



**City of Wilmington
Planning & Zoning Commission
Thursday, March 3, 2016 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 03/03/16

**Planning & Zoning
Commission Members**

Rick Smith, Chairman
Larry Clennon
Joel Buza
Mike Cripe
Chris Smith
Don Duffy
Bryan Humphries
John Tryner

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the February 11, 2016 Meeting Minutes
5. Public Hearing
Map Amendment from R2 to R3 ó 627 S. Water Street (Petitioner Marcie Tafoya)
6. Public Hearing
Variance ó 452 Fulton Street (Petitioner Mark Flynn)
7. Commissioner Review, Approval & Recommendation for Map Amendment from R2 to R3 ó 627 S. Water Street
8. Commissioner Review, Approval & Recommendation on Variance ó 452 Fulton Street
9. Commissioner Review, Approval & Recommendation on 2016 City of Wilmington Zoning Map
10. Adjournment

DRAFT

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, February 11, 2016

Call to Order

The February 11, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:02 p.m. by Chairman Rick Smith 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 R. Smith, Cripe, Buza, Clennon and Humphries

Commissioners Absent

C. Smith, Duffy, Tryner

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 Tony Graff, City Engineer Colby Zemaitis and Executive Secretary Joie Ziller

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Buza seconded to approve the December 3, 2015 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

Public Hearing

Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)

Commissioner Buza made a motion and Commissioner Humphries seconded to open the public hearing at 5:06 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

DRAFT

The motion carried.

Tim Stuchly, representing Ridge Logistics Center reviewed the plat, both preliminary and final, with the Commission. Project Phoenix is 378,300 square foot distribution facility located just south of Lorenzo Road and north of Design Road. City Engineer Zemaitis informed the Commission that he reviewed the preliminary and final plat and has no concerns and everything meets the criteria.

Rich Ragan questioned how far down will Kavanaugh Road be closed. Tim Stuchly indicated that it will be closed to Design Road.

Tim Buck questioned where the detention water will go. Brad Moore, Engineer for Manhard stated that the storm water will discharge to the Buck ditch to the northwest.

Janet Cherback asked if there will be any walking/bike trails for the residents. Tim Stuchly that initially there was plan to carry the trail all the way Design Road but it was determined by the City Council that with it being an industrial park mixing in bike riders and walkers was not a good idea so it was eliminated. Administrator Graff concluded that in the master plan there may be trails added along the boulevards (Graaskamp & Ridge Way) but not on the secondary roads (Design).

Commissioner Humphries made a motion and Commissioner Buza seconded to close the public hearing at 5:23 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

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 Development

Commissioner Clennon made a motion and Commissioner Humphries seconded to open the public hearing at 5:24 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

City Administration Graff explained the proposed text amendment for site plan review to the Commission. This amendment will remove the review of site plans by the Planning & Zoning Commission. The Commission will still review site plans for PUD that fall under I4 and I5 zoning.

DRAFT

Commissioner Cripe made a motion and Commissioner Buza seconded to close the public hearing at 5:29 p.m.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

Review/Approve Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)

Commissioner Buza made a motion and Commissioner Humphries seconded to recommend that the City Council approve the Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5 (Project Phoenix)

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

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

The Commission reviewed this amendment. Commissioner R. Smith expressed his concerns that by removing the P&Z Commission review process we are taking away one platform of public comment. Administrator Graff stated that under letter G the City Council will still approve site plans at a public meeting which will allow for public comment. The general consensus of the Commission is that they would like to remain in the loop but understand that the final decision is up to City Council. Upon further discussion, the following motion was made.

Commissioner Humphries made a motion and Commissioner Clennon seconded to recommend that the City Council approve the proposed Text Amendment to the Code of Ordinances Chapter 150 Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential, Commercial and Industrial Development

Upon roll call, the vote was:

AYES: 0

NAYS: 5 R. Smith, Cripe, Buza, Clennon and Humphries

The motion failed.

Site Plan Review & Approval – Ridge Logistics Center Phase 5 (Project Phoenix)

The Commission reviewed the report as prepared by City Planner Phil Stuepfert and City Engineer Colby Zemaitis. This report will be attached to the final version of these minutes for

DRAFT

future reference. Project Phoenix representative Jessica Stoja informed the Commission that the project will create about 75 job opportunities and recruitment is expected to begin in July. Ms. Stoja stated that at this time the identity of the company is not being made public.

Commissioner Buza made a motion and Commissioner Clennon seconded to recommend that the City Council approve the proposed site plan for Ridge Logistics Center Phase 5 (Project Phoenix)

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

Review & Approve 2016 City of Wilmington Zoning Map

Commissioner Buza made a motion and Commissioner Humphries seconded to table the review of the 2016 Zoning Map until the March 3, 2016 meeting.

Upon roll call, the vote was:

AYES: 5 R. Smith, Cripe, Buza, Clennon and Humphries

NAYS: 0

The motion carried.

Announcement

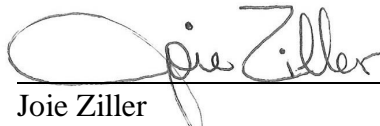
Chairman Rick Smith announced that he is retiring from the Planning & Zoning Commission effective April 1, 2016.

Adjournment

Motion to adjourn the meeting made by Commissioner Cripe and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on February 11, 2016 adjourned at 6:07 p.m.

The next Planning and Zoning meeting is scheduled for March 3, 2016.

Respectfully submitted,



Joie Ziller
Executive Secretary

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the **The Free Press Advocate**, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of **Wilmington** in said County, and that said advertisement or notice relating to the matter of:

The March 3, 2016 public hearing of the
City of Wilmington Planning & Zoning Committee

has been published in said paper every week, one time
consecutively of the issues commencing February 10 A.D. 2016
ending February 10 A.D. 2016, which are the dates of
papers containing the same.

Given under my hand this 10th day of February A.D.

Printer's Fee \$ 37.40
Paid 20
By:

Eric D. Fisher

Eric D. Fisher Publisher

City to consider zoning change request ed To

PUBLIC NOTICE
PUBLIC HEARING NOTICE
A PUBLIC HEARING WILL BE HELD AT THE CITY OF WILMINGTON PLANNING & ZONING MEETING ON THURSDAY, MARCH 3, 2016 AT 5:00 P.M. AT CITY HALL OF WILMINGTON, 1165 SOUTH WATER STREET, WILMINGTON, IL 60481.
PETITIONER, MARCIE L. TAFOYA IS REQUESTING A ZONING CHANGE FROM R2-RESIDENTIAL, SINGLE FAMILY TO R3-RESIDENTIAL, TWO-FAMILY)
LEGAL DESCRIPTION: LOT 4, IN JOHN H DANIELS ADDN TO WILMINGTON, A SUB OF PRT OF THE E1/2 NW1/4 SEC 36, T33N-R9E.
PIN: 03-17-36-115-016-0000
ADDRESS: 627 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.
RICK SMITH
PLANNING AND ZONING COMMISSIONER
CITY OF WILMINGTON
Published in the Free Press Advocate on Wednesday, Feb. 10, 2016.

Janet M. Fisher

"OFFICIAL SEAL"
Janet M. Fisher
Notary Public, State of Illinois
My Commission Expires 12/15/16



Land Use Petition
City of Wilmington, Illinois

RECEIVED

JAN 11 '16

CITY OF WILMINGTON

Petitioner: Marcie L. Tafoya
Address: 627 S. Water St. Apt 2
City: Wilmington State: IL Zip: 60481
Phone No. (815) 476-0581 Fax No.: Email:

- 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 #4 In John H Daniels Add to Wilmington. A Sub of Pnt of the E 1/2 NW 1/4
Size of Property: 52.95 x 114.98 Tax Parcel No.: 03-17-36-115-016

The following documents have been attached:

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

Type of Action Requested

- Annexation, Annexation Agreement, Concept Plan, Preliminary Plat/Plan, Final Plat/Plan, 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: 150.00 (initial here) \$ 0 (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).

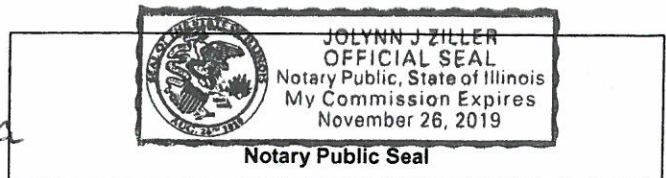
Requesting change in zoning classification to "R3-Residential, Two Family. Present zoning classification of property is "R2-Residential, Single Family / legal non conforming multi family / 2 unit.

Number of Dwelling Units 2 Type of Units Apartment 956.3 sqUnit MT. Square Footage 1892 1912.6
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 1/29/16 Signature of Petitioner Marcie L Tafoya



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Marcie L Tafoya 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: 11/26/2019

Given under my hand and notary seal this 29 day of January, A.D. 2016

Public Hearing March 3, 2016

JAN 29 2016 2536 CITY OF WILMINGTON

Zoning Administrator
1165 Water St
Wilmington, IL 60481

Dear Sir/Madam:

RE: Application for Rezoning of 627 S Water St, Wilmington, IL.

This application is submitted in accordance with the rules and regulations for the procedure for variances, map amendments and conditional uses in accordance with code 150.18 of the City of Wilmington zoning ordinance.

1. The present zoning classification of the property to be rezoned is "R2 – Residential, Single Family".

This application is for a change in the zoning classification to "R3 – Residential, Two-Family".

The property to be rezoned is at 627 S Water St, Wilmington, IL 60481. Description of the parcel is described as follows: LOT #: 4 IN JOHN H DANIELS ADDN TO WILMINGTON, A SUB OF PRT OF THE E1/2 NW1/4 SEC 36, T33N-R9E. PIN #: 03-17-36-115-016-0000.

2. The petitioner is the legal owner of the subject property. The property was acquired in "2000" as an existing R2 legal nonconforming multi-family/2-unit residence. The present use of the premises can continue as nonconforming. However, under the nonconforming buildings and structures code 150.103, the alteration of, or addition to, buildings in which the nonconforming use is carried on, is severely limited. It also puts the homeowner and mortgage lender at risk for losing the primary investment, because the ability to rebuild if destroyed is not guaranteed. And, in recent years, new bank lending practices have made it difficult to sell or refinance homes due to how the property is zoned.

3. The petitioner suggests that the rezoning sought by this application is justified under code ordinance R-3 Two-Family Residential Districts code 150-55. Whereas, this district recognizes the existence of older residential areas of the city where larger houses have been or can be converted from single-family to two-family residences in order to extend the economic life of these structures and allow the owners to justify the expenditures for repair and modernization.

4. The proposed variance would be consistent with the (5) nearby property uses, which are a mix of R-3, Residential –Two-Family, as well as R4, Residential – Multi-Family. Descriptions of the nearby parcels are attached.

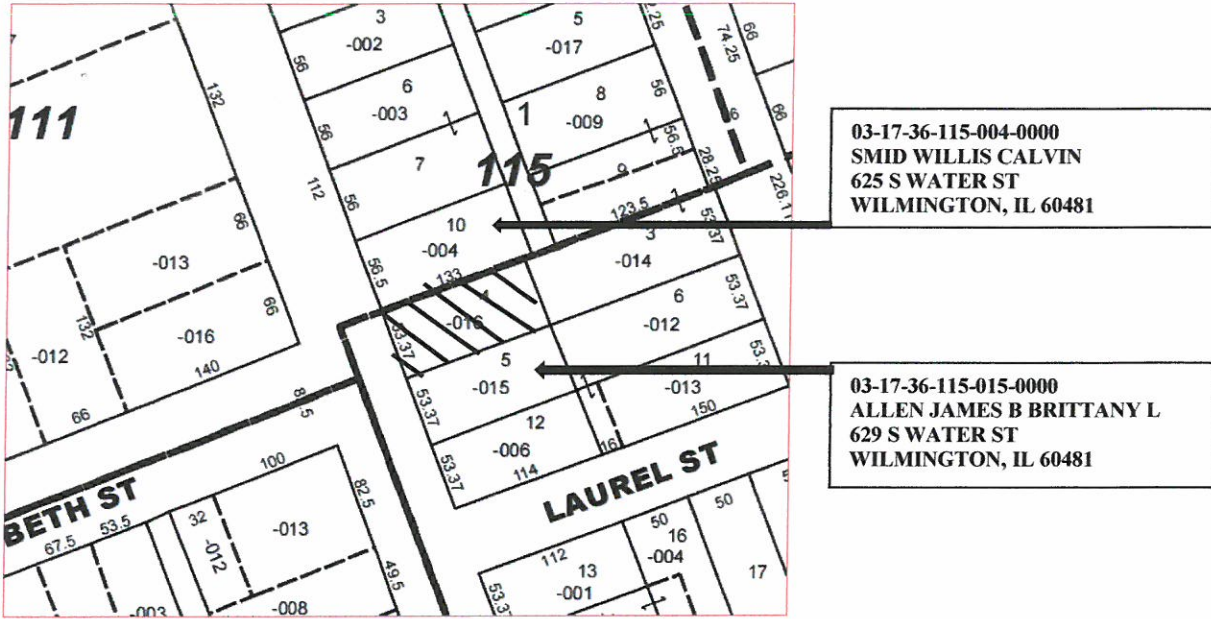
5. The proposed variation will not diminish or impair property values within the neighborhood. The property had been converted prior to the petitioner purchasing the residence 15yrs ago. The petitioner and family have resided at this residence since day of purchase. The home has undergone extensive renovations in "2007". All work was fully permitted and inspected by the City of Wilmington.

Respectfully submitted,

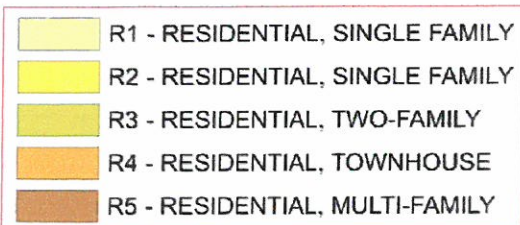
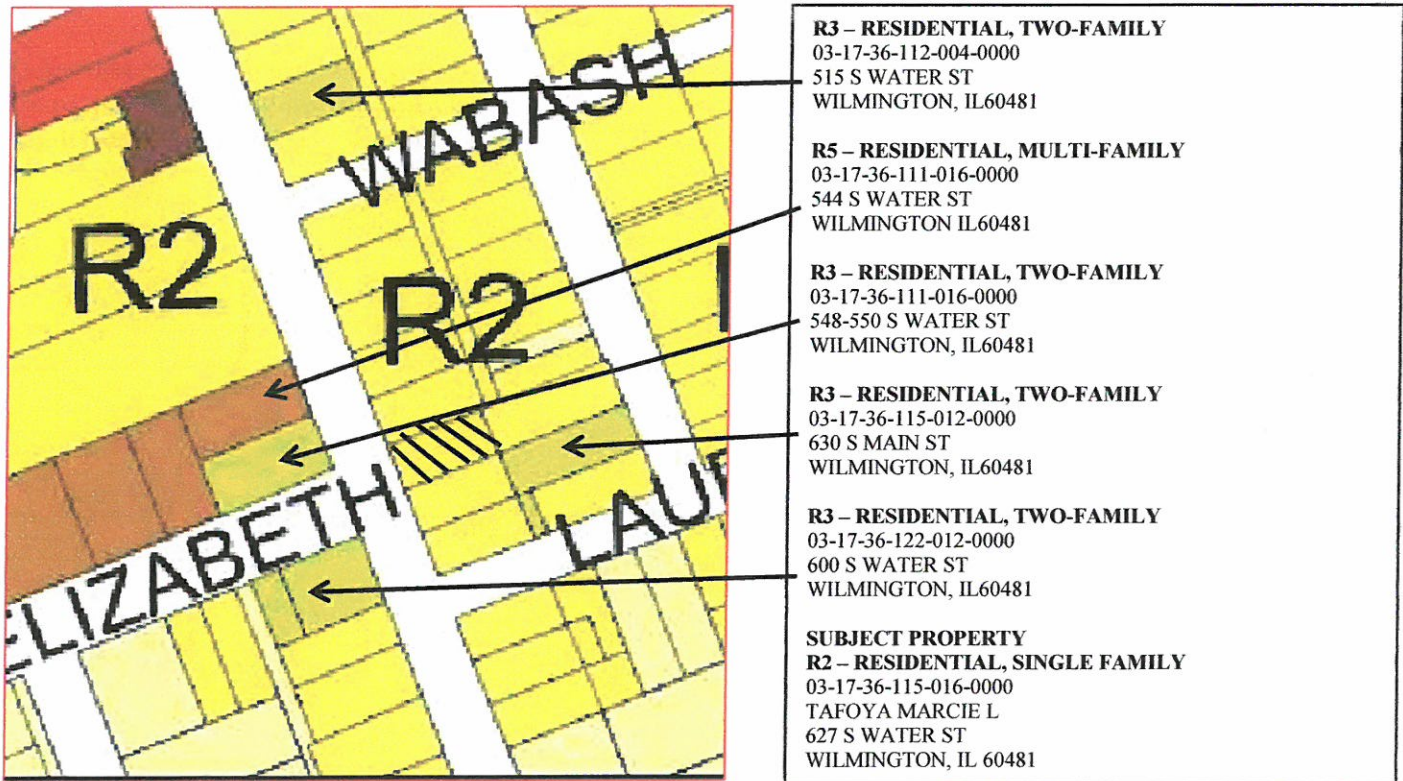
Marcie L Tafova

