



PLANNING AND ZONING COMMISSION AGENDA

Thursday, February 1, 2024
5:00 P.M. (CST)

Wilmington City Hall
1165 S. Water Street (Council Chambers)

1. Call Meeting to Order
2. Roll Call by Clerk
 - Bryan Humphries, Chairperson
 - John Tryner
 - Ivana Longest
 - Chris Francis
 - Chris Smith
 - Larry Clennon
 - Frank Studer
3. Approval of Minutes of December 7, 2023
4. Public Hearing to Consider Request by Petitioner Rich Kane, Consolidated Pipe & Supply Company, Inc., for a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to allow for a minimum of 6 feet on property located at 23920 Stripmine Road, Wilmington, IL 60481 (PIN 03-17-27-300-022-0000)
 - a. Introduction to Petition
 - b. Open Public Hearing
 - c. Verification of Notice & Publication
 - d. City Staff Summary
 - e. Oath Issued
 - f. Petitioner's Presentation
 - g. Commissioner Clarification
 - h. Public Comment
 - i. Petitioner Response
 - j. Close Public Hearing
 - k. Motion to take action
5. Public Hearing to Consider Request by Petitioner Anthony Cavalea III, 213 Water Street Properties, LLC, for a variance from Section 150.61(B)(5) to allow a rear dwelling unit on the ground floor in B2A-Central Business District zoning on property located at 213 N. Water Street, Wilmington, IL 60481 in Wilmington, IL (PIN 03-17-25-322-007-0000)
 - a. Introduction to Petition
 - b. Open Public Hearing
 - c. Verification of Notice & Publication
 - d. City Staff Summary
 - e. Oath Issued
 - f. Petitioner's Presentation
 - g. Commissioner Clarification
 - h. Public Comment
 - i. Petitioner Response
 - j. Close Public Hearing
 - k. Motion to take action

Posting Date:
1/26/2024 11:38 AM jz

6. Public Comment (*State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01*)
7. Review & Consideration to Approve 2024 City of Wilmington Zoning Map
8. Other Business
9. Adjournment

The next Planning & Zoning meeting is scheduled for March 7, 2024 at 5:00 PM

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, December 7, 2023 at 5:00 PM

Call to Order

The December 7, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:01 p.m. by Deputy Clerk Ziller

Appointment of Pro Tem Chairperson

Commissioner Studer made the motion and Commissioner Smith seconded to elect Commissioner Tryner as Pro-Tem Chairperson for the December 7, 2023, Planning and Zoning Commission meeting.

Upon roll call, the vote was:

AYES: 6 Studer, Smith, Clennon, Longest, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Roll Call

Upon Roll Call by the Clerk the following members answered "Here" or "Present":

Commissioners Present Tyrner, Clennon, Smith, Longest, Studer, Francis

Commissioner Absent 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 City Administrator Jeannine Smith, Mayor Ben Dietz and Deputy City Clerk Joie Ziller

Approve the Previous Meeting Minutes

Commissioner Studer made a motion and Commissioner Clennon seconded to approve the October 5, 2023 meeting minutes and have them placed on file

Upon roll call, the vote was:

AYES: 6 Studer, Clennon, Smith, Longest, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Public Hearing to Consider Request by Petitioner Rich Kane, Consolidated Pipe & Supply Company, Inc., for Annexation, Annexation Agreement, Variance from 150.111 to allow crushed stone or gravel surfaces in all yards, and Map Amendment to I2-Light Industrial approximately 4.76 acres of property located at 23920 Stripmine Road, Wilmington, IL 60481 (PIN 03-17-27-300-022-0000)

Commissioner Smith made a motion and Commissioner Longest seconded to open the public hearing at 5:03 PM

Upon roll call, the vote was:

AYES: 6 Smith, Longest, Clennon, Studer, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on November 22, 2023, a sign was posted at the subject property on November 17, 2023, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property.

Deputy Clerk Ziller administered the oath to Rich Kane, the petitioner. Mr. Kane stated that the annexation is pretty straightforward and we'll bring some additional tax dollars to the City. A utility easement is also included with the annexation for any future expansions that head that way. We plan on doing the same type of business we've been doing there for the last 23 years. Mr. Kane had no additional comments to make but was present to field any questions.

City Administrator Smith reported on her summary which is included in the agenda packet. City Administrator Smith included that she had several discussions and a meeting with Mr. Kane, who had an interest on behalf of Consolidated Pipe, which he manages and we discussed their plans that they would like to expand and include another warehouse in the next year.

No additional public comments were made.

Commissioner Studer made a motion and Commissioner Longest seconded to close the public hearing at 5:09 PM

Upon roll call, the vote was:

AYES: 6 Studer, Longest, Smith, Clennon, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Commissioner Studer made a motion and Commissioner Francis seconded to approve the requests by petitioner Rich Kane and recommends that the City Council approve the Annexation of Consolidated Pipe & Supply Company, Inc., allow for a map amendment of I-1 Light Industrial, and to allow crushed stone or gravel surfaces in all yards

Upon roll call, the vote was:

AYES: 6 Studer, Francis, Smith, Clennon, Longest, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Public Hearing to Consider Request by Petitioner Wilmington Fire Protection District for final site plan, conditional use, and variances to a tract of property comprising approximately 1.696 acres of land located at 201 N. Kankakee Street, Wilmington, IL 60481 (PIN 03-17-25-341-001-0000)

Commissioner Smith made a motion and Commissioner Clennon seconded to open the public hearing at 5:10 PM

Upon roll call, the vote was:

AYES: 6 Smith, Clennon, Longest, Studer, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on November 22, 2023, a sign was posted at the subject property on November 17, 2023, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property.

City Administrator Jeannine Smith summarized her report as included in the agenda packet. The district has owned this property for many years. The intent of the purpose of the property was to build their firehouse number one. They are requesting variances consisting of a minimum lot size variance, minimum lot width variance, no parking in the front yard, driveway 53% of the front yard, minimum setback of 10 feet for proposed trash enclosure, minimum eight-foot-high fence screening, six-foot high ornamental vegetation screening, a conditional use for the fire station which is permitted within the R1 residential district in practically the public and they are present to answer any questions you might have concerning the development. The design itself is beautiful. The vegetation that they've planned for the perimeter of the development is fantastic. It meets code. They had planned sidewalks on three sides instead of four sides. The city staff had reviewed it and did not feel that it was prudent to leave out the sidewalk on any one side. If somebody was continuing a walk we didn't want them to continue into the street. You'll hear later the petitioner's concern is that that side without a sidewalk is where their vehicles will be coming out and in an emergency.

Deputy Clerk Ziller administered the oath to Brian Shred, Craig Meadows, Tim Zlomie, Irene Severson, Mrs. Dover, Todd Lockwood, and Allison Lawson.

