



**City of Wilmington
1165 South Water Street
Wilmington, IL 60481**

**Agenda
Regular City Council Meeting
Wilmington City Hall
Council Chambers
May 7, 2019
7:00 p.m.**

I. Call to Order

II. Pledge of Allegiance

III. Roll Call by City Clerk

John Persic, Jr.	Kevin Kirwin
Dennis Vice	Floyd Combes
Lisa Butler	Fran Tutor
Steve Evans	Frank Studer

IV. Approval of Minutes from the April 16, 2019 Regular City Council Meeting

V. Mayor Strong Recognizes & Presents Certificates to the Aldermen Leaving Office

VI. Mayor Strong Swears in Newly Elected Aldermen

New Aldermen take their seats

VII. Roll Call by City Clerk

John Persic, Jr.	Kevin Kirwin
Floyd Combes	Dennis Vice
Lisa Butler	Ben Dietz
Frank Studer	Jake Tenn

VIII. Public Hearing

1. Petitioner: Tyler Issert
Location: Kahler Road & Chesson Court
[PIN 09-18-31-300-023-0010 & 09-18-31-300-023-0020]

*Posting Date:
5/3/2019 1:13 PM jz*

Request: Annex into the municipal corporate limits and for re-zoning pro located on Kahler Road and Chesson Court to an A1-Agricultural classification subject to a variance in lot size from 10 acres to 6.297 acres and for a variance for an accessory structure to be constructed prior to a single-family residence

IV. Mayor's Report

1. First Responders Appreciation Day hosted by Bob Bolser Country Financial is May 18, 2019 from 11AM to 2PM in the City Hall Parking Lot
2. Approve Tag Day Request - American Legion, Lester Smith Post 191 on May 24, 2019 from 11AM to 12PM
3. American Legion Memorial Day Parade is May 25, 2019 at 11:30AM
4. The City of Wilmington 2018 Annual Water Quality Report is now available. Copies are available at City Hall or downloaded from the city's website.

X. Public Comment

(State your full name clearly; limit 5 minutes each per Ordinance 17-10-17-05)

XI. Planning & Zoning Commission

1. Approve Ordinance No. 19-05-07-01, An Ordinance Annexing Certain Territory to the Corporate Limits of the City of Wilmington, Will County, Illinois
2. Approve Ordinance No. 19-05-07-02, An Ordinance Rezoning Certain Property and Granting Variances for Lot Size and the Construction of an Accessory Structure Prior to Construction of Principal Building
3. Approve Ordinance No. 19-05-07-03, An Ordinance Approving and Authorizing the Execution of an Annexation and Development Agreement Between the City of Wilmington and Tyler Issert
4. The next regular scheduled meeting is Thursday, June 6, 2019 at 5:00 p.m.

XII. Committee Reports

A. Buildings, Grounds, Parks, Health & Safety Committee

Co-Chairs – John Persic, Jr. & _____

*Posting Date:
5/3/2019 1:13 PM jz*

1. The next scheduled meeting is Wednesday, May 15, 2019 at 5:30 p.m.

B. Water, Sewer, Streets & Alleys Committee
Co-Chairs – Frank Studer & Kevin Kirwin

1. The next scheduled meeting is Wednesday, May 15, 2019 at 6:00 p.m.

C. Police & ESDA Committee
Co-Chairs – Frank Studer & _____

1. The next scheduled meeting is Tuesday, May 14, 2019 at 5:30 p.m.

D. Finance, Administration & Land Acquisition Committee
Co-Chairs – Frank Studer & Fran Tutor

1. Approve the Accounts Payable Report Dated April 30, 2019 and the Accounts Payable Report Date May 7, 2019 as Presented by the City Accountant

2. Approve Ordinance No. 19-05-07-04, An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider Revising the Boundaries of the Redevelopment Project Area for the Wilmington Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2), and Amending the Redevelopment Plan and Project for the Wilmington Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2)

3. The next scheduled meeting is Tuesday, May 21, 2019 at 6:00 p.m.

E. Ordinance & License Committee
Co-Chairs – Lisa Butler & Floyd Combes

1. The next scheduled meeting is Tuesday, May 14, 2019 at 6:00 p.m.

F. Personnel & Collective Bargaining Committee
Co-Chairs – John Persic, Jr. & Dennis Vice

1. Approve the hire of Lynn Rung, City Hall Fiscal Clerk Utility Billing as classified in the American Federal of State, County and Municipal Employees Collective Bargaining Agreement with a start date of May 13, 2019

Posting Date:
5/3/2019 1:13 PM jz

XIII. Attorney & Staff Reports

XIV. Executive Session

1. Appointment, Employment, Compensation, Discipline, Performance or Dismissal of Specific Employees [5 ILCS 120/2(c)(1)]

XV. Possible Action to be taken following the Executive Session

1. Approve Specific Raises for Non-Bargaining Employees
2. Approve the Police Commission to Seek & Hire One Full-Time Police Officer (Replacing the Recently Retired Officer)
3. Approve to Seek & Hire Part-Time Records Clerk at Police Department

XVI. Adjournment

The next City Council meeting is Tuesday, May 21, 2019 at 7:00 p.m.

*Posting Date:
5/3/2019 1:13 PM jz*

PUBLIC NOTICE

Notice of Public Hearing
City Council of the City of Wilmington, IL

Notice is hereby given that on May 7, 2019 at 7:00 p.m., a Public Hearing will be held by the Mayor and City Council of the City of Wilmington at the City Hall located at 1165 S. Water Street, Wilmington, IL., for the purpose of receiving and considering testimony and public comment on the request of petitioner, Tyler ISSERT, in regards to a petition to annex into the municipal corporate limits of the City of Wilmington and for re-zoning approximately 6 acres of its property located on Kahler Road and Chesson Court, Wilmington, Illinois, Will County to an A1-Agricultural classification subject to a variance in lot size from 10 acres to 6 acres and with a request for a variance for an accessory structure to be constructed prior to a single family residence. The property is described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 241.00 FEET TO THE NORTHEAST CORNER OF FALLEN RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1980 AS DOCUMENT R80-03670, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF FALLEN RIDGE SUBDIVISION FOR A DISTANCE OF 395.55 FEET TO THE NORTHWEST CORNER OF LOT 23 IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 151.28 FEET TO THE NORTHEAST CORNER OF LOT 23;

THENCE SOUTH 06 DEGREES 13 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 23 FOR A DISTANCE OF 122.71 FEET TO THE SOUTHEAST CORNER OF LOT 23;

THENCE SOUTH 00 DEGREES 27 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 66.57 FEET TO THE NORTHEAST CORNER OF LOT 22 IN FALLEN RIDGE SUBDIVISION;

THENCE SOUTH 82 DEGREES 00 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 65.00 FEET;

THENCE SOUTH 71 DEGREES 11 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 190.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 103.48 FEET TO THE NORTHWEST CORNER OF OUTLOT "B" IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "B" FOR A DISTANCE OF 37.97 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 275.22 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 383.95 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 328.00 FEET TO THE EAST LINE OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 163.00 FEET TO THE SOUTH LINE OF THE NORTH 163 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 135.00 FEET TO THE WEST LINE OF THE EAST 135 FEET OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 163.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, ALL IN FLORENCE TOWNSHIP, WILL COUNTY, ILLINOIS.

PINs: 09-18-31-300-023-0010 and 09-18-31-300-023-0020

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such a request can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL 1-815-476-2175. By order of the Corporate Authorities of the City of Wilmington, Will County, Illinois.

A copy of this public notice shall be filed with the City of Wilmington City Clerk, the City Clerk shall send a copy of the notice to the Trustees of the Wilmington Fire Protection District, Trustees of the Wilmington Library District, and Florence Township Highway Commissioner. An affidavit shall be then filed with the Office of the Will County Recorder attesting that such notice has been served upon the aforementioned parties. No annexation of that land is effective unless service is had and the affidavit is filed, as provided in Section 7-1-1 of the Illinois Municipal Code. 65 ILCS 5/7-1-1.

James W. Studer
City Clerk
City of Wilmington

TO BE PUBLISHED IN THE FREE PRESS ADVOCATE ON WEDNESDAY, APRIL 17, 2019.



Land Use Petition
City of Wilmington, Illinois

Petitioner: Tyler Issert
Address: 21463 West Kahler Road
City: Wilmington, IL State: IL Zip: 60451
Phone No.: 815-351-8413 Fax No.: - Email: tyisser+9@gmail.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: Kahler Road & Chesson Court, Wilmington, IL
Size of Property: 6 acres Tax Parcel No.: 09-18-31-300-023-001D
09-18-31-300-023-002D

The following documents have been attached:

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

Type of Action Requested

- Annexation, Annexation Agreement, Concept Plan, Preliminary Plat/Plan, Final Plat/Plan, Map Amendment from R-1 to A-1, 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).

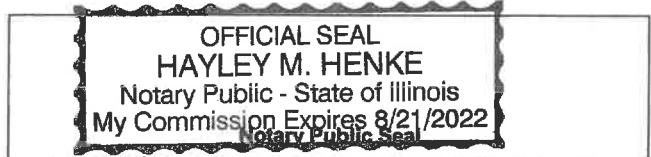
see attached

Number of Dwelling Units: 1 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.

State of Illinois, County of Will, Date 4-11-19, Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Tyler Issert 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: Hayley M. Henke
My Commission Expires: 8/21/22

Given under my hand and notary seal this 11 day of April, A.D. 2019

I am requesting the City of Wilmington accept and approve the Annexation and Development Agreement for the entire 6 acre site to include annexation of 3.98 acres with A-1 zoning classification, a map amendment for the approximate 2.93 acres from R-1 to A-1 zoning classification.