Petitioner

NEIGHBORING PROPERTY OWNERS

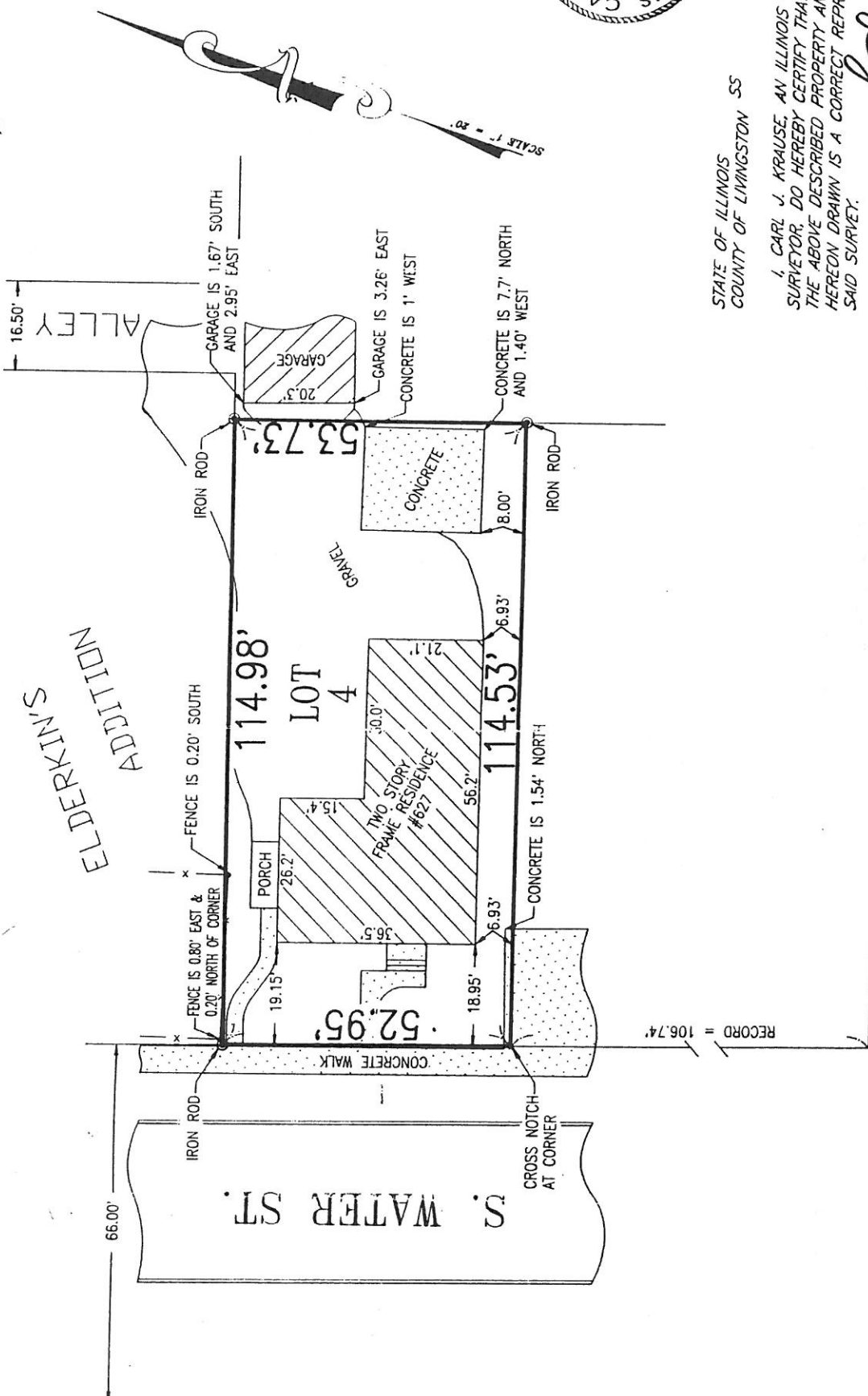


CLASSIFICATION OF PROPERTY WITHIN THE GENERAL AREA



Plat of Survey of

Lot 4 in John H. Daniels Addition to Wilmington, a subdivision of part of the Northwest Fractional 1/4 of Section 36, Township 33 North, and in Range 9 East of the Third Principal Meridian, in Will County, Illinois.



STATE OF ILLINOIS
COUNTY OF LIVINGSTON SS

I, CARL J. KRAUSE, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

Sept 21, 1992
Carl J. Krause

LAUREL ST.

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS .} Ss.
County of Will,

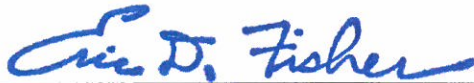
I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the **The Free Press Advocate**, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of **Wilmington** in said County, and that said advertisement or notice relating to the matter of:

The March 3, 2016 Public Hearing of the
Planning and Zoning Commission of the City of Wilmington
452 Fulton Street Variance

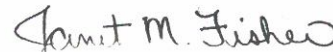
has been published in said paper every week, one time
consecutively of the issues commencing February 17 A.D. 2016
ending February 17 A.D. 2016, which are the dates of the
papers containing the same.

Given under my hand this 17th day of February A.D. 2016,

Printer's Fee \$ 34.10
Paid 20
By:



Eric D. Fisher Publisher



"OFFICIAL SEAL"
Janet M. Fisher
Notary Public, State of Illinois
My Commission Expires 12/15/16

Wilmington to consider Fulton Street variance rred To

PUBLIC NOTICE

Notice is hereby given that on Thursday, March 3, 2016 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 comments on the request of petitioner, Mark A. Flynn in regards to a variance for lot size.

LEGAL ADDRESS OF PROPERTY - 452 Fulton Street
PIN NO. - 03-17-25-421-016-0000 - LEGAL DESCRIPTION - LOT 12, BLOCK 2, AND THE W1/2 LOT 11 IN E ALLENS ADDN TO WILMINGTON, A SUB PRT OF THE W1/2 SE1/4 OF SEC 25, T33N-R9E.
PIN NO. 03-17-25-421-022-0000 - LEGAL DESCRIPTION - THE E 13 FT LOT 13 BLK 2 IN E ALLENS ADDN TO WILMINGTON, A SUB PRT OF THE W1/2 SE1/4 OF SEC 25, T33N-R9E.

All persons interested in the above-described matter are invited to attend and will be heard.
Rick Smith
Planning and Zoning Commissioner
City of Wilmington
Published in the Free Press Advocate on Wednesday, Feb. 17, 2016.



Land Use Petition
City of Wilmington, Illinois

RECEIVED

FEB 11 '16

CITY OF WILMINGTON

Petitioner: MARK A FLYNN
Address: 410 Daniels St.
City: Wilmington State: IL Zip: 60481
Phone No.: (815) 476-6816 Fax No.: Email:

- 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: 452 Fulton St Wilmington IL 60481
Size of Property: 70' X 129' 96 Tax Parcel No.: 03-17-25-421-016-0000
03-17-25-421-022-0000

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 \$650 - (initial here) \$650 (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).

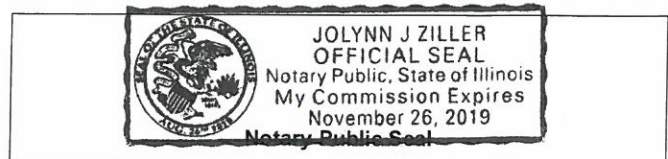
I would like to make my 2-car garage into a 4 car garage. When Joel Buzz was the inspector I had received a building permit and was able to pour the 24x30 pad. Then I had shoulder surgery and was unable to complete the garage addition at that time.

Number of Dwelling Units 1 Type of Units Single Family Square Footage 1008
Proposed Time Schedule for Development Build after permit is issued
Requested Variances Garage addition from a 2 car to a 4 car garage

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 County of Cook SS Date Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Mark Flynn 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:

Given under my hand and notary seal this 11 day of February, A.D. 2016

PAID FEB 11 2016 12971/2972 CITY OF WILMINGTON

This garage was approved when Joel Buza^{MARK} was the inspector. The 24'x30' has been poured and inspected by Jo Tore my shoulder and need surgery that was the end of the garage

24x30' attached garage addition

2x4" walls 24" on C.

2x6' attic ceiling joist 24 O.C

2x6 Rafters on Center

Front of garage will use north side's siding to match front

New North / West wall will be stained T-11 wood siding

Old garage and new will have a steel roof

Brown aluminum soffit

2- 9x8 garage doors

2- 3-0 service doors

pull down attic stairs

paver driveway

LVL Beams + garage door headers

white vinyl fence East / North side

wood treated fence west side

partial attic sheathing for storage

use windows on hand if they fit 4-6 window both

gables and North / East wall

2x8" Ridge board

all electrical will be in conduit # 12 or larger w/ metal boxes

2x4 purlins

window / service door 2x12 headers

2x6 collar ties

concrete has 2" pitch to the front

Tyvek on walls lower

Optional Dormers / skylights I have 3 or 4 skylights

if there worth using I'll install them in the back

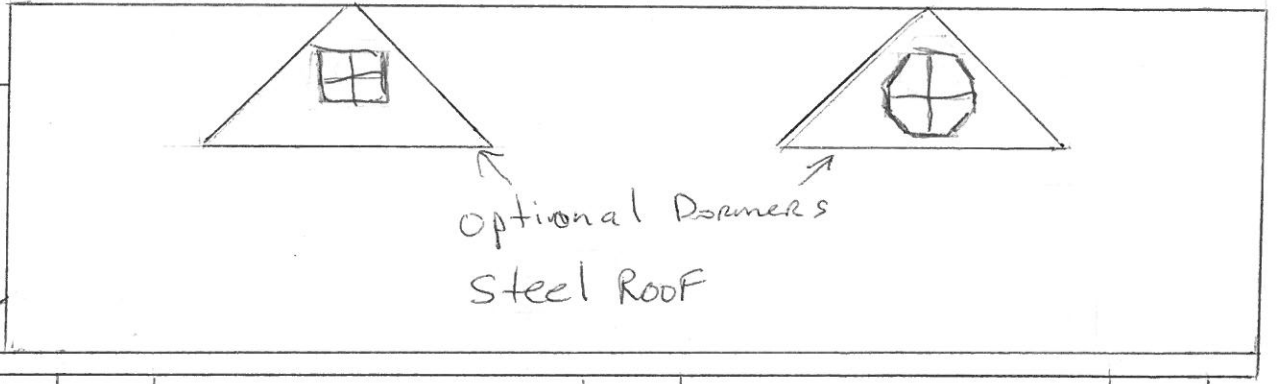
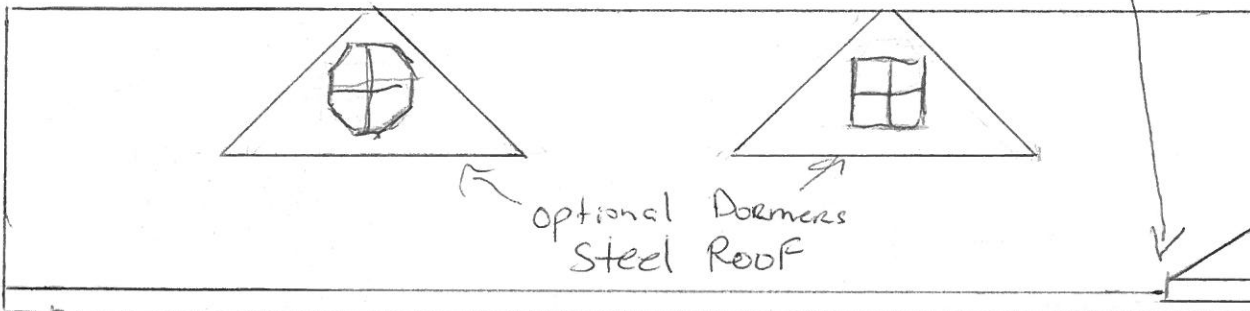
Tear out back small deck and just install small set of stairs

1/4" = 1'

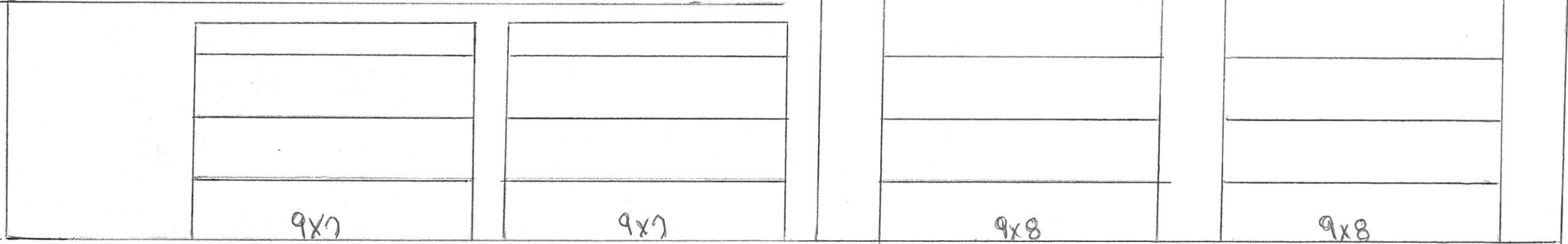
Fulton

When Framing I will try to line up the soffits on Garages
Existing 24x26' Garage

New garage 24x30'



15'9"



26'

24'

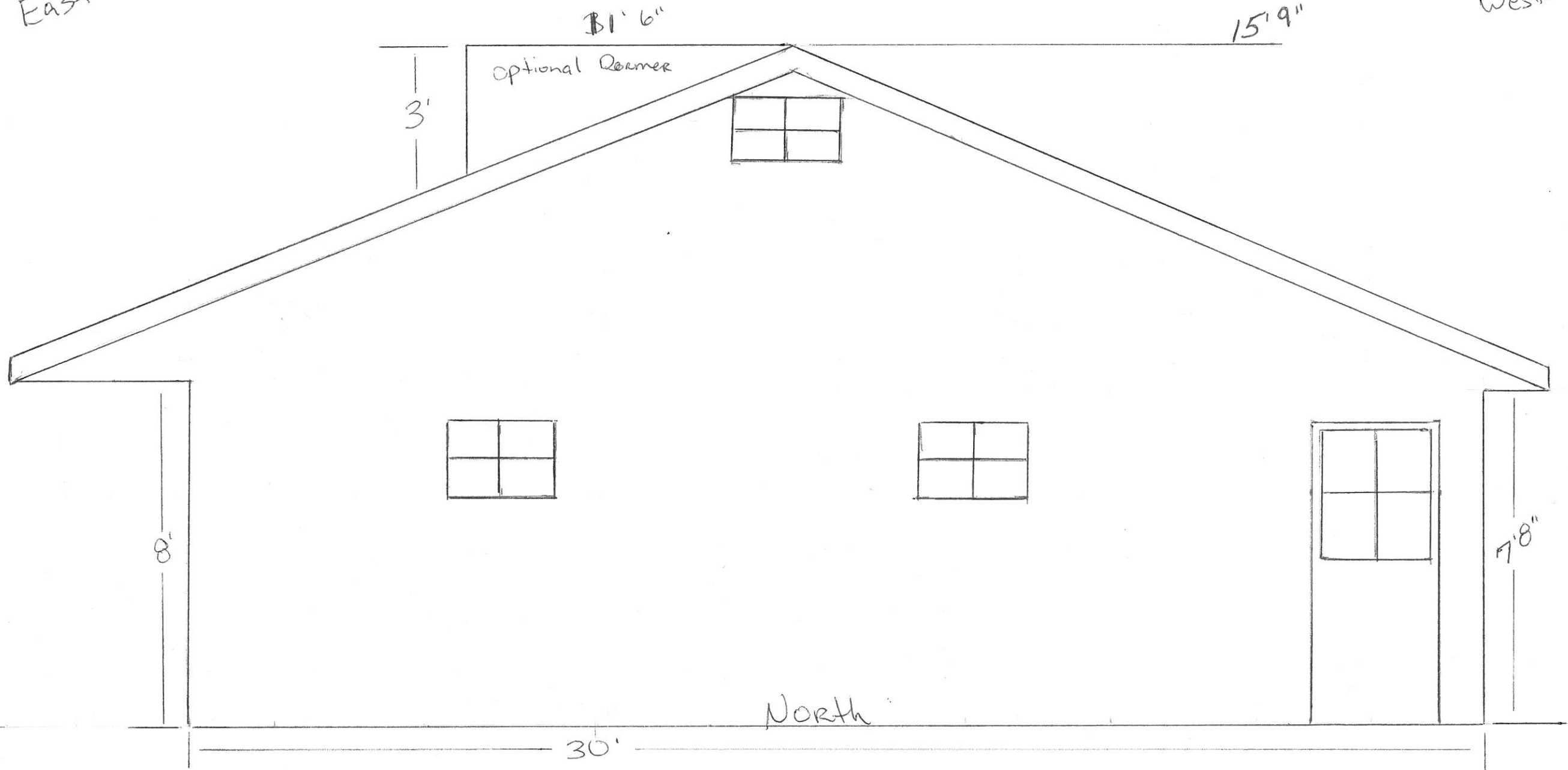
Buchanan

East

$3/8" = 1'$

East

West



31' 6"