Craig Meadows Senior GC presented the proposed project and provided printouts. Mr. Meadow stated that the summary was accurate and the facility is allowable in space. We are asking for particular variances to allow that to occur and that they appreciate pros and cons of the sidewalks. The photometric requirements were met for lighting and noted that there will zero light levels at the lot line. In regards to the sidewalk, the sidewalk is on the Kankakee Street side, which we were looking to eliminate, was originally not going to have it on a couple of sides but after a meeting with the City we decided that it was prudent to at least put three sides in but not on Kankakee Street. Another reason we're asking for is to be able to pull the fire truck or the engine on that apron to be able to back into the apparatus bay as opposed to doing that within the street, as you might see on some more consolidated or smaller areas. In order to do that they're going to be kind of pulling in and swinging around and to do that they may be kind of overlapping that sidewalk a bit. So, one of the considerations we were asking is that's why we were eliminating the sidewalk on the Kankakee Street side. In fact, seeing the staff recommendation and aware of how important the staff recommendation is, we went ahead and started taking looks at studies on our site about what it would take if we needed to add that fourth sidewalk. So, if you have any questions, I'm more than happy to answer them or address any public comment afterward.

Pro-Tem Chair Tryner asked if the Commissioners had clarifications or questions.

Commissioner Smith questioned if the bays were pull through, meaning could you drive east to west strikethrough. Mr. Meadows stated that the number of apparatus or vehicles, they're basically double parking them to minimize the size of the apparatus space.

Commissioner Studer questioned if everything was coming in and out onto Kankakee Street. Chief Zlomie clarified that the big rigs will all be on Kankakee Street and the other smaller rigs including trailers could come out onto Jackson Street. Chief Zlomie clarified that there will be concrete from the entry door to the curb and is going to match the grade of the existing sidewalk. Our intent is to never block Kankakee Street or back off of Kankakee Street – we do have a strict backup policy. The biggest reason we didn't want a sidewalk was when we pull in or out for emergencies, that people are walking in front of the doors and the rigs, we wanted to try and alleviate a potential hazard. Even where we are now we enjoy the community coming down to the station and pushing their stroller and stopping in and getting a picture. I mean, that's why we're building there versus being way out of skirts of town where nobody would know us or see us or have that opportunity. It's just coming off Kankakee Street we're going to nose in first, do a u-turn on the apron so we don't have to stop traffic on Kankakee Street.

Commissioner Studer questioned if the Fire Department is going to have a problem with physical foot traffic in front of the new building. Chief Zlomie stated that is one of the reasons why we were asking to alleviate the sidewalk on Kankakee Street to try to prevent any mishaps.

Commissioner Longest stated that having no continued sidewalk on Kankakee Street won't really work. I can tell you walkers, people with strollers. It just doesn't work seriously. I mean if it's not there, then you're gonna go obviously into the street that or somebody's going to take a nice, I guess, jog around. I was saying if it's a matter of a physical sidewalk cutting through the actual pad that doesn't need to happen. The pad is the pad you would just make that additional connection they would still travel you would have a cut north of the pad but there's a little sliver that wouldn't have any concrete for a sidewalk north of the north of the big parking or entrance pad that would need to have a sidewalk then you would have your pad then additional sidewalks. I do believe it's necessary. That was my only concern before I talked to anybody seeing that there were only three out of four sides. Because that is the side when kids are coming down walking that way - they're not going to go around - they're just going to go into the streets and that is my biggest concern and that pocket which obviously right now it's just an open field. Even some of those sidewalks currently are hard to use. You're going in the street now currently anyways. Chief Zlomie stated that all we're doing is just trying to take the potential hazard, a 30,000 snapshot of what we can we do to improve this lot to make it as safe as possible for these 80,000-pound rigs coming in and out right? So perhaps we look into sidewalk gates. Commissioner Longest stated she doesn't think any of that is necessary. I mean, you can see it, I would think that usually there's lights, as soon that overhead door comes up, like caution actions happening before even the equipment even leaves the garage. So honestly, if these mechanisms are in place, it would be very bizarre if by a freak accident, somebody was hurt. I would think there would be some more issues at hand with people redirecting into the street than there would be with equipment coming and going from the firehouse. Commissioner Longest questioned if any had talked to Braidwood to discuss any concerns because they are right on the main drag. Chief Zlomie stated that they have to stop traffic because they can't physically pull onto or out of their apron without stopping both lanes of traffic. We're not looking to stop any kind of traffic on Kankakee Street.

Commissioner Francis questioned in the list of variances it says minimum lot size five acres required. This is 1.696. What is the requirement for the five acres where's that come from? That's a lot size for residential one. Where's the five-acre rule come from? City Administrator Smith clarified that it is within the zoning code for commercial.

Pro-Tem Chairperson Tryner questioned Chief Zlomie if he could give us an idea of how many times like, say a week are trucks coming out of the fire department with lights and sirens going? Chief Zlomie stated that as of today 300 calls less than this time than last year so we'll be roughly around 2000 calls this year. Last year we were around 2400. Time a day, that that's hard to predict and weather so if we get an ice storm, we'll be busy. Predominantly the daytime is our busiest time and typically at night we might get a few calls. I don't anticipate them (first responders) in the middle of the night cranking on the sirens and all that right out of the bay. Now when we get closer to Baltimore Street, then then they will if there's traffic but at three in the morning if there's not a car in sight they're typically not laying on the siren and the same thing going to like Northcrest.

Allison Lawson questioned where would they be pulling in on Kankakee Street. Craig Meadows & Chief Zlomie provided a visual aid showing the layout.

Allison Lawson questioned is the funds were already secure for the new department. Chief Zlomie stated the Fire District is utilizing funds received from Ridgeport from the TIF agreement. We were able to obtain a donation per square foot on all their buildings. Since 2010, we've been putting that fund into a separate account for this, and then yearly we get so many dollars annually on that same square footage, and that's going to pay the loan. So as far as operation money, and our taxpayer's money, we go into say it's a 9 million dollar project. We've got 5 million to put down who would finance 4 million which we would pay by still utilizing Ridgeport's annual fees every year.

Todd Lockwood expressed his concerns with the traffic on Joliet Street and was happy to hear that Kankakee Street will be utilized for vehicles coming in and out of the new department.

Pro-Tem Chairperson Tryner requested Chief Zlomie to comment on what additional benefits the Fire District will have related to a new building. Chief Zlomie stated that our current fire is a glorified pole barn - it was built in 1990 by the firemen which was great because we didn't have a big budget and we had a lot of tradesmen and you did what you had to do but that's when we were 100% volunteer, so now we have offices in closets. We have two stories and back then you didn't need an elevator so our firemen sleep upstairs and they run down the stairs today. It wasn't designed for eight full time guys, and full time staff. The current building we might have 15,000 square feet and the new building is just under 21,000 square feet and we have made accommodations that should outfit us at least minimally 30 years out for growth. We're trying to go for the future because in the future that's where it's gonna lead to eventually as the town grows and we grow so we're trying to put in a lot of factors for 30 to 40 years out of growth. Our current station was not designed (professionally) and we paid \$165,000.99 for it but it has served its purpose and it's still serving its purpose, but it just wasn't designed for the amount of calls, staffing needs, and bays for new vehicles that are now 43 feet long. Our Fire District is currently 140 square miles.

No additional public comments were made.

