



**City of Wilmington
Planning & Zoning Commission
Thursday, December 6, 2018 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 12/06/18

**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 November 1, 2018 Meeting Minutes
5. Public Hearing
Annexations with I5, Planned Industrial Development Zoning – Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC
6. Commissioners Review/Approval/Recommendation of Annexations with I5, Planned Industrial Development Zoning – Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC
7. Public Comment
(State your full name clearly; limit 5 minutes each per Ordinance 17-10-17-05)
8. Adjournment

DRAFT

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, November 1, 2018 at 5:00 PM

Call to Order

The November 11, 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, Jones, Kulpa, Smith, Tryner at 5:17 pm

Commissioner’s Absent

Clennon, 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 City Administrator Joie Ziller, City Engineer & Planner Rodney Tonelli

Approval of Minutes

Commissioner Jones made a motion and Commissioner Kulpa seconded to approve the July 12, 2018 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Humphries, Kulpa, Smith, Jones

NAYS: 0

ABSENT: 2 Clennon, Wysocki

The motion carried.

Public Hearings

Commissioner Jones made a motion and Commissioner Smith seconded to open the Public Hearing at 5:06 p.m. for a MAP Amendment from R2 to B3 on Lot 3, 507 S. Water St. [PIN 03-17-36-112-002-0000.

Upon roll call, the vote was:

AYES: 4 Humphries, Kulpa, Smith, Jones

NAYS: 0

DRAFT

ABSENT: 2 Wysocki, Clennon
The motion carried.

City Engineer Tonelli starts off stating that John Tryner filed this application for a MAP Amendment. This is the house that is adjacent to the building on the corner of Water and Fulton, which is occupied by Grand Dental and Tryner Law Office. John will be selling the building to Grand Dental and they are going to be taking over the rest of the space, but in order to do that they have to provide more parking space. John also owns the adjoining residential property. He is asking that it be rezoned to B3 to use as parking for Grand Dental. Tonelli said this presents a couple issues. Grand Dental will not purchase the property unless they know they will have the parking lot. Tonelli said that is not going to happen until it gets rezoned. Since it is a currently a residence, when you rezone it you create a non conforming use. There is a provision in the Code that allows for temporary uses to be approved. Tonelli suggest making a recommendation to Council to approve the MAP Amendment, changing the zoning to B3, but also recommend to Council that they grant a temporary structure and use permit that will allow the resident to stay on that parcel for up to one year. If for some reason that doesn't happen, then they can go back and reverse the zoning. Mark from Grand Dental states that they already have a parking issue now. Administrator Ziller says that the petitioner Mr. Tryner did turn in all the certified letters from all of the adjacent property owners that were notified.

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

Upon roll call, the vote was:

AYES: 4 Humphries, Kulpa, Smith, Jones

NAYS: 0

ABSENT: 2 Clennon, Wysocki

The motion carried.

Commissioners Review/Approval/Recommendation

Chairman Smith made a motion and Commissioner Kulpa seconded to recommend approval to the City Council of Request for MAP Amendment on Lot 3, 507 S. Water St. [PIN 03-17-36-112-002-0000]

Upon roll call, the vote was:

AYES: 4 Humphries, Kulpa, Smith, Jones

NAYS: 0

ABSENT: 2 Clennon, Wysocki

The motion carried.

Commissioners Review/Recommendation of Site Plan for VFW Post 5422 located at 557 W. Baltimore Street

Rodney Tonelli reviews the new plan with the Commissioners. The issues with the parking and size of the building we discussed previously with the VFW. Bob Tincher, the general construction advisor for the VFW is in attendance. Tonelli says the VFW has changed from a 10K square foot building down to a 5,800 square foot building. That will give them adequate

DRAFT

parking on site to meet the code requirements. The VFW will have to go back and redo the engineering plan that goes with this and flush out the details. In the long term the biggest issue the VFW has is parking. There are safety concerns. No one thinks it is a safe approach to park on the other side of 53. There is not a lot of space nor budget. Bob Tincher states that his goal is to make the building code compliant. He would like to start the project before Spring. Tonelli says that this plan does require site plan approval. They speak about the potential layout of the interior of the building. Basically, the building will be the same as before but moved back about 20-25 feet and gaining more parking space. The Commissioners are all verbally supportive of the VFW and the Plan with the concept that they will be conformant with the codes. They also think that if a site ravine needs to occur then the Commission wants to review it with the Staff report. The City does not need to Approve the concept to move forward with the build once the Commission approves.

