



City of Wilmington
Planning & Zoning Commission
Thursday, November 7, 2019 at 5:00 p.m.

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 11/07/19

**Planning & Zoning
Commission Members**

Bryan Humphries, Chairman
Larry Clennon
Jonathan Jones
Ken Kulpa
Chris Smith
John Tryner
Gina Wysocki

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Review and Approve the August 15, 2019 Meeting Minutes
5. Public Hearing
 Petitioner: Mill Street Investments, LLC
 Location: Northeast Corner of Mill and Main
 [PIN 03-17-25-330-003-0000]
 Request: Planned Unit Development “PUD” along with
 Variances for a PUD
6. Commissioners Review/Approval/Recommendation of Request from
 Petitioner of Mill Street Investments, LLC [PIN 03-17-25-330-003-0000]
7. Public Hearing
 Petitioner: Jeffrey Hubrich
 Location: 330 North First Street
 [PIN 03-17-26-404-020-0000]
 [PIN 03-17-26-404-007-0000]
 Request: MAP Amendment
8. Commissioners Review/Approval/Recommendation of Request from
 Petitioner Jeffrey Hubrich [PIN 03-17-26-404-020-000] & [PIN 03-17-
 26-404-007-0000]
9. Gary VanDuyne - variances for proposed new home
10. Public Comment
 (State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)
11. Adjournment

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, August 15, 2019 at 5:00 PM

Call to Order

The August 15, 2019 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Bryan Humphries in the Council Chambers of the Wilmington City Hall.

Roll Call

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

Commissioners Humphries, Clennon, Jones, Kulpa, Tryner and Smith

Commissioner’s Absent

Wysocki

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 was the Deputy City Clerk/City Administrator Joie Ziller

Approval of Minutes

Commissioner Kulpa made a motion and Commissioner Smith seconded to approve the May 2, 2019 Planning & Zoning meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

AYES: 6 Tryner, Jones, Humphries, Clennon, Kulpa, Smith

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

Public Hearing

Petitioner: D’Orazio Ford, Bernard D’Orazio

Location: 1135 S. Water Street, Wilmington, IL 60481
[PIN 03-17-36-400-062-0000]

Request: Map Amendment from B2-Light Commercial to B3-General Commercial

Commissioner Smith made a motion and Commissioner Jones seconded to open the public hearing at 5:02 p.m.

Upon roll call, the vote was:

AYES: 6 Smith, Tryner, Jones, Humphries, Clennon, Kulpa

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

Donald Black the Attorney representing the petitioner informed the Commission that his client is requesting a map amendment to B3-General Commercial zoning.

No other public comment was made.

Commissioner Tryner made a motion and Commissioner Jones seconded to close the public hearing at 5:04 p.m.

Upon roll call, the vote was:

AYES: 6 Jones, Kulpa, Smith, Tryner, Humphries, Clennon

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

Commissioners Review/Approval/Recommendation

Commissioner Tryner made a motion and Commissioner Smith seconded to recommend approval to the City Council of the Map Amendment from B2-Light Commercial District to B3-General Commercial District for the property located at 1135 S. Water Street (D'Orazio Ford).

Upon roll call, the vote was:

AYES: 6 Jones, Kulpa, Smith, Tryner, Humphries, Clennon

NAYS: 0

ABSENT: 1 Wysocki

Motion passed.

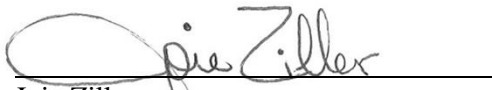
Public Comment

No public comment was made.

Adjournment

Motion to adjourn the meeting made by Commissioner Jones and seconded by Commissioner Smith. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on August 12, 2019 adjourned at 5:05 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

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

The Free Press Advocate is a secular newspaper, has been continuously published **weekly** for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, township of Wilmington, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5. A notice, relating to the matter of: **Planning and Zoning hearing for lot at Main & Mill Streets**

a true copy of which is attached, was published 1 times in The Free Press Advocate, namely one time per week for one successive weeks. The first publication of the notice was made in the newspaper, dated and published on October 16, 2019, and the last publication of the notice was made in the newspaper dated and published on October 16, 2019. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, the Free Press Advocate has signed this certificate by **Eric D Fisher**, its publisher, at Wilmington, Illinois, on October 16, 2019.