Also sought are the following variances:

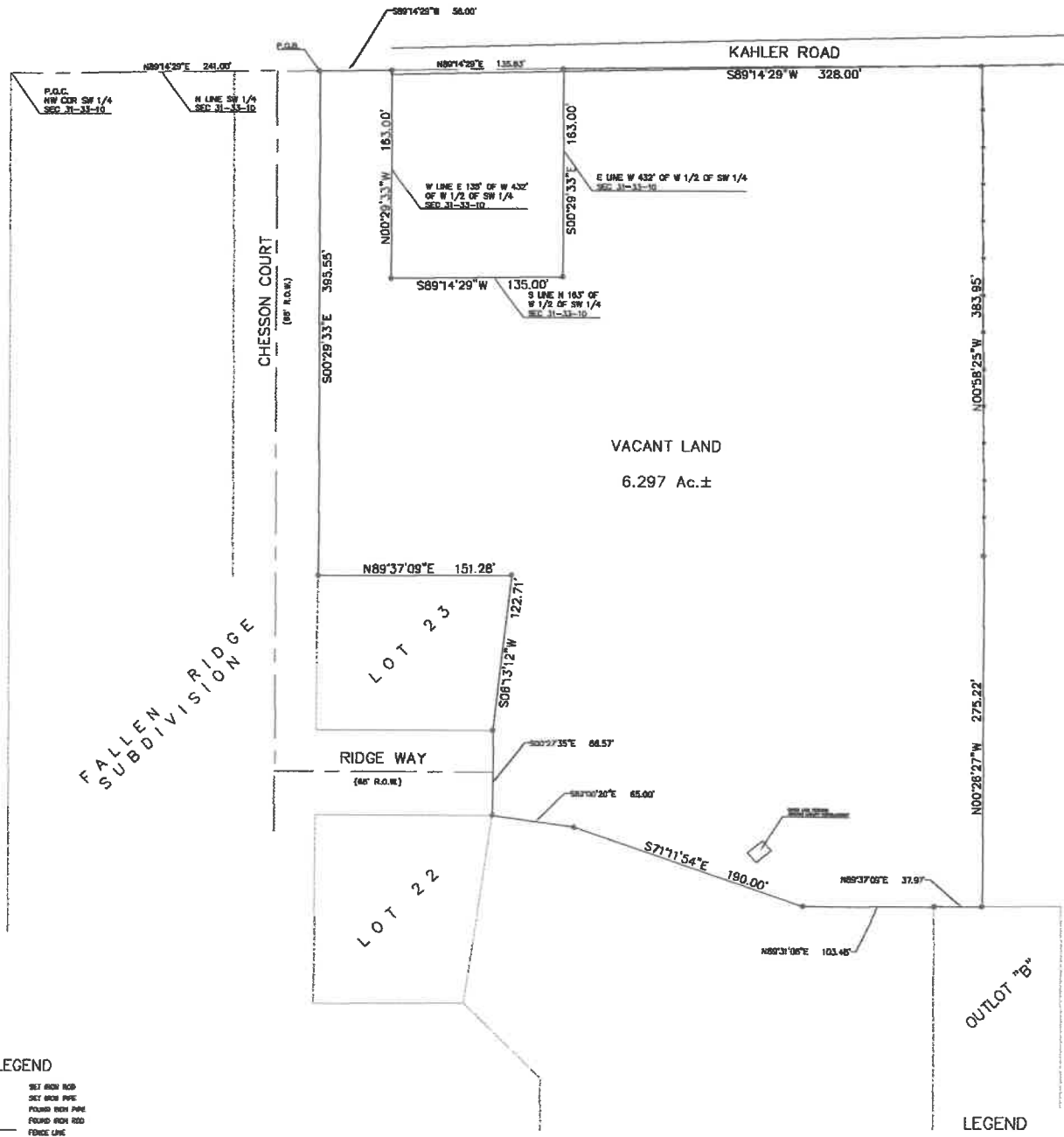
A variance in the A-1 Agricultural District zoning classification from minimum contiguous acreage requirement of 10 acres to 6 acres.

A variance to allow construction of an accessory building 40' x 72' in size prior to construction of the residence.

PLAT OF SURVEY
MORRISON SURVEYING CO., INC.
 2724 N. W. 25th ST. MIAMI, FLORIDA 33150
 Phone (305) 544-2828 Fax (305) 544-2828



THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;
 THENCE NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 241.00 FEET TO THE NORTHEAST CORNER OF
 FALLEN RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1980 AS DOCUMENT R80-03670, SAID POINT ALSO BEING THE POINT OF BEGINNING;
 THENCE SOUTH 09 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF FALLEN RIDGE SUBDIVISION FOR A DISTANCE OF 395.55 FEET TO THE NORTHWEST CORNER OF LOT
 23 IN FALLEN RIDGE SUBDIVISION;
 THENCE NORTH 09 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 151.28 FEET TO THE NORTHEAST CORNER OF LOT 23;
 THENCE SOUTH 08 DEGREES 13 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 23 FOR A DISTANCE OF 122.71 FEET TO THE SOUTHEAST CORNER OF LOT 23;
 THENCE SOUTH 02 DEGREES 00 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 65.00 FEET;
 THENCE SOUTH 71 DEGREES 11 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 180.00 FEET;
 THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 103.48 FEET TO THE NORTHWEST CORNER OF OUTLOT "B" IN FALLEN RIDGE SUBDIVISION;
 THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "B" FOR A DISTANCE OF 37.97 FEET;
 THENCE NORTH 00 DEGREES 28 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 275.22 FEET;
 THENCE NORTH 03 DEGREES 58 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 363.95 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
 THENCE SOUTH 88 DEGREES 14 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 328.00 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST
 QUARTER;
 THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 163.00 FEET TO THE SOUTH LINE OF THE NORTH 163 FEET OF THE WEST HALF OF
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 THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 135.00 FEET TO THE WEST LINE OF THE EAST 135 FEET OF THE WEST 432 FEET
 OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
 THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 163.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;
 THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING, ALL IN FLORENCE TOWNSHIP, MILL
 COUNTY, ILLINOIS.



LEGEND

- SET IRON ROD
- SET IRON PIPE
- FOUND IRON PIPE
- FOUND IRON ROD
- FENCE LINE

LEGEND

- FENCE LINE
- SETBACK LINE
- EASEMENT LINE
- IRON PIPE/ROD

State of Illinois, I.C.A.
 County of Shelby

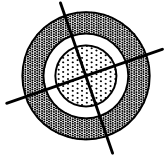
BEFORE ME, the undersigned authority, on this 6th day of November, 2018, personally appeared **ANGIE ESSEXT**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.



RECORDS MAINTAINED ON RECORDED PLAT OF SURVEYOR OF FALLEN RIDGE SUB.



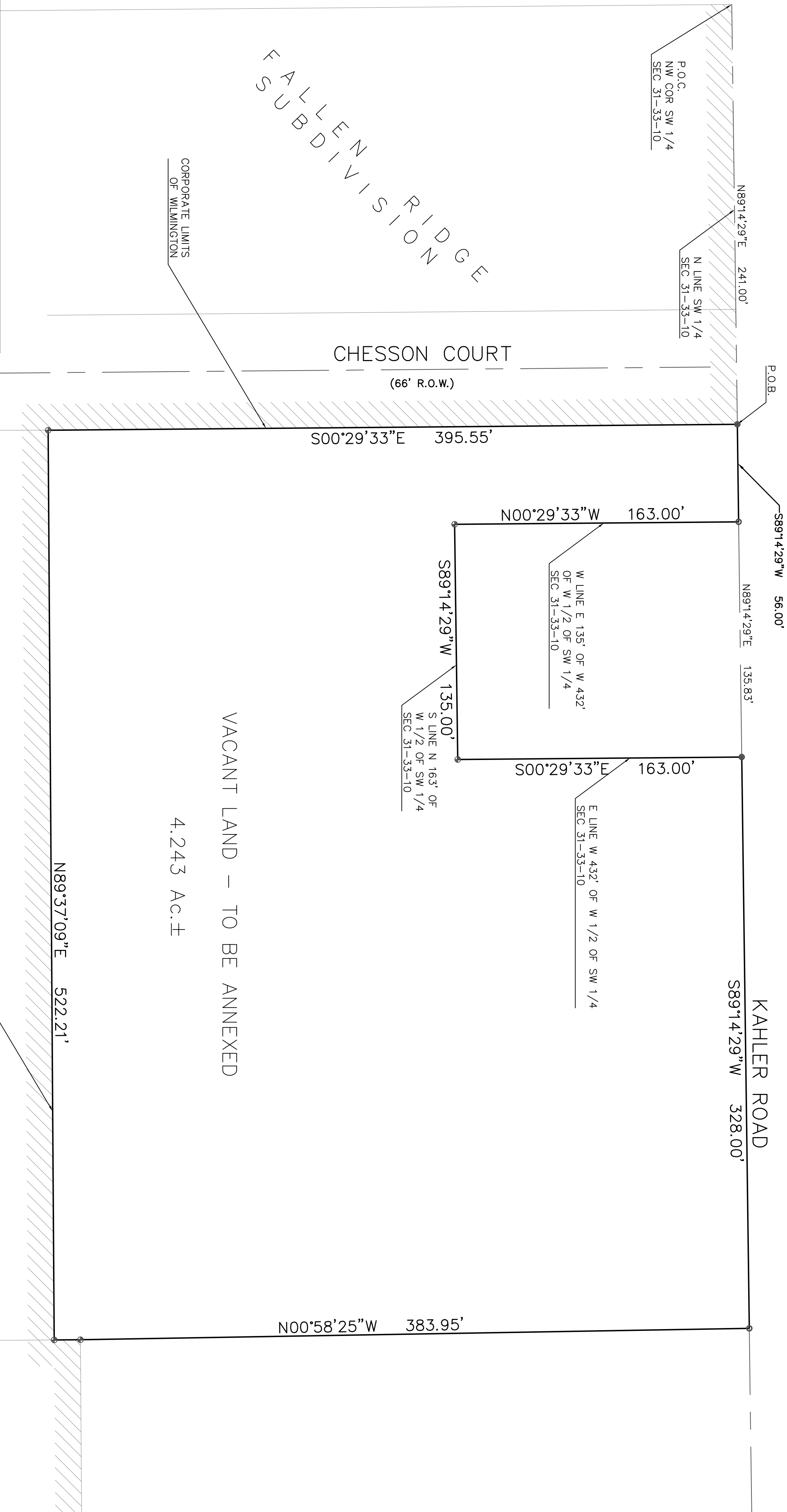
Compare All Dimensions Before Building and Report Any Discrepancies to Client. For Additional Fees, Easements and other modifications not shown here, please refer to your deed, title policy, zoning ordinances, etc.
 ORDERED BY: **ANGIE ESSEXT**
 SCALE: 1" = 40' ORDER NO. 4980



PLAT OF ANNEXATION
MORRISON SURVEYING CO., INC.
 2710 N. II. Rt. 47, Morris, Illinois 60450
 Phone (815) 942-2620 FAX (815) 941-2620



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 THENCE NORTH 89 DEGREES 29 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23 AND ITS EASTERLY EXTENSION FOR A DISTANCE OF 522.21 FEET;
 THENCE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST 15.04 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT R99-99286;
 THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL DESCRIBED IN DOCUMENT R99-99286 FOR A DISTANCE OF 383.95 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
 THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 328.00 FEET TO THE EAST LINE OF THE NORTH 163 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;
 THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 163.00 FEET TO THE WEST LINE OF THE WEST 432 FEET OF SAID SOUTHWEST QUARTER;
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 THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, ALL IN FLORENCE TOWNSHIP, WILL COUNTY, ILLINOIS.