15' 9"

Optional Dormer

3'

8'

7' 8"

North

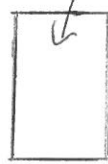
30'

$\frac{3}{4}'' = 1'$

North

South

16"/24" X 36"/48" I have 3 or 4 old skylights I might use up



New Garage
Steel Roof

Existing garage
Steel Roof

14'

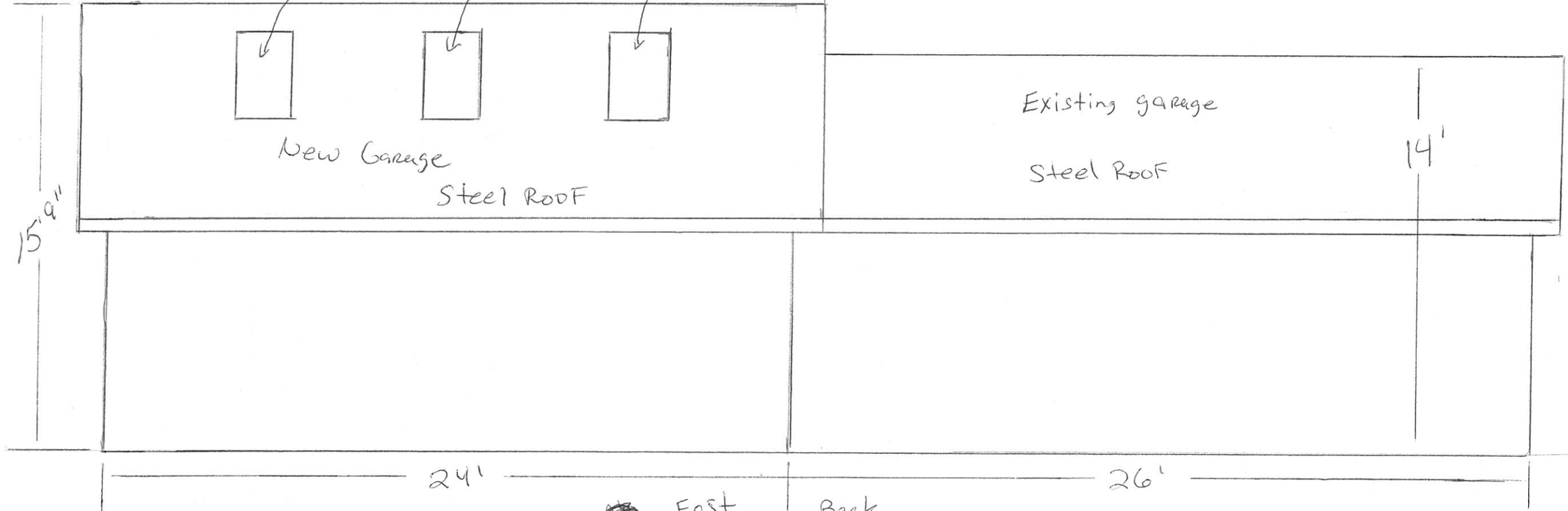
15' 9"

24'

26'

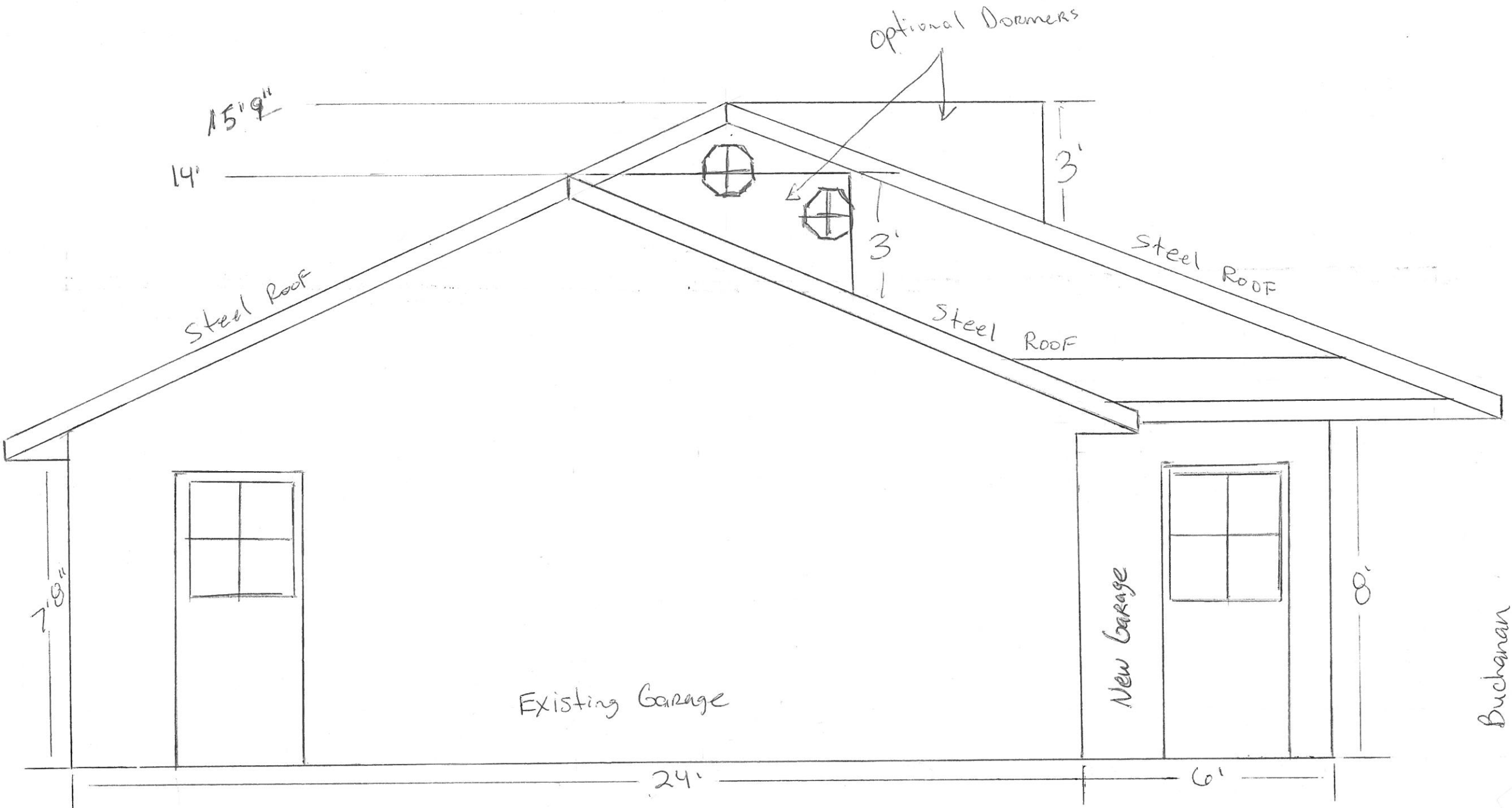
~~East~~ East

Back



$\frac{3}{8}'' = 2'$

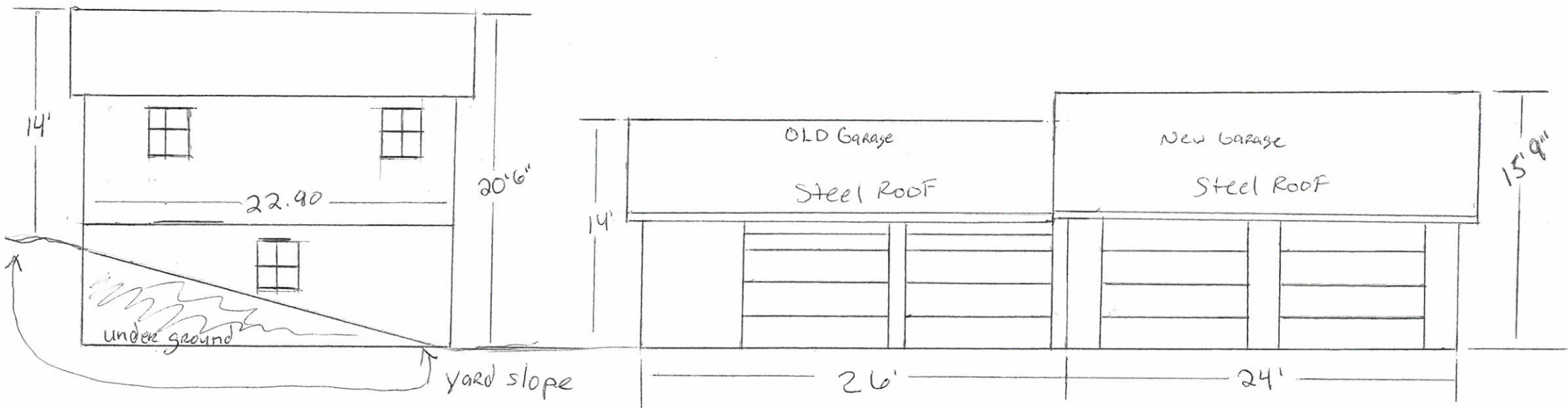
South



Buchanan

Height of house and Garage

Fulton



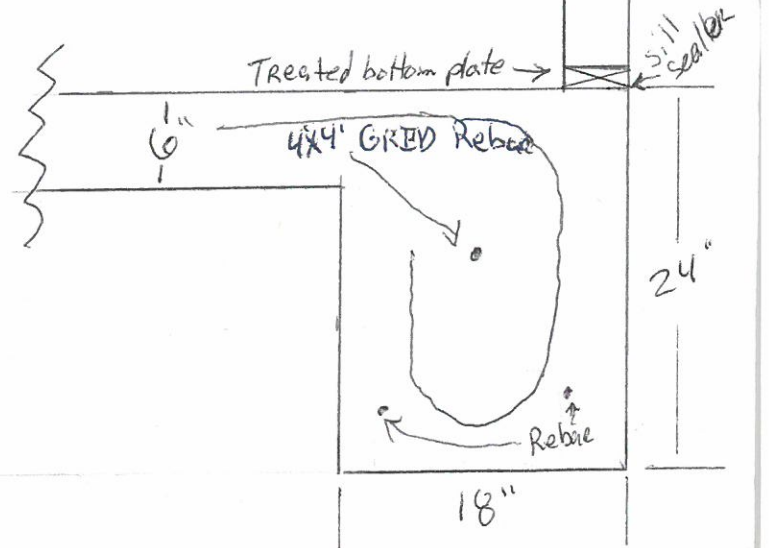
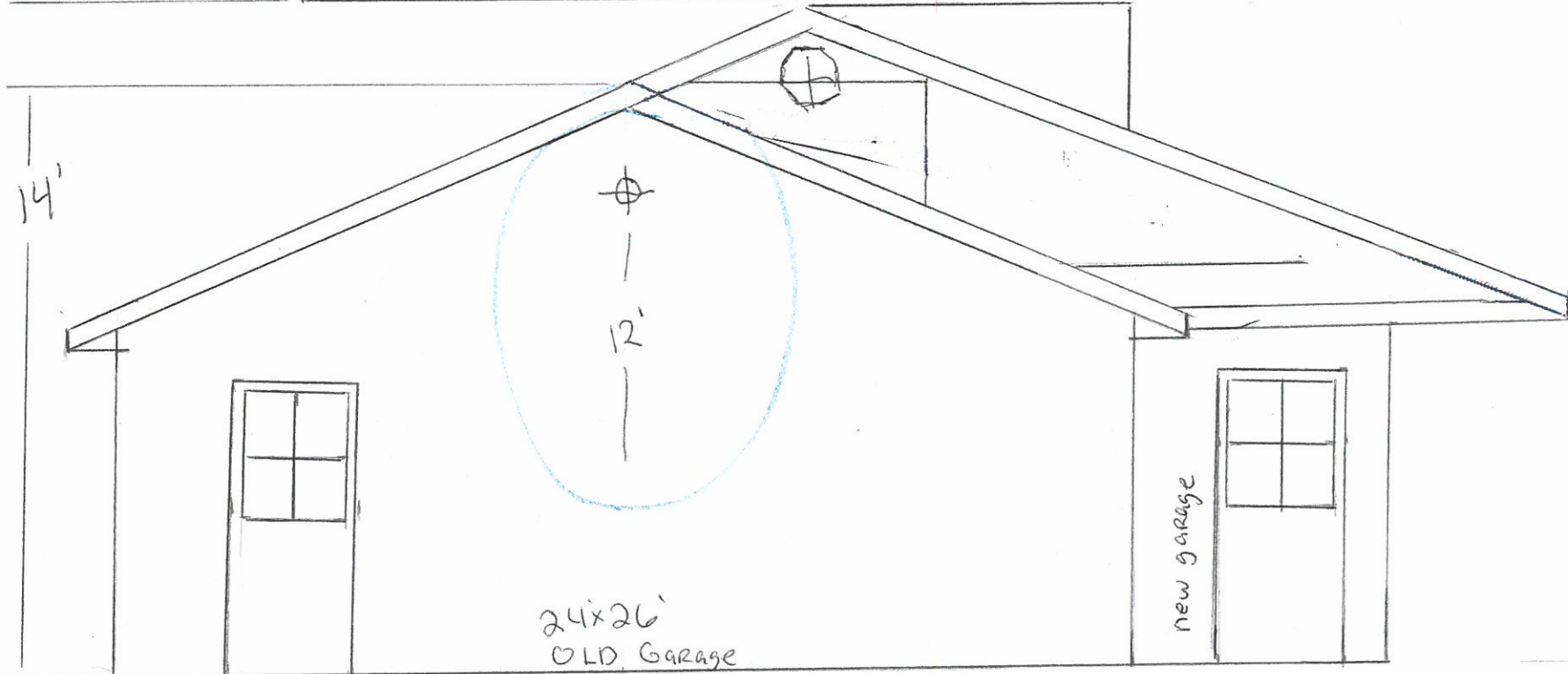
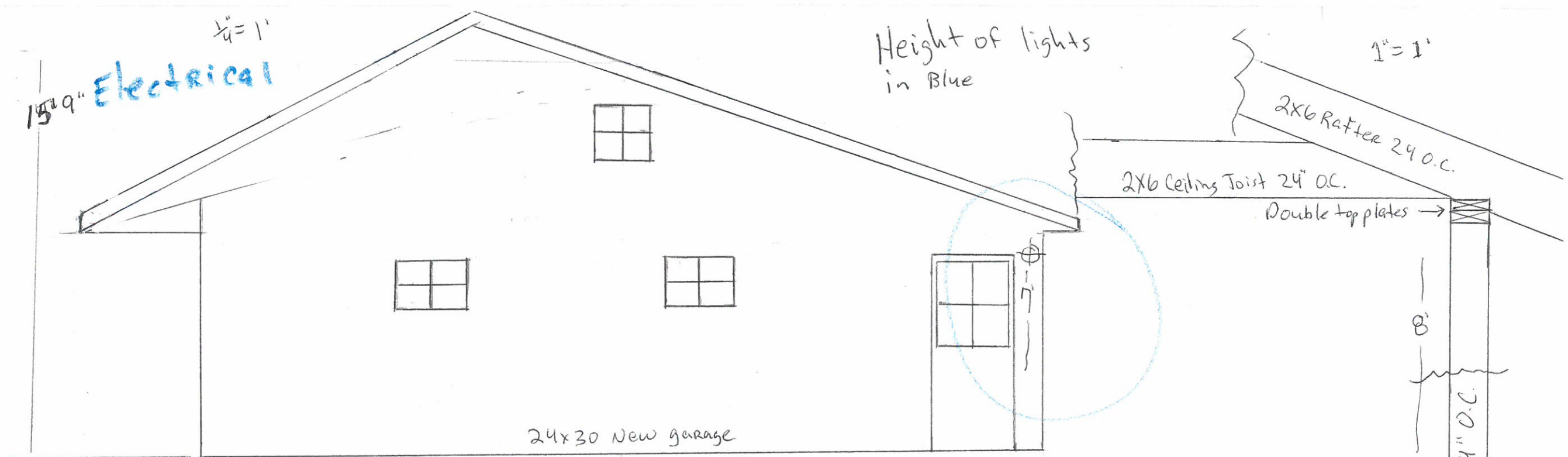
Buchanan

