded the recommendation to City Council allowing for a placement of a six foot decorative or architectural fence on the side

yard of 504 Van Buren Street specifically as outlined by document provided by the homeowner tonight.

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried

Commissioners Review/Approval/Recommendation for Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Developments

Commissioner Kulpa made a motion and Commissioner Wysocki seconded the recommendation to City Council to approve the Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Developments

Upon roll call, the vote was:

AYES: 7 Clennon, Humphries, Kulpa, Jones, Smith, Tryner, Wysocki

NAYS: 0

The motion carried

Citizen's Comment

Interim City Administrator Koehler informed the Commission that the City entered in to an agreement with CMAP to conduct in-depth study of downtown Wilmington. A Vision Workshop meeting will be held on Wednesday, August 9th at 5:30 at the Wilmington Island Park District.

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 August 3, 2017 adjourned at 5:35 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk



RECEIVED

AUG 03 '17

Land Use Petition
City of Wilmington, Illinois

CITY OF WILMINGTON

Petitioner: Adar Ridgeport Industrial Partners, LLC Attn: Michael Stellino
Address: 2875 NE 191st St Ste 800
City: Aventura State: Florida Zip: 33180
Phone No.: 305.933.3538 Fax No.: Email: mjs@elionpartners.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: See Exhibit
Size of Property: Tax Parcel No.:

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. (initial here) (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).

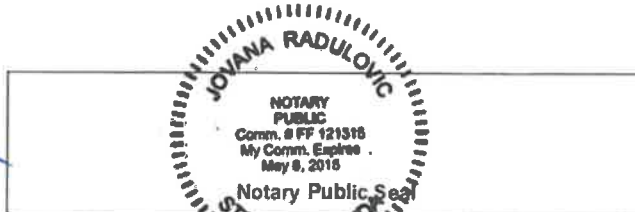
Annexation of property from Will County to Wilmington to be included in Ridgeport Logistics Center.

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 Florida 8/3/17
County of Miami Dade Date Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Michael Stellino is personally known to me to be the same person whose name is subscribed to the foregoing 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:
My Commission Expires: May 8, 2018

Given under my hand and notary seal this 3rd day of August A.D. 2017

PUBLIC NOTICE

Notice of Public Hearing
Planning and Commission of the City of Wilmington, IL

Notice is hereby given that on September 7, 2017 at 5:00 p.m., a Public Hearing will be held by the Planning & 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 comment on the request of petitioners, Adar Ridgeport Industrial Partners, LLC in regards to the annexation with I5, Planned Industrial Development zoning to the City of Wilmington, Illinois of property comprising of as follows:

PIN: 03-17-20-200-020-0000 / 5.37 acres

TRACT 6: THE S 182.35 FT OF THE N 1095.75 FT OF THE NE1/4 OF THE NE1/4 OF SEC 20, T33N-R9E. NEW PARCEL PER PET#2004-70
30430 S. Kavanaugh Rd

PIN: 03-17-20-200-013-0000 / 10 acres

THAT PRT OF THE SE1/4 OF THE NE1/4 SEC 20, T33N-R9E LYG W OF THE W LN OF THE E 634.95 FT & LYG E OF THE E LN OF THE W 330 FT & THAT PRT OF THE S 39.39 FT OF THE NE1/4 OF THE NE1/4 OF SEC 20 LYG W OF THE W LN OF THE E 634.95 FT & LYG E OF THE E LN OF THE W 330 FT
24946 Murphy Rd

PIN: 03-17-20-201-004-0000 / 0.80 acres

LOT 1 IN PINE GREEN NORTH, BEING A SUB OF PRT OF THE E1/2 OF THE NE1/4 OF SEC. 20, T33N-R9E
24820 Murphy Rd

PIN: 03-17-20-401-001-0000 / 1 acre

LOT 10 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2 OF THE SE1/4 OF SEC. 20, T33N-R9E
24847 Murphy Rd

PIN: 03-17-20-401-002-0000 / 0.84 acres

LOT 9 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2 OF THE SE1/4 OF SEC. 20, T33N-R9E
24945 W. Murphy Rd

PIN: 03-17-20-401-003-0000 / 0.87 acres

LOT 8 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2 OF THE SE1/4 OF SEC. 20, T33N-R9E
24931 W. Murphy Rd