CORPORATE LIMITS
OF WILMINGTON

FALLEN RIDGE
SUBDIVISION

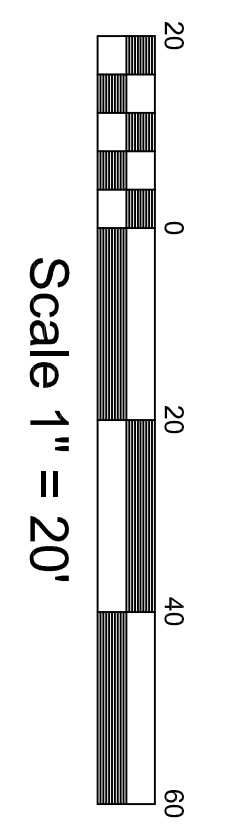
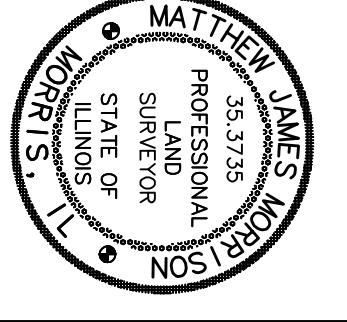
CHESSON COURT
(66' R.O.W.)

KAHLER ROAD

VACANT LAND -- TO BE ANNEXED
4.243 A.C.±

CORPORATE LIMITS
OF WILMINGTON

State of Illinois } s.s.
 County of Grundy } s.s.
 We, MORRISON SURVEYING CO INC., (Prof. License #184-0013919) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois
 Date: 3/27/19



Compare All Dimensions Before Building And Report Any Discrepancies at Once. For Building lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinance, ETC...
 ORDERED BY: ANJIE ISSERT
 SCALE: 1" = 20' ORDER NO. 4980A

Memorandum

To: Wilmington Planning and Zoning Commission
From: Rod Tonelli, AICP
Date: April 24, 2019
RE: ISSERT Annexation, Zoning and Variance request

Summary

Tyler ISSERT has submitted an application to annex approximately 4 acres of land located along Kahler Road east of Chesson Ct.. Mr. ISSERT owns a total of approximately 6.3 contiguous acres of land a portion of which is already annexed into the City and zoned R-1. Mr. ISSERT is requesting that the 4.0 acres being annexed remain zoned A-1 upon annexation to maintain the agricultural use of the property. Additionally he has requested that the R-1 portion of the subject property be rezoned to A-1. As the whole property is less than 10 Acres, a variance has been requested to permit the parcel to remain A-1 with a lot size smaller than 10 acres. The petitioner has also requested a variance to permit the construction of an accessory building prior to the construction of a principal residence on the property. The accessory building will be used in the continued agricultural function and use of the property. In conjunction with the request to annex, the petitioner has presented a draft annexation and development agreement to the City Council for consideration. The draft agreement provides that the construction of a principle residence on the property shall be commenced within 5 years of the signing of the agreement.

The City of Wilmington has a lift station site located on the southern portion property owned by Mr. ISSERT which is accessed by a narrow driveway from Ridge Way. In addition to the lift station and access drive, there is also a City gravity sanitary sewer, sanitary forcemain, and watermain that traverse the southern portion of the property. The City does not currently have clearly defined easements over these utilities, the driveway or the lift station. As part of the agreement that will be considered by City Council, Mr. ISSERT will grant the required easements for the utilities. Additionally, he will deed the lift station property and access driveway to the City. The agreement also provides for dedication of right-of-way for Kahler Road along the frontage of the property.

Staff Recommendation

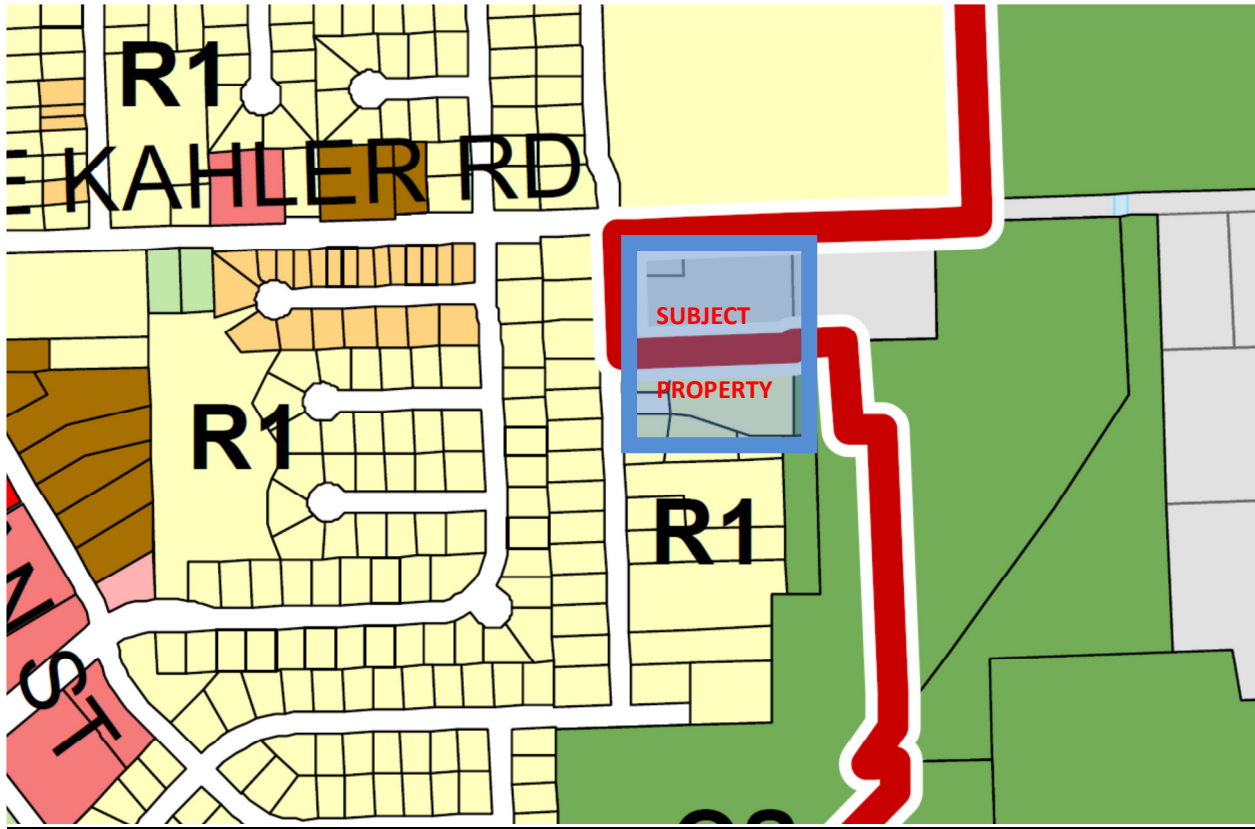
Staff recommends approval of the annexation, rezoning and requested variances.

Recommended Motion

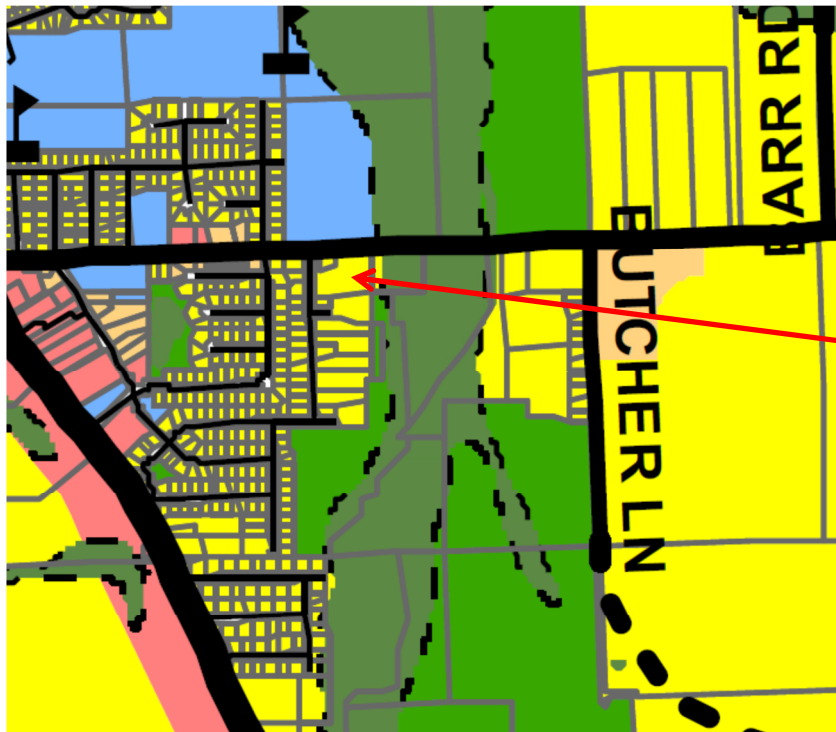
Motion to recommend approval to the City Council of the annexation of approximately 4 acres of property as described in the annexation petition and to rezone the entire 6 plus acres as described in the petition to the A-1 Zoning District along with a variance for the required lot size from 10 acres to 6.297 acres (less the area to be dedicated to the City of Wilmington) and also, a variance to permit the construction of an accessory structure for agricultural purposes prior to the construction of a principle residence on the property.



Zoning Map



Comprehensive Plan



Subject property is shown as "Standard Residential" in the City Of Wilmington Comprehensive Plan

Site Location



FIRST RESPONDER APPRECIATION DAY

SATURDAY, MAY 18, 2019

11AM - 2PM

WILMINGTON CITY HALL

1165 S. WATER ST.

JOIN US IN SALUTING OUR FIRST RESPONDERS
INCLUDING WILMINGTON FIRE DEPT,
WILMINGTON POLICE DEPARTMENT,
WILMINGTON EMT/AMBULANCE, AND ESDA.
ENJOY MUSIC, FOOD, RAFFLES AND FUN FOR THE KIDS!