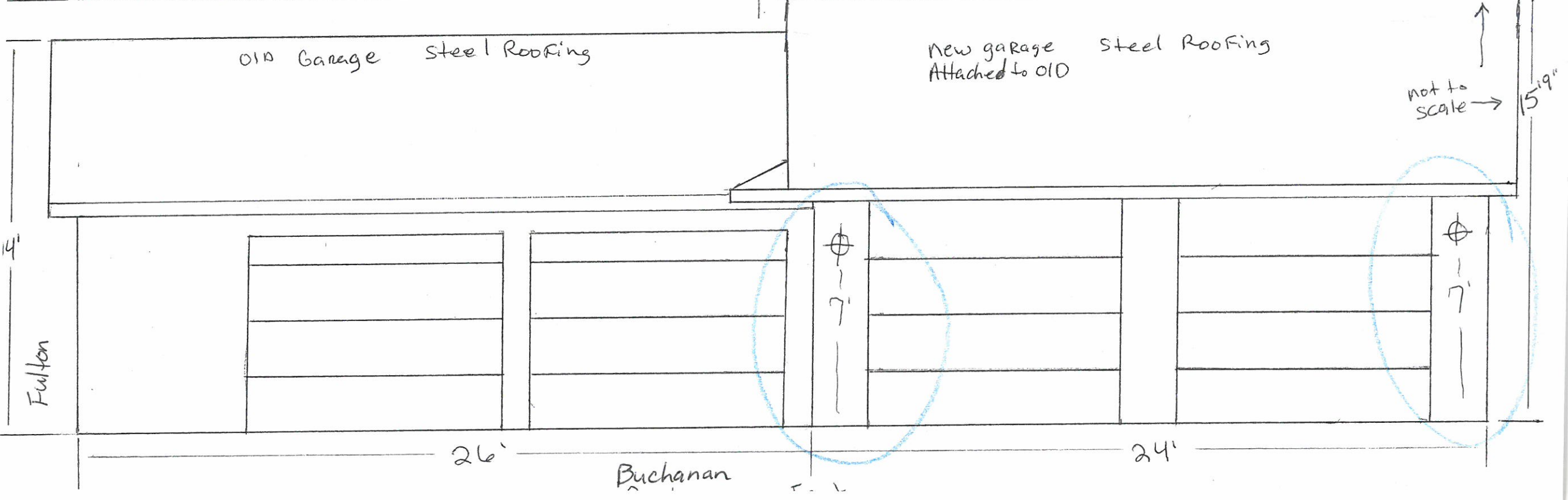
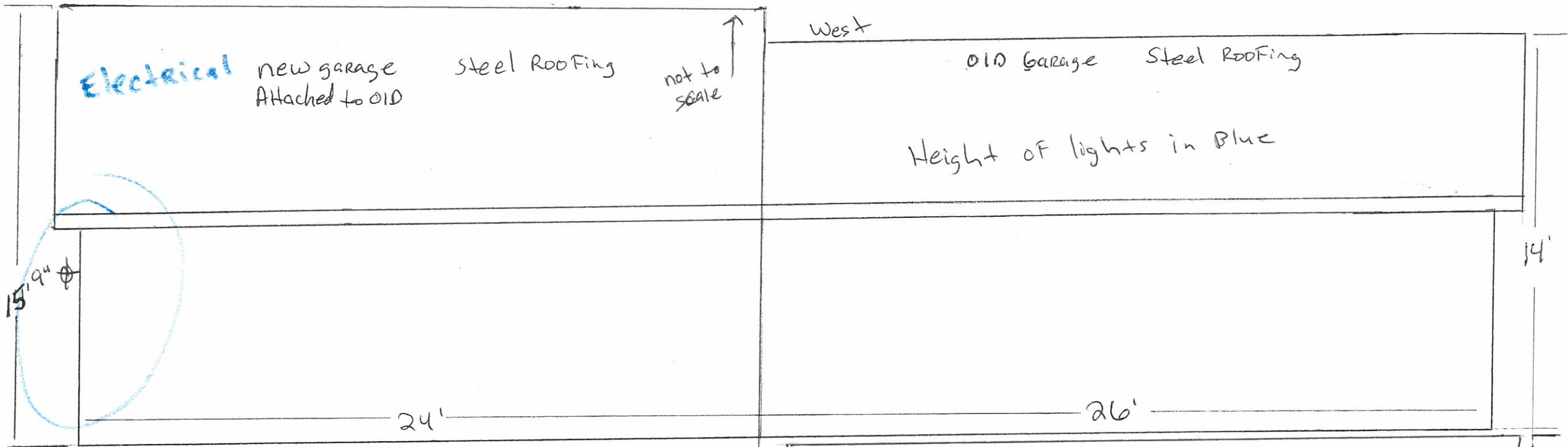
East

15'9" Electrical
 $\frac{1}{4}'' = 1'$

Height of lights
in Blue

1" = 1'





1/4" = 1'

26'

24'

30'

new conduit line to Feed garage

100 Amp Main box

Electrical layout new garage
in conduit w/ #12 wire or larger

Electrical

3-2x10x26 wood beam with a middle support

Attic pull-down stairs

sliding plywood door

Old Garage

New garage addition 24x30'

24'

9x7

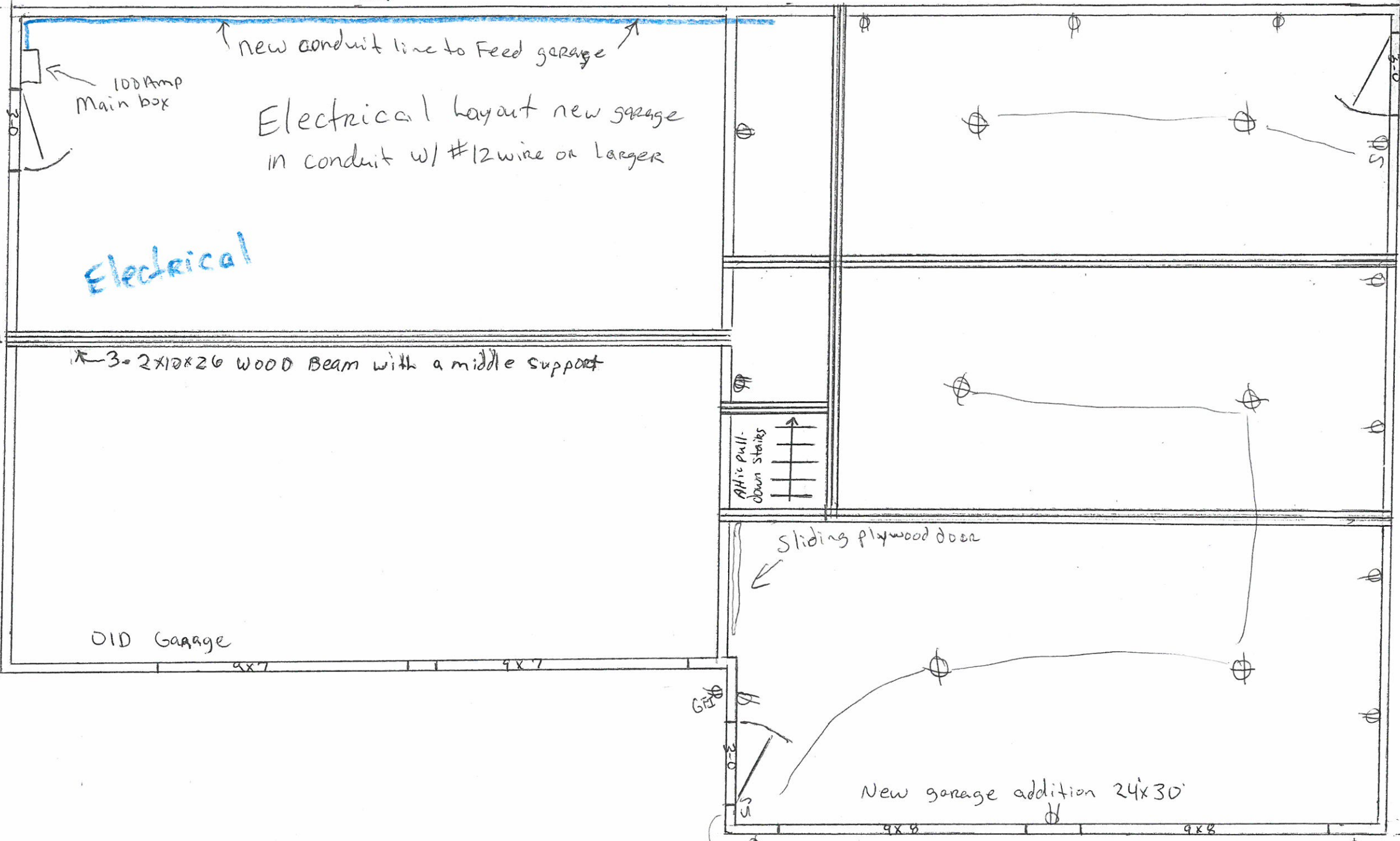
9x7

9x8

9x8

elton

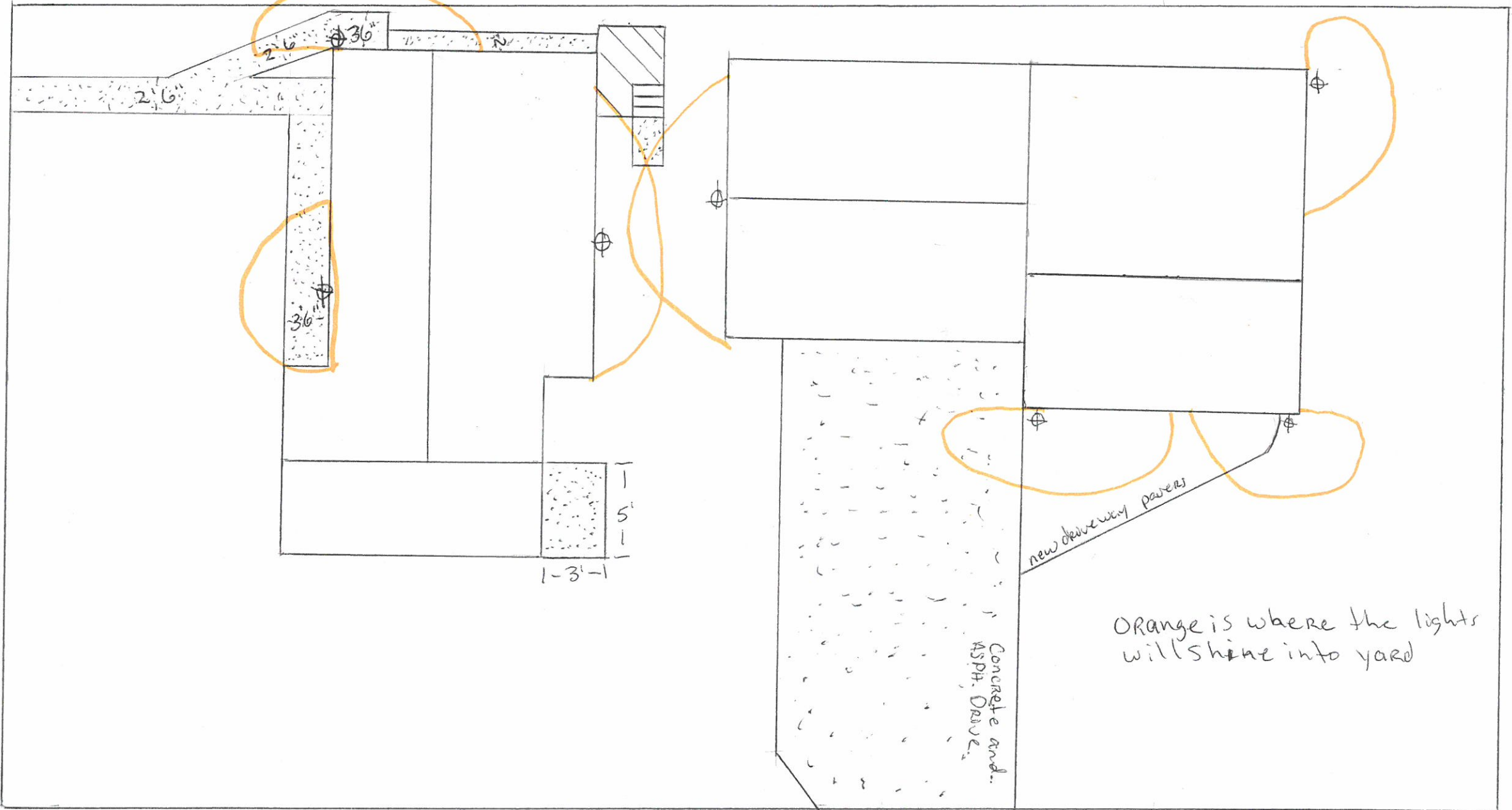
R.I.



$\frac{3''}{32} = 1'$

Electrical

129.96'



70'

Orange is where the lights will shine into yard

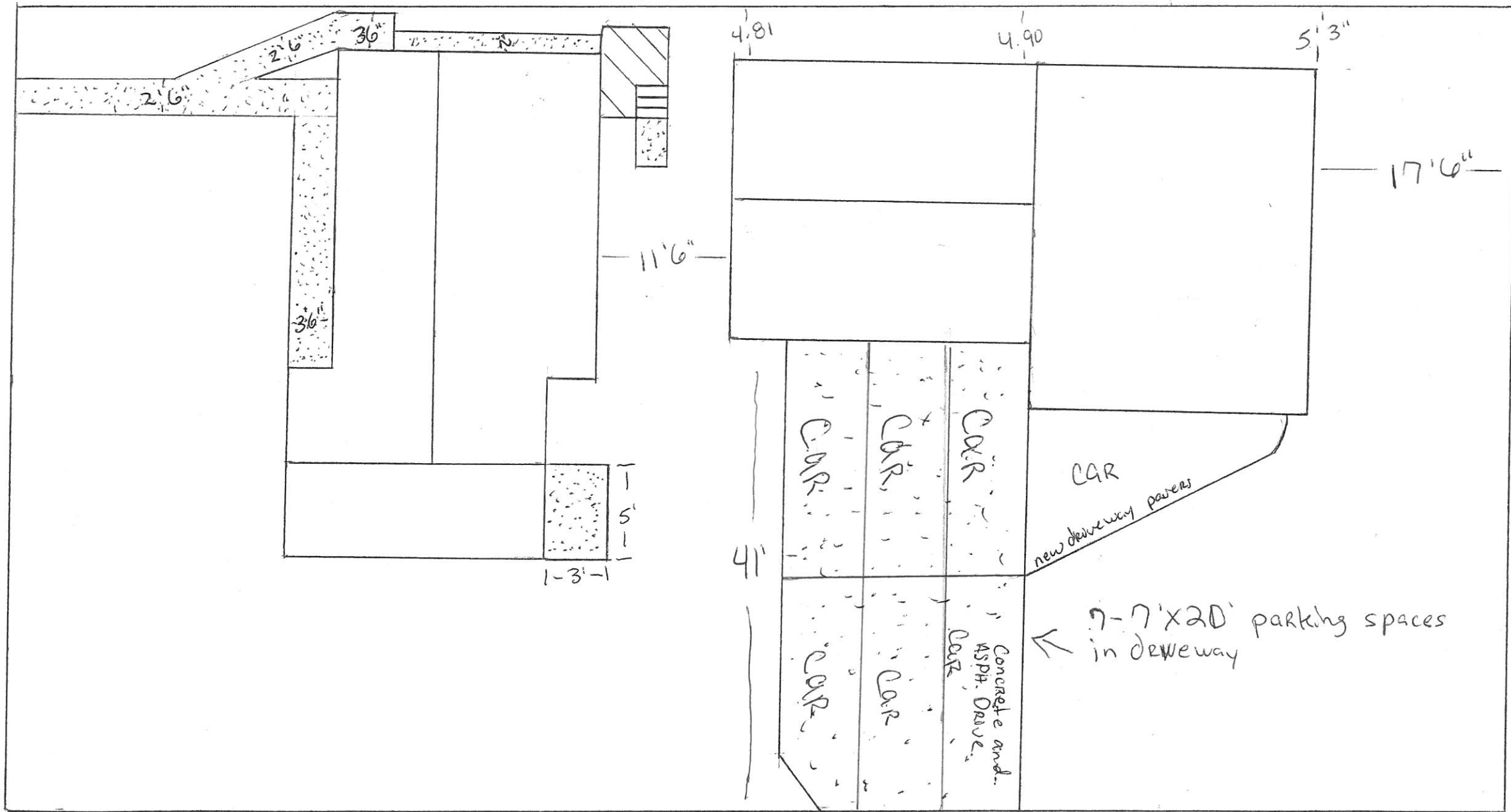
ultra

129.62'

$$\frac{3''}{32} = 1'$$

Parking spaces

129.96'



129.62'

1 - 21' - 1

70'

alter

1/4" = 1'

24'

24'