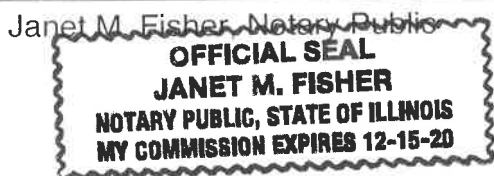
Free Press Newspapers

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

Printer's Fee \$ 44.00

Given under my hand on October 16, 2019

Janet M. Fisher



Planning and Zoning hearing for lot at Main & Mill streets

NOTICE OF PUBLIC HEARING

Planning and Zoning Commission of the City of Wilmington, IL

Notice is hereby given that on November 7, 2019 at 5:00 p.m., a Public Hearing will be held by the Planning and Zoning Commission of the City of Wilmington at the City Hall located at 1165 South Water Street, Wilmington, IL 60481, for the purpose of receiving and considering testimony and public comments on the request of petitioner and owner of property, Mill Street Investments, LLC, 849 Cambridge Ct., Wilmington, IL, in regards to a petition submitted for a conditional use permit for a planned unit development ("PUD") along with variances for a PUD of less than one (1) acre and a North Main Street setback variance from 40 feet to 14.5 feet and a Mill Street setback variance from 40 feet to 27 feet for property located at the northwest corner of Main Street and Mill Street, Wilmington, Illinois. The property is legally described as follows:
Lot 7 and 8, Block 29 IN THE ORIGINAL TOWN OF WINCHESTER, NOW CITY OF WILMINGTON, A SUB IN THE W1/2 SW1/4 OF SEC 25, T33N-R9E.
PINs: 03-17-25-330-003-0000

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.
James W. Studer
City Clerk
City of Wilmington
Published in the Free Press Advocate on Wednesday, Oct. 16, 2019.



Revised
Land Use Petition
City of Wilmington, Illinois

Petitioner: Mill Street Investments, LLC
Address: 849 Cambridge Ct.
City: Wilmington State: IL Zip: 60481
Phone No.: 476-2907 Fax No.: Email:

- 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: Northeast Corner of Mill and Main Streets
Size of Property: 132' by 132' Tax Parcel No.: 03-17-25-330-003-0000

The following documents have been attached:

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

Type of Action Requested

- Annexation Annexation Agreement Concept Plan Preliminary Plat/Plan (circle one) Final Plat/Plan (circle one) Map Amendment from to Conditional Use Variances 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. AD (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).

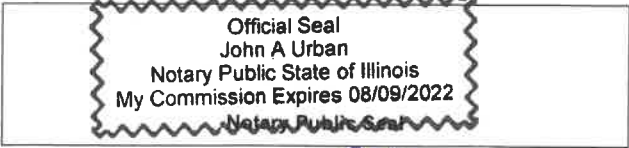
To allow for a properly sized building for sufficient economic return Petitioner requests a Conditional Use Permit for a planned Unit development along with variances for a POD of less than 1 acre and a N. Main Street setback variance from 40 feet to 14.5' and a Mill Street setback variance from 40 feet to 27 feet.

Number of Dwelling Units 0 Type of Units Square Footage
Proposed Time Schedule for Development Now
Requested Variances POD < 1 acre, 2 setback 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 Illinois 10-7-19 Amanda Decker
County of Will ss Date Signature of Petitioner
S.K.A. Amanda Fox



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Amanda Decker 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.