SPONSORED BY:





LESTER J. SMITH
AMERICAN LEGION POST 191
(Riders, Sons, Auxiliary)
1059 Widows Road
Wilmington, Illinois 60481

City of Wilmington

We, the Wilmington American Legion, Lester Smith Post 191. Respectfully request to be allowed to collect funds and pass out Poppies on the corner of Water and Baltimore Streets on Friday, 24 May from 11AM to 12PM. Memorial Day is on Monday, 27 May. The Poppy represents the Fields of Poppies in Flanders where many of our Military Service Members were buried after the War. We will also be having a Flag Line along Rte. 53 in front of Nelson's Furniture at the same time.

Please help us help Veterans by allowing us the Honor of collecting funds for our Veterans.

Thank You in Advance

Ken Watt

Ken Watt

A handwritten signature in black ink, appearing to read 'Ken Watt', written over a light blue horizontal line.

Commander

Wilmington American Legion, Post 191

Signed by Adjutant:

A handwritten signature in black ink, appearing to read 'Patrick W. Nugent', written over a light blue horizontal line.

Patrick W. Nugent

Wilmington American Legion, Post 191

ORDINANCE NO. 19-05-07-01

AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CORPORATE LIMITS OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS

WHEREAS, a written petition, signed by all the legal fee title owners of record of all land within the territory described in and portrayed Exhibit A (hereinafter described as “Annexing Property”) has been filed with the City Clerk and is requesting that said territory be annexed to the City of Wilmington;

WHEREAS, there are no electors residing in Annexing Property; and

WHEREAS, the said Annexing Property is territory not located within the corporate limits of any municipality, but is contiguous to the City of Wilmington; and

WHEREAS, Tyler ISSERT represented to the City he is the sole record fee title owner of the Property described in Exhibit A; and

WHEREAS, Tyler ISSERT is the owner of record of “Subject Property” further defined in Exhibit B that includes annexing property;

WHEREAS, Tyler ISSERT and City of Wilmington have entered into a valid and binding Annexation and Development Agreement attached hereto as Exhibit C relating to Subject Property; and

WHEREAS, all petitions, documents and other necessary legal requirements are in compliance with the terms of the Annexation and Development Agreement and with the statutes of the State of Illinois, specifically Section 7-1-8 of the Illinois Municipal Code (65 ILCS 5/7-1-8); and

WHEREAS, pursuant to notice as required by law the City of Wilmington City Council required a public hearing on the annexation agreement; and

WHEREAS, City Council finds that all of the above are accurate findings and that it is in the best interest of the City of Wilmington to annex the Subject Property to the City of Wilmington pursuant to the terms in substantially the same form as stated in the Annexation and Development Agreement attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS

SECTION 1. INCORPORATION OF RECITALS

The above recitals and all exhibits referred to in this Ordinance are incorporated herein.

SECTION 2. ANNEXATION

The territory described and portrayed in Exhibit “A” attached hereto and incorporated herein together with adjacent road rights of way be and the same is hereby annexed to the City of Wilmington, an Illinois Municipal Corporation, Will County, Illinois. An accurate plat of annexation of the territory is attached hereto in Exhibit A.

SECTION 3. ANNEXATION TO BE RECORDED AND FILED

The City Clerk shall record a copy of this Ordinance at the Office of the Will County Recorder of Deeds and shall file certified copies of this Ordinance in the Office of the Will County Clerk within the time required by law.

SECTION 4: CLERK TO NOTIFY ENTITIES

Within thirty (30) days after this Ordinance is passed, the City Clerk shall notify in writing by certified mail the Will County election authorities, the post office branch serving the territory, and the library, police, and fire district authorities serving the territory. After thirty (30) days of this Ordinance's passage, the City Clerk shall promptly send written notice of the annexation by registered mail to the highway commissioner of the road district within which the annexed territory is described.

SECTION 5: SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 6: REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 7: EFFECTIVE DATE

This Ordinance shall be in full force and effect thirty (30) days from and after its passage, approval and publication as provided by law.

PASSED this 7th day of May, 2019 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin	_____	John Persic, Jr.	_____
Dennis Vice	_____	Floyd Combes	_____
Ben Dietz	_____	Lisa Butler	_____
Jake Tenn	_____	Frank Studer	_____

Approved this 7th day of May, 2019

Roy Strong, Mayor

Attest:

James W. Studer, City Clerk

EXHIBIT A
ANNEXING PROPERTY

ANNEXING PROPERTY IS LEGALLY DESCRIBED AND PORTRAYED ON THE PLAT
OF ANNEXATION INCLUDED IN EXHIBIT B

PARCEL IDENTIFICATION NUMBER

09-18-31-300-023-0010

EXHIBIT B
SUBJECT PROPERTY

SUBJECT PROPERTY IS PORTRAYED IN THE ATTACHED PLAT OF SURVEY
INCLUDED WITH EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 241.00 FEET TO THE NORTHEAST CORNER OF FALLEN RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1980 AS DOCUMENT R80-03670, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF FALLEN RIDGE SUBDIVISION FOR A DISTANCE OF 395.55 FEET TO THE NORTHWEST CORNER OF LOT 23 IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 151.28 FEET TO THE NORTHEAST CORNER OF LOT 23;

THENCE SOUTH 06 DEGREES 13 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 23 FOR A DISTANCE OF 122.71 FEET TO THE SOUTHEAST CORNER OF LOT 23;

THENCE SOUTH 00 DEGREES 27 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 66.57 FEET TO THE NORTHEAST CORNER OF LOT 22 IN FALLEN RIDGE SUBDIVISION;

THENCE SOUTH 82 DEGREES 00 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 65.00 FEET;

THENCE SOUTH 71 DEGREES 11 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 190.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 103.48 FEET TO THE NORTHWEST CORNER OF OUTLOT "B" IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "B" FOR A DISTANCE OF 37.97 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 275.22 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 383.95 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 328.00 FEET TO THE EAST LINE OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 163.00 FEET TO THE SOUTH LINE OF THE NORTH 163 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 135.00 FEET TO THE WEST LINE OF THE EAST 135 FEET OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 163.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, ALL IN FLORENCE TOWNSHIP, WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS

09-18-31-300-023-0010; AND

09-18-31-300-023-0020

EXHIBIT C
ANNEXATION AND DEVELOPMENT AGREEMENT INCLUDED WITH EXHIBIT C

ORDINANCE NO. 19-05-07-02

AN ORDINANCE REZONING CERTAIN PROPERTY AND GRANTING VARIANCES FOR LOT SIZE AND THE CONSTRUCTION AN ACCESSORY STRUCTURE PRIOR TO CONSTRUCTION OF PRINCIPAL BUILDING

WHEREAS, Tyler Issert, the Petitioner, represents that he is the sole record fee title owner of SUBJECT PROPERTY consisting of two parcels totaling approximately 6.297 acres of land and legally described and portrayed in Exhibit A which by reference is incorporated in this Agreement;

WHEREAS, approximately 4.243 acres of SUBJECT PROPERTY is assigned PIN No. 09-18-31-300-023-0010, legally described and portrayed in the Plat of Annexation attached hereto as “Exhibit B” (hereinafter sometimes referred to as the “ANNEXING PROPERTY”), and by reference incorporated in this Agreement, was annexed to the City as an A-1 zoned property;

WHEREAS, approximately 2.054 acres of the Subject Property, assigned PIN No. 09-18-31-300-023-0020 is legally described in Exhibit C, was previously annexed to the City (hereinafter sometimes referred to as “Annexed Property”) and by reference incorporated in this Ordinance, and is zoned as an R-1 property;

WHEREAS, the Petitioner petitioned the City of Wilmington to rezone to the ANNEXED PROPERTY from R-1 under the City’s Zoning Ordinance to an A-1 zoning district;

WHEREAS, the Petitioner further petitioned the City of Wilmington to grant SUBJECT PROPERTY a variance to vary the lot requirements of the A-1 Zoning District from a minimum of 10 Acres to 6.088 acres, that being 6.297 acres less the Owner’s dedication of 33’ of SUBJECT PROPERTY’s entire Kahler Road frontage and that property the owner dedicates and conveys to the City as the location of and access to the City’s existing Lift Station, and to allow the construction of an accessory building of approximately 40’ x 72’ x 21’ high on the SUBJECT PROPERTY prior to the construction of a principal building on it;

WHEREAS, a public hearing was conducted before the Wilmington Planning & Zoning Commission (the “PZC”) on May 2, 2019; and

WHEREAS, regarding the request to rezone Annexed Property from R-1 to A-1, the PZC made the following findings of fact:

1. That such rezoning conforms to the comprehensive plan or conditions or trends of development have changed in the area of the request, since the

adoption of the comprehensive plan, to warrant the need for different types of land uses or densities. Furthermore, the proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding area's trend of development;

2. The proposed rezoning conforms to the intent and purpose of the City Zoning Ordinance;
3. The proposed rezoning will not have a significant detrimental effect on the long-range development of adjacent properties or on adjacent land uses;
4. Adequate public facilities and services exist or can be provided.

WHEREAS, regarding the request to vary minimum lot size and to allow an accessory structure to be constructed prior to the principal building on the SUBJECT PROPERTY, the PZC made the following findings of fact:

1. Adequate evidence was submitted to establish practical difficulties or particular hardship so that a variation is permitted because the evidence sustained the existence of each of the following conditions:
 - a. That strict enforcement of the code would involve practical difficulties or impose exceptional hardship because this would result in exceptional hardship by rendering the lot undevelopable;
 - b. The property in question cannot yield a reasonable return if permitted to be used only under the R-1 zoning regulations;
 - c. The plight of the owner is due to unique circumstances including living nearby the rezoned parcel, and to have an interest in remaining a resident of the City of Wilmington and further developing a residential structure on the property; and
 - d. The variation will not alter the essential character of the locality.

WHEREAS, based on the foregoing findings of fact, the Planning & Zoning Commission recommended approval of the requested rezoning and variances; and

WHEREAS, it is in the best interest of the City of Wilmington to grant the requested rezoning and variances.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS

SECTION 1: INCORPORATION OF RECITALS

The above recitals and all exhibits referred to in this Ordinance are incorporated herein.

