



**City of Wilmington
Planning & Zoning Commission
Thursday, February 4, 2021 at 5:00 p.m.**

IN ACCORDANCE WITH PUBLIC ACT 101-0640, 5 ILCS 120/7(e), THIS CITY COUNCIL MEETING WILL BE HELD REMOTELY BASED ON THE GUBERNATORIAL DISASTER DECLARATION AND THE MAYOR OF THE CITY OF WILMINGTON DETERMINING THAT A FULL IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. MEMBERS OF THE GENERAL PUBLIC WILL BE ABLE TO VIEW AND PARTICIPATE IN THE MEETINGS REMOTELY AS WELL.

Join Zoom Meeting

<https://us02web.zoom.us/j/85964616791?pwd=MkxYU1VvRC9kT2RSSGpXM1FrNETldz09>

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 859 6461 6791

Passcode: 918068

WE ARE HAPPY TO ACCOMMODATE WRITTEN PUBLIC COMMENTS. ANY WRITTEN COMMENTS MUST BE RECEIVED VIA EMAIL BY 3:00 P.M. ON TUESDAY, FEBRUARY 4, 2021. COMMENTS RECEIVED BY 3:00 P.M. WILL BE PUT INTO THE RECORD AND CONSIDERED BEFORE COUNCIL ACTION. COMMENTS CAN BE SUBMITTED BY EMAIL TO JZILLER@WILMINGTON-IL.COM.

Location & Time

Via Zoom
5:00 p.m. 2/4/2021

**Planning & Zoning
Commission Members**

Bryan Humphries, Chairman

Larry Clennon

Jonathan Jones

Mark Duffy

Chris Smith

John Tryner

Jayson Walinski

Agenda

1. Call to Order
2. Roll Call
3. Review and Approve the January 7, 2021 Meeting Minutes
4. Open Public Hearing
 Petitioner: ADAR RPLL LLC
 Location: 30265 S. Kavanaugh Rd
 PIN: 03-17-16-300-006
 Request: Annexation and Annexation Agreement
5. Close Public Hearing
6. Commissioners Review/Approval/Recommendation of Request from Petitioner ADAR RPLL LLC
7. Review and Approval of the 2021 Zoning Map
8. Other pertinent information
9. Public Comment
(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
10. Adjournment

Posting Date
1/29/21

TK

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Tuesday, January 7th, 2021 at 5:00 PM

Call to Order

The January 7, 2021 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Brian Humphries

This evening's Planning & Zoning meeting is being held remotely using a video and audio recording program consistent with Executive Order 2020-07 which was ordered by Governor Pritzker on March 16, 2020 in response to the COVID-19 pandemic. This order addresses the provisions of the Open Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a public body. Specifically, (1) the requirement in 5 ILCS 120/2.01 that "members of a public body must be physically present" is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. More importantly, based on what we know now about the coronavirus pandemic and prudent precautions as a result thereof, this meeting is being conducted in ways to provide the maximum amount of protection to our board, staff and the community. We apologize for any inconvenience to anyone, but we ask for understanding and compliance temporarily. Thank you.

Roll Call

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

Commissioners Present Humphries, Smith, Tryner, Jones, Duffy, Walinski

Commissioner's Absent Clennon

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also, in attendance were the City Administrator Joie Ziller and Executive Secretary Tessa Krusinski.

Approval of Minutes

Commissioner Jones made a motion and Commissioner Duffy seconded to approve the November 24, 2020 meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Humphries, Jones, Duffy, Walinski

NAYS: 0

ABSTAIN: 3 Clennon, Tryner, Smith

Motion passed.

Public Hearing

Commissioner Jones made a motion and Commissioner Smith seconded to open the public hearing at 5:03 p.m.

Upon roll call, the vote was:

AYES: 6 Humphries, Smith, Tryner Jones, Duffy, Walinski

NAYS: 0

ABSENT: 1 Clennon

Motion passed.

Michael Stellino from Ellion Partners introduced the site plan review request for the 500,000 square foot 3PL warehouse off of Kavanaugh, just north of Murphy Road.

City Engineer Rodney Tonelli recommended the approval of the site plan, given that a final engineering review is conducted.