New Garage

3-2x10x2 (10 wood Beam OSB
king on attic Floor

2-1 3/4" x 11 3/8" x 24" LVL set on 3-2x4 post

Attic stairs pull down

Plywood door

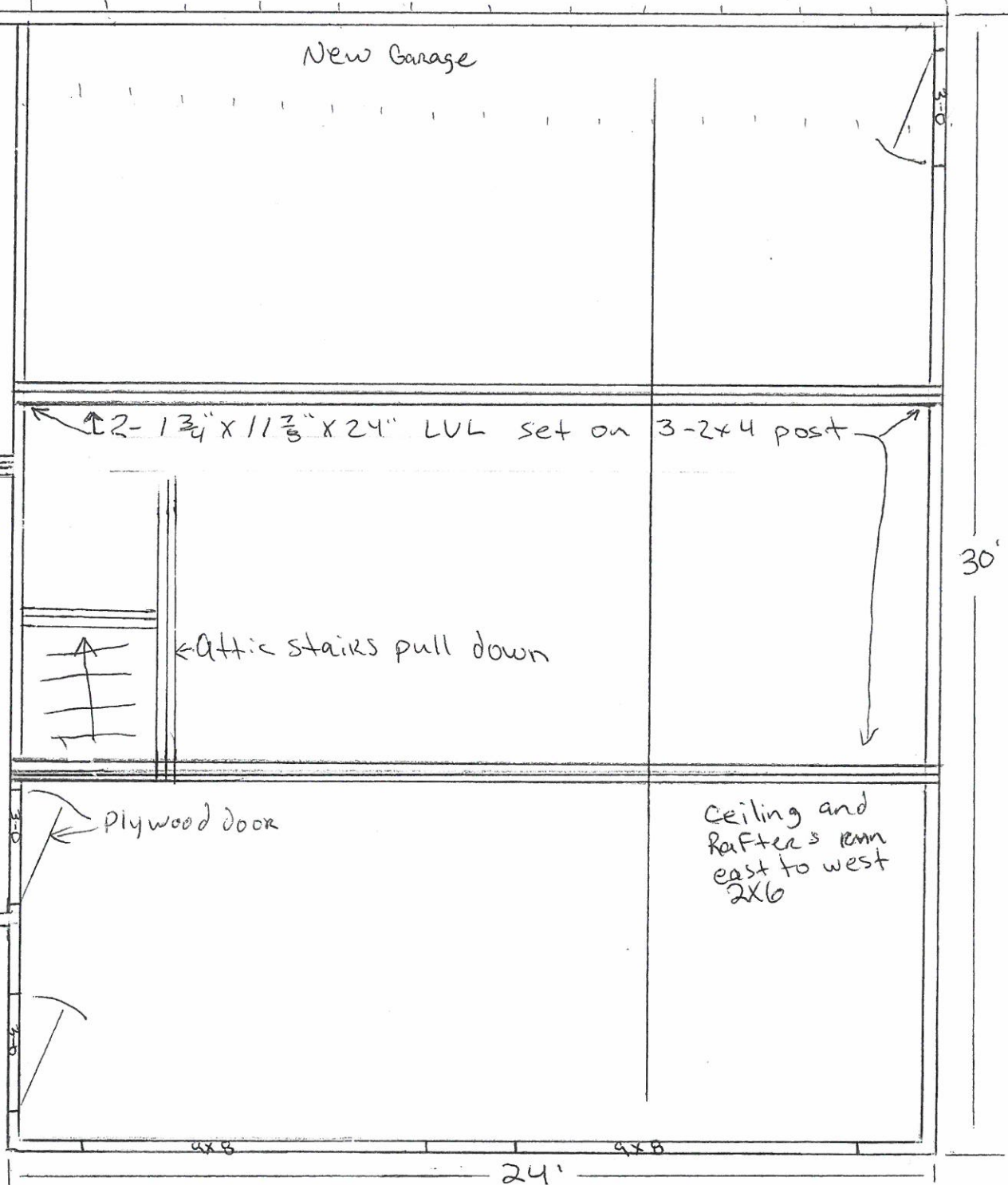
OLD GARAGE OLD Garage

Ceiling and
Rafters run
east to west
2x6

26'

24'

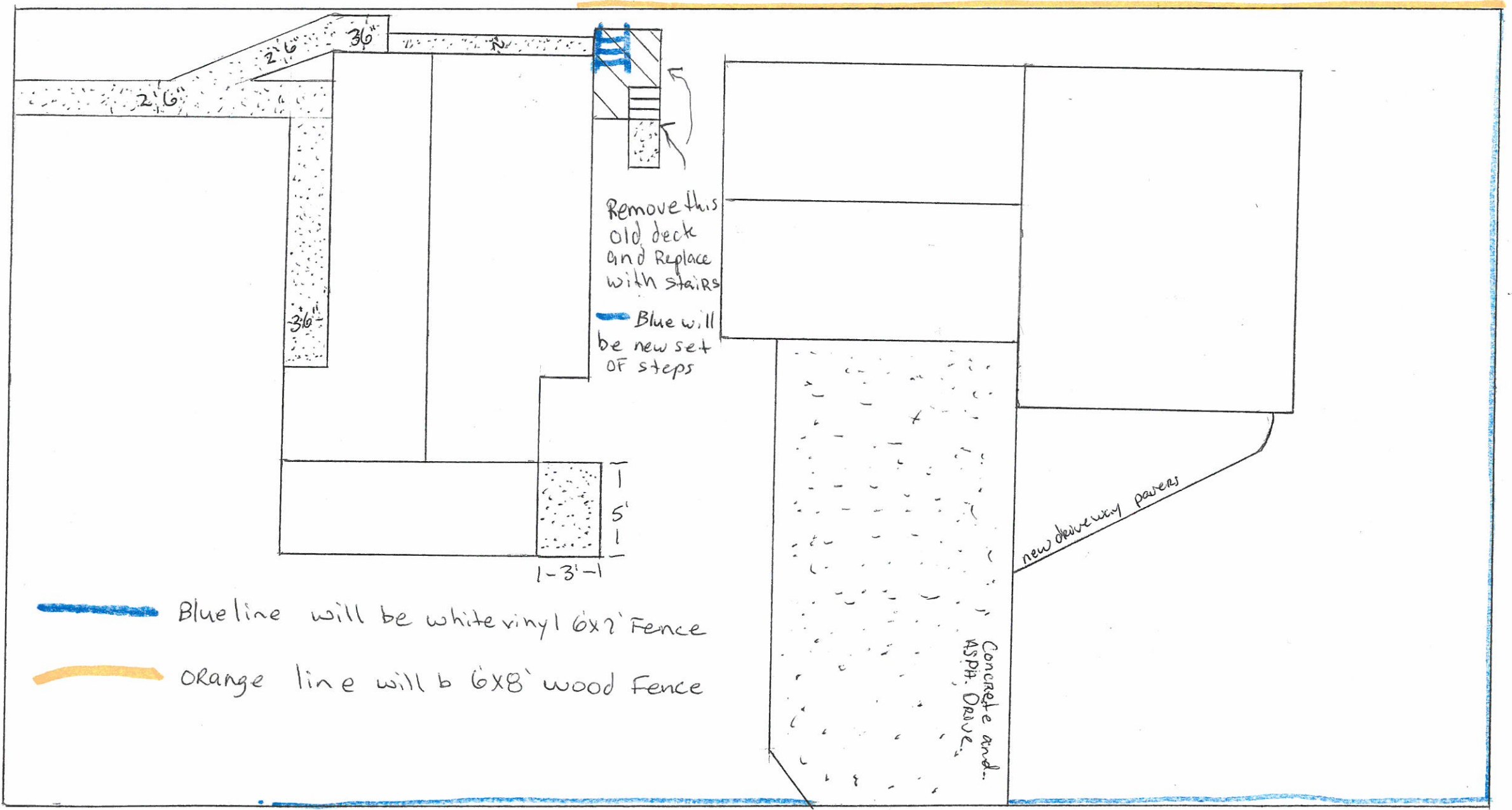
ulton **Blue** Reuse N
Front of the g
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Buchanan



$$\frac{3''}{32} = 1'$$

Fencing + Back steps

129.96'



Remove this old deck and Replace with stairs

Blue will be new set of steps

new driveway pavers

Concrete and ASPH. DRIVE

Blue line will be white vinyl 6x2' Fence

Orange line will be 6x8' wood Fence

129.62'

70'

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS .} Ss.
County of Will,

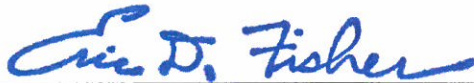
I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the **The Free Press Advocate**, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of **Wilmington** in said County, and that said advertisement or notice relating to the matter of:

The March 3, 2016 Public Hearing of the
Planning and Zoning Commission of the City of Wilmington
452 Fulton Street Variance

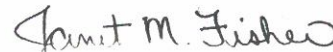
has been published in said paper every week, one time
consecutively of the issues commencing February 17 A.D. 2016
ending February 17 A.D. 2016, which are the dates of the
papers containing the same.

Given under my hand this 17th day of February A.D. 2016,

Printer's Fee \$ 34.10
Paid 20
By:



Eric D. Fisher Publisher



Wilmington to consider Fulton Street variance rred To

PUBLIC NOTICE

Notice is hereby given that on Thursday, March 3, 2016 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 comments on the request of petitioner, Mark A. Flynn in regards to a variance for lot size.

LEGAL ADDRESS OF PROPERTY - 452 Fulton Street
PIN NO. - 03-17-25-421-016-0000 - LEGAL DESCRIPTION - LOT 12, BLOCK 2, AND THE W1/2 LOT 11 IN E ALLENS ADDN TO WILMINGTON, A SUB PRT OF THE W1/2 SE1/4 OF SEC 25, T33N-R9E.
PIN NO. 03-17-25-421-022-0000 - LEGAL DESCRIPTION - THE E 13 FT LOT 13 BLK 2 IN E ALLENS ADDN TO WILMINGTON, A SUB PRT OF THE W1/2 SE1/4 OF SEC 25, T33N-R9E.

All persons interested in the above-described matter are invited to attend and will be heard.

Rick Smith
Planning and Zoning Commissioner
City of Wilmington
Published in the Free Press Advocate on Wednesday, Feb. 17, 2016.



Land Use Petition
City of Wilmington, Illinois

RECEIVED

FEB 11 '16

CITY OF WILMINGTON

Petitioner: MARK A FLYNN
Address: 410 Daniels St.
City: Wilmington State: IL Zip: 60481
Phone No.: (815) 476-6816 Fax No.: Email:

- 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: 452 Fulton St Wilmington IL 60481
Size of Property: 70' X 129' 96 Tax Parcel No.: 03-17-25-421-016-0000
03-17-25-421-022-0000

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 \$650 - (initial here) \$650 (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).

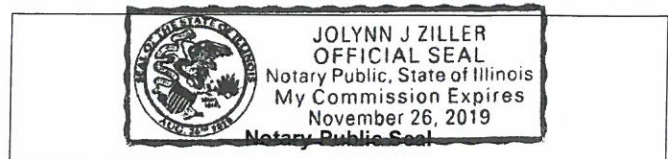
I would like to make my 2-car garage into a 4 car garage. When Joel Buzz was the inspector I had received a building permit and was able to pour the 24x30 pad. Then I had shoulder surgery and was unable to complete the garage addition at that time.

Number of Dwelling Units 1 Type of Units Single Family Square Footage 1008
Proposed Time Schedule for Development Build after permit is issued
Requested Variances Garage addition from a 2 car to a 4 car garage

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 County of Will SS Date Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Mark Flynn 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:

Given under my hand and notary seal this 11 day of February, A.D. 2016

12971/2972 CITY OF WILMINGTON FEB 11 2016

This garage was approved when Joel Buza^{MARK} was the inspector. The 24'x30' has been poured and inspected by Jo Tore my shoulder and need surgery that was the end of the garage

24x30' attached garage addition

2x4" walls 24" on C.

2x6' attic ceiling joist 24 O.C

2x6 Rafters on Center

Front of garage will use north side's siding to match front

New North / West wall will be stained T-11 wood siding

Old garage and new will have a steel roof

Brown aluminum soffit

2- 9x8 garage doors

2- 3-0 service doors

pull down attic stairs

paver driveway

LVL Beams + garage door headers

white vinyl fence East / North side

wood treated fence west side

partial attic sheathing for storage

use windows on hand if they fit 4-6 window both gables and North / East wall

2x8" Ridge board

all electrical will be in conduit # 12 or larger w/ metal boxes

2x4 purlins

window / service door 2x12 headers

2x6 collar ties

concrete has 2" pitch to the front

Tyvek on walls lower

Optional Dormers / skylights I have 3 or 4 skylights

if there worth using I'll install them in the back

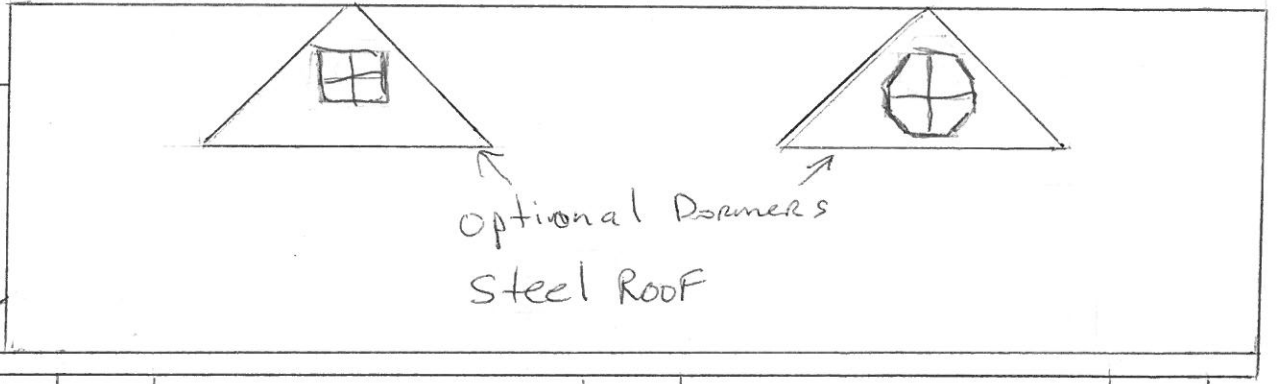
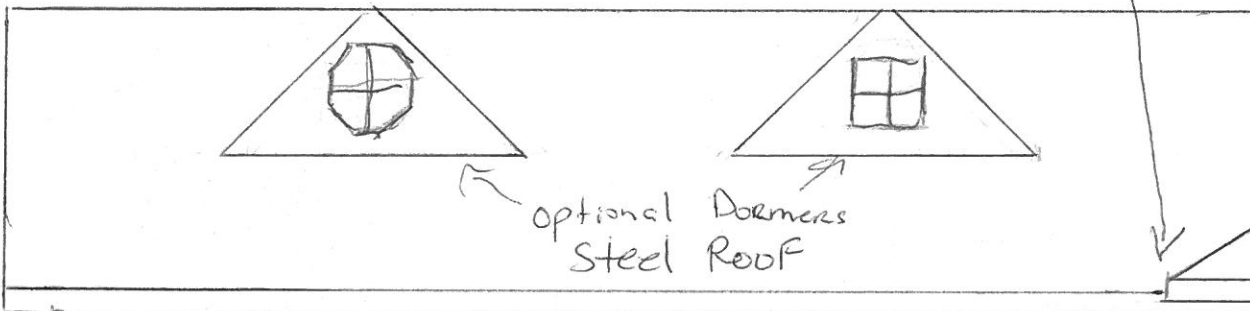
Tear out back small deck and just install small set of stairs

1/4" = 1'

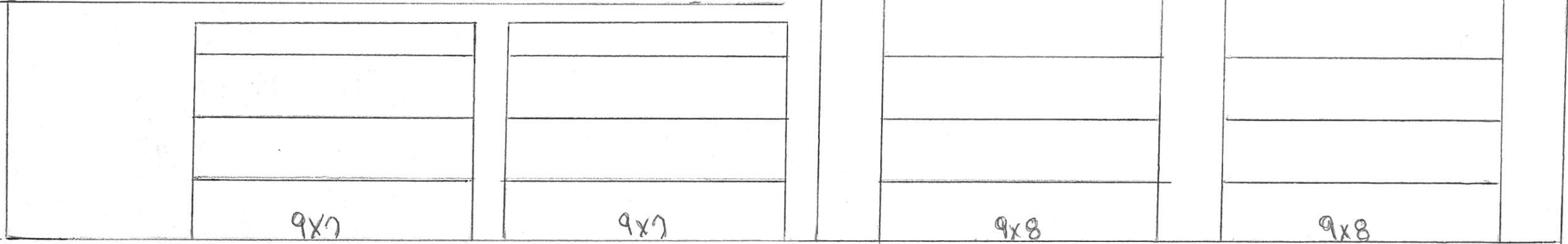
Fulton

When Framing I will try to line up the soffits on Garages
Existing 24x26' Garage

New garage 24x30'



15'9"



26'

24'