SECTION 2: RE-ZONING

That the requested rezoning be and the same are hereby granted as provided in the Annexation & Development Agreement, subject to the following conditions:

1. Annexed Property, as described in Exhibit C, is hereby rezoned from an R-1 Zoning District to an A-1 Zoning District so that SUBJECT PROPERTY is entirely zoned as an A-1 Zoning District, as presently defined in the Wilmington Code of Ordinances with a copy of such A-1 zoning regulations attached hereto and incorporated in the ordinance Exhibit D.
2. Except as provided in Annexation and Development Agreement (“the Agreement”) attached hereto as Exhibit E, the Petitioner shall fully comply with all other A-1 Zoning District regulations and other applicable Village Ordinances. Notwithstanding anything to the contrary contained in the Agreement or the City’s Ordinances, or any other restrictions or limitations, the Subject Property cannot be used for: 1) any livestock, including but not limited to cattle, hogs, horses, goats, sheep; 2) fowl; 3) or any other animals of any type except for dogs or domesticated cats, but restricted as to the number permitted by City ordinance.
3. Any modifications or changes to A-1 Zoning District within the Wilmington Code of Ordinances during or after the term of the Agreement shall not affect the Petitioner’s intended uses of SUBJECT PROPERTY which is to store hay in the accessory building allowed, and only the terms of the zoning ordinance at the time of annexation shall govern the use and zoning of the premises. A copy of the current A-1 zoning regulations is attached hereto as Exhibit D.

SECTION 3: VARIANCES

That the requested variances be and the same are hereby granted, thereby permitting the following:

1. The A-1 minimum lot size is varied from 10 acres to approximately 6.088 acres, that being 6.297 acres less the Owner’s dedication of 33’ of SUBJECT PROPERTY’s entire Kahler Road frontage and that property the owner dedicates and conveys to the City as the location of and access to the City’s existing Lift Station.
2. Variance in Construction of Accessory Building. A variance is granted to allow the construction of an accessory building of approximately 40’ x 72’ x 21’ high, generically portrayed in the attached Exhibit F, on the SUBJECT PROPERTY prior to the construction of a principal building on it.

SECTION 4: SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 6: EFFECTIVE DATE

This Ordinance shall be effective after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 7th day of May, 2019 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin _____
Dennis Vice _____
Ben Dietz _____
Jake Tenn _____

John Persic, Jr. _____
Floyd Combes _____
Lisa Butler _____
Frank Studer _____

Approved this 7th day of May, 2019

Roy Strong, Mayor

Attest:

James W. Studer, City Clerk

EXHIBIT A
SUBJECT PROPERTY

SUBJECT PROPERTY IS PORTRAYED IN THE ATTACHED PLAT OF SURVEY
INCLUDED WITH EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER;

THENCE NORTH 89 DEGREES 14 MINUTES 29 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 241.00 FEET TO THE NORTHEAST CORNER OF FALLEN RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1980 AS DOCUMENT R80-03670, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG THE EAST LINE OF FALLEN RIDGE SUBDIVISION FOR A DISTANCE OF 395.55 FEET TO THE NORTHWEST CORNER OF LOT 23 IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 23 FOR A DISTANCE OF 151.28 FEET TO THE NORTHEAST CORNER OF LOT 23;

THENCE SOUTH 06 DEGREES 13 MINUTES 12 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 23 FOR A DISTANCE OF 122.71 FEET TO THE SOUTHEAST CORNER OF LOT 23;

THENCE SOUTH 00 DEGREES 27 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 66.57 FEET TO THE NORTHEAST CORNER OF LOT 22 IN FALLEN RIDGE SUBDIVISION;

THENCE SOUTH 82 DEGREES 00 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 65.00 FEET;

THENCE SOUTH 71 DEGREES 11 MINUTES 54 SECONDS EAST FOR A DISTANCE OF 190.00 FEET;

THENCE NORTH 89 DEGREES 31 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 103.48 FEET TO THE NORTHWEST CORNER OF OUTLOT "B" IN FALLEN RIDGE SUBDIVISION;

THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF OUTLOT "B" FOR A DISTANCE OF 37.97 FEET;

THENCE NORTH 00 DEGREES 26 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 275.22 FEET;

THENCE NORTH 00 DEGREES 58 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 383.95 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 328.00 FEET TO THE EAST LINE OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 29 MINUTES 33 SECONDS EAST ALONG SAID EAST LINE, FOR A DISTANCE OF 163.00 FEET TO THE SOUTH LINE OF THE NORTH 163 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 135.00 FEET TO THE WEST LINE OF THE EAST 135 FEET OF THE WEST 432 FEET OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE NORTH 00 DEGREES 29 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE FOR A DISTANCE OF 163.00 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 56.00 FEET TO THE POINT OF BEGINNING, ALL IN FLORENCE TOWNSHIP, WILL COUNTY, ILLINOIS.

PARCEL IDENTIFICATION NUMBERS

09-18-31-300-023-0010; AND

09-18-31-300-023-0020

EXHIBIT B
ANNEXING PROPERTY

ANNEXING PROPERTY IS LEGALLY DESCRIBED AND PORTRAYED ON THE
PLAT OF ANNEXATION INCLUDED IN EXHIBIT B

PARCEL IDENTIFICATION NUMBER

09-18-31-300-023-0010

EXHIBIT C

PREVIOUSLY ANNEXED PROPERTY

LEGAL DESCRIPTION

NEED LEGAL FOR ANNEXED PROPERTY

PARCEL IDENTIFICATION NUMBER

09-18-31-300-023-0020

EXHIBIT D

A-1 ZONING DISTRICT INCLUDED WITH EXHIBIT D

EXHIBIT E

ANNEXATION AND DEVELOPMENT AGREEMENT INCLUDED IN EXHIBIT E

EXHIBIT F

GENERIC DEPICTION OF ACCESSORY BUILDING INCLUDED IN EXHIBIT F



ORDINANCE NO. 19-05-07-03

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF
AN ANNEXATION AND DEVELOPMENT AGREEMENT BETWEEN THE
CITY OF WILMINGTON AND TYLER ISSERT**

WHEREAS, City Council of the City of Wilmington conducted a public hearing as provided by law on entering into an Annexation and Development Agreement (“Agreement”) attached hereto and incorporated by reference marked as Exhibit 1 which provides for the annexation of the “Annexing Property” described in Exhibit B in the Agreement and the zoning, use, and development of “Annexing Property” and “Annexed Property”, property previously annexed to the City and described in Exhibit C in the Agreement, with both parcels described as “Subject Property” in Exhibit A in the Agreement; and

WHEREAS, City Council finds it in the best interest of the City to approve and authorize the Mayor to execute the Annexation and Development Agreement.

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS:

SECTION 1: APPROVAL OF AGREEMENT AND AUTHORIZATION OF EXECUTION

That the Annexation and Development Agreement between the City of Wilmington and Tyler Issert, in substantially the form attached hereto as Exhibit 1, be and is hereby approved, the Mayor is authorized and directed to execute such Annexation and Development Agreement on behalf of the City of Wilmington, and the City Clerk is authorized and directed to attest to such signature.

SECTION 2: SEVERABILITY

If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall

not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect

SECTION 3: REPEALER

All ordinances or parts of ordinances conflicting with any provisions of this ordinance are hereby repealed.

SECTION 4: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

PASSED this 7th day of May, 2019 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin _____
Dennis Vice _____
Ben Dietz _____
Jake Tenn _____

John Persic, Jr. _____
Floyd Combes _____
Lisa Butler _____
Frank Studer _____

Approved this 7th day of May, 2019

Roy Strong, Mayor

Attest:

James W. Studer, City Clerk

EXHIBIT 1
ANNEXATION AND DEVELOPMENT AGREEMENT

EXHIBIT A
ANNEXING PROPERTY

EXHIBIT B
ANNEXING PROPERTY

EXHIBIT C
SUBJECT PROPERTY

City of Wilmington
Check Register Final FY19: April 30, 2019



Check#	Date	Vendor/Employee	Amount
Fund	1	General Corporate Fund	
0	4/29/2019	Payroll Sweep	87,207.23
0	4/29/2019	Misc Vendors	41.12
0	4/29/2019	Misc Vendors WPD	71.25
0	4/29/2019	Paycor	150.66
0	4/29/2019	IMRF	11,332.41
20983	4/30/2019	Elyse Aion	989.00
20984	4/30/2019	AT&T	66.66
20985	4/30/2019	AT&T Mobility	41.75
20986	4/30/2019	Atlantis Distribution & Logistics, LLC	637.96
20987	4/30/2019	Blue Cross Blue Shield of Florida, Inc.	242.50
20988	4/30/2019	Blue Cross Blue Shield of Illinois	164.00
20989	4/30/2019	Blue Cross Blue Shield of Illinois	1,436.00
20990	4/30/2019	Blue Cross Medicare RX (PDP)	261.20
20991	4/30/2019	Blue Cross Medicare Rx (PDP)	261.20
20992	4/30/2019	Blue Cross Medicare Rx (PDP)	261.20
20993	4/30/2019	Blue Cross Medicare Rx (PDP)	261.20
20994	4/30/2019	Blue Cross MedicareRx (PDP)	236.20
20995	4/30/2019	Blue Cross MedicareRX (PDP)	261.20
20996	4/30/2019	Calumet Harbor Lumber & Supply Co.	116.86
20997	4/30/2019	Canine Development Group, Inc.	100.00
20998	4/30/2019	Cintas Corporation	351.00
20999	4/30/2019	Clennon Electric Co Inc	4,446.70
21000	4/30/2019	Comcast	784.28
21001	4/30/2019	ComEd	849.64
21002	4/30/2019	Constellation New Energy, Inc	5,991.18
21003	4/30/2019	Kimberley Donald	400.00
21004	4/30/2019	DTW Inc	793.74
21006	4/30/2019	Teresa Fisher	41.29
21007	4/30/2019	Florida Blue	155.90
21008	4/30/2019	Fort Dearborn Life Insurance	279.86
21009	4/30/2019	G W Communications	349.80
21010	4/30/2019	Healthcare Service Corp	25,333.62
21011	4/30/2019	Illinois Office of the Attorney General	30.00
21012	4/30/2019	Illinois Public Risk Fund	9,579.29
21013	4/30/2019	Illinois State Police	28.25
21014	4/30/2019	Illinois State Police	30.00
21015	4/30/2019	Joliet Asphalt LLC	1,227.05
21016	4/30/2019	Konica Minolta	285.86
21017	4/30/2019	Lamore Siding & Gutter Works, Inc.	940.00