Kavanaugh Road resident Ms. McGray made a public comment about an issue with the offer made for the property. Mr. Stellino of Ellion Partners discussed the previous offers made given no response and informed Ms. McGray that they will continue active negotiations.

Commissioner Jones made a motion and Commissioner Clennon seconded to close the public hearing at 5:12 p.m.

Upon roll call, the vote was:

AYES: 6 Humphries, Smith, Tryner, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 1 Clennon

Motion passed.

Commissioners Review/Approval/Recommendation

Commissioner Duffy made a motion and Commissioner Tryner seconded for the Commission to recommend to the City Council to approve the site plan review for the ADAR Ridgeport 3PL Building

Upon roll call, the vote was:

AYES: 6 Humphries, Smith, Tryner, Jones, Duffy, Walinski

NAYS: 0

ABSENT: 1 Clennon

Motion passed.

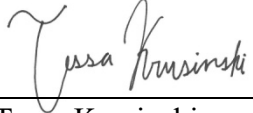
Public Comment

No public comment was made.

Adjournment

Motion to adjourn the meeting made by Commissioner Tryner and seconded by Commissioner Smith. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on January 7th, 2021 adjourned at 5:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tessa Krusinski". The signature is written in black ink and is positioned above a horizontal line.

Tessa Krusinski
Executive Secretary



Land Use Petition City of Wilmington, Illinois

Petitioner: Adar RPLL, LLC and Adar Ridgeport Industrial Partners, LLC Attn: Michael Stellino

Address: 3323 NE 163rd St Suite 600

City: Miami State: FL Zip: 33160

Phone No.: (305) 933-3538 Fax No.: _____ Email: MJS@Elionpartners.com

- Petitioner is the owner of the subject property and is the signer of this petition
- Petitioner is the contract purchaser of the subject property and has attached a copy of said contract to this petition
- Petitioner is acting on behalf of the owner of the subject property and has attached a letter granting such authority signed by the owner

In the event the property is held in trust, a notarized letter from an authorized trust officer identifying the petitioner as an authorized individual acting on behalf of the beneficiaries and providing the name, address, and percentage of interest of each beneficiary is attached to this executed petition.

Subject Property

Location: See Exhibit Attached

Size of Property: _____ Tax Parcel No.: _____

The following documents have been attached:

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

Type of Action Requested

- Annexation Preliminary Plat/Plan (circle one) Conditional Use
- Annexation Agreement Final Plat/Plan (circle one) Variance
- Concept Plan Map Amendment from A-2 to ES Site Plan Review

I have submitted the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule of fees. _____ (initial here) _____ (fee)

Statement of Petition

Please provide a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional sheets if necessary).

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

Number of Dwelling Units _____ Type of Units _____ Square Footage _____

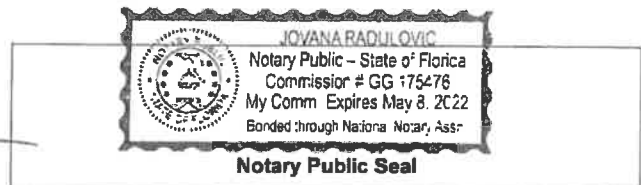
Proposed Time Schedule for Development _____

Requested Variances _____

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge. The petitioner invites city representatives to make all reasonable inspections and investigation of the subject property during the period of processing this petition.

State of Florida 1/13/2021
County of Miami-Dade Date _____ Signature of Petitioner _____



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Michael Stellino is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act, for the uses and purposes set forth.

Notary Signature: _____
My Commission Expires: May 8, 2022

Given under my hand and notary seal this 13 day of January, A.D. 2021

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

ANNEXATION LEGAL DESCRIPTION:

THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

**PETITION FOR ANNEXATION TO
THE CITY OF WILMINGTON, ILLINOIS**

To: City Clerk
City of Wilmington
1165 S. Water Street
Wilmington, IL 60481

The undersigned petitioners, ADAR RPLL, LLC, a Delaware limited liability company and ADAR RIDGEPORT INDUSTRIAL PARTNERS, LLC, a Delaware limited liability company, who own the real property described in Exhibit A (the "*Property*") hereby petition the City of Wilmington, Illinois, Illinois, pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, to annex the Property. In support of this Petition, Petitioners state as follows under oath:


1. ADAR RPLL, LLC and Adar Ridgeport Industrial Partners, LLC are the record owners of the Property ("Owners").
2. The Property is not within the corporate limits of any municipality but is contiguous to the corporate limits of the City of Wilmington.
3. There are no electors residing on the Property.
4. Petitioners hereby request that the City of Wilmington annex the Property.
5. Petitioners' request to annex is contingent upon the corporate authorities of the City of Wilmington first approving an amendment to the Amended and Restated Annexation Agreement governing the development of the Property mutually acceptable to the City of Wilmington and Owners. Petitioners reserve the right to withdraw this Petition or the contingency stated in this paragraph at any time in writing.