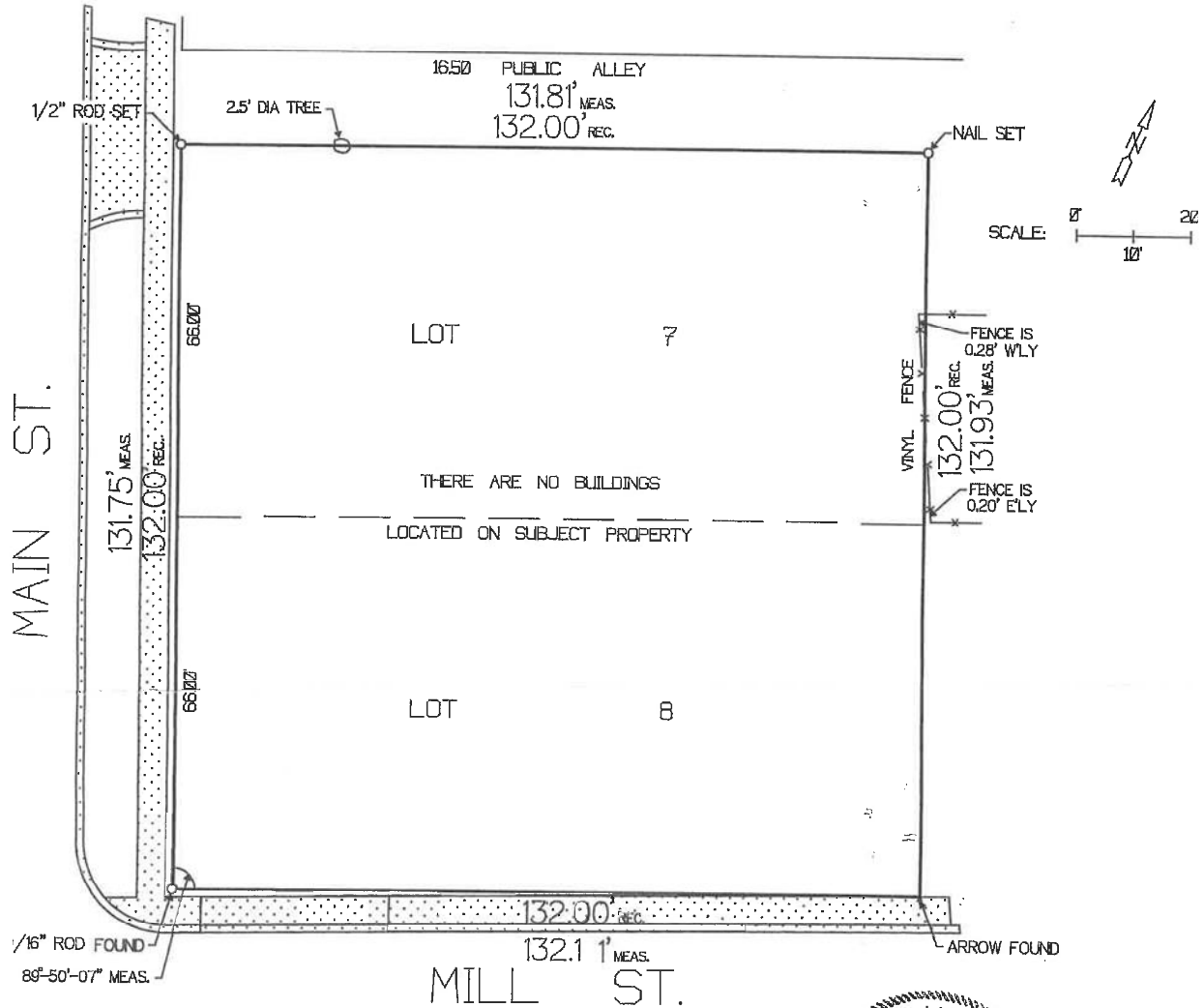
Notary Signature: John A Urban
My Commission Expires: 8-9-22

Given under my hand and notary seal this 7th day of October, A.D. 2019

PLAT OF SURVEY

LOTS 7 AND 8 IN BLOCK 29 OF THE ORIGINAL TOWN OF WINCHESTER, NOW CITY OF WILMINGTON, IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

NORTH MAIN & MILL STREET
WILMINGTON, IL



COMMUNITY SURVEY INC.

68 N. CHICAGO STREET, SUITE 218
JOLIET, IL 60432

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

DESIGN FIRM NO. 184-002899
CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
HAVE SURVEYED FOR JOHN TRYNER UNDER MY HAND AND
SEAL THIS 4TH DAY OF JANUARY 2016.

FIELD WORK 12/30/2015

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
SURVEY NUMBER 15-21670

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2016

Memorandum

To: Wilmington Planning and Zoning Commission
From: Rodney Tonelli, AICP
Date: October 30, 2019
RE: Fox's Pizza, Northeast Corner of Main Street and Mill Street
Conditional Use Permit for a Planned Unit Development
Variance for a PUD less than one (1) acre

Summary

The applicant Mill Street Investments LLC has submitted a petition for approval of Conditional Use Permit for a Planned Unit Development and a Variance to permit a PUD less than one acre in size. The PUD includes variations from the City Code to permit a building setback of 14.5 feet from Main Street and 27 feet from Mill Street. The proposed 4,055 square foot building will be the new home of Fox's Pizza.

