



**City of Wilmington
 Planning & Zoning Commission
 Thursday, March 11, 2021 at 5:00 p.m.**

IN ACCORDANCE WITH PUBLIC ACT 101-0640, 5 ILCS 120/7(e), THIS MEETING WILL BE HELD REMOTELY BASED ON THE GUBERNATORIAL DISASTER DECLARATION 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/88298495946?pwd=RVRrcklVVmpHVXBnTHc5SHc4RDBFdz09>

Meeting ID: 882 9849 5946

Passcode: 848011

or

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 882 9849 5946

Passcode: 848011

Location & Time

Via Zoom
 5:00 p.m. 3/11/2021

**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 February 4, 2021 Meeting Minutes
4. Open Public Hearing
 Petitioner: Adar RPLL, LLC
 Location: Consisting of 66 Acres – West of Graaskamp Blvd & North of Murphy Rd
 Request: Site Plan Review – 1,019,200 SF office/warehouse
5. Close Public Hearing
6. Commissioners Review/Approval/Recommendation of Request from Petitioner Adar RPLL, LLC regarding proposed land use for 1,019,200 SF office warehouse building
7. Other pertinent information
8. Public Comment
(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
9. Adjournment

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, February 4, 2021 at 5:00 PM

Call to Order

The February 4, 2021 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:03 p.m. by Chairman Bryan Humphries

This evenings' 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, Clennon, Jones, Walinski

Commissioner's Absent 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 Joie Ziller and Executive Secretary Tessa Krusinski.

Approval of Minutes

Commissioner Jones made a motion and Commissioner Duffy seconded to approve the January 7th meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Humphries, Smith, Clennon, Jones, Walinski

NAYS: 0

ABSENT 2 Duffy, Tryner

Motion passed.

Public Hearing

Petitioner: ADAR RPLL LLC
Location: 30265 S. Kavanaugh Rd
PIN: 03-17-16-300-006
Request: Annexation and Annexation Agreement

Commissioner Jones 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 Humphries, Smith, Clennon, Jones, Walinski

NAYS: 0

ABSENT 2 Duffy, Tryner

Motion passed.

Ben Schuster from Elrod Friedman introduced the proposed Annexation Agreement as well as the petition to rezone the area from A1 to I5.

City Engineer Rodney Tonelli recommended sending the petition to full City Council for approval.

No public comments were made or received via email.

Commissioner Smith made a motion and Commissioner Clennon seconded to close the public hearing at 5:10 p.m

Upon roll call, the vote was:

AYES: 4 Humphries, Smith, Clennon, Jones, Walinski

NAYS: 0

ABSENT 2 Duffy, Tryner

Motion passed.

Commissioners Review/Approval/Recommendation

Commissioner Clennon made a motion and Commissioner Jones seconded to approve the annexation and rezoning petition from ADAR RPLL LLC for the property at 30265 S. Kavanaugh Rd. and send it to full City Council for approval.

Upon roll call, the vote was:

AYES: 4 Humphries, Smith, Clennon, Jones, Walinski

NAYS: 0

ABSENT 2 Duffy, Tryner

Motion passed.

Approve 2021 Zoning Map

Commissioner Jones made a motion and Commissioner Smith seconded to recommend City Council to approve the 2021 Zoning Map.

Upon roll call, the vote was:

AYES: 4 Humphries, Smith, Clennon, Jones, Walinski

NAYS: 0

ABSENT 2 Duffy, Tryner

Motion passed.

Public Comment

No public comment was made.