21018	4/30/2019	Mahoney Silverman & Cross LLC	4,544.25
21019	4/30/2019	William McCluskey	15.00
21020	4/30/2019	Midwest Paving Equipment, Inc.	77.61
21021	4/30/2019	Municipal Code Corporation	820.00
21022	4/30/2019	Craig Palmer	149.75
21023	4/30/2019	Ray O Herron Inc	900.12
21024	4/30/2019	Rendels, Inc.	47.00
21025	4/30/2019	Sistek Sales Inc	13.04
21026	4/30/2019	Staples Advantage	55.08
21027	4/30/2019	TransUnionsRisk&Alternative Data Solutions, Inc.	75.70
21028	4/30/2019	Treasurer of the State of Illinois	5.00
21029	4/30/2019	Trust 741	1,650.00
21030	4/30/2019	Uni Max Management Corp.	1,950.00
21031	4/30/2019	United Communications Systems Inc	765.62
21032	4/30/2019	Verizon Wireless	1,079.08
21033	4/30/2019	Petty Cash Fund	192.63
			Total: 168,376.94

Fund	2	Water Operating M & R Fund	
0	4/29/2019	Payroll Sweep	16,780.65
0	4/29/2019	IMRF	2,357.57
10861	4/30/2019	Cintas Corporation	77.40
10862	4/30/2019	Comcast	104.85
10863	4/30/2019	ComEd	975.13
10864	4/30/2019	Dynegy Energy Services	2,735.74
10866	4/30/2019	Fort Dearborn Life Insurance	124.83
10867	4/30/2019	Healthcare Service Corp	7,479.14
10868	4/30/2019	Illinois Public Risk Fund	2,010.22
10870	4/30/2019	Konica Minolta	94.57
10874	4/30/2019	Scientific Methods, Inc.	495.00
10876	4/30/2019	Underground Pipe & Valve Co	216.00
10877	4/30/2019	United Communications Systems Inc	107.66
10878	4/30/2019	USA Blue Book	485.01
10879	4/30/2019	Verizon Wireless	291.89
10880	4/30/2019	Viking Chemical Company	4,457.31
			Total: 38,792.97

Fund	4	Sewer Operating M & R Fund	
0	4/29/2019	Payroll Sweep	12,721.34
0	4/29/2019	IMRF	1,859.38
10860	4/30/2019	AQUAFIX	2,812.61
10863	4/30/2019	ComEd	549.63
10864	4/30/2019	Dynegy Energy Services	5,393.29
10865	4/30/2019	Environmental Resource Associates	1,161.76
10866	4/30/2019	Fort Dearborn Life Insurance	106.83
10867	4/30/2019	Healthcare Service Corp	4,419.64
10868	4/30/2019	Illinois Public Risk Fund	1,604.89

10869	4/30/2019	Jack Henry & Associates, Inc.	92.30
10870	4/30/2019	Konica Minolta	94.57
10871	4/30/2019	Lamore Siding & Gutter Works, Inc.	3,025.00
10873	4/30/2019	Nicor	402.93
10875	4/30/2019	Secretary Of State	8.00
10877	4/30/2019	United Communications Systems Inc	176.07
10878	4/30/2019	USA Blue Book	771.97
10879	4/30/2019	Verizon Wireless	314.63
Total:			<u>35,514.84</u>

Fund 5 DFC Federal Grant Fund

1486	4/23/2019	Cardmember Service	3,610.94
1487	4/23/2019	John Coyle	75.00
1488	4/23/2019	Konica Minolta	545.38
1489	4/23/2019	Optimum Consulting Group, Inc.	2,207.00
1490	4/23/2019	Save a Life Tour	2,000.00
1491	4/23/2019	Shred X	400.00
0	4/30/2019	Better Business Planning Inc.	2,650.24
Total:			<u>11,488.56</u>

Fund 7 ESDA Fund

21000	4/30/2019	Comcast	66.90
21005	4/30/2019	Emergency Service Marketing Corp., Inc.	305.00
21031	4/30/2019	United Communications Systems Inc	252.27
21032	4/30/2019	Verizon Wireless	164.95
Total:			<u>789.12</u>

Fund 17 Water Capital Project Fund

10872	4/30/2019	Midwest Meter Inc	28,242.23
10878	4/30/2019	USA Blue Book	258.75
10881	4/30/2019	Zenner Performance	57,075.87
Total:			<u>85,576.85</u>
GRAND TOTAL:			<u><u>340,539.28</u></u>

Dennis Vice

Floyd Combes

Jake Tenn

John Persic, Jr.

Kevin Kirwin

Frank Studer

Lisa Butler

Ben Dietz

Approved: May 7, 2019

City of Wilmington
Check Register Meeting Date: May 7, 2019



Check#	Date	Vendor/Employee	Amount
Fund 1 General Corporate Fund			
21034	5/7/2019	Accela, Inc. #774375	5,184.00
21035	5/7/2019	Advanced Public Safety, LLC	899.64
21036	5/7/2019	DS Waters of America Hinckley Springs	83.73
21037	5/7/2019	Sewer Equipment Co Of America	531.15
21038	5/7/2019	The Target Shop, LLC	119.75
21039	5/7/2019	Zink/Adam	810.00
Total:			<u>7,628.27</u>
Fund 2 Water Operating M & R Fund			
10882	5/7/2019	Accela, Inc. #774375	3,751.00
10883	5/7/2019	Consolidated Pipe & Supply Co., Inc.	338.28
10884	5/7/2019	Illinois Enviromental Protection Agency	1,393.79
10885	5/7/2019	Nicor	1,151.97
10886	5/7/2019	PDC Labs Inc	1,458.50
Total:			<u>8,093.54</u>
Fund 4 Sewer Operating M & R Fund			
10882	5/7/2019	Accela, Inc. #774375	3,751.00
10884	5/7/2019	Illinois Enviromental Protection Agency	451,056.86
10887	5/7/2019	USA Blue Book	1,860.65
Total:			<u>456,668.51</u>
Fund 5 DFC Federal Grant Fund			
0	5/2/2019	Better Business Planning Inc.	2,524.79
Total:			<u>2,524.79</u>
Fund 12 Debt Service Fund			
3116	5/7/2019	Attn: Corporate Trust Amalgamated Bank Of Chicago	3,900.00
Total:			<u>3,900.00</u>
GRAND TOTAL:			<u>478,815.11</u>

Dennis Vice

Floyd Combes

Jake Tenn

John Persic, Jr.

Kevin Kirwin

Frank Studer

Lisa Butler

Ben Dietz

Approved: May 7, 2019

ORDINANCE NO. 19-05-07-04

**AN ORDINANCE CALLING FOR A PUBLIC HEARING
AND A JOINT REVIEW BOARD MEETING TO CONSIDER REVISING
THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR THE
WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY
TERMINAL AREA (TIF DISTRICT NO. 2), AND AMENDING THE REDEVELOPMENT
PLAN AND PROJECT FOR THE WILMINGTON RIDGEPORT LOGISTICS CENTER
INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)**

WHEREAS, pursuant to Ordinance Numbers 10-05-04-06, 10-05-04-07, and 10-05-04-08, adopted May 18, 2010, as supplemented by Ordinance Numbers 14-09-02-02, 14-09-02-03, and 14-09-02-04, adopted September 2, 2014, and as supplemented by Ordinance Number 17-01-03-01, adopted January 3, 2017 (collectively the “TIF Ordinances”), the City of Wilmington (the “City”) approved a tax increment redevelopment plan and project (the “TIF Plan”), designated the tax increment redevelopment project area (the “Redevelopment Project Area”), and adopted tax increment financing relative to the City's Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the “Ridgeport TIF District”); and

WHEREAS, the City desires to adjust the boundaries of the Ridgeport TIF District, by removing and adding certain properties from the Redevelopment Project Area for the Ridgeport TIF District, to allow for the further development of the Redevelopment Project Area in accordance with the TIF Plan (the “Redevelopment Project Area Amendment”); and

WHEREAS, the City is, based on the foregoing, considering the approval of revised boundaries of the Redevelopment Project Area for the Ridgeport TIF District, to facilitate the Redevelopment Project Area Amendment, and an amendment to the TIF

Plan to accommodate redevelopment within the revised boundaries of the Ridgeport TIF District Amendment (the “TIF Plan Amendment”); and

WHEREAS, it is necessary to amend the TIF Ordinances to implement the Redevelopment Project Area Amendment and the TIF Plan Amendment; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(c) of TIF Act, prior to the adoption of the ordinances approving the Redevelopment Project Area Amendment and the TIF Plan Amendment, the City must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinances approving the Redevelopment Project Area Amendment and the TIF Plan Amendment, the City must convene a meeting of the Joint Review Board (the “JRB”) to consider the proposal; and

WHEREAS, it is the desire of the Mayor and City Council of the City to conduct such public hearing and to convene said meeting of the JRB;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wilmington, Will County, Illinois, as follows:

SECTION 1: That, pursuant to the provisions of the TIF Act, the Mayor and City Council hereby designate the date of Tuesday, July 16, 2019, at the hour of 7:00 p.m. at the Wilmington City Hall, Council Chambers, 1165 South Water Street, Wilmington, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the Redevelopment Project Area Amendment and the TIF Plan Amendment for the Ridgeport TIF District.

SECTION 2: That a copy of the TIF Plan Amendment for the Ridgeport TIF District has been on file in the office of the City Clerk, and has been available for public inspection during regular City business hours, since April 16, 2019.

SECTION 3: That, at the public hearing, any interested person, taxpayer or affected taxing district may file with the City Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for the Ridgeport TIF District, as previously established, shall meet on Thursday, May 30, 2019, at 2:00 p.m. at the Wilmington City Hall, Council Chambers, 1165 South Water Street, Wilmington, Illinois. The JRB shall review the public record, planning documents, the Redevelopment Project Area Amendment and the TIF Plan Amendment for the Ridgeport TIF District. The JRB shall make an advisory recommendation to the City within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of approving the Redevelopment Project Area Amendment or the TIF Plan Amendment for the Ridgeport TIF District. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 11-74.4-5(b) of the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts: Wilmington Township, Wilmington Fire Protection District, Wilmington School District 209-U, Joliet Junior College District 525, Island Park District, Wilmington Public Library District, Will County, and the City of Wilmington; and a public member (Kevin Kirwin).

SECTION 5: That the City's representative on the JRB is hereby confirmed as Joie Ziller, the City Administrator, or her designee.