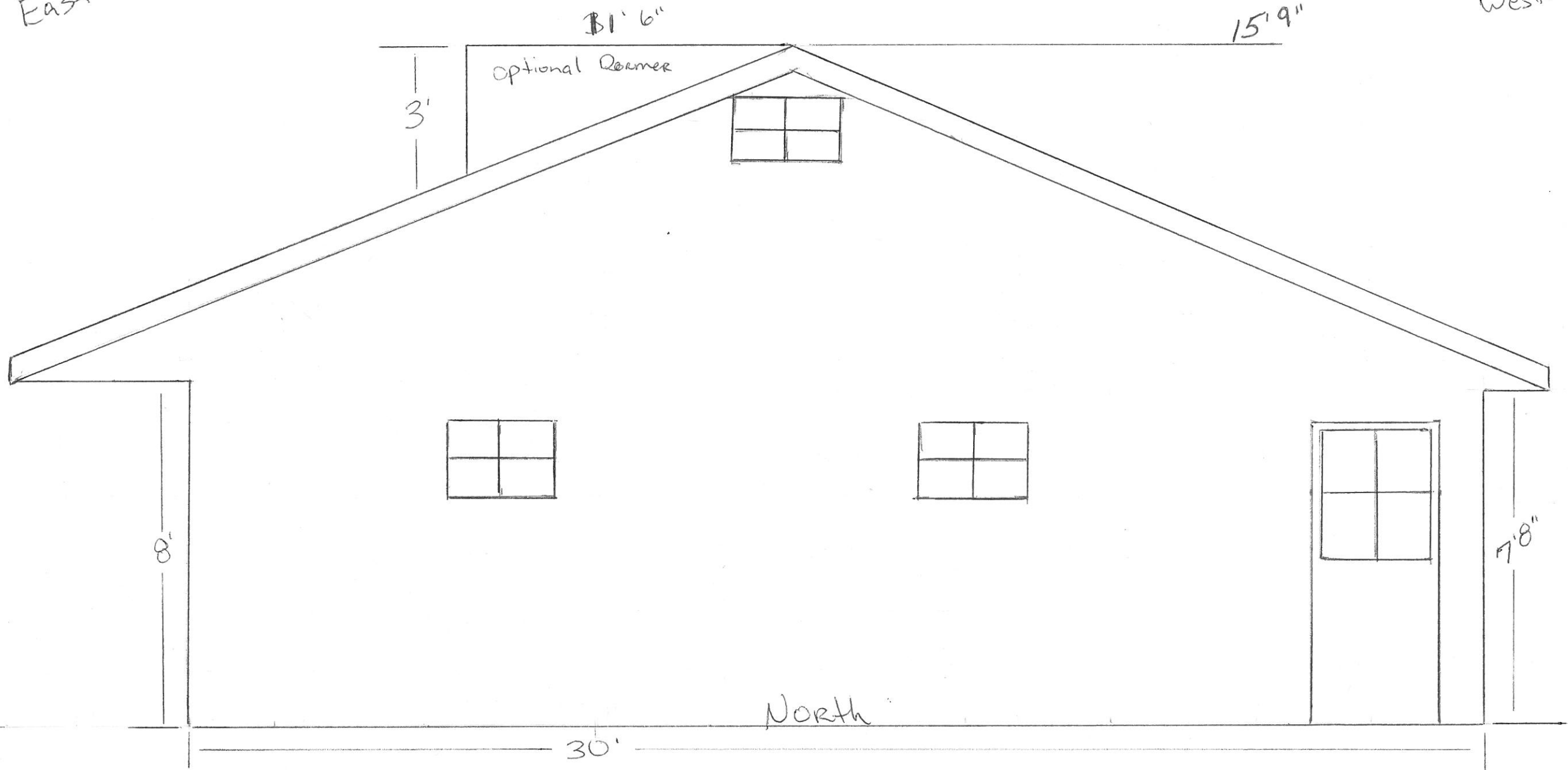
Buchanan

East

$3/8" = 1'$

East

West

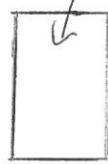


$\frac{3}{4}'' = 1'$

North

South

16"/24" X 36"/48" I have 3 or 4 old skylights I might use up



New Garage
Steel Roof

Existing garage
Steel Roof

14'

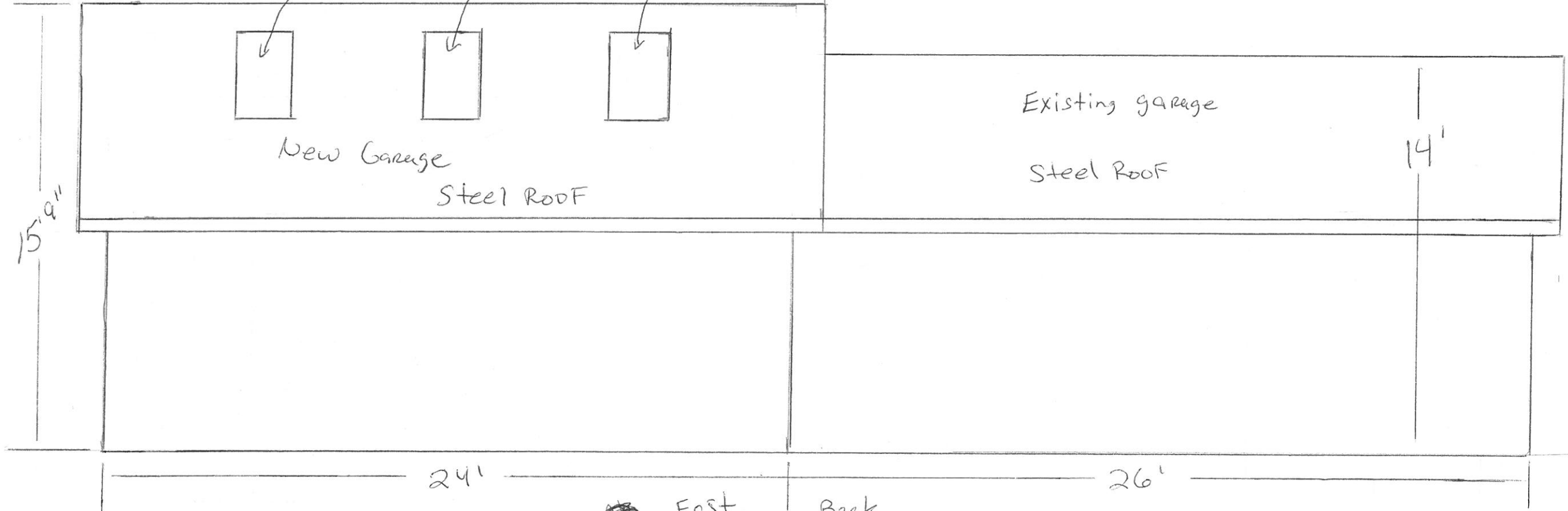
15' 9"

24'

26'

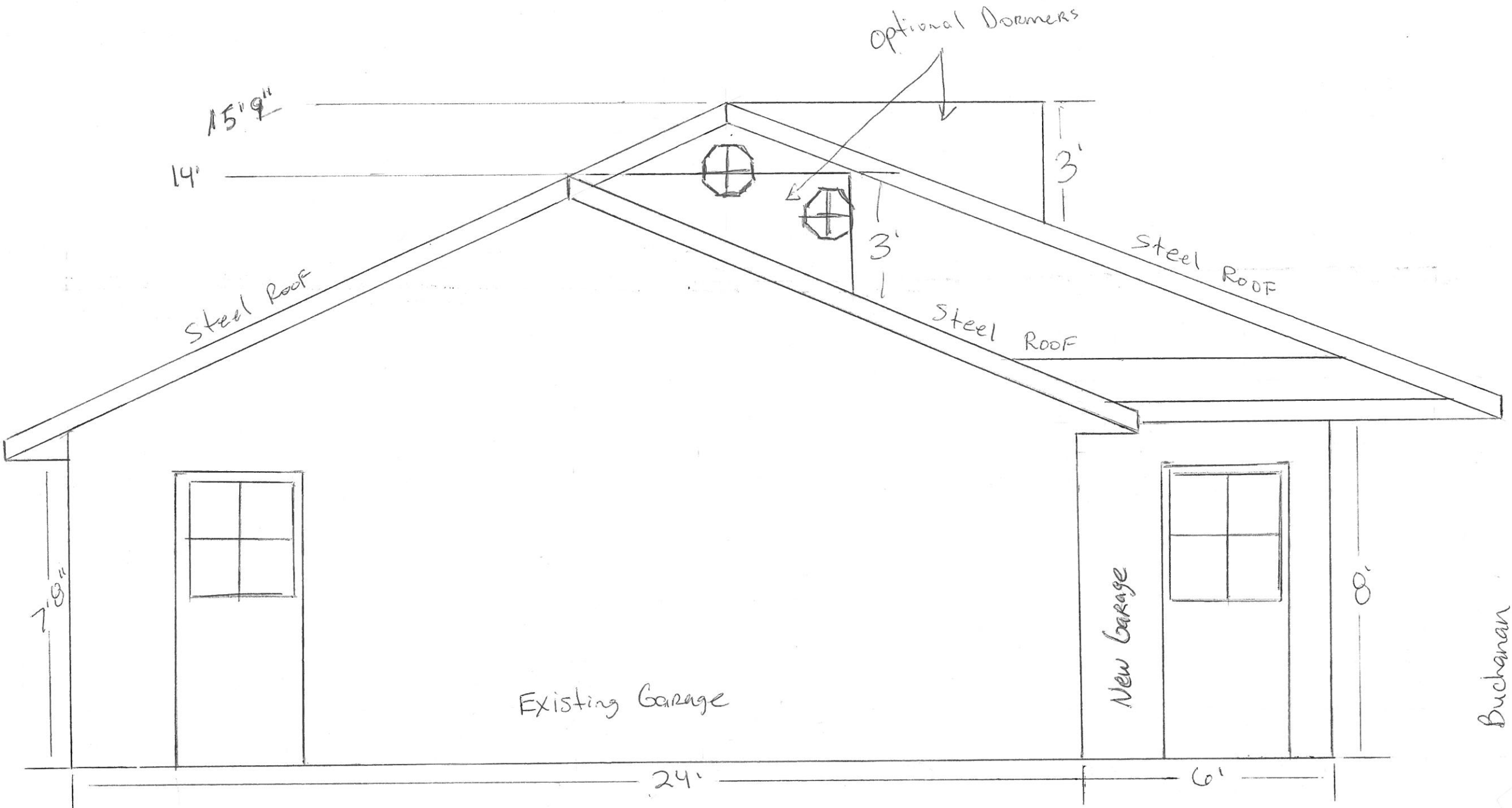
~~East~~ East

Back



$\frac{3}{8}'' = 2'$

South



15'9"
14'

Optional Dormers

3'

3'

Steel Roof

Steel Roof

Steel Roof

7'8"

Existing Garage

New Garage

24'

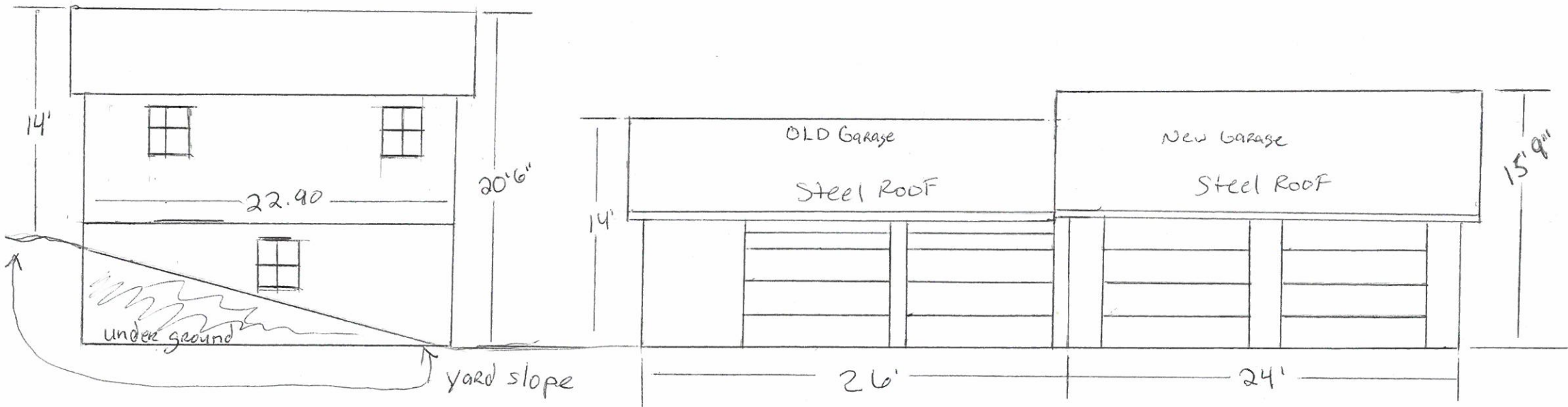
6'

8'

Buchanan

Height of house and Garage

Fulton



Buchanan

East

15'9" Electrical
 $\frac{1}{4}'' = 1'$

Height of lights
in Blue

1" = 1'

24x30 New garage

2x6 Ceiling Joist 24" O.C.

Double top plates

8'

2x4 wall 24" O.C.

5/8" sealer

Treated bottom plate

6"

4x4 GRID Rebar

24"