The following plans have been submitted and reviewed and constitute the PUD submittal:

1. Site Improvement Plans submitted by Chamlin & Associates, Inc. with a revision date of 10/9/2019
2. Proposed Site Plan and Architectural Plans prepared by Jeff Jarvis Architect with a revision date of 10/4/2019

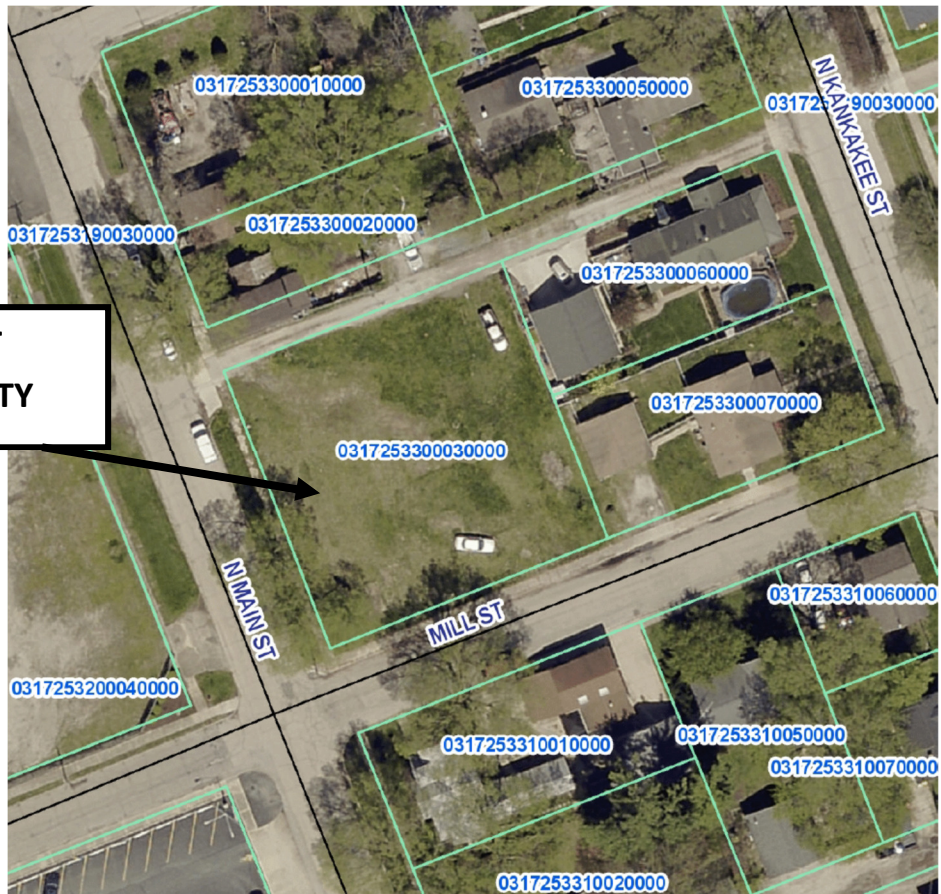
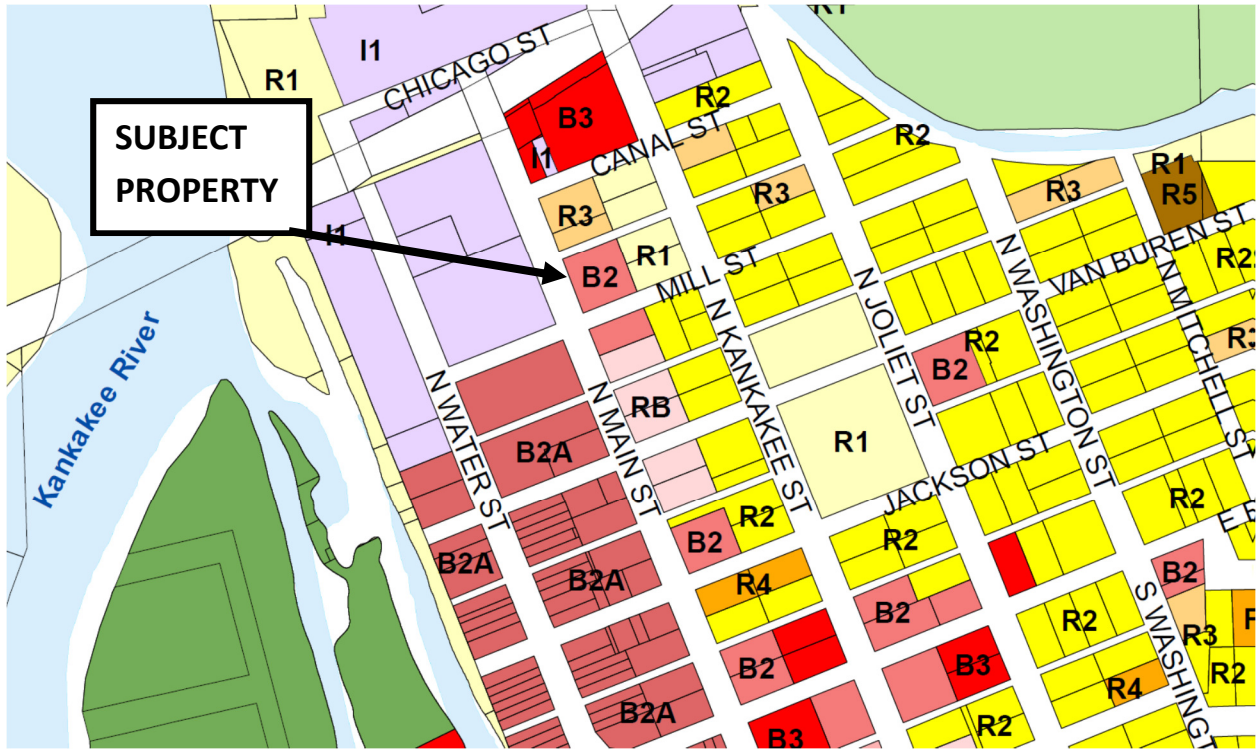
Staff have reviewed the above referenced plans and all engineering and planning comments have been addressed.