SECTION 6: That a notice setting forth the availability of the TIF Plan Amendment for the Ridgeport TIF District, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of the Ridgeport TIF District and to all persons who have registered on the City's General TIF Interested Parties Registry or the City's Ridgeport Logistics Center Intermodal Facility Terminal Area TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as Exhibit A and made part hereof.

SECTION 7: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication and by first class U.S. Mail, all as required by Sections 11-74.4-5(b) and 11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as Exhibit B and made part hereof.

SECTION 8: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

[THIS SPACE INTENTIONALLY LEFT BLANK]

ADOPTED this 7th day of May, 2019 with _____ members voting aye, _____ members voting nay, the Mayor voting _____, with _____ members abstaining or passing and said vote being:

Kevin Kirwin _____
Dennis Vice _____
Ben Dietz _____
Jake Tenn _____

John Persic, Jr. _____
Floyd Combes _____
Lisa Butler _____
Frank Studer _____

Approved this 7th day of May, 2019

Roy Strong, Mayor

Attest:

James W. Studer, City Clerk

Exhibit A

**NOTICE OF THE AVAILABILITY OF THE
WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL
FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)
REDEVELOPMENT PLAN AND PROJECT AMENDMENT**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the City of Wilmington's Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the "Ridgeport TIF District") or have registered your name on the City of Wilmington's General Tax Increment Financing ("TIF") Interested Parties Registry or Ridgeport Logistics Center Intermodal Facility Terminal Area TIF Interested Parties Registry, that the Redevelopment Plan and Project Amendment for the Ridgeport TIF District to proposed revised boundaries of the Redevelopment Project Area for the Ridgeport TIF District, and which updates the Redevelopment Project and Plan to address and accommodate redevelopment within the revised boundaries of the Ridgeport TIF District, is available for your review. Copies of said Redevelopment Plan and Project Amendment may be obtained from Joie Ziller, City Administrator for the City of Wilmington, 1165 South Water Street, Wilmington, Illinois 60481, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

CITY OF WILMINGTON

James W. Studer
City Clerk

Exhibit B

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER REVISING THE BOUNDARIES OF THE REDEVELOPMENT PROJECT AREA FOR THE WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2), AND AMENDING THE REDEVELOPMENT PLAN AND PROJECT FOR THE WILMINGTON RIDGEPORT LOGISTICS CENTER INTERMODAL FACILITY TERMINAL AREA (TIF DISTRICT NO. 2)

Notice is hereby given that a public hearing will be held on Tuesday, July 16, 2019, at the hour of 7:00 p.m. at the Wilmington City Hall, Council Chambers, 1165 South Water Street, Wilmington, Illinois (the "Public Hearing"), in relation to revising the boundaries of the Redevelopment Project Area for the Wilmington Ridgeport Logistics Center Intermodal Facility Terminal Area (TIF District No. 2) (the "Ridgeport TIF District"), by adding and removing certain properties from the Redevelopment Project Area for the Ridgeport TIF District (the "Redevelopment Project Area Amendment"), so that the newly added properties may be redeveloped as set forth in the proposed amended Redevelopment Plan and Project for the Ridgeport TIF District, and the proposed amendment to the Redevelopment Plan and Project for the Ridgeport TIF District, that would amend the Redevelopment Plan and Project to address and accommodate redevelopment of the Ridgeport TIF District within its revised boundaries (the "TIF Plan Amendment"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the "TIF Act").

The current boundaries of the Ridgeport TIF District are more fully set forth in the list of property index numbers ("PINs") and common boundary description attached hereto as Exhibit "1" and made part hereof and on the street location map attached hereto as Exhibit "2" and made part hereof, and the revised boundaries of the Ridgeport TIF District,

as proposed to be revised pursuant to the Redevelopment Project Area Amendment, are more fully set forth in the legal description attached hereto as Exhibit “3” and made part hereof and on the street location map attached hereto as Exhibit “4” and made part hereof.

A copy of the TIF Plan Amendment has been on file with the City since April 16, 2019, and is currently on file and available for public inspection between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, except holidays, at the office of Joie Ziller, City Administrator for the City of Wilmington, 1165 South Water Street, Wilmington, Illinois 60481. A copy of the TIF Plan Amendment is enclosed with the copies of this Notice that are being mailed to the affected taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member (Kevin Kirwin) of the Joint Review Board. Joie Ziller, City Administrator for the City of Wilmington, 1165 South Water Street, Wilmington, Illinois 60481, (815) 476-2175, may be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for the Ridgeport TIF District (the “JRB”) is being convened to review the proposed Redevelopment Project Area Amendment and the TIF Plan Amendment for the Ridgeport TIF District. Pursuant to the TIF Act, the JRB consists of one (1) public member (Kevin Kirwin) and one (1) representative from each of the following taxing districts: Wilmington Township, Wilmington Fire Protection District, Wilmington School District 209-U, Joliet Junior College District 525, Island Park District, Wilmington Public Library District, Will County, and the City of Wilmington.

Pursuant to the TIF Act, the meeting of the JRB will be held on Thursday, May 30, 2019, at 2:00 p.m. at the Wilmington City Hall, Council Chambers, 1165 South Water Street, Wilmington, Illinois. Those taxing districts with representatives on the JRB are

hereby notified of said JRB meeting. The JRB's recommendation relative to the proposed Redevelopment Project Area Amendment and the proposed TIF Plan Amendment for the Ridgeport TIF District shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB and submitted to the City within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of approving the Redevelopment Project Area Amendment or approving the TIF Plan Amendment for the Ridgeport TIF District.

Prior to and at the July 16, 2019 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area Amendment or the proposed TIF Plan Amendment for the Ridgeport TIF District. Written comments are invited and can be sent in advance of the Public Hearing to Joie Ziller, City Administrator for the City of Wilmington, 1165 South Water Street, Wilmington, Illinois 60481. The Public Hearing may be adjourned by the Mayor and City Council without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the
City of Wilmington,
Will County, Illinois
James W. Studer, City Clerk

Exhibit "1"

**PINs and Common Boundary Description
for the Current Redevelopment Project Area for the Ridgeport TIF District**

Exhibit 1

**List of Parcels (PINs) Located within the
Current Project Area**

317161010010000	317172010020020	317281000050010
317161010020000	317172010030000	317281000060000
317161010030000	317172010040010	317281000070000
317161010040000	317172010040020	
317161030020010	317172010050000	
317161030030000	317172010060000	
317161030040000	317174000040000	
317161030050000	317174000140000	
317162010010000	317174000150000	
317163000100000	317174010010000	
317163010010000	317175020050000	
317163020010000	317175020060000	
317163030010010	317175020070000	
317163030010020	317211000180000	
317163030020000	317211000270000	
317163030030000	317211000280000	
317163030040000	317211000360000	
317164000120020	317212000050000	
317164000130000	317212000150000	
317164010010000	317213000070000	
317164020010000	317213000160000	
317164020020000	317213000240000	
317172000170000	317213000250000	
317172000180000	317213000260000	
317172010010000	317213000270000	
317172010020010	317214000010000	

Exhibit 1 (Continued)

General Street Location of the Current Ridgeport Logistics Center Redevelopment Project Area

- West side I-55 from W. Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.
- S. Ridgeway from W. Lorenzo Rd. to W. Tower Rd.
- Both sides of S. Graaskamp Blvd. from W. Lorenzo Rd. to W. Tower Rd.,
- Both sides of S. Kavanaugh Rd. from W. Lorenzo Rd. to approximately 6 tenths of a mile south of W. Lorenzo Rd.
- East side of S. Kavanaugh Rd from approximately 2 tenths of a mile north of W. Murphy Rd. to approximately 9 tenths of a mile south of W. Murphy Rd.
- Both sides of W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd.
- North side of W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd.
- South side W. Murphy Rd. from approximately 300 feet west of I-55 to S. Kavanaugh Rd.
- Three parcels located on the north side of W. Murphy Rd.

Exhibit “2”

**Depiction (Map) of the Current
Redevelopment Project Area for the Ridgeport TIF District**

(attached)

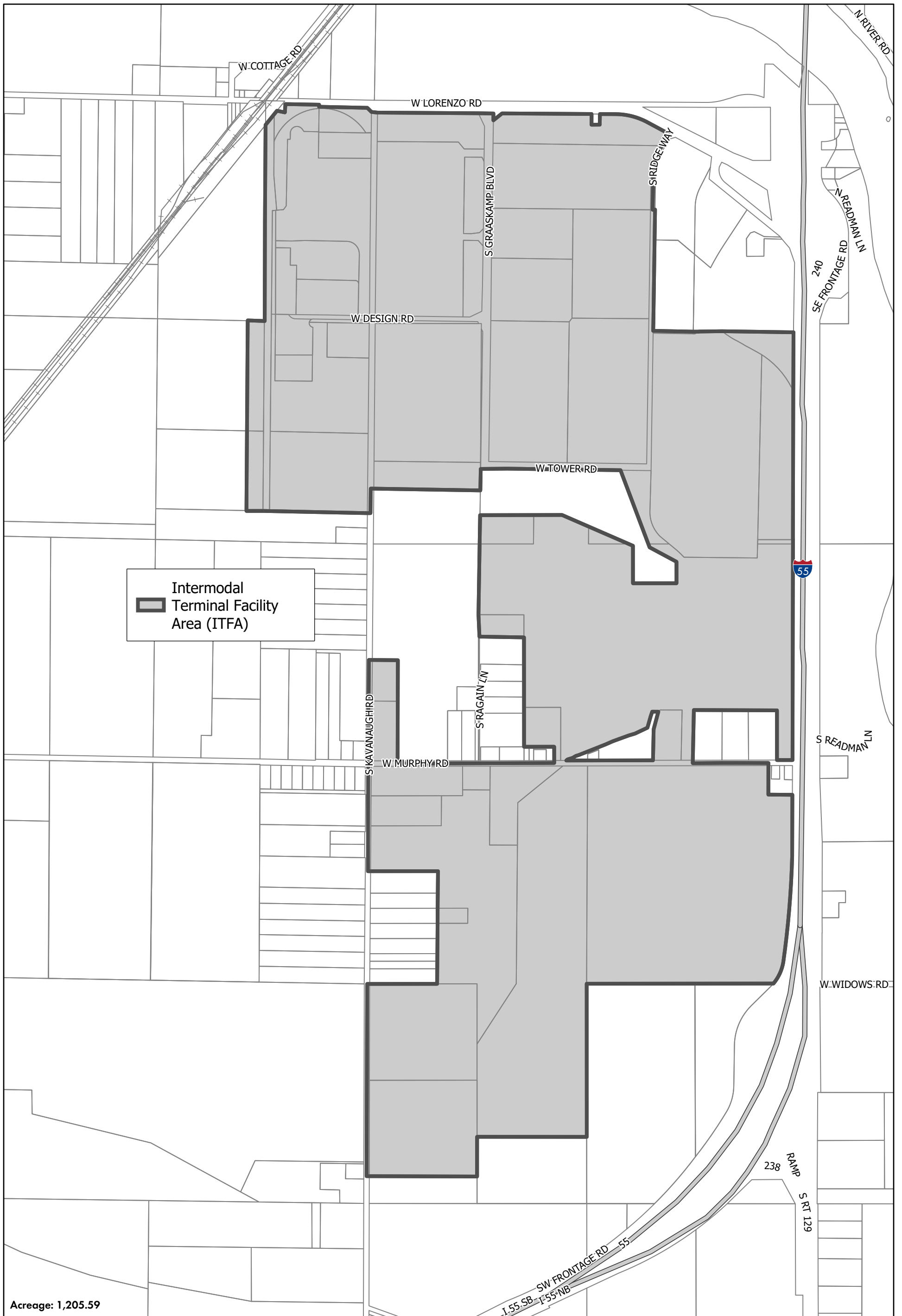


Exhibit 2: Current Redevelopment Project Area
 Ridgeport Logistics Center Intermodal Terminal Facility Area (TIF No.2)