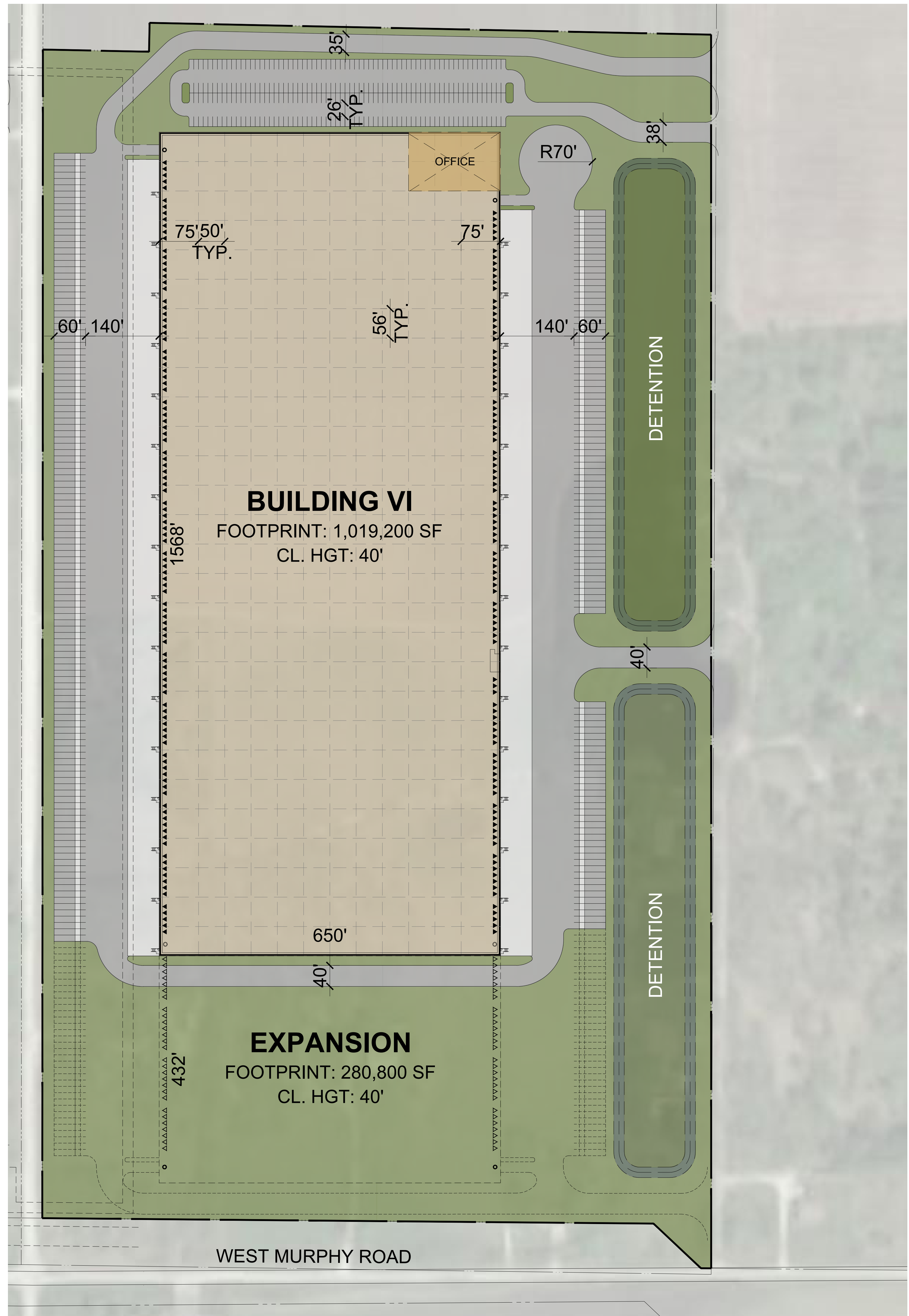
Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Jones. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on February 4, 2021 adjourned at 5:15 p.m.

Respectfully submitted,



Tessa Krusinski
Executive Secretary



PROJECT DATA:	
SITE 2 AREA:	
GROSS:	66.24 AC 2,885,448 SF
DETECTION:	@ 10% 281,883 SF
NET:	59.77 AC 2,603,565 SF
BUILDING FOOTPRINT:	
BUILDING VI	1,019,200 SF
EXPANSION	280,800 SF
TOTAL FOOTPRINT:	1,300,000 SF
BUILDING USE:	
WAREHOUSE	1,280,400 SF
OFFICE	@ 2% 19,600 SF
COVERAGE:	
GROSS:	45%
NET:	50%
PARKING PROVIDED:	
AUTO:	268 STALLS @ 0.21/1000 SF
REQ. ACCESSIBLE	7 STALLS
TRAILER:	225 STALLS
FUTURE TRAILER:	70 STALLS
TRUCK DOCKS:	
BUILDING VI	
▲ DOCK-HIGH DOORS	205
● GRADE-LEVEL DOORS	2
EXPANSION	
▲ FUTURE DOCK-HIGH DOORS	56
● FUTURE GRADE-LEVEL	4