PIN: 03-17-20-401-004-0000 / 1 acre
LOT 7 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2
OF THE SE1/4 OF SEC. 20, T33N-R9E
24919 Murphy Rd

PIN: 03-17-20-401-005-0000 / 1 acre
LOT 6 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2
OF THE SE1/4 OF SEC. 20, T33N-R9E
24907 Murphy Rd

PIN: 03-17-20-401-006-0000 / 1 acre
LOT 5 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2
OF THE SE1/4 OF SEC. 20, T33N-R9E
24859 Murphy Rd

PIN: 03-17-20-401-007-0000 / 1 acre
LOT 4 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2
OF THE SE1/4 OF SEC. 20, T33N-R9E
24857 W. Murphy Rd

PIN: 03-17-20-401-009-0000 / 1 acre
LOT 2 IN PINE GREEN SUB, BEING A SUB OF PRT OF THE N 371 FT OF THE E1/2
OF THE SE1/4 OF SEC. 20, T33N-R9E
24825 W. Murphy Rd

PIN: 03-17-21-100-032-0000 / 2.5 acres
THE W1/2 OF THE FOLL PARCEL TAKEN AS A TRACT: THE W 335.08 FT OF THE E
365.08 FT OF THE S 650 FT OF THE W1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E
24630 W. Murphy Rd

PIN: 03-17-21-100-031-0000 / 2.5 acres
THE W 335.08 FT OF THE E 365.08 FT OF THE S 650 FT OF THE W1/2 OF THE
NW1/4 OF SEC. 21, T33N-R9E (EX THE W1/2 PER R78-12429)
30626 Ragain Ln

PIN: 03-17-21-100-006-0000 / 0.22 acres
THAT PRT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT
THE SW COR OF THE E1/2 OF THE NW1/4; THC E ALG THE S LN OF THE NW1/4,
550 FT TO THE POB; THC CONT E ALG THE S LN OF THE NW1/4, 61 FT TO A PT;
THC N PARL TO THE E LN OF THE NW1/4, 165 FT TO A PT; THC W PARL TO THE
S LN OF THE NW1/4, 1 FT; THC N PARL TO THE E LN OF THE NW1/4, 33 FT; THC
W PARL WITH THE S LN OF THE NW1/4, 60 FT; THC S PARL TO THE E LN OF THE
NW1/4, 198 FT TO THE POB
24510 Murphy Rd

PIN: 03-17-21-200-011-0000 / 5.06 acres

THAT PRT OF THE N1/2 OF SEC. 21, T33N-R9E, DAF: BEG AT THE SE COR OF THE NW1/4 OF SD SEC. 21; THC S 87 DEG 54'23" W 299.31 FT, ALG THE S LN OF SD NW1/4 TO ITS INTERSECTION WITH THE CENTER OF AN EXISTING DRAINAGE DITCH; THC N 50 DEG 50'56" E 46.05 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 49 DEG 03'56" E 28.72 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 71 DEG 09'45" E 61.66 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 57 DEG 32'40" E 47.50 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 70 DEG 46'02" E 68.73 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 64 DEG 14'53" E 82.22 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 65 DEG 51'04" E 116.11 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 67 DEG 09'45" E 139.36 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 63 DEG 17'41" E 67.71 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 68 DEG 00'28" E 205.43 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 71 DEG 19'40" E 78.05 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 60 DEG 07'50" E 151.11 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 13 DEG 29'27" E 141.67 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 09 DEG 16'23" E 86.79 FT, ALG SD CNTR OF DRAINAGE DITCH; THC N 88 DEG 05'31" E 61.71 FT, TO AN IRON PIPE ON THE W'LY LN OF PPTY CONVEYED BY R83-38006; THC S 09 DEG 51'57" W 234.71 FT (M), S 11 DEG 50'41" W 235.06 FT (R) ALG SD W'LY LN OF R83-38006 TO AN IRON PIPE; THC S 2 DEG 2'44" E 416.28 FT (M), S 00'00" E 413.87 FT (R) ALG SD W'LY LN OF R83-38006 TO A PT ON THE S LN OF THE NE1/4 OF SD SEC. 21; THC S 87 DEG 54'23" W 644.67 FT, ALG SD S LN OF THE NE1/4 TO A PT 125.20 FT (M) 125 FT (R) E OF THE SW COR OF SD NE1/4 AT THE SE COR OF THE PARCEL 772588; THC N 01 DEG 50'23" W 173.85 FT (M) N 00 DEG 00'00" W, 171 FT (R) ALG THE E'LY LN OF SD DOC #772588 TO AN OLD IRON ON THE S EDGE OF SD DRAINAGE DITCH; THC S 66 DEG 12'09" W, 134.81 FT, ALG SD S EDGE OF THE DRAINAGE DITCH & THE N'LY LN OF SD DOC #772588, TO ITS INTRSCN WITH THE W LN OF SD NE1/4 AT A PT 124 FT N OF SD SW COR OF THE NE1/4; THC S 01 DEG 45'42" E, 124 FT, ALG SD W LN OF THE NE1/4 TO THE POB. 2 REM/CONS PER R2006-179659 NDA
24304 Murphy Rd

