



**City of Wilmington  
Planning & Zoning Commission  
Thursday, June 2, 2016 at 5:00 p.m.**

**Location & Time**

Council Chamber  
Wilmington City Hall  
1165 S. Water Street  
5:00 p.m. 06/02/16

**Planning & Zoning  
Commission Members**

Larry Clennon  
Chris Smith  
Bryan Humphries  
John Tryner  
Ken Kulpa  
Jonathan Jones

**Agenda**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the March 31, 2016 Meeting Minutes
5. Commissioner Review of Concept Plan of Annexation & Rezoning of Property Located on South Side of Stripmine Road, Property Owner Barney Castillo
6. Adjournment

*DRAFT*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
Wilmington City Hall  
1165 South Water Street  
Thursday, March 31, 2016

**Call to Order**

The March 31, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 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, Buza, Clennon and Tryner

**Commissioners Absent**

C. Smith, Duffy, Humphries

**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 and Executive Secretary Joie Ziller

**Approval of Minutes**

Commissioner Clennon made a motion and Commissioner Tryner seconded to approve the March 3, 2016 & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     **4** R. Smith, Buza, Clennon, Tryner

**NAYS:**     **0**

**ABSENT:**  **3** C. Smith, Duffy, Humphries

The motion carried.

**Public Hearing**

**Annexation – SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000, Petitioner: Ridge Logistics Park, LLC**

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

Upon roll call, the vote was:

**AYES:**     **4** R. Smith, Buza, Clennon, Tryner

***DRAFT***

**NAYS:**     0  
**ABSENT:** 3 C. Smith, Duffy, Humphries  
The motion carried.

Administrator Graff explained that this parcel, approximately 10 acres is part of the Batory Foods (Project Phoenix) project and was never annexed into the City.

Commissioner Clennon made a motion and Commissioner R. Smith seconded to close the public hearing at 5:09 p.m.

Upon roll call, the vote was:  
**AYES:**     4 R. Smith, Buza, Clennon, Tryner  
**NAYS:**     0  
**ABSENT:** 3 C. Smith, Duffy, Humphries  
The motion carried.

**Public Hearing**  
**Map Amendment (Rezoning) from A1 to I-5 PID - SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000, Petitioner: Ridge Logistics Park, LLC**

Commissioner Tryner made a motion and Commissioner Buza seconded to open the public hearing at 5:10 p.m.

Upon roll call, the vote was:  
**AYES:**     4 R. Smith, Buza, Clennon, Tryner  
**NAYS:**     0  
**ABSENT:** 3 C. Smith, Duffy, Humphries  
The motion carried.

No public comment made

Commissioner Tryner made a motion and Commissioner Clennon seconded to close the public hearing at 5:11 p.m.

Upon roll call, the vote was:  
**AYES:**     4 R. Smith, Buza, Clennon, Tryner  
**NAYS:**     0  
**ABSENT:** 3 C. Smith, Duffy, Humphries  
The motion carried.

**Commissioners Review, Approval & Recommendation on Annexation - SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000, Petitioner: Ridge Logistics Park, LLC**

The Commissioners reviewed and discussed this request. In conclusion they were in favor of adding this parcel to the City's Corporate Limits.

*DRAFT*

Commissioner Tryner made a motion and Commissioner Buza seconded to recommend that the City Council approve the Annexation of the SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000

Upon roll call, the vote was:

**AYES:**     4 R. Smith, Buza, Clennon, Tryner

**NAYS:**     0

**ABSENT:**  3 C. Smith, Duffy, Humphries

The motion carried.

**Commissioners Review, Approval & Recommendation of a Map Amendment (Rezoning) from A1 to I-5 PID - SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000, Petitioner: Ridge Logistics Park, LLC**

The Commissioners reviewed and discussed this request. In conclusion they were in favor of rezoning the parcel to I-5 PID

Commissioner Buza made a motion and Commissioner Tryner seconded to recommend that the City Council approve the Map Amendment (Rezoning) from A1 to I-5 PID - SW Corner of Lorenzo Road & Kavanaugh Road, PIN 03-17-17-200-014-0000

Upon roll call, the vote was:

**AYES:**     4 R. Smith, Buza, Clennon, Tryner

**NAYS:**     0

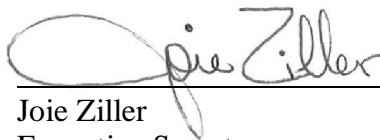
**ABSENT:**  3 C. Smith, Duffy, Humphries

The motion carried.