Commissioner Smith made a motion and Commissioner Studer seconded to close the public hearing at 6:02 PM

Upon roll call, the vote was:

AYES: 6 Smith, Studer, Francis, Clennon, Longest, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Commissioner Longest made a motion and Commissioner Studer seconded to recommend to City Council to approve the Petitioner's, Wilmington Fire Protection District request for the final site plan, conditional use, and variances with the stipulation that a sidewalk be included and constructed along N. Kankakee Street to a tract of property comprising approximately 1.696 acres of land located at 201 N. Kankakee Street, Wilmington, IL 60481 (PIN 03-17-25-341-001-0000)

Upon roll call, the vote was:

AYES: 6 Longest, Studer, Clennon, Smith, Francis, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Public Comment

No public comments were made.

Other Pertinent Information

No other pertinent information was discussed.

Adjournment

A motion to adjourn the meeting was made by Commissioner Studer and seconded by Commissioner Clennon. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on December 7, 2023, adjourned at 6:05 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

Free Press Newspapers certifies that it is the publisher of the **The Free Press Advocate**

The Free Press Advocate is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, 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:

**City of Wilmington
Consolidated Pipe & Supply Co.
seeks variance**

a true copy of which is attached, was published one time in **The Free Press Advocate**, namely one time per week for one week. The first publication of the notice was made in the newspaper, dated and published on January 17, 2024, and the last publication of the notice was made in the newspaper dated and published on January 17, 2024. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, this newspaper has signed this certificate by **Eric D. Fisher**, its publisher, at Wilmington, Illinois, on January 17, 2024.

Free Press Newspapers

By Eric D. Fisher, Publisher
Eric D. Fisher

Printer's Fee \$ 54.60

Given under my hand on January 17, 2024

Janet M. Fisher

Janet M. Fisher, Notary Public



*Consolidated Pipe & Supply Company
seeks variance*

PUBLIC NOTICE

Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on February 1, 2024, at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL to receive and consider testimony and public comment on the request of the petitioner, Rich Kane, Consolidated Pipe & Supply Company, Inc., for a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to allow for a minimum of 6 feet on property located at 23920 Stripmine Road, Wilmington, IL 60481 in Wilmington, IL which property is described as follows:

THE SOUTH 8 ACRES OF THE SOUTH 3/4 OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS, EXCEPTING THE WEST 277.00 FEET THEREOF.

PIN #03-17-27-300-022-0000

All persons interested in attending are invited to do so and will be allowed to be heard. Additional information on such application can be obtained from the City of Wilmington Clerk's Office at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

Joie Ziller
Deputy City Clerk
City of Wilmington

Published in the Free Press Advocate on Wednesday, Jan. 17, 2024.

City of Wilmington Planning and Zoning Staff Report

SUBJECT: Petition by Consolidated Pipe & Supply Co., Inc. for a Fence Variance

AGENDA ITEM: 4

MEETING DATE: February 1, 2024

TO: Honorable Members of the City of Wilmington Planning and Zoning Commission

FROM: Jeannine Smith, City Administrator

ACTION REQUESTED:

Consolidated Pipe & Supply Co., Inc. (Petitioner) approached the City requesting a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage to be a minimum of eight feet in height to allow for their existing fence which is 6 feet high. Consolidated Pipe & Supply Co., Inc. is located at 23920 Stripmine Road (PIN 03-17-27-300-022-0000) (see map on following page).

BACKGROUND:

Consolidated Pipe & Supply Co., Inc. petitioned the City for annexation and variances which were considered during the Planning and Zoning Commission meeting on December 7, 2023 and approved by City Council at their regularly scheduled meeting on December 19, 2023.

At the time, the Petitioner requested a variance from:

- 1) Section 150.111 (D) which states all parking facilities shall have a bituminous or concrete surface except that outdoor storage areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard **to allow for gravel in all yards;** and
- 2) Section 150.87 (C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to **allow for a minimum of 6 feet.**

Unfortunately, the fence variance was inadvertently omitted from the public notice and therefore there is a need to hear the fence variance request again. The required notice was published in the Free Press Newspaper on January 17, 2023 and notices were sent out to property owners within 250 feet of Consolidated Pipe & Supply Co., Inc. on January 11, 2023.

PETITIONER’S ORIGINAL NARRATIVE (heard on December 7, 2023):

The Petitioner is proposing annexation into Wilmington for the continued use of their wholesale pipe, valve & fitting office, warehouse and distribution business. They are planning an expansion to include an additional metal framed cold storage warehouse upon annexation. They are currently zoned I-1 Low-Impact Industrial in the County and are requesting a map amendment to I-2 Light Industrial in Wilmington. Petitioner is also requesting a variance from Section 150.111 (D) which states all parking facilities shall have a bituminous or concrete surface except that outdoor storage areas and truck parking areas in any industrial district may have a stone or gravel surface if located in the rear yard as well as Section 150.87 (5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height.

DISCUSSION:

Picture of area slated for development and adjacent uses:



Source: maps.google.com

Properties abutting the proposed development consist of the following zoning districts (see zoning map):

- North *I-1: Low Impact Industrial
- South A1: Agriculture
- West *I-1: Low Impact Industrial
- East *I-1: Low Impact Industrial

**County I-1 district.* The I-1 district is primarily intended to accommodate low-impact industrial uses and industrial park developments that have very limited adverse visual and operational impacts.

FINDINGS OF FACT:

The Planning and Zoning Commission (PZC) shall make recommendation and provide findings of fact to the city council.

Standards for variances

The PZC shall make findings and recommendations that adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgement of the PZC, a variation is permitted because the evidence sustained the existence of each of the four conditions as follows:

- (a) Reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship;
- (b) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;
- (c) The plight of the owner is due to unique circumstances; and
- (d) The variation, if granted, will not alter the essential character of the locality.

Petitioner maintains that the existing fence at the roadside is 8 feet tall which meets the Zoning Code requirement; however, the existing fence at the sides and rear of the property is only 6 feet tall and therefore they will need a variance to accommodate the change in height. Consolidated Pipe & Supply Co., Inc. has been in business in this location for over 20 years and as such will not alter the character of the locality. Consolidated Pipe & Supply Co., Inc. is requesting the fence variance as they would need to remove and replace the fence that has existed for decades in this exact location which would disrupt business operations in order to accommodate the Zoning Code and thereby impose a hardship on the business.

STAFF RECOMMENDATION:

Staff is supportive of this petitioner's request and respectfully requests the Planning and Zoning Commission make a positive recommendation to the City Council to allow for a fence variance as presented.



Planning and Zoning Application Form

Received JUN 26 2023 City of Wilmington

Application Request(s)

Check all that apply.