DEVELOPMENT STANDARDS:	
ZONING:	15 ¹
MAX. F.A.R.:	
MAX. COVERAGE:	60%
MAX. HEIGHT:	n/a ⁴
BUILDING SETBACKS:	
FRONT:	50 FT
SIDE:	30 FT
REAR:	30 FT
LANDSCAPE SETBACKS:	
FRONT:	35 FT
SIDE:	10 FT ²
REAR:	10 FT
LANDSCAPE REQ.:	
OFF-STREET PARKING:	
STANDARD:	9X19
COMPACT:	7.5X15
COMPACT %:	20%
DRIVE AISLE:	24 FT
FIRE LANE:	
OVERHANG:	
TREE WELL:	
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/emp ⁵
MANUF	1/emp ⁵
OFFICE:	1/emp ⁵

NOTES:

¹ https://library.municode.com/il/wilmington/codes/code_of_ordinances?nodeId=TITXVLAUS_CH150200
R_ARTS200100_150.68ASCPLUNDI

² 20'-0" for Side Yard adjacent to Street.

³ Trailer Parking or Dock Pavement:

Front and corner side yard - 50'-0"
Side Yard - 10'-0"
Side Yard Adjacent to a street - 20'-0"
Rear Yard - 10'-0"

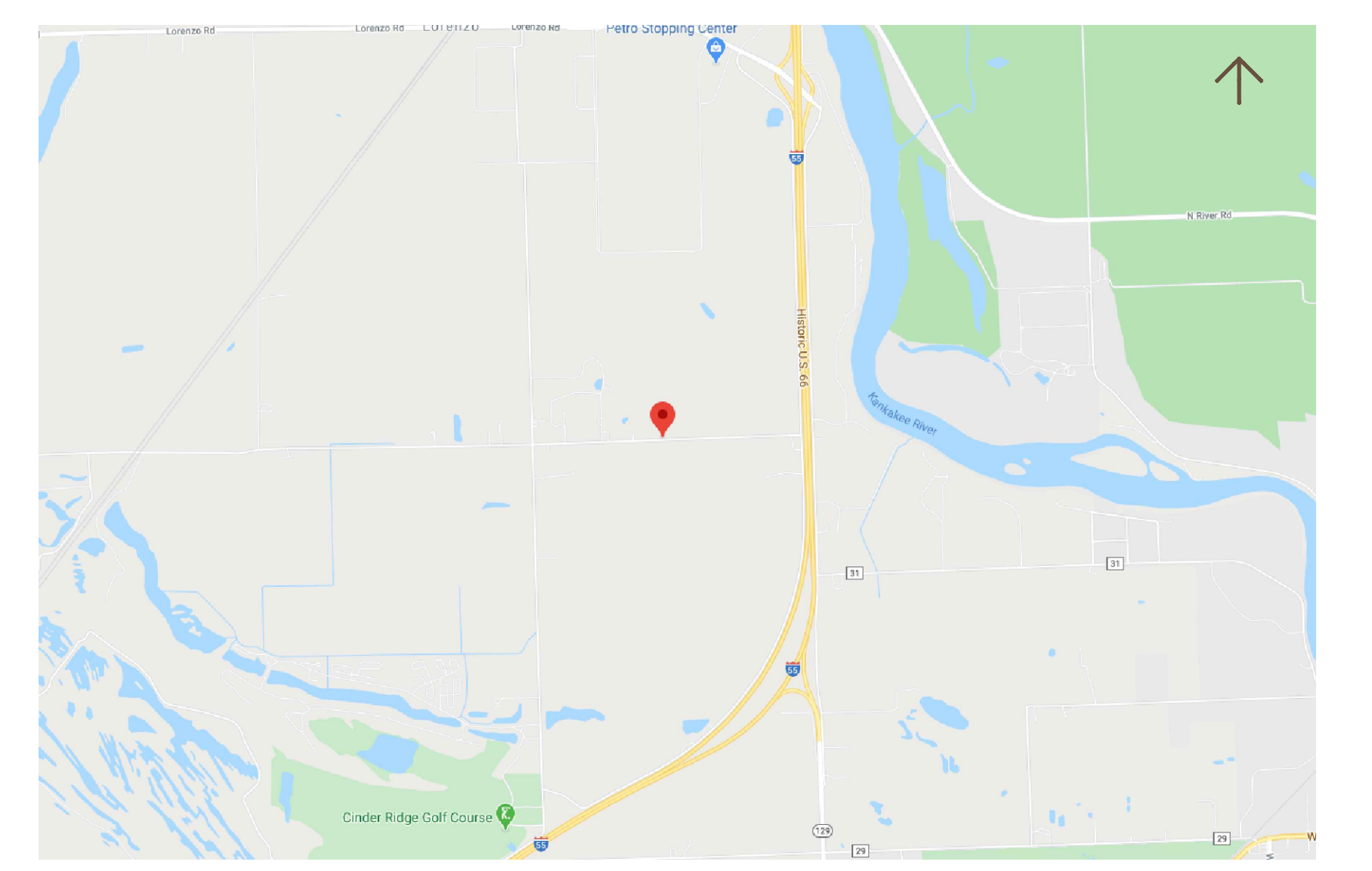
⁴ Building height shall not be limited. Except, however, if a building height exceeds 50 feet, the front yard setback shall be increased by one foot for each additional three feet of building height with a maximum front yard setback of 100 feet. Notwithstanding the foregoing, no building height can exceed 50 feet when it is within 300 feet of property zoned or used for residential purposes.