[SIGNATURE PAGES FOLLOW]

WHEREFORE, the Petitioners respectfully requests the annexation of the Property to the City of Wilmington, Illinois, in the manner stated in this Petition.

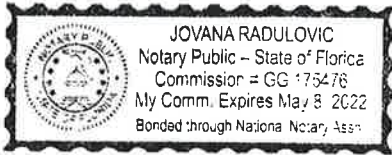
PETITIONER:

ADAR RPLL, LLC, a Delaware limited liability company


Name: Michael Stellino
Title: Authorized Signatory


SIGNED AND SWORN TO
before me this 11th day of January, 2021, by Michael Stellino.


Notary Public Jovana Radulovic



PETITIONER:

ADAR RIDGEPORT INDUSTRIAL PARTNERS, LLC, a Delaware limited liability company


Name: Michael Stellino
Title: Authorized Signatory

SIGNED AND SWORN TO
before me this 11th day of January, 2021, by Michael Stellino.


Notary Public Jovana Radulovic

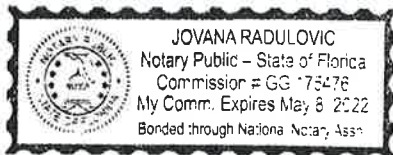
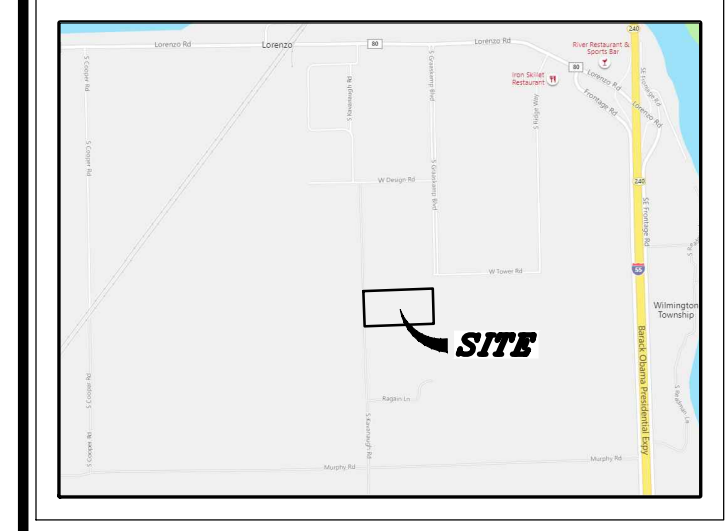


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LOCATION MAP
(NOT TO SCALE)

PROPERTY ADDRESS

30265 S. KAVANAUGH ROAD
WILMINGTON, IL

CURRENT P.I.N.:
03-17-16-300-006

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

OWNER

TITLE

NOTARY PUBLIC

STATE OF _____)
COUNTY OF _____)SS

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

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

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

NOTARY PUBLIC

CITY COUNCIL APPROVAL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL)S.S.

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

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

BY ORDINANCE _____

AFORESAID, BY: _____ MAYOR

ATTEST: _____ CITY CLERK

PLAT OF ANNEXATION

TO THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS

THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.