Review/Approve 2019 Planning & Zoning Commission Meeting Dates

Commissioner Smith made a motion and Commissioner Kulpa seconded to approve the 2019 Planning & Zoning Commission Meeting Dates as written

Upon roll call, the vote was:

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

NAYS: 0

ABSENT: 2 Clennon, Wysocki

The motion carried.

Announcement

There will be a special meeting on November 15, 2018 to review the multiple annexations to Ridgeport.

Public Comment

Nothing at this time.

Adjournment

Motion to adjourn the meeting made by Commissioner Smith and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on November 1, 2018 adjourned at 5:50 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

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:

Wilmington Planning and Zoning Commission to consider Ridgeport rezoning

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 November 14, 2018, and the last publication of the notice was made in the newspaper dated and published on November 14, 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 November 14, 2018.

Free Press Newspapers

By Eric D. Fisher, Publisher
Eric D. Fisher

Printer's Fee \$ 143.00

Given under my hand on November 14, 2018

Janet M. Fisher

Janet M. Fisher, Notary Public
"OFFICIAL SEAL"
Janet M. Fisher
Notary Public, State of Illinois
My Commission Expires 12-15-20

Wilmington Planning and Zoning Commission to consider Ridgeport rezoning

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION OF THE CITY OF WILMINGTON, IL
NOTICE IS HEREBY GIVEN THAT ON DECEMBER 6, 2018 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 COMMENT ON THE REQUEST OF PETITIONER ADAR RIDGEPORT INDUSTRIAL PARTNERS, LLC IN REGARDS TO A REQUEST TO REZONE PROPERTIES TO BE ANNEXED INTO THE CITY OF WILMINGTON FROM THE A-1 AGRICULTURAL ZONING DISTRICT INTO THE I-5 LARGE SCALE PLANNED INDUSTRIAL ZONING DISTRICT FOR THE PROPERTIES SET FORTH BELOW, WITH THE REZONING TO BE EFFECTIVE UPON ANNEXATION OF THE PROPERTIES SET FORTH BELOW INTO THE 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 THE REZONING REQUEST MAY BE OBTAINED FROM THE CITY OF WILMINGTON AT 1165 S. WATER STREET, WILMINGTON, IL, OR BY TELEPHONE AT 1-815-476-2175.

THE FOLLOWING PROPERTIES ARE SUBJECT OF THE PETITION AND ARE PROPOSED TO BE REZONED FROM THE A-1 AGRICULTURAL ZONING DISTRICT INTO THE I-5 LARGE SCALE PLANNED INDUSTRIAL ZONING DISTRICT UPON ANNEXATION INTO THE CITY OF WILMINGTON:

LEGAL DESCRIPTION OF AREA TO BE ANNEXED

PARCEL 1: (A-24)
THE NORTH 263.13 FEET OF THE SOUTH 1,350.95 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TAX PIN. 03-17-21-300-012

PARCEL 2: (A-25)

THE NORTH 181.31 FEET OF THE SOUTH 1,087.86 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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PARCEL 3: (A-27)

THE NORTH 181.31 FEET OF THE SOUTH 725.24 FEET OF THE WEST 840.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

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PARCEL 5: (A-29 & A-30)

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TAX PIN. 03-17-21-300-022

PARCEL 6: (A-31)

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TOGETHER WITH THE ENTIRE RIGHT OF WAY OF KAVANAUGH ROAD ADJACENT TO PARCELS 1 THROUGH 6 DESCRIBED ABOVE.

BRYAN HUMPHRIES
PLANNING AND ZONING COMMISSIONER
CITY OF WILMINGTON

Published in the Free Press Advocate, Wednesday, Nov. 14, 2018.