PIN: 03-17-21-200-007-0000 / 5 acres

COMM AT THE SW COR OF THE NE1/4 OF SEC. 21, T33N-R9E; THC N 90 DEG 00'00" E ALG THE S LN OF SD NE1/4, FOR A DIST OF 1259.02 FT TO THE POB: THC N 00 DEG 00'00" E, FOR A DIST OF 658.39 FT; THC N 90 DEG 00'00" E, FOR A DIST OF 330.86 FT; THC S 00 DEG 00'00" W, FOR A DIST OF 658.39 FT TO A PT WHICH FALLS ON THE S LN OF SD NE1/4; THC S 90 DEG 00'00" W ALG SD S LN, FOR A DIST OF 330.86 FT TO THE POB
24146 W. Murphy Rd

PIN: 03-17-21-200-009-0000 / 5 acres

COMM AT THE SW COR OF THE NE1/4 OF SEC. 21, T33N-R9E; THC N 90 DEG 00'00" E ALG THE S LN OF SD NE1/4 FOR A DIST OF 1589.88 FT TO THE POB; THC N 00 DEG 00'00" E FOR A DIST OF 658.39 FT; THC N 90 DEG 00'00" E FOR A

DIST OF 330.85; THC S 00 DEG 00'00" W FOR A DIST OF 658.39 TO A PT WHICH FALLS ON THE S LN OF SD NE 1/4; THC S 90 DEG 00'00" W ALG SD S LN FOR A DIST OF 330.85 FT TO THE POB
24126 W. Murphy Rd

PIN: 03-17-21-100-029-0000 / 1.02 acres

THAT PRT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT THE SW COR; THC E ALG THE S LN, 1330.63 FT TO A PT THAT IS ALSO 25 FT E OF THE SW COR OF THE E1/2 OF THE NW1/4 & THE POB; THC N 00 DEG 22'30" E, 198 FT; THC E 225 FT; THC S 00 DEG 22'30" W, 198 FT; THC W ALG THE S LN, 225 FT TO THE POB
24548 Murphy Rd

PIN: 03-17-21-100-030-0000 / 1.39 acres

THAT PRT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT A PT ON THE S LN WHICH IS 1555.63 FT E OF THE SW COR, SD PT ALSO BEING 250 FT E OF THE SW COR E1/2 OF THE NW1/4; THC N 00 DEG 22'30" E, 198 FT; THC E 300 FT; THC S 00 DEG 22'30" W, 198 FT TO THE S LN; THC W ON THE S LN, 300 FT TO THE POB
W. Murphy Rd

PIN: 03-17-21-200-010-0000 / 5 acres

COMM AT THE SW COR OF THE NE1/4 OF SEC. 21, T33N-R9E; THC N 90 DEG 00'00" E, ALG THE S LN OF SD NE1/4 FOR A DIST OF 1920.73 FT TO THE POB; THC N 00 DEG 00'00" E FOR A DIST OF 658.39 FT; THC N 90 DEG 00'00" E FOR A DIST OF 330.85 FT; THC S 00 DEG 00'00" W FOR A DIST OF 658.39 FT TO A PT WHICH FALLS ON THE S LN OF SD NE1/4; THC S 90 DEG 00'00" W ALG SD S LN FOR A DIST OF 330.85 FT TO THE POB
W. Murphy Rd