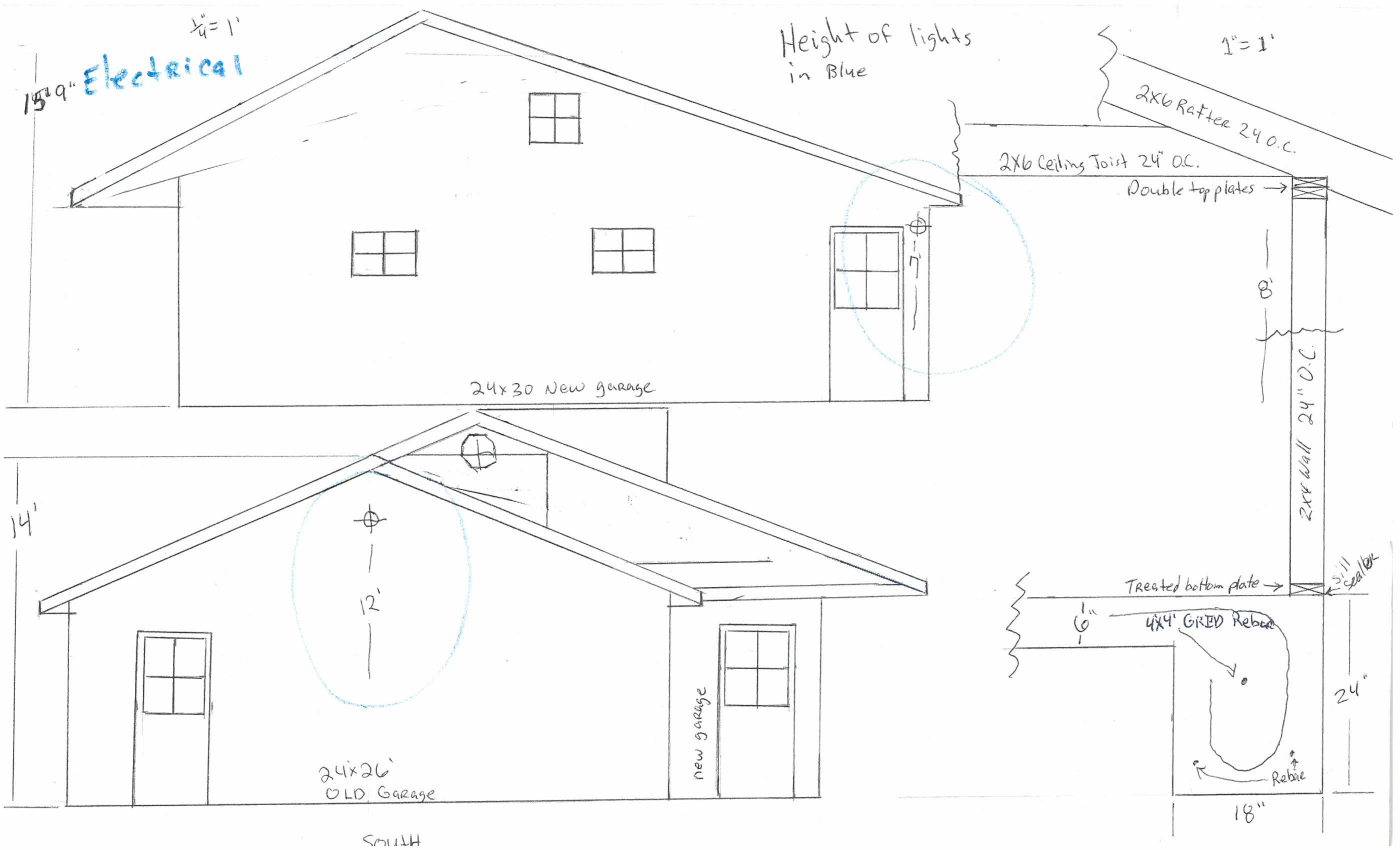
Rebar

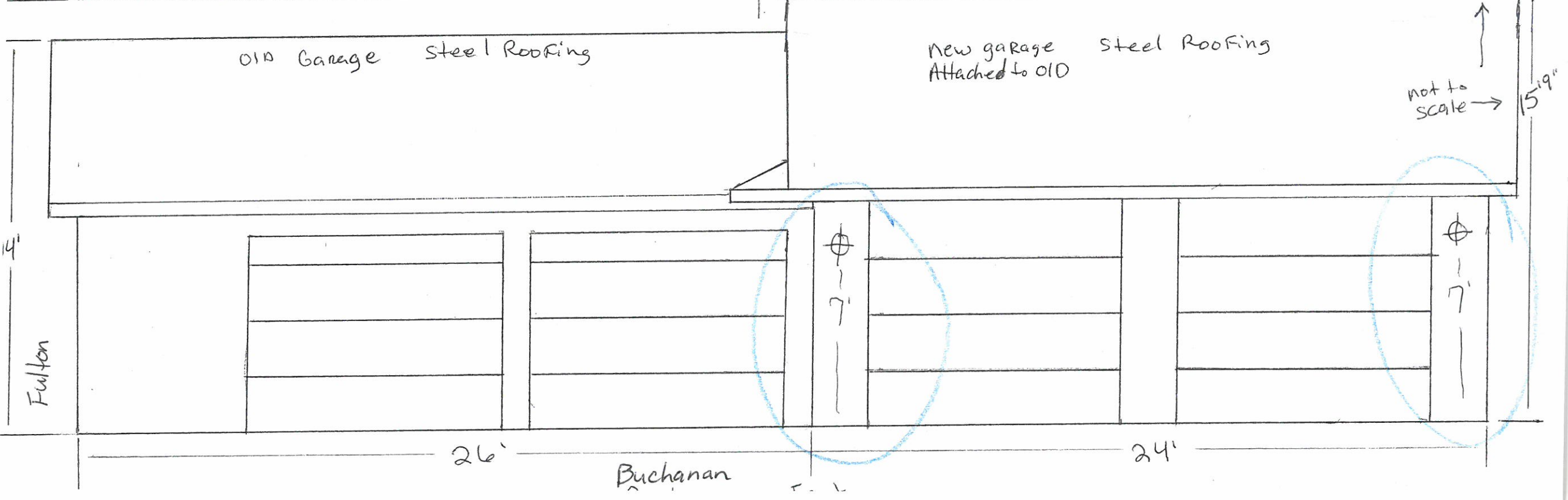
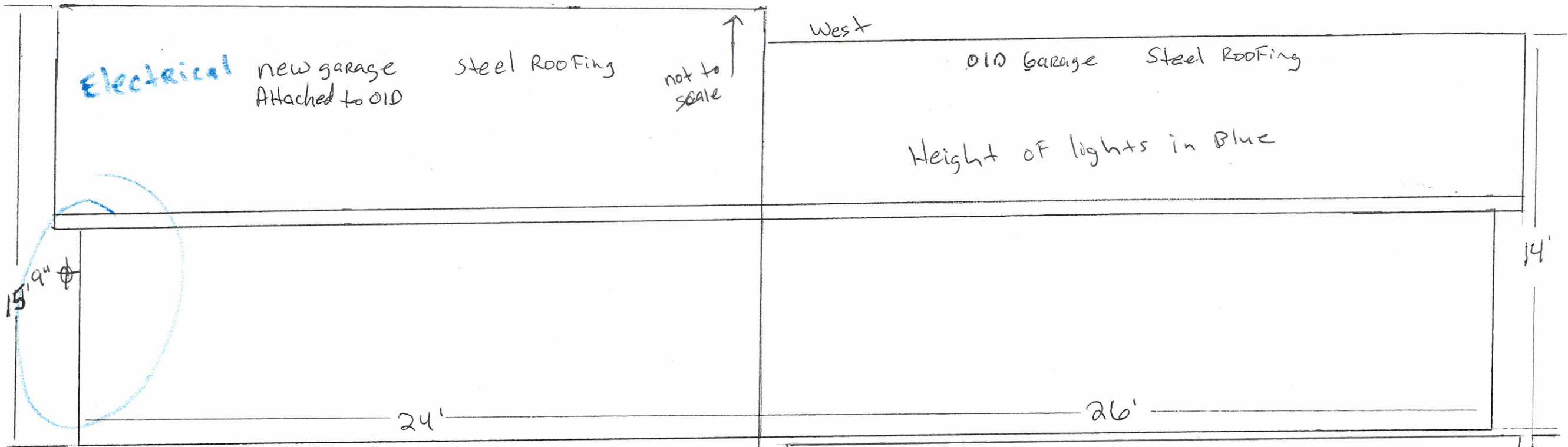
18"

24x26'
OLD GARAGE

new garage

SOUTH





1/4" = 1'

26'

24'

30'

new conduit line to Feed garage

100 Amp Main box

Electrical layout new garage
in conduit w/ #12 wire or larger

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3-2x10x26 wood beam with a middle support

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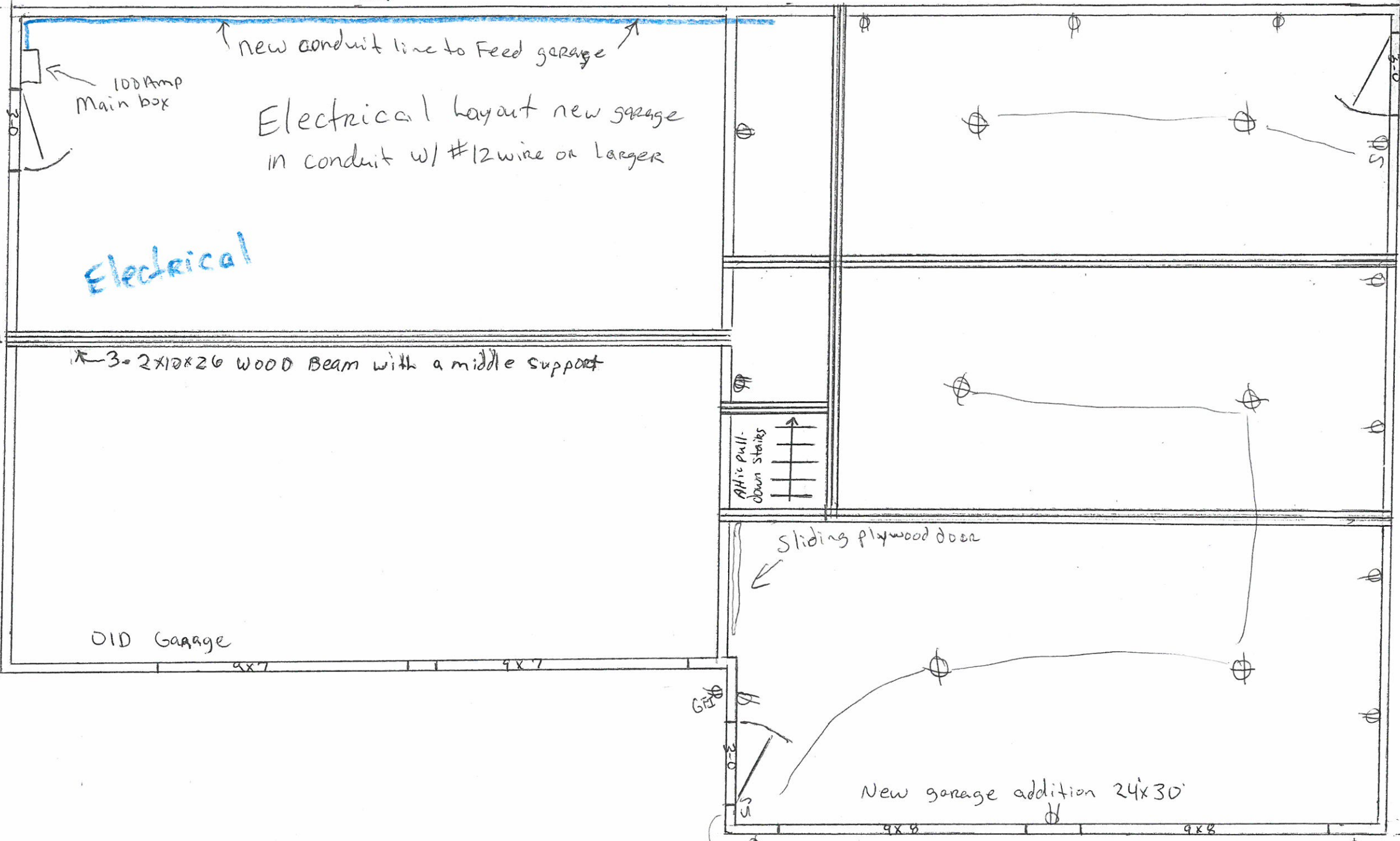
9x7

9x8

9x8

elton

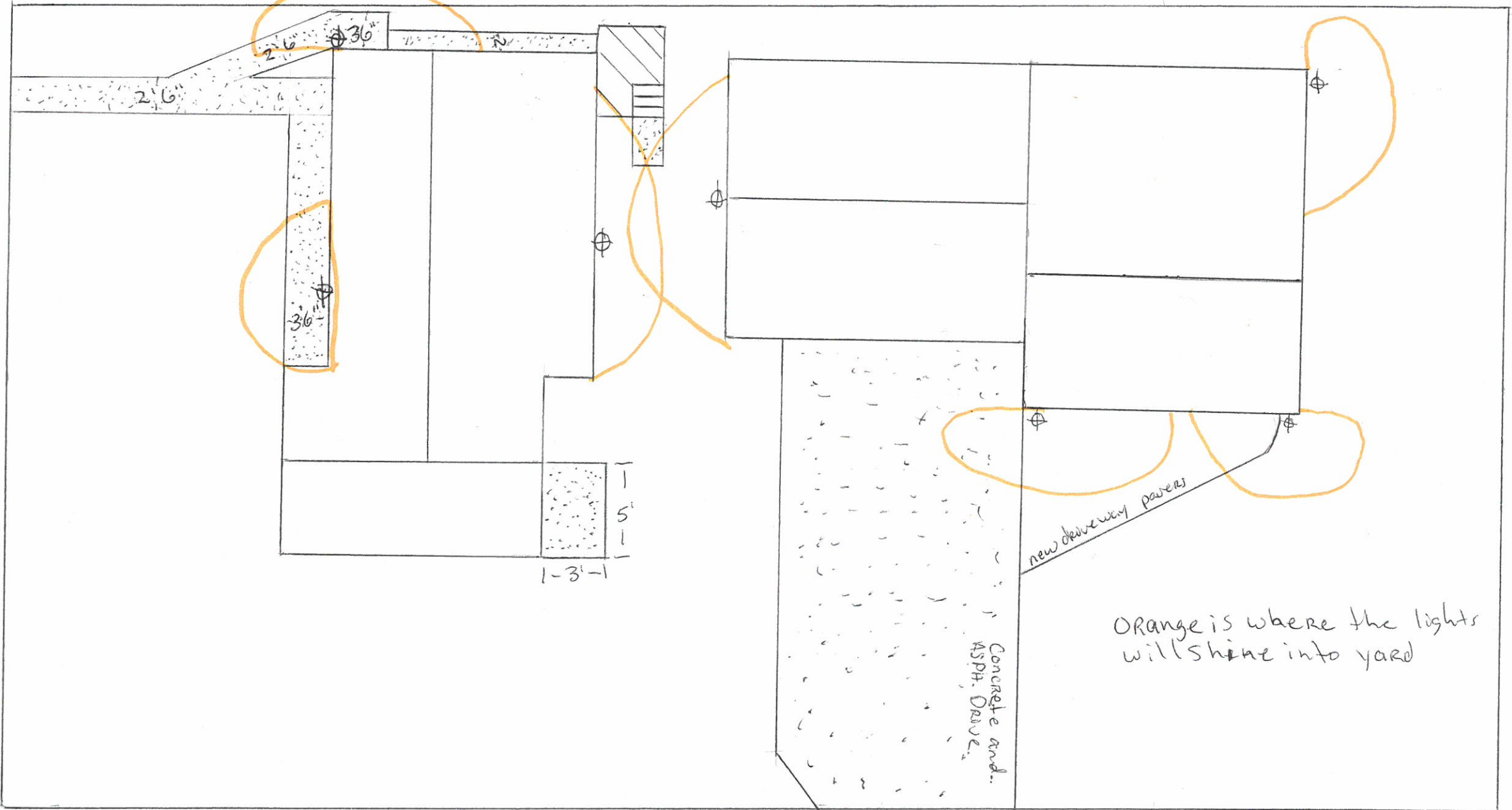
R.I.



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129.96'



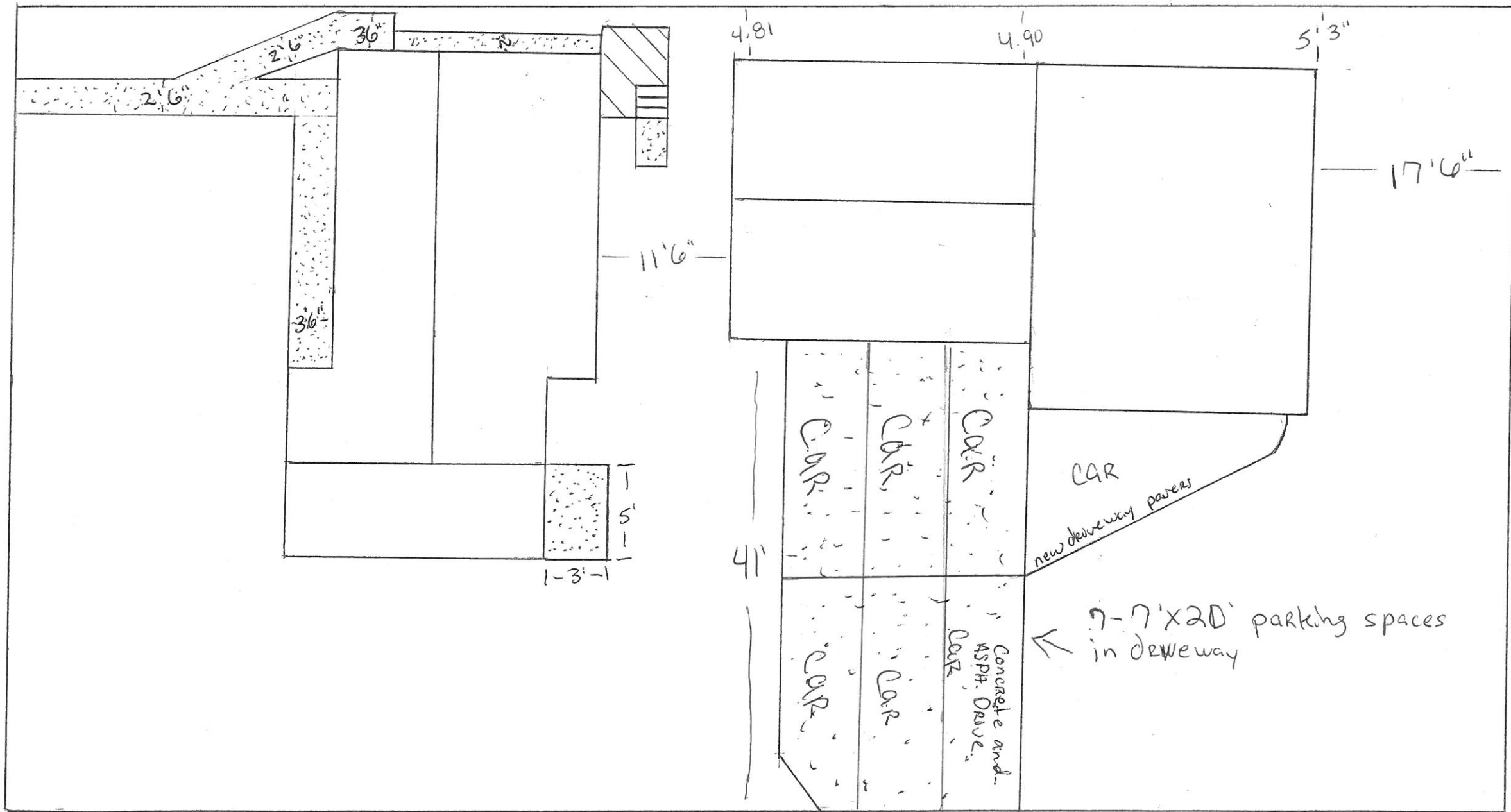
Orange is where the lights will shine into yard

ultra

$$\frac{3''}{32} = 1'$$

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129.96'



129.62'

1 - 21' - 1

70'

alter

1/4" = 1'

24'

24'

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3-2x10x2 10 wood Beam OSB
king on attic Floor