Land Use Petition
City of Wilmington, Illinois

Petitioner: Adar RidgePort Industrial Partners Attn: Michael Stellino
Address: 2875 NE 191st Street, Suite 800
City: Miami State: FL 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 See Exhibit

Location:
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, 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. (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).

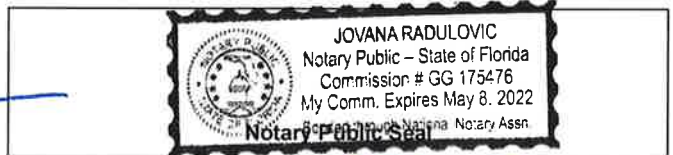
See attached annexation petition - the Annexation shall be pursuant to an Amended and Restated Annexation Agreement by among Adar Ridgeport Industrial Partners, LLC, Adar RPLL, Ridgeport Logistics Center Property Owners Association, and the City of Wilmington

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. The petitioner invites city representatives to make all reasonable inspections and investigation of the subject property during the period of processing this petition

State of Florida, County of Miami Dade, 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 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: My Commission Expires: May 8, 2022

Given under my hand and notary seal this 25th day of October, A.D. 2018

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BRYAN HUMPHRIES
PLANNING AND ZONING COMMISSIONER
CITY OF WILMINGTON

To Be Published in the Free Press Advocate on Wednesday, November 14, 2018

PLAT OF ANNEXATION TO THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 33 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

PLAT PREPARED FOR

ADAR RIDGEPORT INDUSTRIAL PARTNERS LLC
2875 NORTH EAST 191ST STREET
AVENTURA, FLORIDA 33180

LEGEND

- EX. PROPERTY LINE
- EX. SECTION LINE
- EX. PROPERTY LINE
- EX. SECTION LINE
- ANNEXED PROPERTY LINE
- EXISTING ANNEXED PROPERTY LINE
- 0.00** = BOUNDARY DIMENSION
- 0.00 = LOT DIMENSION
- (0.00) = DEED DIMENSION
- (0.00) = RECORD DIMENSION
- N.S.W.E = NORTH, SOUTH, WEST, EAST
- S.F. = SQUARE FEET
- Ac. = ACRES
- = AREA ANNEXED

AREA OF ANNEXATION

AREA = 1,027,428 SQ. FT. (23.587 ACRES)

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TOGETHER WITH THE ENTIRE RIGHT OF WAY OF KAVANAUGH ROAD ADJACENT TO PARCELS 1 THROUGH 6 DESCRIBED ABOVE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }

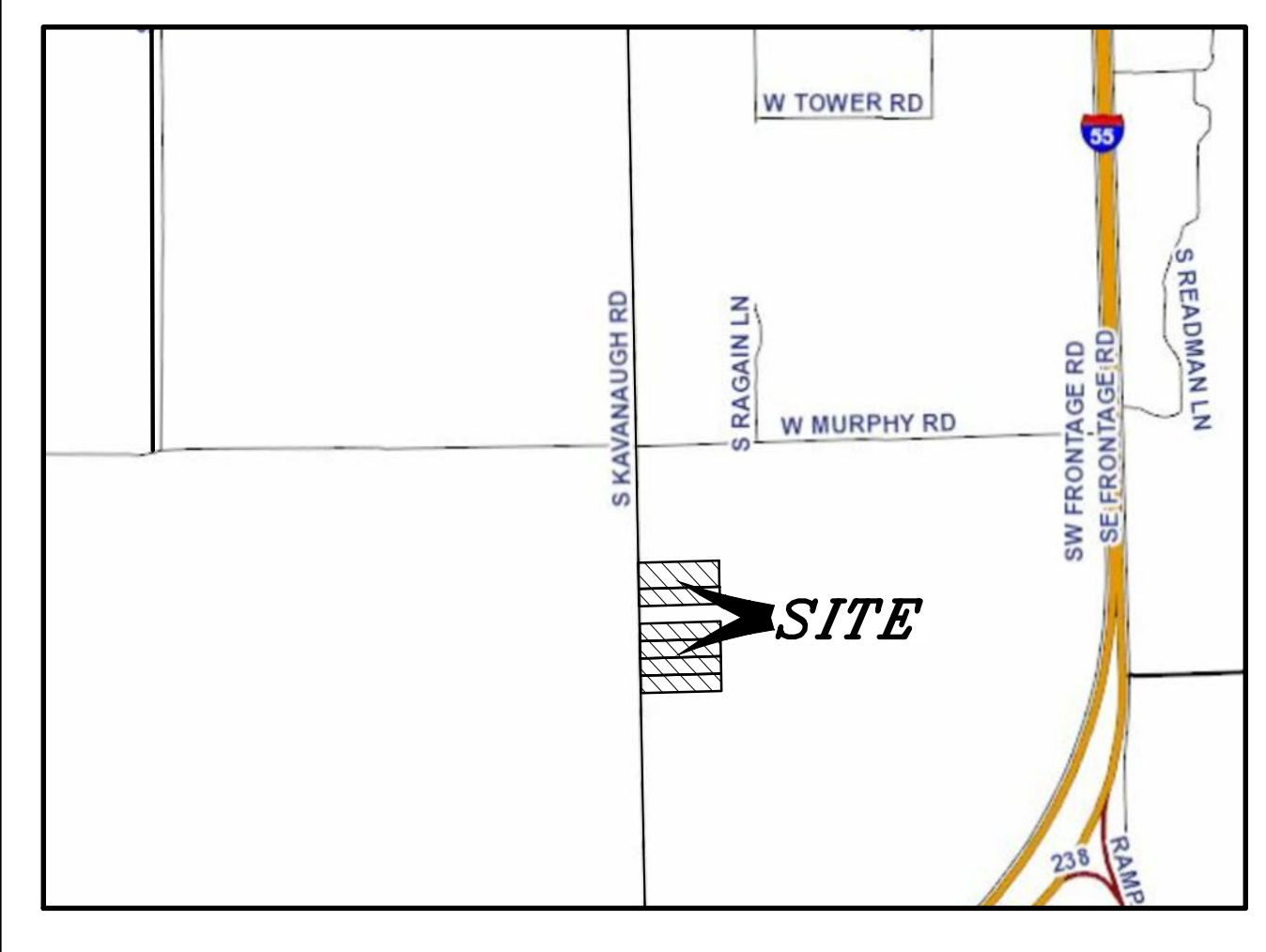
THIS IS TO CERTIFY THAT WE, MANHARD CONSULTING LTD., HAVE PLATTED THE ABOVE DESCRIBED PROPERTY FOR THE PURPOSE OF ANNEXING SAID PROPERTY INTO THE CITY OF WILMINGTON, ILLINOIS AND THAT THE PLAT DRAWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY.

DATED THIS _____TH DAY OF _____ A.D. 20____

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES NOVEMBER 30, 2018

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350
EXPIRES APRIL 30, 2019

PROJ. MGR.: BAS
PROJ. ASSOC.: CM
DRAWN BY: CM
DATE: 12/02/18
SCALE: 1"=100'
SHEET
1 OF **1**
RPTW12



LOCATION MAP

(NOT TO SCALE)

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF _____ }

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF RECORD OF THE HEREON DESCRIBED PROPERTY AND THAT AS SUCH OWNER HEREBY CONSENTS TO THE ANNEXATION OF SAID PROPERTY TO THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D., 20____

OWNER _____
TITLE _____

NOTARY PUBLIC

STATE OF _____ }
COUNTY OF _____ }

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO

HEREBY CERTIFY THAT _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS _____ DAY OF _____ A.D., 20____