⁵ 1 space for every employee on the maximum shift plus one space for every vehicle customarily used in the operation of the use or stored on the premises.

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: GIS MAP & AERIAL IMAGE



SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: DEBORAH KUKIELSKI Printed at 02/24/21 11:08 by dkuki-sm

Acct #: 10210259 Ad #: 1863197 Status: New

CITY OF WILMINGTON Start: 02/25/2021 Stop: 02/25/2021
1165 S WATER STREET Times Ord: 1 Times Run: ***
WILMINGTON IL 60481 CLEG 2.00 X 48.00 Words: 306

Total CLEG 96.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 182.54
Affidavits: 1

Ad Descrpt: 2021 BLDG VI ELP 55

Descr Cont: 1863197

Given by: JOIE ZILLER

P.O. #:

Contact: JOIE ZILLER Created: dkuki 02/24/21 10:55

Phone: (815)476-2175 Last Changed: dkuki 02/24/21 11:08

Fax#:

Email: jziller@wilmington-il.com

Agency:

URL: _____

Source: _____ Section: _____ Page: ____

Camera Ready: N Group: LEGALS AdType: _____

Misc: _____

Color: _____

Proof: _____ Pickup Date: _____ Ad#: _____

Delivery Instr: _____ Pickup Src: _____

Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___

Coupon: _____ Gang Ad #: _____

Ad Copy Method: _____

Special Instr: _____

PUB ZONE EDT TP RUN DATES

JHN CL 97 S 02/25

WJJ CL 99 S 02/25

APNW CL 97 S 02/25

(CONTINUED ON NEXT PAGE)

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: DEBORAH KUKIELSKI

Printed at 02/24/21 11:08 by dkuki-sm

Acct #: 10210259

Ad #: 1863197

Status: New

PUBLIC NOTICE

**NOTICE OF PUBLIC HEARING
Planning and Zoning Commission
of the City of Wilmington, IL**

NOTICE IS HEREBY GIVEN that, on March 11, 2021 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 for the purpose of receiving and considering testimony and public comment on the request of petitioner, Adar RPLL, LLC, a Delaware limited liability company, to have a site plan reviewed and approved for an approximately one million nineteen thousand two hundred (1,019,200) square foot office and warehouse building with associated parking, truck docks and detention on approximately sixty-sixty (66) acres of property west of Graaskamp Boulevard and north of Murphy Road in the City of Wilmington, which property is described as follows:
PINS: 03-17-21-100-025, 03-17-21-100-028, 03-17-21-100-027, 03-17-21-100-032, 03-17-21-100-031, 03-17-21-100-022, 03-17-21-100-023, 03-17-21-100-036, 03-17-21-200-015

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Pursuant to Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and guidance provided by legal counsel, the City of Wilmington may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting is available as follows:

Join Zoom Meeting

[https://us02web.zoom.us/j/88298495946?](https://us02web.zoom.us/j/88298495946?pwd=RVhrcklVVmpHVXBnTHc5SHc4RDhFdz09)

[pwd=RVhrcklVVmpHVXBnTHc5SHc4RDhFdz09](https://us02web.zoom.us/j/88298495946?pwd=RVhrcklVVmpHVXBnTHc5SHc4RDhFdz09)

Meeting ID: 882 9849 5946 Passcode: 848011

Dial by your location

+1 312 626 6799 US (Chicago)

Meeting ID: 882 9849 5946 Passcode: 848011

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

City of Wilmington
Will County, Illinois

(Published in Herald-News February 25, 2021)1863197