2-1 3/4" x 11 3/8" x 24" LVL set on 3-2x4 post

Attic stairs pull down

Plywood door

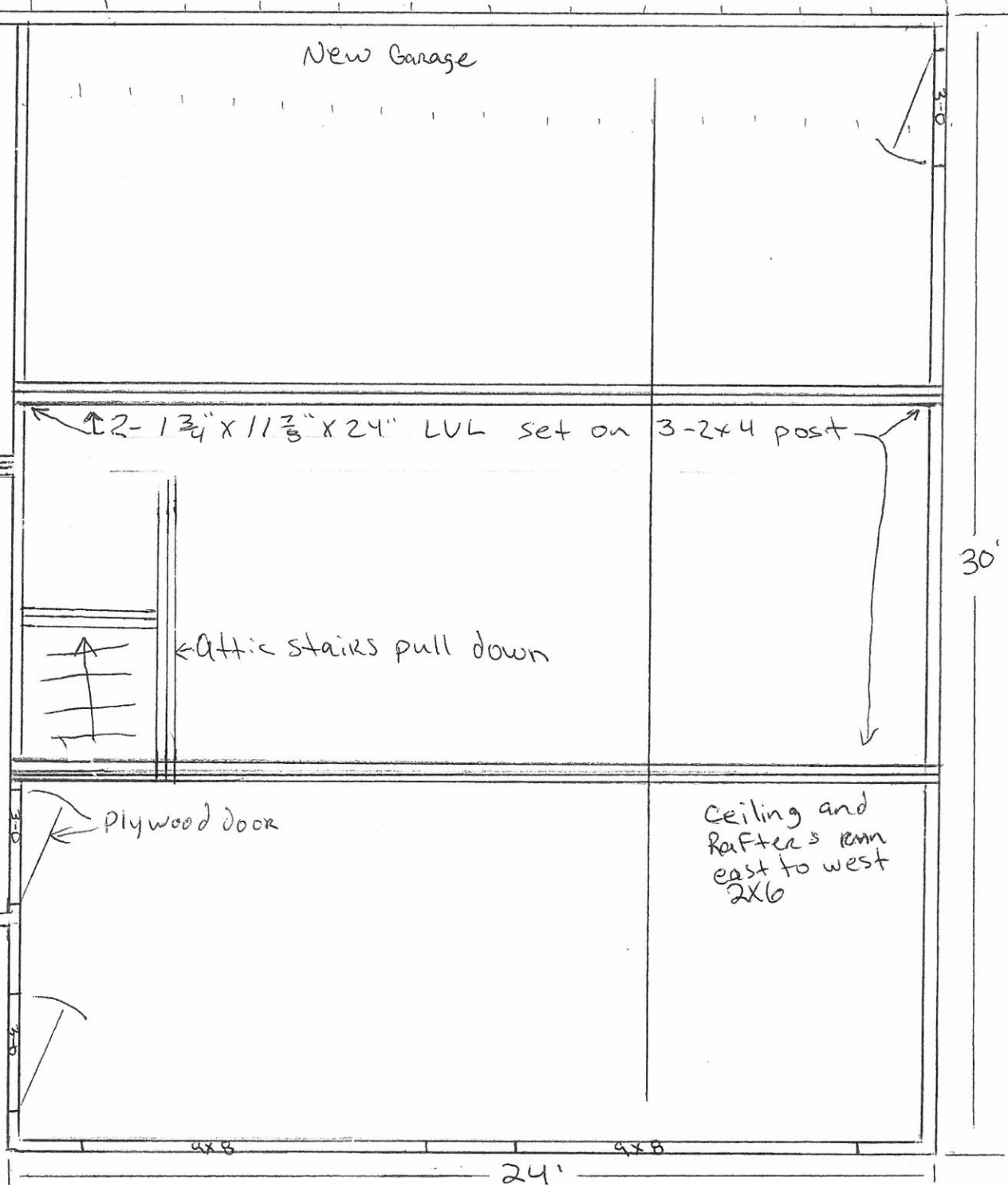
OLD GARAGE OLD Garage

Ceiling and
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east to west
2x6

26'

24'

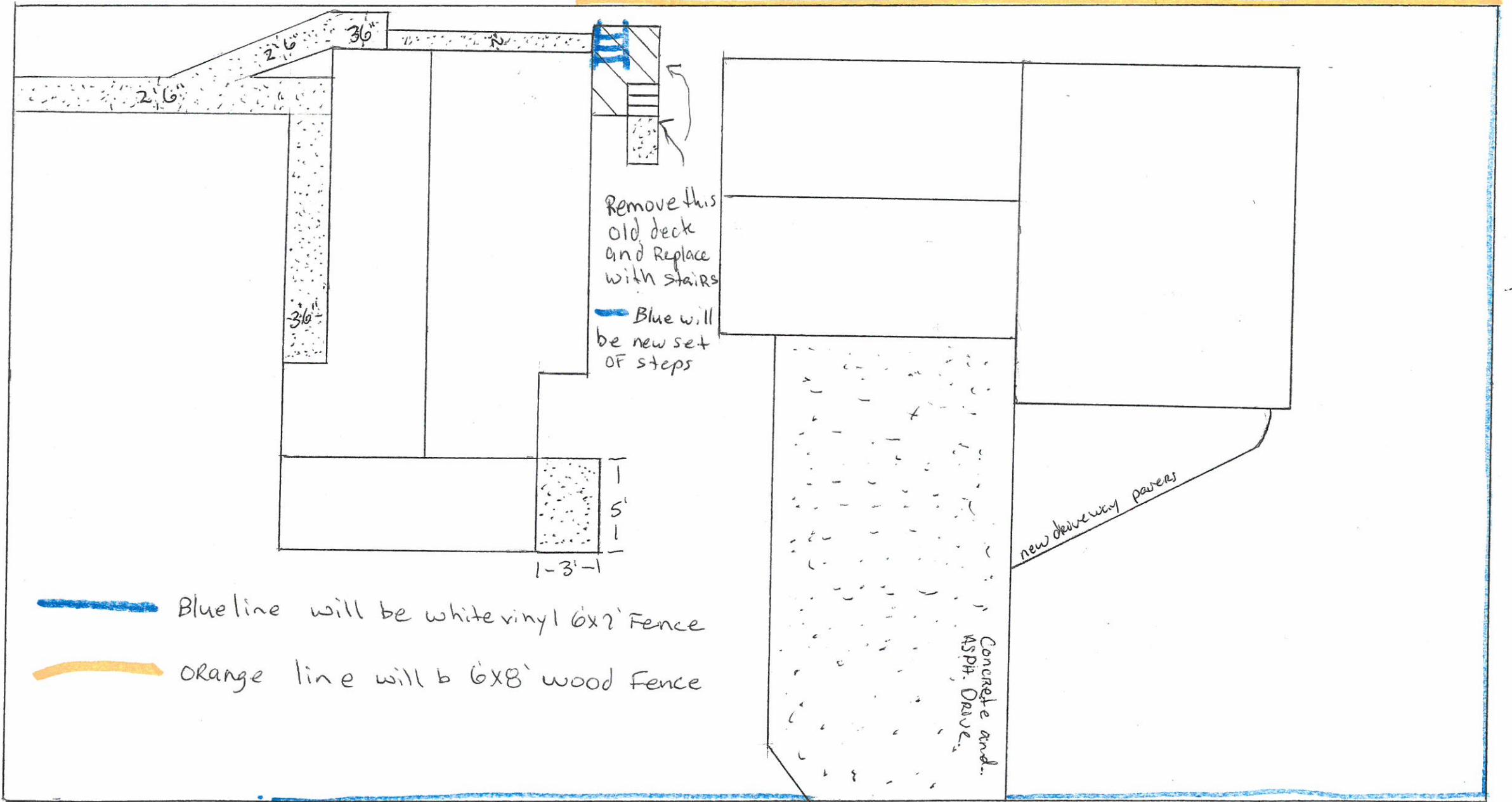
ulton **Blue** Reuse N
Front of the g
Orange wall will
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Buchanan



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Fencing + Back steps

129.96'



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Blue will be new set of stairs

new driveway pavers

Concrete and ASPH. DRIVE

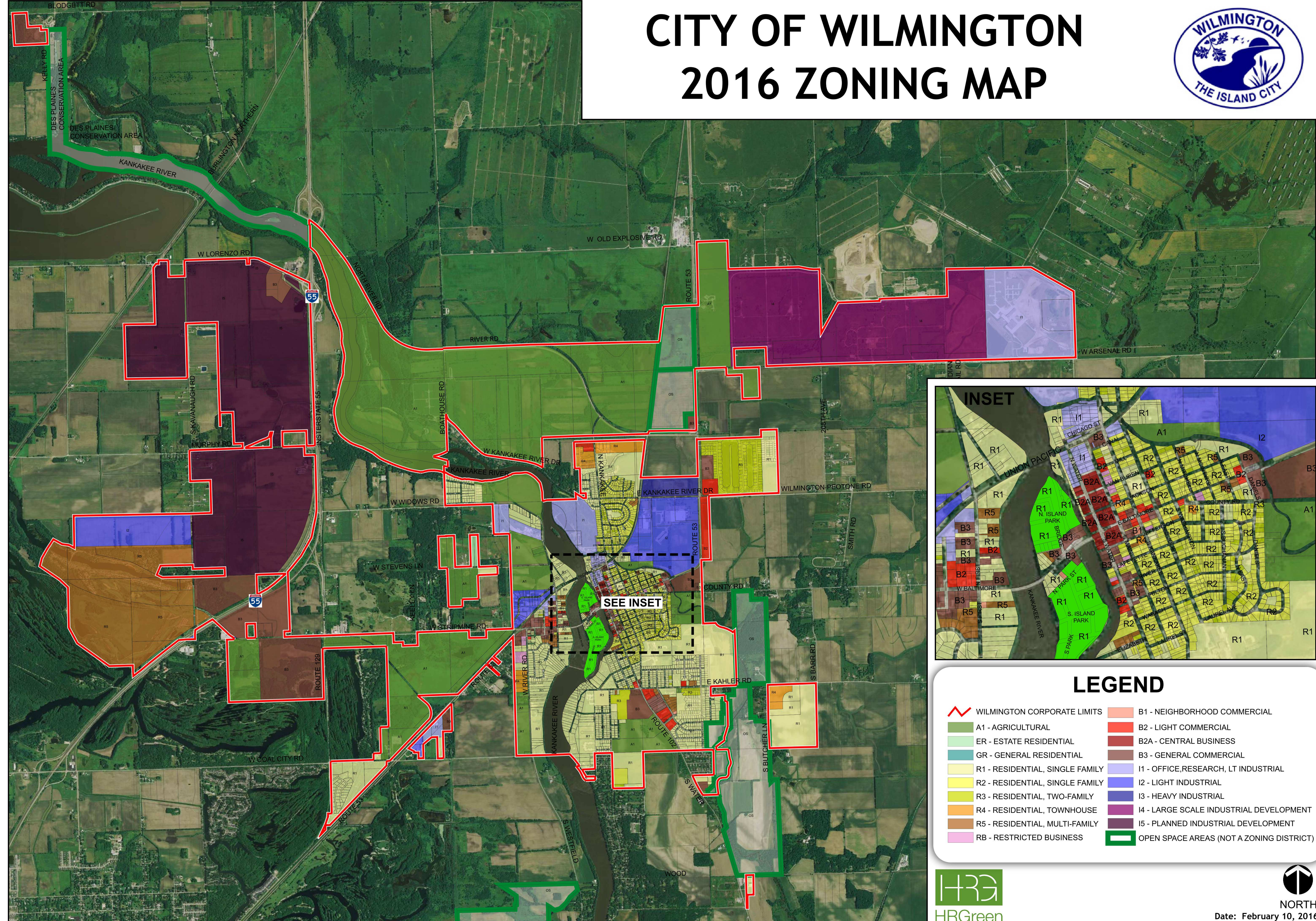
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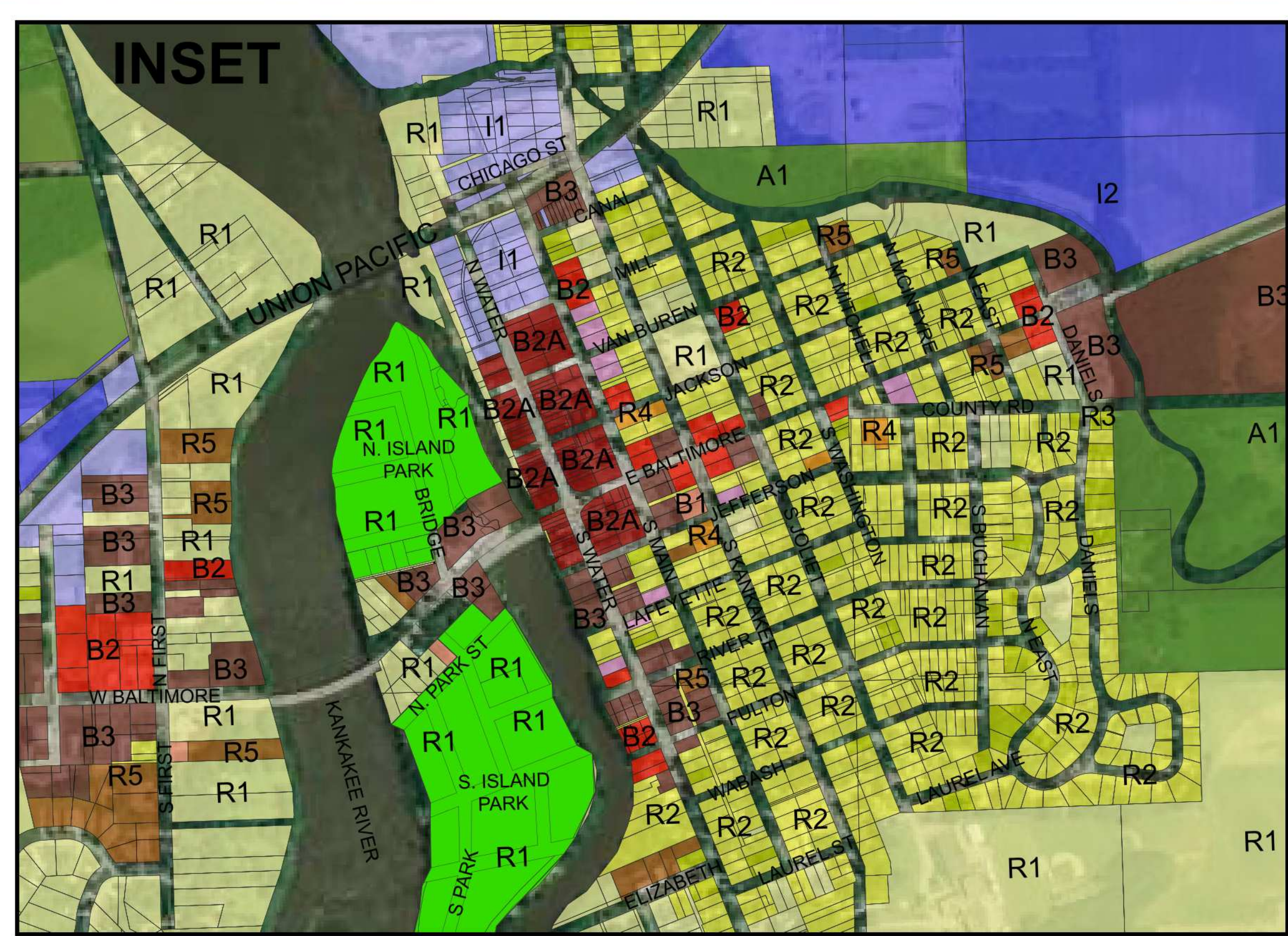
129.62'

70'

CITY OF WILMINGTON 2016 ZONING MAP

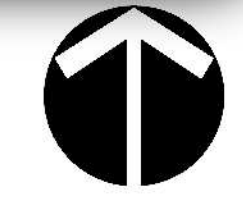


SEE INSET



LEGEND

- WILMINGTON CORPORATE LIMITS
- A1 - AGRICULTURAL
- ER - ESTATE RESIDENTIAL
- GR - GENERAL RESIDENTIAL
- R1 - RESIDENTIAL, SINGLE FAMILY
- R2 - RESIDENTIAL, SINGLE FAMILY
- R3 - RESIDENTIAL, TWO-FAMILY
- R4 - RESIDENTIAL, TOWNHOUSE
- R5 - RESIDENTIAL, MULTI-FAMILY
- RB - RESTRICTED BUSINESS
- B1 - NEIGHBORHOOD COMMERCIAL
- B2 - LIGHT COMMERCIAL
- B2A - CENTRAL BUSINESS
- B3 - GENERAL COMMERCIAL
- I1 - OFFICE, RESEARCH, LT INDUSTRIAL
- I2 - LIGHT INDUSTRIAL
- I3 - HEAVY INDUSTRIAL
- I4 - LARGE SCALE INDUSTRIAL DEVELOPMENT
- I5 - PLANNED INDUSTRIAL DEVELOPMENT
- OPEN SPACE AREAS (NOT A ZONING DISTRICT)



NORTH
Date: February 10, 2016

Sheet File: hrgrn\data\8710276\WILMINGTON PROJECTS\Zoning map\Wilmington Zoning Map 1-28-15.dwg
Modified: Feb 10, 2016 - 3:10pm Printed: Feb 10, 2016 - 3:20pm