BASIS OF BEARINGS

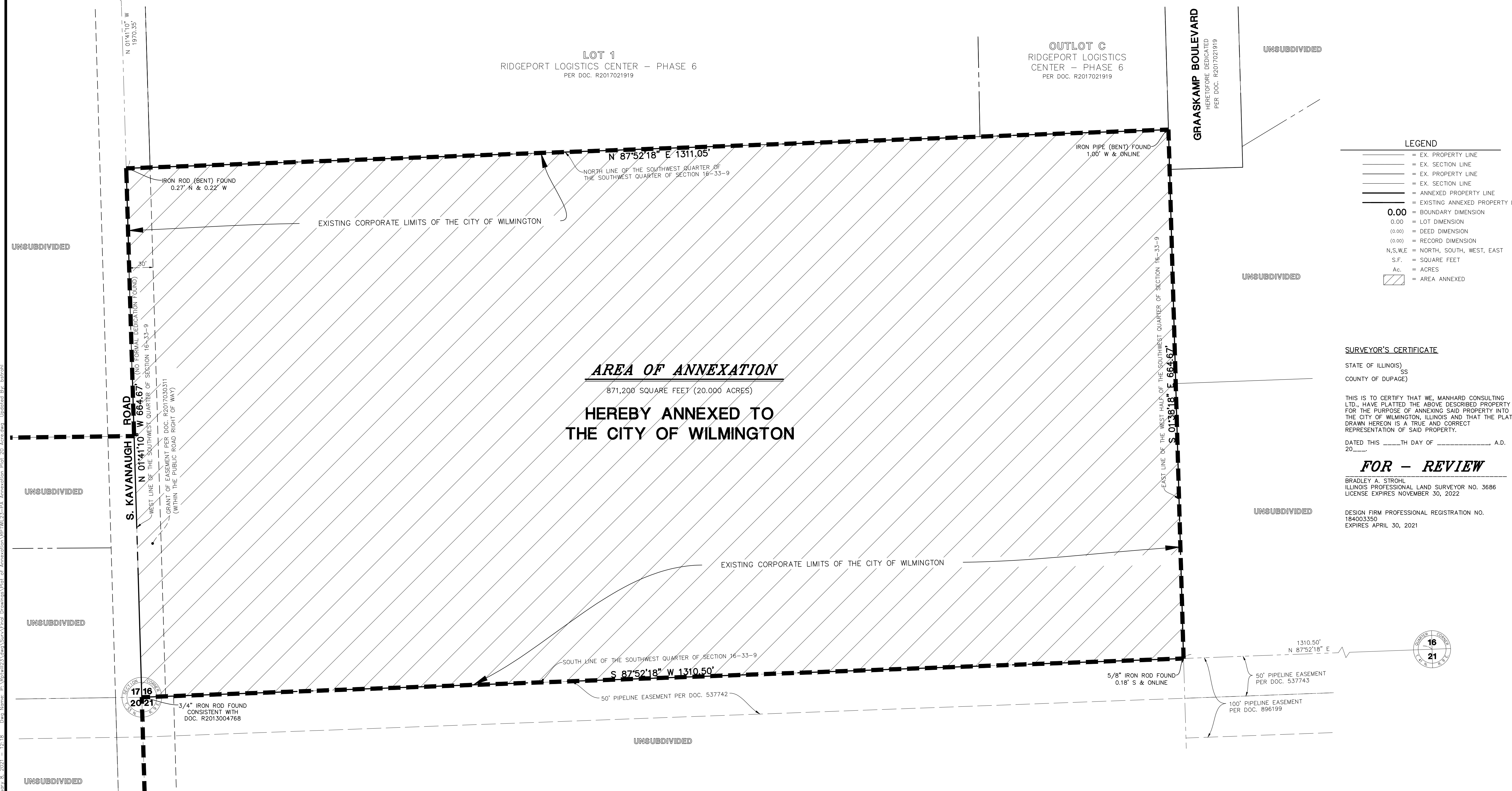
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE
SYSTEM OF 1983, EAST ZONE-2011, ADJUSTMENT, ADJUSTED TO
GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME
KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

PLAT PREPARED FOR

ADAR RIDGEPORT INDUSTRIAL PARTNERS LLC
3323 NORTH EAST 163RD STREET
MIAMI, FLORIDA 33160

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

THE SOUTH 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF
SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.