- Annexation, Concept Site Plan, Map Amendment, PUD-Special Use Permit, Preliminary Plat, Final Site Plan, Text Amendment, Final Plat, Variance, Conditional Use Permit

The undersigned applicant(s) request(s) the corporate authorities of the City of Wilmington to approve the following application for the above checked item(s) in the City of Wilmington and in support of the said application, state(s) as follows:

Property and Request Information

23920 STRIPMINE RD, WILMINGTON, IL Address of Request

CONSOLIDATED PIPE & SUPPLY Project Name 03-17-27-300-022-0000 PIN

STRIPMINE RD & RTE 129 General Location 4.76 ACRES Property Size

Present Zoning Previous Zoning WHOLESALE PVF WHOLESALE PVF Present Land Use Proposed Land Use

Reason for Request/Description of Request: ANNEXATION

Building Permit Submitted? Yes No If yes, for what:

Complete the following Development information if applicable:

Development/Subdivision Name: N/A

Type of Development: Residential Commercial Industrial Institutional

Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe): EXISTING WAREHOUSE & OFFICES WITH OUTSIDE LAYDOWN YARD. NEAR FUTURE ADD OF COLD STORAGE METAL FRAMED ADD'L WAREHOUSE BLDG TO BE APPLIED FOR PERMITTING AFTER ANNEXATION.

Floodplain in areas present on the property? Yes No

Professional Fee Agreement Submitted? Yes No

Applicant Information

Applicant/Developer

Owner Contract Purchaser Lessee Agent For:

RICH KANE
Primary Contact

CONSOLIDATED PIPE & SUPPLY
Business Name

23920 STRIPMINE RD, WILMINGTON, IL 60481
Address (City, State, Zip)

RICH.KANE@CPSPPIPE.COM
Email

815-476-5266
Phone

815-476-5765
Fax

Property Owner (if different than applicant)

Name N/A

Email _____

Address (City, State, Zip) N/A

Phone _____

Fax _____

**Project Team
Attorney**

Name N/A

Business Name _____

Address (City, State, Zip) N/A

Email _____

Phone _____

Fax _____

Engineer

Name N/A

Business Name _____

Address (City, State, Zip) N/A

Email _____

Phone _____

Fax _____

Project Team (Continued)
Planning/Landscape Architect Consultant

Name _____

Business Name _____

Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Submitted Materials Required

- Legal Description of Property (Hard Copy)
- Legal Description of Property (Emailed Copy)
- Disclosure of Beneficiaries Form - completed
- Non- Refundable Fees (all that apply)

- Annexation: \$500
- Preliminary Plat: \$ _____
- Final Plat: \$ _____
- Concept Site Plan: \$ _____
- Final Site Plan: \$ _____
- Variance: \$ _____
- Map Amendment: \$ _____
- Text Amendment: \$ _____
- Conditional Use Permit: \$ _____
- PUD-Special Use Permit: \$ _____

Amendment request(s) fees are the same as listed above.

- Variance, Special Use Permit and/or PUD Supplement(s)
- Plat of Survey, to scale and current
- For Variation(s): Marked up Plat of Survey illustrating variation(s)
- Any specific information which may help in the review and approval process

Applicable for new development only:

- Four (4) full-size, folded, collated copies of all applicable plans including but not limited to the following:
Site Plan with Complete Site Data, Preliminary/Final Plats, Architectural Elevations (Color and Black-Line)
Signs, Photometric Plan with Lighting Specifications, Tree Survey, Landscape Plan
- One (1) copy of the proposed covenants and restrictions
- A detailed description of business, proposed hours of operation, number of employees

Applicant Signatures

The undersigned below hereby certifies that he/she is the owner of the described property and has authorized an agent, which both agree to abide by all ordinances, regulations, and codes of the City of Wilmington as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs, and expenses of the City of Wilmington, including professional fees that are necessary and required to act on this application.

Project Name

CONSOLIDATED PIPE & SUPPLY

Owner's Name

[Signature]

Owner's Signature

Applicant's Name, if different than owner

Applicant's Signature

23920 STRIPMINE RD., WILMINGTON, IL 60418

Address (City, State, Zip)

5/15/23

Date

Staff Use Only

46, 150, 150.40, 150.13, 14, 18

Applicable Code Sections

Commercial

Comprehensive Plan

Zoning of Adjacent Properties: North _____ South _____ East _____ West _____

06-26-2023

Date Professional Fee Agreement was signed

Applicant's Name, if different than owner

06/26/2023

Submittal Date

J. Smith

Received By

23920 Stripmine Rd

Address (City, State, Zip)

\$ 500

Payment Amount

check # 2775

Payment Type

06/26/2023

Payment Date



DISCLOSURE OF BENEFICIARIES

1. PETITIONER:

Rich Kane
Name

CONSOLIDATED PIPE & SUPPLY
Business Name

23920 STRIPMINE RD, WILMINGTON, IL 60481
Address (City, State, Zip)

Rich.Kane@CPSPIPE.COM
Email

815-476-5266
Phone

2. NATURE OF BENEFIT SOUGHT: ANNEXATION

3. NATURE OF APPLICANT

- checkboxes for Natural Person, Partnership, Corporation, Joint Venture, Land Trust/ Trustee, Limited Liability Company, Trust/Trustee

4. If the applicant is an entity other than described in Section 3, please state the nature and characteristics of the applicant:

5. If your answer to Section 3 is anything other than (a) please identify every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7.5% of the total distributable income of any limited liability company, corporation, or limited partnership having interest in the property.

Table with columns: NAME, ADDRESS, INTEREST. Row a, b, c, d. Row b contains 'NA'.

NOTE: If your answer to Section 5 identifies an entity other than a natural person, then the same disclosure must be made for each entity.

6. PERSON MAKING THE DISCLOSURE ON BEHALF OF THE PETITIONER:

RICH KANE
Name

BRANCH MANAGER
Capacity

Address (City, State, Zip)

Email

Phone

VERIFICATION

I, RICH KANE, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained herein are true in both substance and fact. I,

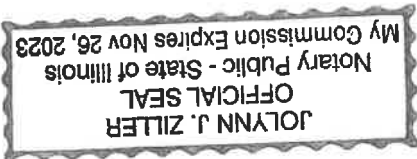
RICH KANE, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure.

BY: [Signature]
Signature

RICH KANE
Printed Name

Signed and sworn to before me this
26 day of June, 2023.

[Signature]
NOTARY PUBLIC

(Seal) 



Variance Application Supplement

Consolidated Pipe & Supply Co., Inc. 09/12/2023
Applicant's Name Date
23920 Stripmine Rd, Wilmington, IL 60481
Address (City, State, Zip)
Gravel Parking Lot / existing side fence 6' height
Request

Provide justification as to how the request meets the following Standards for Approval as set forth in the City of Wilmington Municipal Code. Additional sheets may be attached, if necessary.