City of Wilmington, Illinois

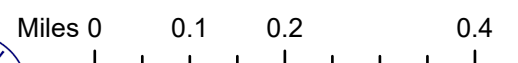


Exhibit “3”

**Legal Description, PINs and Common Boundary Description
for the Redevelopment Project Area for the Ridgeport TIF District,
as Revised by the Redevelopment Project Area Amendment**

Exhibit 3

LEGAL DESCRIPTION OF THE FURTHER AMENDED PROJECT AREA

THAT PART OF SECTIONS, 16, 17, 21 AND 28 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SAID SECTION 17; THENCE SOUTH ON THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 1088.00 FEET OF SAID SOUTHEAST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 58.0 ACRES OF THE SOUTH HALF OF SAID SOUTHEAST QUARTER; THENCE EAST, ON SAID SOUTH LINE, TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 6, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919; THENCE EAST, ON SAID WESTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE NORTH, ON SAID WEST LINE, TO THE NORTH LINE OF THE PARCEL OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT NO. R2008-111707; THENCE THE FOLLOWING 8 COURSES AND DISTANCES ALONG THE BOUNDARIES OF SAID PARCEL DESCRIBED IN DOCUMENT NO. R2008-111707: NORTH 87 DEGREES 52 MINUTES 16 SECONDS EAST, 1693.40 FEET; SOUTH 22 DEGREES 46 MINUTES 22 SECONDS EAST, 983.82 FEET; SOUTH 63 DEGREES 47 MINUTES 30 SECONDS EAST, 365.37 FEET; SOUTH 02 DEGREES 03 MINUTES 06 SECONDS EAST, 257.52 FEET; SOUTH 87 DEGREES 56 MINUTES 54 SECONDS WEST, 521.57 FEET; NORTH 02 DEGREES 02 MINUTES 18 SECONDS WEST, 449.30 FEET; NORTH 68 DEGREES 30 MINUTES 35 SECONDS WEST, 927.06 FEET; SOUTH 87 DEGREES 52 MINUTES 16 SECONDS WEST, 995.75 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH, ON SAID WEST LINE, TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE WEST, ON SAID SOUTH LINE, TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH, ON THE WEST LINE OF SAID NORTHWEST QUARTER, AND ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, TO THE NORTH LINE OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE EAST LINE OF THE WEST 840.83 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 181.31 FEET OF THE SOUTH 906.55 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST, ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH, ON SAID WEST LINE, AND ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, TO THE NORTH LINE OF THE SOUTH 330.0 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID EAST LINE, TO THE NORTH LINE OF THE SOUTH 800.00 FEET OF SAID NORTHWEST QUARTER; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE NORTH, ON SAID WEST LINE, TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER, TO THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTHERLY,

Exhibit 3 (continued)

ON SAID WESTERLY LINE, TO THE SOUTH LINE OF THE PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE WEST, ON SAID SOUTH LINE, TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND CONVEYED BY DOCUMENT NO. R2004-161341; THENCE NORTH, ON THE WEST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE EAST, ON SAID NORTH LINE, TO THE WEST LINE OF FEDERAL AID INTERSTATE ROUTE 55; THENCE NORTH, ON SAID WEST LINE, TO THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 7, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 15, 2016 AS DOCUMENT NO. R2016-101413; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST LINE OF LOT 1 IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 7; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHERLY LINE OF SAID LOT 1; THENCE WESTERLY, ON SAID NORTHERLY LINE, TO THE EAST RIGHT OF WAY LINE OF RIDGE WAY; THENCE NORTHERLY, ON SAID EASTERLY RIGHT OF WAY LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF OUTLOT A IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036536; THENCE WEST, ON SAID SOUTH LINE, TO THE EAST RIGHT OF WAY LINE OF GRAASKAMP BOULEVARD; THENCE NORTH, ON SAID EAST RIGHT OF WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF OUTLOT 1 IN RIDGEPORT LOGISTICS CENTER - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2014 AS DOCUMENT NO. R2014-036484; THENCE WESTERLY, ON SAID EASTERLY EXTENSION, AND ON THE NORTH LINE OF SAID OUTLOT 1, AND THE WESTERLY EXTENSION THEREOF, TO THE EASTERLY LINE OF OUTLOT C IN RIDGEPORT LOGISTICS CENTER - PHASE 5, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727; THENCE NORTHERLY ON SAID EASTERLY LINE, TO THE NORTH LINE OF SAID OUTLOT C; THENCE WEST, ON SAID NORTH LINE, TO THE EAST LINE OF OUTLOT B IN SAID RIDGEPORT LOGISTICS CENTER - PHASE 5; THENCE NORTH, ON SAID EAST LINE, TO THE NORTHEAST CORNER OF SAID OUTLOT B; THENCE THE FOLLOWING 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF SAID OUTLOT B: SOUTH 89 DEGREES 12 MINUTES 52 SECONDS WEST, 411.52 FEET; SOUTH 01 DEGREE 32 MINUTES 52 SECONDS WEST, 98.20 FEET; NORTH 81 DEGREES 02 MINUTES 38 SECONDS WEST, 96.50 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE SOUTHWESTERLY ON SAID SOUTHEASTERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE DESCRIBED PARCEL, THE FOLLOWING DESCRIBED PARCELS:

OUTLOT A, OUTLOT B, AND OUTLOT C, IN RIDGEPORT LOGISTICS CENTER - PHASE 5, BEING A SUBDIVISION OF PART OF THE NORTHEAST OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 2, 2016 AS DOCUMENT NO. R2016-031727, ALL IN WILL COUNTY, ILLINOIS.

OUTLOT A AND OUTLOT B IN RIDGEPORT LOGISTICS CENTER - PHASE 6, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 17, 2017 AS DOCUMENT NO. R2017-021919, ALL IN WILL COUNTY, ILLINOIS.

Exhibit 3 (continued)

**List of Parcels (PINs) Located within the
Further Amended Project Area**

317161010010000	317174000150000	317212000050000
317161010020000	317174010010000	317212000070000
317161010030000	317175020050000	317212000090000
317161010040000	317175020060000	317212000100000
317161030030000	317175020070000	317212000110000
317161030040000	317211000060000	317212000150000
317161030050000	317211000070000	317213000070000
317162010010000	317211000110000	317213000120000
317163000100000	317211000120000	317213000130000
317163010010000	317211000180000	317213000140000
317163020010000	317211000200000	317213000160000
317163030010010	317211000220000	317213000190000
317163030010020	317211000230000	317213000200000
317163030040000	317211000240000	317213000210000
317164000130000	317211000250000	317213000220000
317164010010000	317211000270000	317213000240000
317164020010000	317211000280000	317213000250000
317172000170000	317211000290000	317213000260000
317172000180000	317211000300000	317213000270000
317172010040010	317211000310000	317214000010000
317172010040020	317211000320000	317281000050010
317172010050000	317211000340000	317281000060000
317172010060000	317211000350000	317281000070000
317174000040000	317211000360000	
317174000140000	317212000020000	

Note: PINs in bold italics text indicated parcels added to the Ridgeport TIF (TIF2) per the 2019 Plan Amendment.

Exhibit 3 (Continued)

General Street Location of the Further Amended Ridgeport Logistics Center Redevelopment Project Area

- West side I-55 from W. Lorenzo Rd. to approximately ½ mile south of W. Murphy Rd.
- S. Ridgeway from W. Lorenzo Rd. to W. Tower Rd.
- Both sides of S. Graaskamp Blvd. from W. Lorenzo Rd. to W. Tower Rd.,
- Both sides of S. Kavanaugh Rd. from W. Lorenzo Rd. to approximately 6 tenths of a mile south of W. Lorenzo Rd.
- East side of S. Kavanaugh Rd from approximately ½ mile north of W. Murphy Rd. to approximately 9 tenths of a mile south of W. Murphy Rd.
- Both sides of W. Design Rd. from S. Graaskamp Blvd. to approximately 950 feet west of S. Kavanaugh Rd.
- North side of W. Tower Rd. from S. Ridgeway to S. Graaskamp Blvd.
- Both sides of W. Murphy Rd. from I-55 to S. Kavanaugh Rd.

Exhibit “4”

**Depiction (Map) of the
Redevelopment Project Area for the Ridgeport TIF District,
as Revised by the Redevelopment Project Area Amendment**

(attached)

Exhibit 4

W COTTAGE RD

W LORENZO RD

240

RAMP

N READMAN LN

RAMP

240

S READMAN LN

W DESIGN RD

S GRAASKAMP BLVD

S GRAASKAMP BLVD

S ELION BLVD

W TOWER RD

S RAGAN LN

SE FRONTAGE RD
1.55 SB
1.55 NB

SW FRONTAGE RD

S READMAN LN

W MURPHY RD

S WARD RD

W WIDOWS RD

RAMP

238

S R

W LAKEPOINT DR

2019 Amendment

1 inch = 400 feet

03/25/2019