AREA OF ANNEXATION

871,200 SQUARE FEET (20.000 ACRES)

HEREBY ANNEXED TO
THE CITY OF WILMINGTON

LEGEND

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

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

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

FOR - REVIEW

BRADLEY A. STROHL
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION NO.
184003350
EXPIRES APRIL 30, 2021

January 8, 2021 12:19 Des Name: P:\06\1123\06\1123\Drawings\Plat of Annexation\RPT.WIL23.PA Annexation Plat 20 Acres.dwg Updated By: bitronl

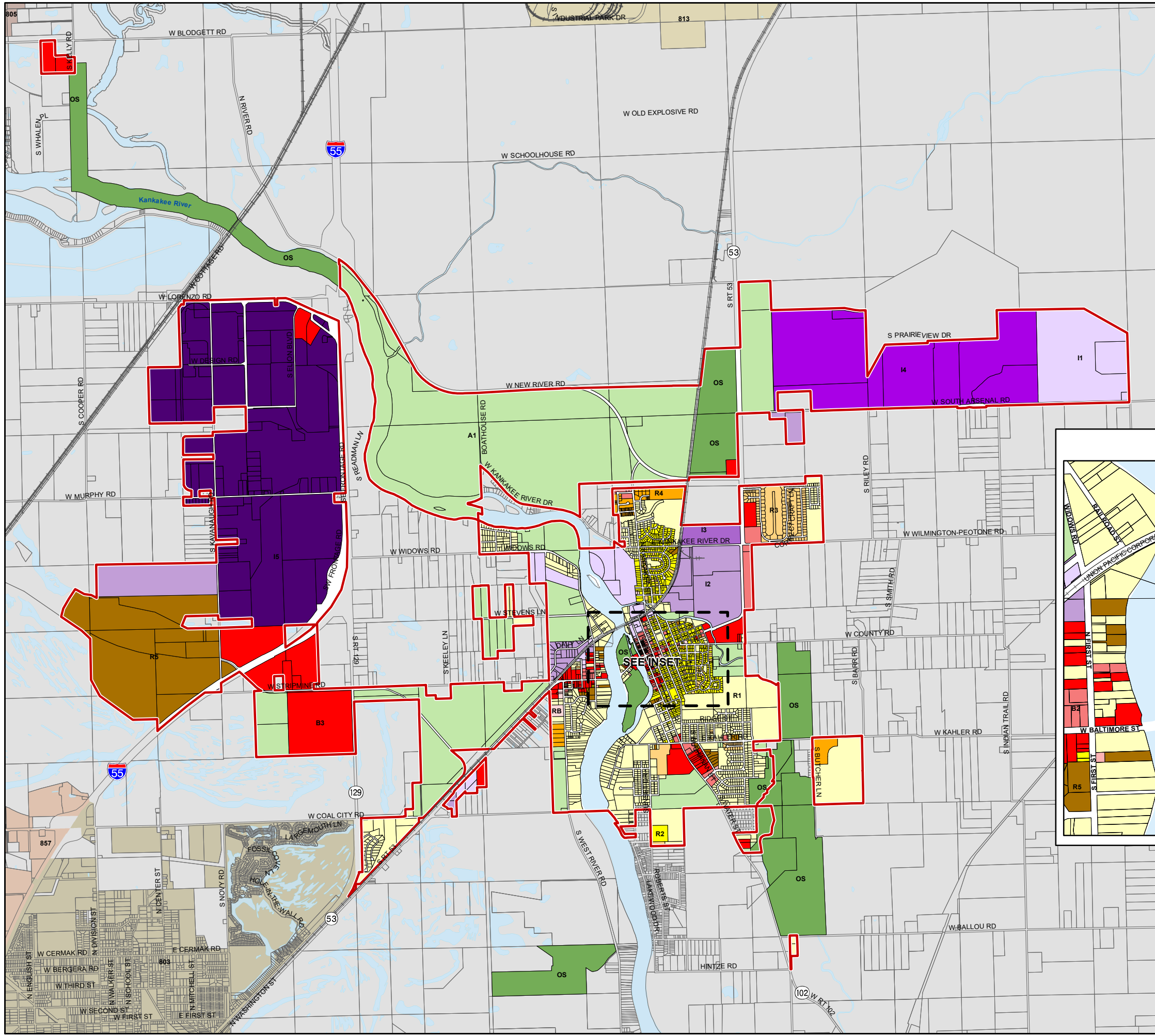
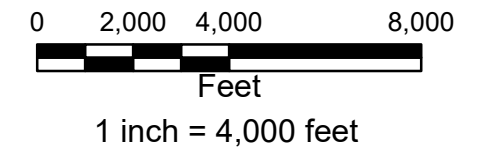
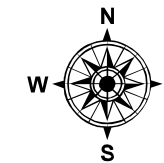
DRAWN BY	
DATE	
REVISIONS	
Manhard CONSULTING LTD. <small>700 Riverside Plaza, Suite 2000, Chicago, IL 60606-7020</small> <small>200 State Street, Suite 500, Naperville, IL 60563-4938</small> <small>700 Riverside Plaza, Suite 2000, Chicago, IL 60606-7020</small> <small>700 Riverside Plaza, Suite 2000, Chicago, IL 60606-7020</small> <small>Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers</small> <small>Construction Managers • Environmental Scientists • Landscape Architects • Planners</small>	
PROJECT	PARCEL A-04
PROJECT ASSOCIATE	30265 S. KAVANAUGH ROAD WILMINGTON, ILLINOIS
DRAWN BY	PLAT OF ANNEXATION TO THE CITY OF WILMINGTON, IL.
DATE	
SCALE	1" = 60'
<p>SHEET</p> <p style="font-size: 24pt; font-weight: bold;">2 OF 2</p> <p>RPT.WIL23</p>	