Chapter 150.12 of the Wilmington Code of Ordinances provides that for a requested Variance, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

| |
|---|
| <p>(a) Describe the reason for the request</p> <p>Retain existing lot and parking of gravel/stone in lieu of pavement/concrete.</p> <p>Roadside fence height meets min 8' requirement, however existing side and rear fence height is 6'.</p> |
| <p>(b) Describe the proposed use</p> <p>Existing and continued use of warehousing and distribution of wholesale Pipe, Valves and Fittings (PVF).</p> |
| <p>(c) How will the proposed variance impact existing and future land use?</p> <p>No impact, as existing use and future use will remain the same.</p> |

| |
|--|
| <p>(d) How will the proposed variance impact adjacent property values? No impact</p> |
| <p>(e) Will the variance negatively impact the general public health, safety, and welfare: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:</p> |
| <p>(f) Will the variance conflict with existing conditions or public improvements such as schools, sewer/water systems, parks, roads, traffic patterns, etc.: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Explanation:</p> |
| <p>(g) Describe reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship Existing use in county jurisdiction. Financial expenditures required for installation and maintenance of hard surface lot & parking adequate enough for heavy truck traffic, as well as replacing side and rear fence of 6' to meet 8' requirement.</p> |
| <p>(h) Describe how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone; Financial expenditures required for installation and maintenance in lieu of continued gravel use would exceed our expenditures to remain profitable at the current location.</p> |
| <p>(i) Describe how the plight of the owner is due to unique circumstances; The additional expenses required would not increase our business or make our business more efficient in any way. If required, we would have to remain in county jurisdiction to maintain profitable.</p> |
| <p>(j) Describe how the variation, if granted, will not alter the essential character of the locality. There will be no impact as the property will continue as it's existing use and appearance.</p> |



PLANNING AND ZONING COMMISSION
PETITION FOR VARIANCE

(1) Strict enforcement of the code would involve practical difficulties or impose exceptional hardship;

Yes No Explanation: _____

(2) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;

Yes No Explanation: _____

(3) The plight of the owner is due to unique circumstances;

Yes No Explanation: _____

(4) The variation, if granted, will not alter the essential character of the locality. Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the PZC, a variation is permitted because the evidence sustained the existence of each of the above four conditions.

Yes No Explanation: _____

Required Public Notices

Unless otherwise confirmed below by acknowledgement of intent to complete notices, the City of Wilmington will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- City shall provide and applicant shall post a sign on the subject property;
- Public Notice in a newspaper of general circulation;
- Written notice with certified return receipt to the owner of the record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of-ways, of the property line for which the request is sought.

Only if Petitioner chooses to complete written notices. As the petitioner, I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with City staff the ordinance required content of the letters, method of sending letters, and required affidavit of notice.

X _____
Applicant's Signature

| | | |
|--|-----------------------------------|--|
| STATE OF ILLINOIS |) | |
| |) SS. | |
| COUNTY OF WILL |) | |
| The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission. | | |
| X _____ OWNER or APPLICANT'S SIGNATURE | NOTARY PUBLIC: Sign: _____ | |
| SUBSCRIBED AND SWORN to before me this _____ day of _____, 20____, and who has provided the proper identification and who did take an oath. | AFFIX STAMP HERE | |

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

Free Press Newspapers certifies that it is the publisher of the **The Free Press Advocate**

The Free Press Advocate is a secular newspaper, has been continuously published **weekly** for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, 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:

**City of Wilmington
Variance wanted for rear dwelling
at 213 N. Water St.**

a true copy of which is attached, was published one time in **The Free Press Advocate**, namely one time per week for one week. The first publication of the notice was made in the newspaper, dated and published on January 17, 2024, and the last publication of the notice was made in the newspaper dated and published on January 17, 2024. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, this newspaper has signed this certificate by **Eric D. Fisher**, its publisher, at Wilmington, Illinois, on January 17, 2024.

Free Press Newspapers

By *Eric D. Fisher*, Publisher
Eric D. Fisher

Printer's Fee \$ 49.40

Given under my hand on January 17, 2024.

Janet M. Fisher

Janet M. Fisher, Notary Public



*Variance wanted for rear dwelling
at 213 N. Water St.*

PUBLIC NOTICE

Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on February 1, 2024, at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL to receive and consider testimony and public comment on the request of the petitioner, Anthony Cavalea III, 213 Water Street Properties, LLC, for a variance from Section 150.61(B)(5) to allow a rear dwelling unit on the ground floor in B2A-Central Business District zoning on property located at 213 N. Water Street, Wilmington, IL 60481 in Wilmington, IL which property is described as follows:

LOT 6 BLOCK 14 THE S1/3 OF LOT 6 BLK 14 IN WILMINGTON, IN PRT OF THE SW1/4 SEC 25, T33N-R9E
PIN 03-17-25-322-007-0000

All persons interested in attending are invited to do so and will be allowed to be heard. Additional information on such application can be obtained from the City of Wilmington Clerk's Office at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

Joie Ziller
Deputy City Clerk
City of Wilmington

Published in the Free Press Advocate on Wednesday, Jan. 17, 2024.



Planning and Zoning Application Form

Received AUG 29 2023 City of Wilmington

Application Request(s)

Check all that apply.

- Annexation, Concept Site Plan, Map Amendment, PUD-Special Use Permit, Preliminary Plat, Final Site Plan, Text Amendment, Final Plat, Variance, Conditional Use Permit

The undersigned applicant(s) request(s) the corporate authorities of the City of Wilmington to approve the following application for the above checked item(s) in the City of Wilmington and in support of the said application, state(s) as follows:

Property and Request Information

213 N Water Street, Wilmington, IL 60481

Address of Request

213 N Water St dwelling level variance

Project Name

03-17-25-322-007-0000

PIN

Downtown Wilmington

General Location

132 x 82

Property Size

B-2A Central Business District

Present Zoning

B-2A Central Business District

Previous Zoning

mixed use, 1st flr commercial, 2nd floor residential

allow dwelling with unit first floor rear unit

Present Land Use

Proposed Land Use

Reason for Request/Description of Request: Variance to allow a rear dwelling unit on ground floor in B-2A zoning. This is due to the lack of demand for commercial tenants in the downtown area. Rear first floor unit has a full bathroom and kitchen already and is proposed to be a studio apartment.

Building Permit Submitted? Yes No If yes, for what:

Complete the following Development information if applicable:

Development/Subdivision Name: NA

Type of Development: Residential Commercial Industrial Institutional

4 Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe): Remain, no changes need to be made to the site.

Floodplain in areas present on the property? Yes No

Professional Fee Agreement Submitted? Yes No

Applicant Information

Applicant/Developer

Owner Contract Purchaser Lessee Agent For:

Anthony Cavalea IV

Primary Contact

4318 Bronk Corner, Plainfield, IL 60586

Address (City, State, Zip)

tony@ablerealty.net

Email

n/a

Fax

Able Realty Inc

Business Name

773-368-5614

Phone

Property Owner (if different that applicant)

213 Water Street Properties, LLC

Name

14969 Granite Pkwy, Salida, CO 81201

Address (City, State, Zip)

872-202-4801

Phone

tcavalea@cavalea.com

Email

n/a

Fax

Project Team

Attorney

Name

Business Name

Address (City, State, Zip)

Email

Phone

Fax

Engineer

Name

Business Name

Address (City, State, Zip)

Email

Phone

Fax

Project Team (Continued)
Planning/Landscape Architect Consultant

Name _____

Business Name _____

Address (City, State, Zip) _____

Email _____

Phone _____

Fax _____

Submitted Materials Required

- Legal Description of Property (Hard Copy)
- Legal Description of Property (Emailed Copy)
- Disclosure of Beneficiaries Form - completed
- Non- Refundable Fees (all that apply)

- Annexation: \$ _____
- Preliminary Plat: \$ _____
- Final Plat: \$ _____
- Concept Site Plan: \$ _____
- Final Site Plan: \$ _____
- Variance: \$ _____
- Map Amendment: \$ _____
- Text Amendment: \$ _____
- Conditional Use Permit: \$ _____
- PUD-Special Use Permit: \$ _____

Amendment request(s) fees are the same as listed above.