Current Zoning

The property is currently zoned B2 Light Commercial District. The proposed restaurant use is a permitted use in the B2 District.

Surrounding zonings include I-1 to the West, R-3 to the North, R-1 to the East and B-2 to the South.





Plan Review and Analysis

Staff has reviewed the submitted site plan and associated engineering documents and submitted review comments to the design engineer. All comments have been addressed.

The proposed building is a two-story building containing 4,055 square feet. There is a small mezzanine space for office and storage space that is proposed on the second floor. The first floor will house the restaurant kitchen and dining space. The plan provides for 29 parking spaces which is the calculated requirement for the proposed use.

On-site parking is provided in a proposed lot lying east of the building. The remainder of the parking is perpendicular street parking proposed along Main Street and Mill Street.

When City staff first met with the applicant to review the concept plan, the building was proposed to be on east side of the lot with a traditional on-site parking area in front of it. The design was more typical of a suburban commercial use than what would be anticipated in a traditional downtown area. Staff encouraged the applicant and their design team to explore pulling the building closer to the hard corner and to develop a more urban and traditional downtown design. The plan before the PZC is the result of these efforts. The site design, street fronting building, and street side parking fits nicely into the nearby downtown and traditional neighborhood context of this part of the City. With the building pulled closer to the street, the designers were also able to incorporate an outdoor sidewalk seating area along the south façade.

The architectural design of the building includes a stone base with brick on the first floor. The partial second floor will be clad in horizontal siding. Fabric awnings are incorporated over the street facing windows on both Main Street and Mill Street.

The B2 zoning district requires front yard building setbacks of 40 feet. With staff's request to place the building close to the corner, the proposed setbacks along Main Street and Mill Street are 14.5 feet and 27 feet respectively. These setbacks, along with the street front parking necessitated the project be submitted as a Planned Unit Development. Approval of the PUD constitutes the City's acceptance of these variations. As the City code specifies a minimum of one (1) acre for a Planned Unit Development, staff requested that the petition include a request for a Variance to permit a PUD less than one acre in size.