**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 March 31, 2016 adjourned at 5:15 p.m.

Respectfully submitted,



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Joie Ziller  
Executive Secretary



Land Use Petition
City of Wilmington, Illinois

RECEIVED
MAY 23 '16
CITY OF WILMINGTON

Petitioner: Barney Castillo
Address: 1101 W. Division
City: Braceville State: IL Zip: 60407
Phone No.: 815-739-1607 Fax No.: Email: Dmc1101@hotmail.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: 1 Block West of Railroad tracks on Strip mine Rd. South Side
Size of Property: 2.03 Acres (314' x 327') Tax Parcel No.: 03-17-35-100-003-0000

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 (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).

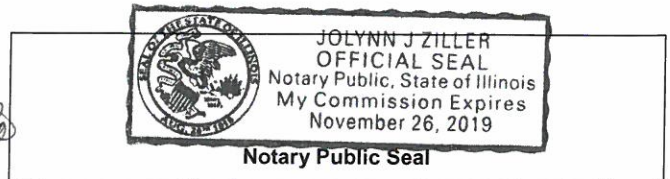
I am requesting the city of wilmington to annex my property and allow it to be rezoned to I-2. This is so I can have outside storage to park my equipment for my landscape company. This will include my 2 containers and pickups. See attached pages with pictures.

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. 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 IL, 523-16, Barney Castillo
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 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 23 day of May, A.D. 2016

RECEIVED

MAY 23 '16

CITY OF WILMINGTON

I have a piece of property on W Strip Mine Rd., Wilmington, about 1 block west of the railroad tracks and Davy Lane. I am asking if the City of Wilmington will annex this property and then re-zone it as I-2, Light Industrial.

I have a gravel parking area that I would like to use as outdoor storage to park my landscaping equipment and trucks on. It would also be used for the storage of some supplies. I provide residential landscape services and don't use this as a retail business.

I am in the process of putting a dirt berm, that will be at least 8 feet, across the face of the property to screen it from public view. The other sides cannot be seen by the public due to natural woods.

I would like to keep my 2 cargo containers for tool storage. They are placed on an elevated gravel base and have recently been painted a nice brown to blend in with the natural surroundings.

I have attached 2 pictures to show my gravel parking area and equipment as it looks and a picture of the containers on their elevated gravel base.

Thank you for considering this proposal.