- Variance, Special Use Permit and/or PUD Supplement(s)
- Plat of Survey, to scale and current
- For Variation(s): Marked up Plat of Survey illustrating variation(s)
- Any specific information which may help in the review and approval process

Applicable for new development only:

- Four (4) full-size, folded, collated copies of all applicable plans including but not limited to the following:
Site Plan with Complete Site Data, Preliminary/Final Plats, Architectural Elevations (Color and Black-Line)
Signs, Photometric Plan with Lighting Specifications, Tree Survey, Landscape Plan
- One (1) copy of the proposed covenants and restrictions
- A detailed description of business, proposed hours of operation, number of employees

Applicant Signatures

The undersigned below hereby certifies that he/she is the owner of the described property and has authorized an agent, which both agree to abide by all ordinances, regulations, and codes of the City of Wilmington as are in full force and effect on the date of the consideration of this application by the Corporate Authorities. The owner or applicant(s) also agree(s) to pay any and all fees, costs, and expenses of the City of Wilmington, including professional fees that are necessary and required to act on this application.

213 N Water St dwelling level variance

Project Name

213 Water Street Properties, LLC

Owner's Name

Owner's Signature

Anthony Cavalea III

Applicant's Name, if different than owner

Applicant's Signature

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

Date

Staff Use Only

Applicable Code Sections

Comprehensive Plan

Zoning of Adjacent Properties: North _____ South _____ East _____ West _____

Date Professional Fee Agreement was signed

Applicant's Name, if different than owner

Submittal Date

Received By

Address (City, State, Zip)

Payment Amount

Payment Type

Payment Date



DISCLOSURE OF BENEFICIARIES

Received
AUG 29 2023
City of Wilmington

1. PETITIONER:

Anthony Cavalea III

Name

213 Water Street Properties, LLC

Business Name

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

tcavalea@cavalea.com

Email

872-202-4801

Phone

2. NATURE OF BENEFIT SOUGHT: variance to allow residential use 1st floor

3. NATURE OF APPLICANT

- checkbox Natural Person, checkbox Corporation, checkbox Land Trust/ Trustee, checkbox Trust/Trustee, checkbox Partnership, checkbox Joint Venture, checkbox Limited Liability Company

4. If the applicant is an entity other than described in Section 3, please state the nature and characteristics of the applicant:

5. If your answer to Section 3 is anything other than (a) please identify every owner and beneficiary having any interest, real or personal, in such property, and every member, shareholder, limited partner, or general partner entitled to receive more than 7.5% of the total distributable income of any limited liability company, corporation, or limited partnership having interest in the property.

Table with columns: NAME, ADDRESS, INTEREST. Row a: Anthony Cavalea III - 14969 Graine Parkway, Salida, CO 81201 - 100%

NOTE: If your answer to Section 5 identifies an entity other than a natural person, then the same disclosure must be made for each entity.

6. PERSON MAKING THE DISCLOSURE ON BEHALF OF THE PETITIONER:

| | |
|--|------------------------------|
| <u>Anthony Cavalea IV</u> Name | <u>Agent</u> Capacity |
| <u>4318 Bronk Corner, Plainfield, IL 60586</u> Address (City, State, Zip) | |
| <u>tony@ablerealty.net</u> Email | <u>773-368-5614</u> Phone |

VERIFICATION

I, Anthony Cavalea IV, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure of Beneficiaries, and that the statements contained herein are true in both substance and fact. I, Anthony Cavalea IV, being first duly sworn under oath, depose and state that I am the person making this disclosure on behalf of the petitioner, that I am duly authorized to make this disclosure, that I have read the above and foregoing Disclosure.

BY: 
Signature

Anthony Cavalea IV
Printed Name

Signed and sworn to before me this
29th day of August, 2023.

Cynthia L. Frederickson
NOTARY PUBLIC



(Seal)



Received
AUG 29 2023
City of Wilmington

Variance Application Supplement

Anthony Cavalea III

8/29/2023

Applicant's Name

Date

14969 Graine Parkway, Salida, CO 81201

Address (City, State, Zip)

Variance to allow dwelling units on ground floor in B-2A zoning

Request

Provide justification as to how the request meets the following Standards for Approval as set forth in the City of Wilmington Municipal Code. Additional sheets may be attached, if necessary.

Chapter 150.12 of the Wilmington Code of Ordinances provides that for a requested Variance, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

(a) Describe the reason for the request

Due to the lack of demand for commercial tenants in the downtown area and to allow the highest and best use for the property given current economic conditions while preserving the possibility of returning to commercial use in the future. Furthermore, a business owner may wish to rent the front of the property for their business while living

(b) Describe the proposed use

Allow rear dwelling unit (studio apartment) on ground floor in B-2A zoning.

(c) How will the proposed variance impact existing and future land use?

It will allow the property to be utilized, rather than sitting empty. Property is zoned B-2A and does not allow dwelling on the ground floor. Variance will fulfill a neighborhood need of additional dwelling space and increase value of the property, and thereby neighboring properties justifying the tax base levied on nearby properties.

(d) How will the proposed variance impact adjacent property values?
The proposed change will likely increase the property value due to decreased vacancy rate.

(e) Will the variance negatively impact the general public health, safety, and welfare:

Yes No

Explanation:

The proposed change will likely increase the property value due to decreased vacancy rate.

(f) Will the variance conflict with existing conditions or public improvements such as schools, sewer/water systems, parks, roads, traffic patterns, etc.:

Yes No

Explanation:

No changes outside of the property will be needed. 1st floor units are studios and will not be leased to more than 2 occupants per unit. These units are unlikely to attract a parent with a school-age child, so the burden on local schools will be none or minimal.

(g) Describe reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship

There is lack of demand for commercial space in the area, and the property sits empty.

(h) Describe how the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;
There is lack of demand for commercial space in the area.

(i) Describe how the plight of the owner is due to unique circumstances;
There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(j) Describe how the variation, if granted, will not alter the essential character of the locality.
No physical changes are required.



PLANNING AND ZONING COMMISSION
PETITION FOR VARIANCE

Received
AUG 29 2023
City of Wilmington

(1) Strict enforcement of the code would involve practical difficulties or impose exceptional hardship;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(2) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential space.

(3) The plight of the owner is due to unique circumstances;

Yes No Explanation: There is lack of demand for commercial space in the area, and the owner cannot find a commercial tenant. There is, however, demand for residential dwelling space.

(4) The variation, if granted, will not alter the essential character of the locality. Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the PZC, a variation is permitted because the evidence sustained the existence of each of the above four conditions.

Yes No Explanation: No changes need to be made to the property to accomodate variance use.