Building signage will be placed on the southwest corner of the building and a small 4-foot monument sign is proposed on the corner. The monument sign will be built with brick to match the building and a limestone cap.

A trash enclosure constructed of PVC board and batten style fencing is proposed on the north side of the building and will be accessed from the public alley that bounds the north side of the site. The delivery door for the restaurant is also proposed on the north side of the building.

A 6-foot-high PVC fence is proposed along the east property line to screen the proposed on-site parking area from the existing residential to the east.



The roof-top HVAC units are screened by the proposed roof structure on three side and a vertical screening wall on the north (alley) side.

While the City does not have any specific landscape design requirements in its' ordinance, the applicant was asked to provide trees and shrubs in the open areas of the site and along the building façade where practical. A landscape plan was included which provides minimal landscaping in the requested areas.

Parking lot lighting is required in all nonresidential use parking areas containing 5 or more parking stalls. Lighting has been provided at both the Mill Street and alley entrances of the proposed parking lot.

Since reviewing the revised plans, staff has identified one item that was missed during the review process. As it was necessary for the sidewalks along Main Street and Mill Street to be placed on private property nearer the building, an easement should be granted to the City/public for public use of these sidewalks. Staff is recommending that this easement be made a condition of a recommendation for approval.

Recommended Actions

Staff is recommending that the Wilmington Planning and Zoning Commission, having determined that the petitions meet standards of the City's Zoning Ordinance, make a motion to recommend that the City Council approve the Conditional Use Permit for a Planned Unit Development for Fox's Pizza and further, that the City Council approve a Variance to permit a PUD less than one acre in size subject to the following condition:

1. Submittal and City acceptance of an easement to the City/public over the sidewalks proposed along both Mill Street and Main Street.



CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

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

The Free Press Advocate is a secular newspaper, has been continuously published **weekly** for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of Wilmington, township of Wilmington, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5. A notice, relating to the matter of: **Hearing for N. First Street Rezoning Request**

a true copy of which is attached, was published one time in The Free Press Advocate, namely one time per week for one successive week. The first publication of the notice was made in the newspaper, dated and published on October 23, 2019, and the last publication of the notice was made in the newspaper dated and published on October 23, 2019. This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1. In witness, the Free Press Advocate has signed this certificate by **Eric D Fisher**, its publisher, at Wilmington, Illinois, on October 23, 2019.

Free Press Newspapers

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

Printer's Fee \$ 45.10

Given under my hand on October 23, 2019

Janet M. Fisher

Janet M. Fisher, Notary Public



Hearing for N. First Street Rezoning Request

PUBLIC HEARING NOTICE

A PUBLIC HEARING WILL BE HELD AT THE CITY OF WILMINGTON PLANNING & ZONING MEETING ON THURSDAY, NOVEMBER 7, 2019 AT 5:00 P.M. AT CITY HALL OF WILMINGTON, 1165 SOUTH WATER STREET, WILMINGTON, IL. 60481.

PETITIONER, JEFFREY HUBRICH IS REQUESTING A MAP AMENDMENT ON THE PROPERTIES LISTED BELOW:
I1-OFFICE, RESEARCH, LIGHT INDUSTRIAL TO I2-LIGHT INDUSTRIAL.
330 N. FIRST STREET
PIN: 03-17-26-404-020-0000

LEGAL DESCRIPTION: LOT 6, IN GOODINGS SUB OF BLK 11 OF THOMPSONS SUB, A SUB OF PRT OF THE E1/2 SE1/4 SEC 26 T33N-R9E WHICH LIES ON THE SE SIDE OF THE CHICAGO & ALTON RAILROAD (EX THE S 34 FT PER PET 379)
R1-RESIDENTIAL SINGLE FAMILY TO I2-LIGHT INDUSTRIAL
N. FIRST STREET
PIN: 03-17-26-404-007-0000

LEGAL DESCRIPTION: THAT PRT OF E1/2 OF SE FRAC'L, 1/4 OF SEC 26, T33N-R9E, DAF: COMM AT INT OF N LN OF LOT 6 WITH S'LY LN OF ROW OF THE C&A RR & RUN THC E ON N LN OF SD LOT 6 TO NE COR OF SD LOT 6, THE N'LY IN PROLONGTN OF E LN OF SD LOT 6 TO THE S'LY LN OF SD RR ROW, THC IN S'LY DIRECTION TO POB.