NOTARY PUBLIC _____

CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL }

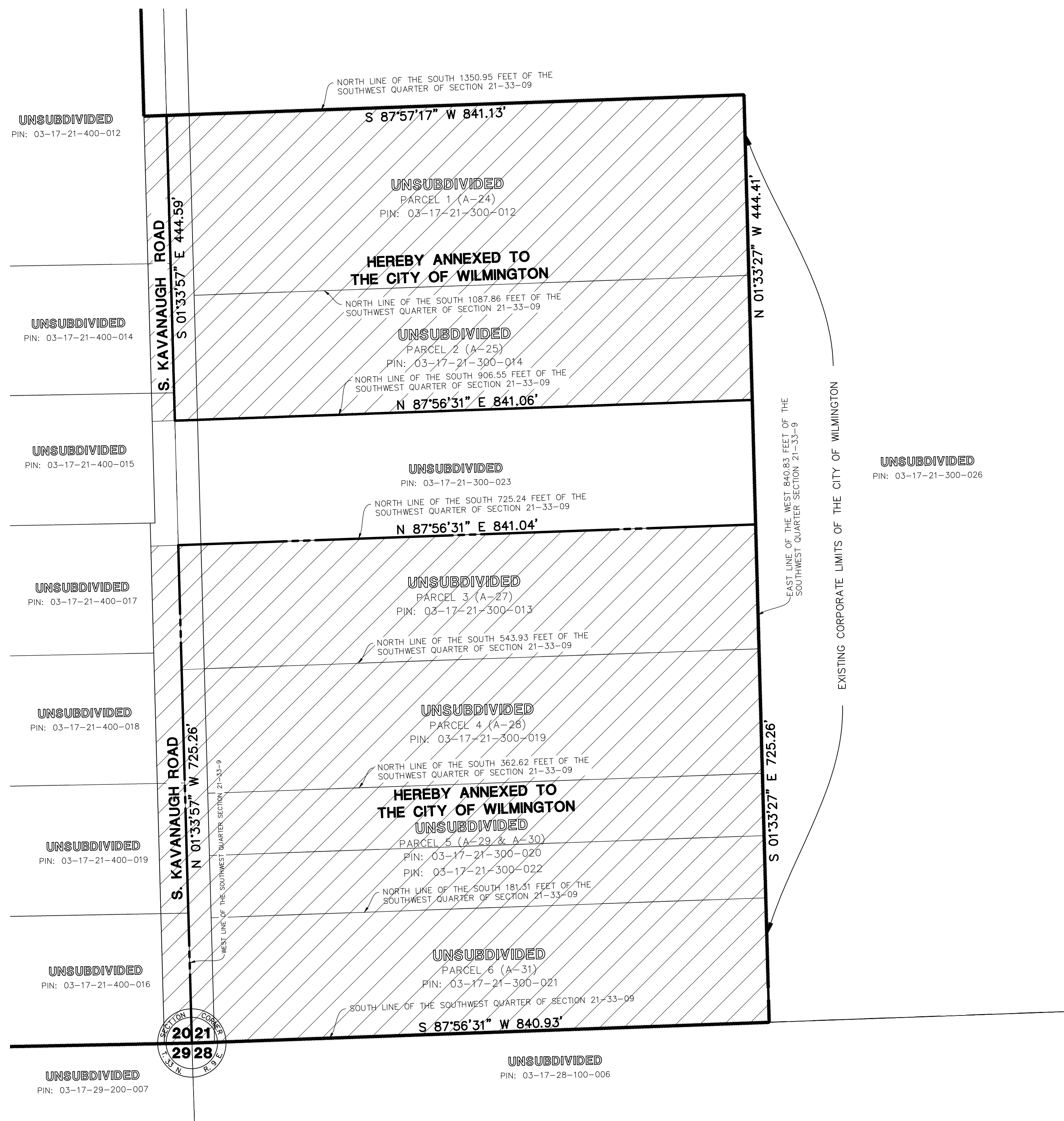
THIS IS TO CERTIFY THAT THE LANDS SHOWN AND DESCRIBED ON THE ANNEXED PLAT ARE THE SAME AS THOSE INCORPORATED INTO AND MADE A PART OF THE CITY OF WILMINGTON, ILLINOIS

ON THE _____ DAY OF _____ A.D. 20____

BY ORDINANCE _____

AFORESAID, BY: _____ MAYOR

ATTEST: _____ CITY CLERK



November 2, 2018 - 13:40 Date: Name: C:\Users\j2\OneDrive\Files\Projects\2018\Annexation\18PTW12_02.dwg User: j2 Title: 18PTW12_02.dwg

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