Required Public Notices

Unless otherwise confirmed below by acknowledgement of intent to complete notices, the City of Wilmington will complete all ordinance required public notice postings no less than 15 days and no more than 30 days prior to the scheduled public hearing. Such notices include the following:

- City shall provide and applicant shall post a sign on the subject property;
- Public Notice in a newspaper of general circulation;
- Written notice with certified return receipt to the owner of the record, as shown on the record of the local real estate tax collector, of all lots lying within 250 feet, exclusive of right-of-ways, of the property line for which the request is sought.

Only if Petitioner chooses to complete written notices. As the petitioner, I would like to complete the required written notices and take full responsibility for the accuracy and timeliness of said notices. Prior to mailing said notices I will confirm with City staff the ordinance required content of the letters, method of sending letters, and required affidavit of notice.

X _____
Applicant's Signature

| | |
|-------------------|-------|
| STATE OF ILLINOIS |) |
| |) SS. |
| COUNTY OF WILL |) |

The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission.

X 
OWNER or APPLICANT'S SIGNATURE

NOTARY PUBLIC:
Sign: Cynthia L. Frederickson

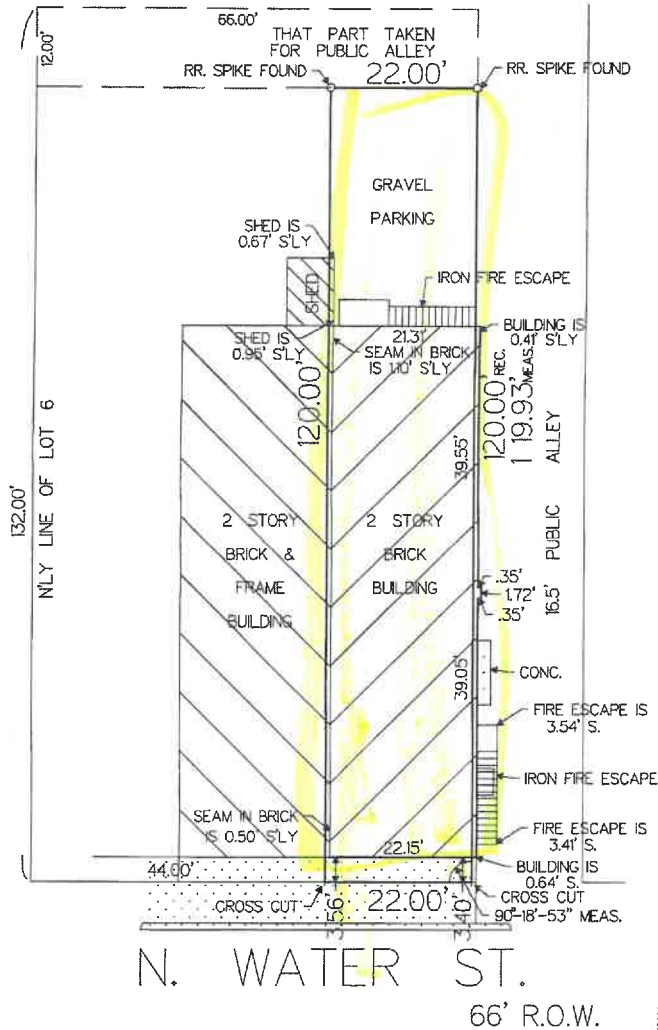
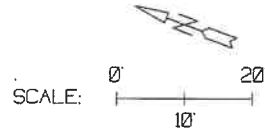


SUBSCRIBED AND SWORN to before me this 29th day of August, 2023, and who has provided the proper identification and who did take an oath.

PLAT OF SURVEY

THE SOUTHERLY 1/3 OF LOT 6 IN BLOCK 14, IN THE TOWN (NOW CITY) OF WILMINGTON, (FORMERLY WINCHESTER) SITUATED IN WILL COUNTY, ILLINOIS.

213 N. WATER STREET
WILMINGTON, IL



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@att.net

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.

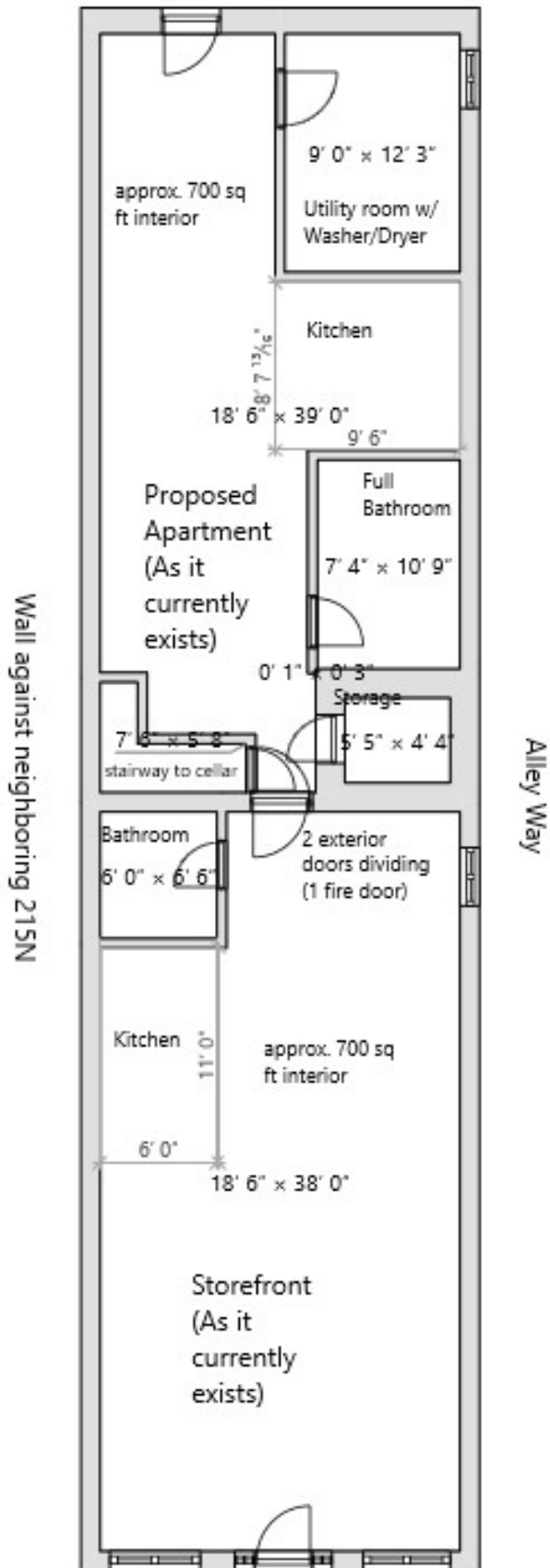
WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR FISHER BERARDI LAW UNDER MY HAND AND SEAL ON THIS 13TH DAY OF FEBRUARY 2018. FIELD WORK 2/12/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 18-24228

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2018

Rear parking



Water Street Frontage

2024 Zoning Map Changes

Approved by Council on March 7, 2023
Map Amendment from R1 and R3 to B3
School Street
PIN 03-17-26-403-009-0000 and 03-17-26-403-011-0000
KAB Group Development, LLC
Construction of New Self-Storage Facility