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 AT 1165 S. WATER STREET, WILMINGTON, IL 1-815-476-2175.
JAMES W. STUDER
CITY CLERK
CITY OF WILMINGTON
Published in the Free Press Advocate on Wednesday, Oct. 23, 2019.



Land Use Petition
City of Wilmington, Illinois

Petitioner: JEFFREY Hubrich
Address: 2450 N. 17000 W Rd.
City: Reddick IL. State: IL. Zip: 60961
Phone No.: 815-735-4139 Fax No.: Email: huby2450@aol.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: 330 N. FIRST ST. Wilmington IL. 60481
Size of Property: 330.46 x 82. x 433.6 x 360.7 Tax Parcel No.: 03-17-26-404-020-0000
03-17-26-404-007-0000

The following documents have been attached:

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

Type of Action Requested

- Annexation, Annexation Agreement, Concept Plan, Preliminary Plat/Plan (circle one), Final Plat/Plan (circle one), Map Amendment from I-1 to I-2, 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) 150.00 (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).

To Amend Zoning map to provide for zoning change at 330 N. First St. from I1 to I2. To enable property owner to allow a classic car dealership and to allow for additional industrial uses for possible future endeavors. Also to combine the R1 parcel and the I1 parcel into one parcel with I2 zoning. *SEE NARRATIVE

Number of Dwelling Units 1 Type of Units steel Square Footage 9164 sqft
Proposed Time Schedule for Development
Requested Variances map AMENDMENT.

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 ILLINOIS Date 10/17/19 Signature of Petitioner Jeffrey Hubrich



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Jeffrey Hubrich 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: Judith M. Hubrich
My Commission Expires: 12-01-20

Given under my hand and notary seal this 17th day of October, A.D. 2019

Parcel 1:

Lot 6, except the Southerly 34.0 feet thereof, which lies on the Southeast side of the Chicago and Alton Railroad, in the subdivision of the East part of the South $\frac{1}{2}$ of the Southeast fractional quarter of Section 26, in Township 33 North, and in Range 9 East of the third principal meridian, according to the plat thereof recorded May 25, 1866, in Book 97, Page 360-1/2 as Document Number 53691.

Parcel 2:

That part of the Southeast fractional quarter of Section 26 described as follows: beginning at the intersection of the North line of Lot 6 with the Southerly line of the right of way of the Chicago and Alton Railroad and running thence East on the North line of said Lot 6 to the Northeast corner of said Lot 6, thence Northerly in prolongation of the East line of said Lot 6 to the Southerly line of said right of way; thence in a Southerly direction to the point of beginning, all in Section 26, Township 33 North, and in Range 9 East of third principal meridian, all in Will County, Illinois.

DATE: October 18, 2019

TO: Wilmington Planning & Zoning
Wilmington City Council

FROM: Jeffrey A. Hubrich, Judith M. Hubrich and Kevin L. Lamb

RE: 330 North First Street, Wilmington, Illinois 60481
Owners: Jeffrey A. Hubrich, Judith M. Hubrich and Kevin L. Lamb
PIN #03-17-26-404-020-0000 (I1)
PIN #03-17-26-404-007-0000 (R1)

Ladies and Gentlemen:

The above referenced property has been used as general offices and as the home of Shred X, Ltd., a document destruction company, which processed shredded paper. Prior to 2000, the property was an indicator light manufacturer. The referenced property is currently zoned I1. The current owners would like to expand the use to I2, which allows for auto sales, particularly classic car sales. The owners would also like to expand the capabilities of the building for possible future tenants and rentability.

The properties in the general area are mostly mixed (I2, R5, I1, R1, B3, B2). The referenced property has a 9,164 sq. ft. industrial iron and steel building, with 18' ceiling heights and a loading dock off of First Street. Directly to the Northwest of the property, within 250', is an industrial park entirely zoned I2.

The property neighboring to the South is zoned B3 and currently used as an auto repair shop.

The general trend of the area is business, industrial and multi-family rental business. Amending the map for the referenced properties from I1 to I2 would not have an adverse effect on the area, as it already consist of Industrial, B3, B2 and R5 properties.