PIN: 03-17-21-100-027-0000 / 6 acres

THAT PRT OF THE NW1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT THE SW COR OF THE NW1/4; THC N ON THE W LN, 746.74 FT; THC E PARL TO THE S LN, 350 FT; THC S PARL TO THE W LN, 746.74 FT TO THE S LN OF SD NW1/4; THC W 350 FT TO THE POB. REM AFTER DIV PER PET.#230
30625 S. Kavanaugh Rd

PIN: 03-17-21-100-022-0000 / 2.04 acres

THE E 250 FT OF THE S 930 FT OF THE W1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E (EX THE W 220 FT OF THE E 250 FT OF THE S 650 FT THROF)
30550 Ragain Ln

PIN: 03-17-21-100-024-0000 / 2.36 acres

THE N 192.50 FT OF THE S 799 FT OF THE E 535.50 FT OF THE W 548 FT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E
30561 S. Ragain Ln

PIN: 03-17-21-100-025-0000 / 62.96 acres

THE W1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E (EX THE S 1244.57 FT OF THE W 350 FT) & (EX THE E 250 FT OF THE S 930 FT OF THE SD W1/2 NW1/4 (EX THE W 220 FT OF THE E 250 FT OF THE S 650 FT OF SD W1/2 NW1/4) TO GC RAGAIN PER R71-9734) & (EX THE W 335.08 FT OF THE E 365.08 FT OF THE S 650 FT OF THE W1/2 OF THE NW1/4 PER R73-016073)

24700 Murphy Rd

PIN: 03-17-21-100-020-0000 / 5 acres

THE E 535.50 FT OF THE W 548 FT OF THE S 606.50 FT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E (EX THE E 523 FT OF THE W 548 FT OF THE S 198 FT)

S. Ragain Ln

PIN: 03-17-21-100-034-0000 / 4.05 acres

THE S 323.61 FT OF THE N 588.61 FT OF THE S 1785 FT OF THE W 548 FT (EX THE W 8.50 FT) & THE E 8 FT OF THE W 16.50 FT OF THE W 548 FT OF THE S 204.89 FT OF THE N 793.5 FT OF THE S 1785 FT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E

30441 Ragain Ln

PIN: 03-17-21-100-028-0000 / 4 acres

THAT PRT OF THE NW1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT THE SW COR OF SD NW1/4; THC N ALG THE W LN, 746.74 FT TO THE POB; THC CONT N ALG SD W LN, 497.83 FT; THC E & PARL TO THE S LN, 350 FT; THC S & PARL TO THE W LN, 497.83 FT; THC W & PARL TO THE S LN, 350 FT TO THE POB

30515 S. Kavanaugh Rd

PIN: 03-17-21-100-035-0000 / 2.58 acres

THE N 793.50 FT OF THE S 1785 FT OF THE W 548 FT OF THE E1/2 OF THE NW1/4 (EX THE N 323.61 FT OF THE S 1520 FT OF THE E 539.50 FT OF THE W 548 FT) & (EX THE E 8 FT OF THE W 16.50 FT OF THE N 204.89 FT OF THE S 1196.39 FT) OF SEC. 21, T33N-R9E (EX THE N 265 FT OF THE S 1785 FT OF THE W 548 FT & THE W 8.50 FT OF THE S 528.50 FT OF THE N 793.50 FT OF THE S 1785 FT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E PER R91-013524). REM AFTER DIV PER R90-053390 NDA

30525 S. Ragain Ln

PIN: 03-17-21-100-023-0000 / 2.81 acres

THE S 1785 FT OF THE W 548 FT OF THE E1/2 OF THE NW1/4 OF SEC. 21, T33N-R9E (EX THRFM THE E 535.50 FT OF THE W 548 FT OF THE S 606.50 FT THROF) EX THE N 793.50 FT THROF) & (EX THAT PRT PER R71-15939, DAF: THE N 192.50 FT OF THE S 799 FT OF THE E 535.50 FT OF THE W 548 FT OF SD NW1/4 OF SEC. 21, T33N-R9E). ACREAGE CORRECTION PER PLAT OF SURVEY THIS PIN STAYS THE SAME (ACREAGE WAS 2.81) REF#15831 3-13-17 JS

30539 S. Ragain Ln

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 Zoning Administrator at 1165 S. Water Street, Wilmington, IL 1-815-476-2175. By order of the Corporate Authorities of the City of Wilmington, Will County, Illinois.

Roy Strong
Mayor
City of Wilmington