Approved by Council on August 1, 2023
Annexation with B3 Zoning
RT 53 & W. Alexander Farm Road
PIN 03-17-24-400-007-0000
Love's Travel Stops & Country Stores, Inc.
Construction of New Travel Stop

Approved by Council on November 7, 2023
Map Amendment from B2-Light Commercial to B3-General Commercial
303 E. Baltimore Street
PIN 03-17-25-343-010-0000
Outen, Thomas (Wilmington Autoplex)

Approved by Council on December 19, 2023
Annexation with I2-Light Industrial Zoning
23920 Stripmine Road
PIN 03-17-27-300-022-0000
Kane, Rich (Consolidated Pipe & Supply Company)

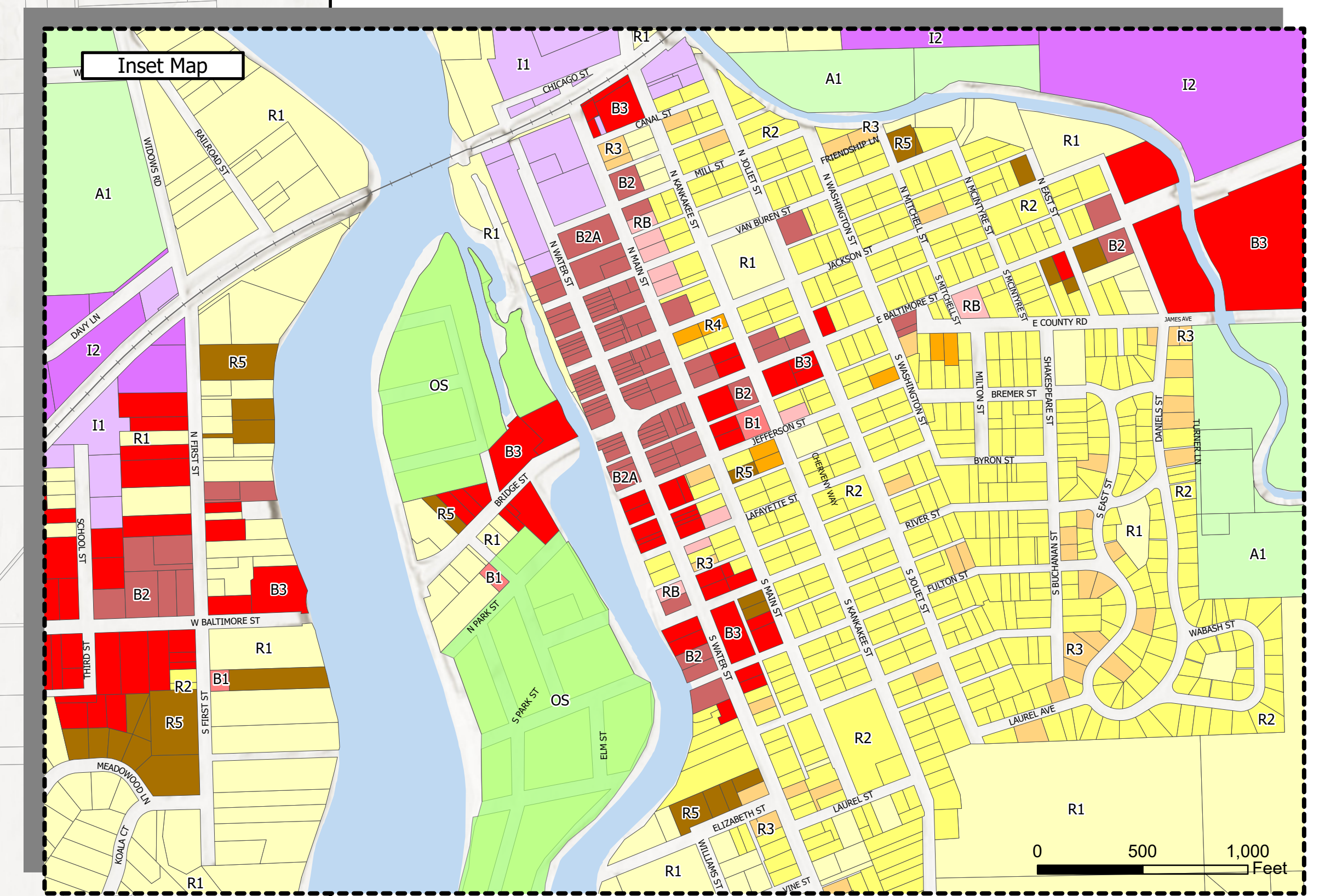
ORD 756 passed by Council on April 18, 1979
Color Correction from R5 to R4
800 E. Kahler Road
Winchester Manor



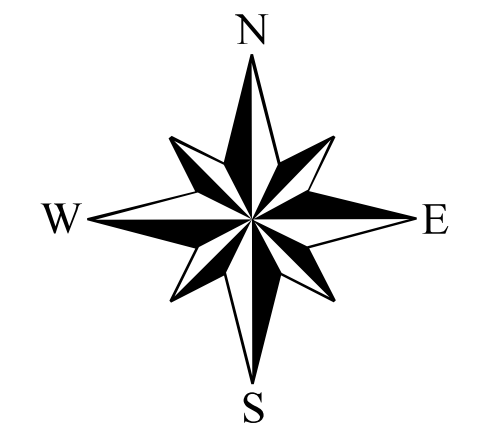
CITY OF WILMINGTON DRAFT 2024 ZONING MAP

Legend

- ▬ WILMINGTON CORPORATE LIMITS
- ▬ A1- AGRICULTURAL
- ▬ ER- ESTATE RESIDENTIAL
- ▬ GR- GENERAL RESIDENTIAL
- ▬ R1- RESIDENTIAL SINGLE FAMILY
- ▬ R2- RESIDENTIAL SINGLE FAMILY
- ▬ R3- RESIDENTIAL SINGLE FAMILY ATTACHED
- ▬ R4- RESIDENTIAL SINGLE FAMILY ATTACHED
- ▬ R5- RESIDENTIAL MULTI-FAMILY
- ▬ RB- RESTRICTED BUSINESS
- ▬ B1- NEIGHBORHOOD COMMERCIAL
- ▬ B2- LIGHT COMMERCIAL
- ▬ B2A- CENTRAL BUSINESS
- ▬ B3- GENERAL COMMERCIAL
- ▬ I1- OFFICE, RESEARCH, LIGHT INDUSTRIAL
- ▬ I2- LIGHT INDUSTRIAL
- ▬ I3- HEAVY INDUSTRIAL
- ▬ I4- LARGE SCALE INDUSTRIAL
- ▬ I5- LARGE SCALE PLANNED INDUSTRIAL
- ▬ OPEN SPACE



Approved by City Council on x/xx/2024



0 1/2 1 Mile

PUBLISHED BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF WILMINGTON, ILLINOIS 60481
 Parcel boundaries are to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Will County Recorder of Deeds.

The Data is provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the "Requester" to determine accuracy, timeliness, completeness, and appropriateness of its use. The City of Wilmington makes no warranties, expressed or implied, to the use of the Data.

Parcel data provided by Will County GIS