CITY OF WILMINGTON

2021 ZONING MAP

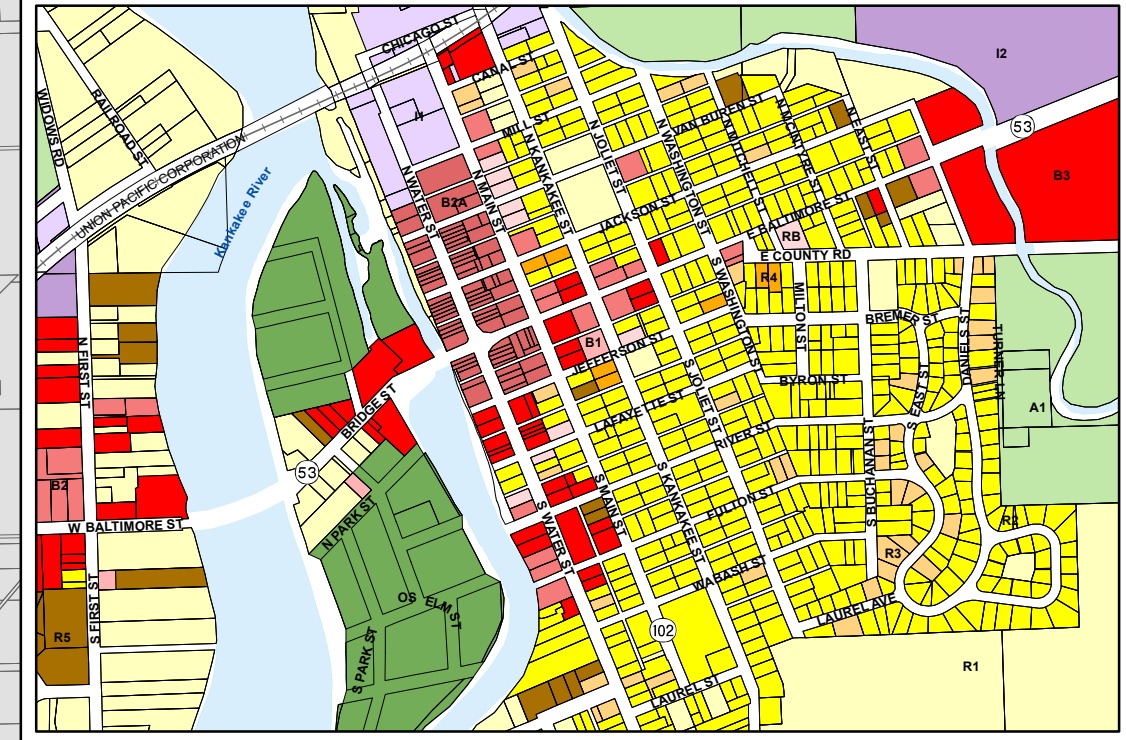
Legend

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



INSET AREA

1 inch = 1,000 feet



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

Prepared For:



Prepared By:



Ruettinger, Tonelli & Associates, Inc.
 Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
 129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
 PH. (815) 744-6600 FAX (815) 744-0101
 website: www.ruettingertonelli.com

APPROVED: 2/16/2021