Barney Castillo

Parking area for storage of landscape equipment, trucks, supplies



RECEIVED  
MAY 23 '18  
CITY OF WILMINGTON

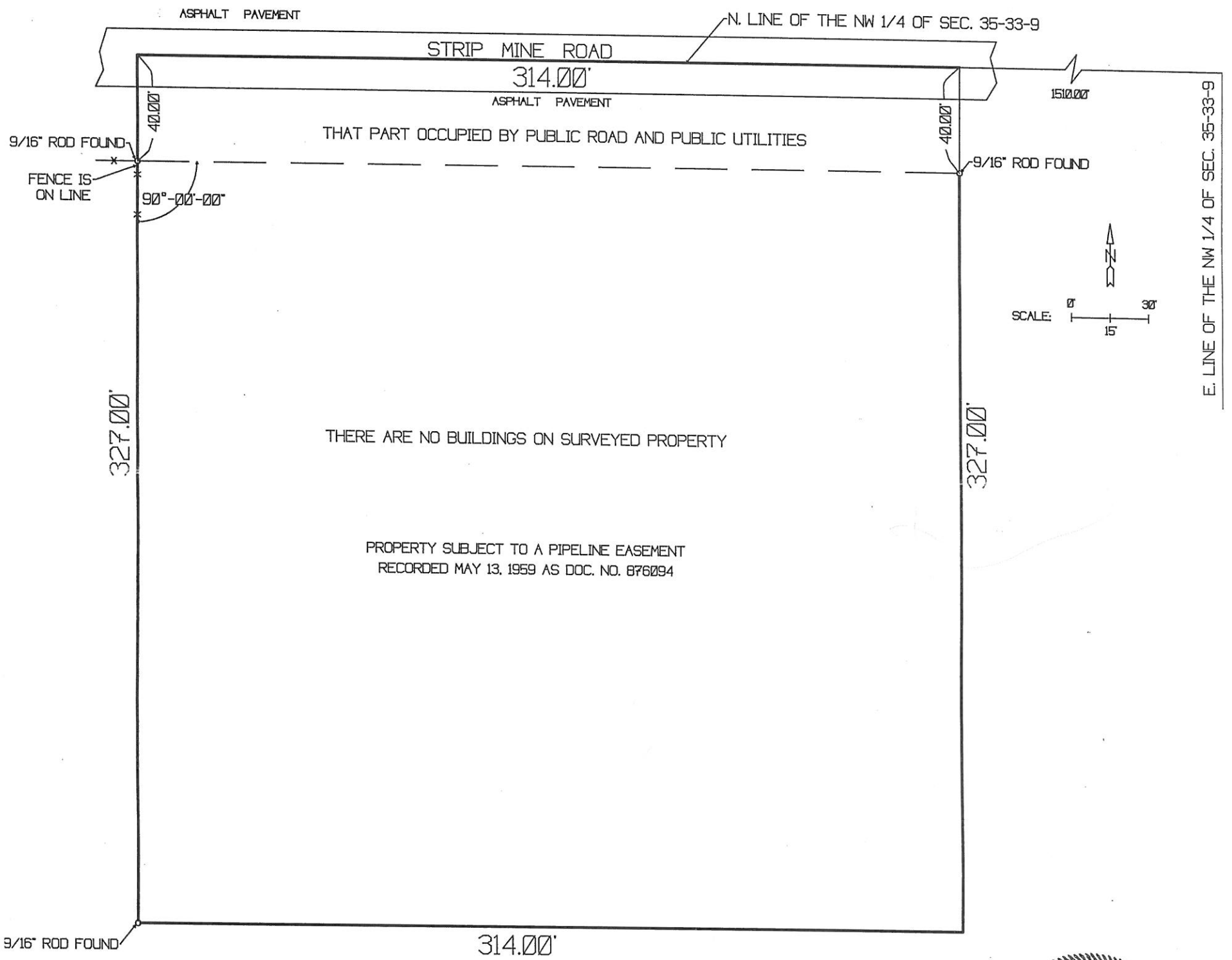
Painted containers on elevated gravel base

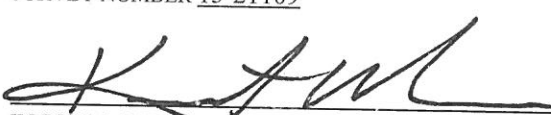


# PLAT OF SURVEY

THE NORTH 327 FEET ( MEASURED AT A RIGHT ANGLE FROM THE NORTH LINE OF SAID SECTION ) OF THE WEST 714 FEET ( EXCEPT THE EAST 400 FEET OF THE EAST 1824 FEET ) OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

W. STRIPMINE ROAD  
WILMINGTON, IL



<p><b>COMMUNITY SURVEY INC.</b> 68 N. CHICAGO STREET, SUITE 218 JOLIET, IL 60432</p> <p>(815) 722-9005 (815) 722-9019 - fax</p> <p>DESIGN FIRM NO. 184-002899 CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY. COMPARE POINTS BEFORE BUILDING.</p>	<p>WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR <b>JOHN TRYNER</b> UNDER MY HAND AND SEAL THIS 25TH DAY OF JUNE 2015.</p> <p>FIELD WORK 6/24/2015 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEY NUMBER 15-21109</p> <p> ILLINOIS LAND SURVEYOR NO. 3701 EXPIRES 11/30/2016</p>
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