The R1 triangle piece is being included in the map amendment to clean-up the property zoning and is not in itself buildable or expandable.



Will County GIS

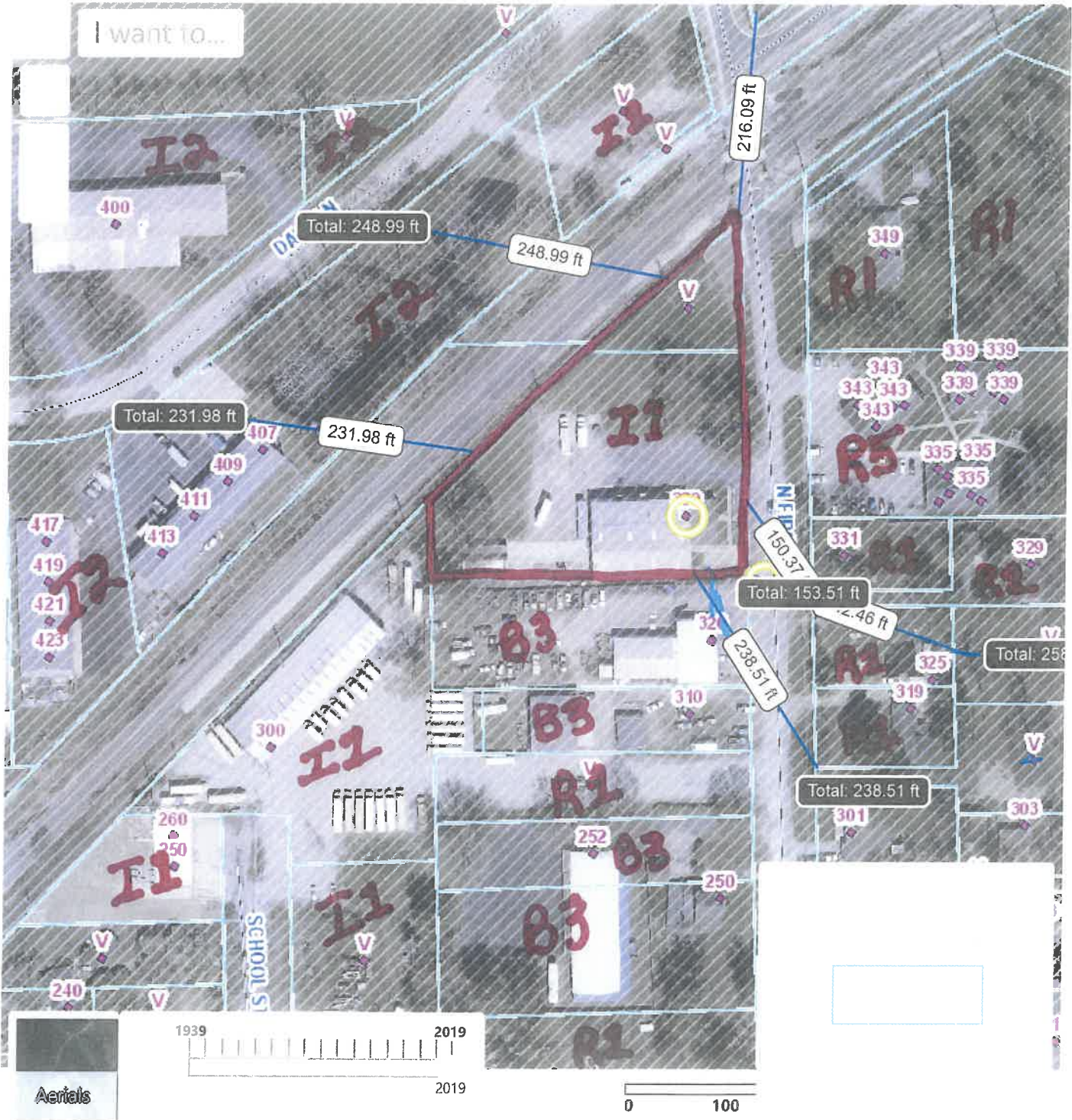
Data View 330 N first st Wilmington

Home Draw and Measure Query and Analysis

Tool Labels X

- Point
- Freehand
- Line
- Polygon
- Rectangle
- Query
- Filter

Find Data



A1

DAVY LN

I2

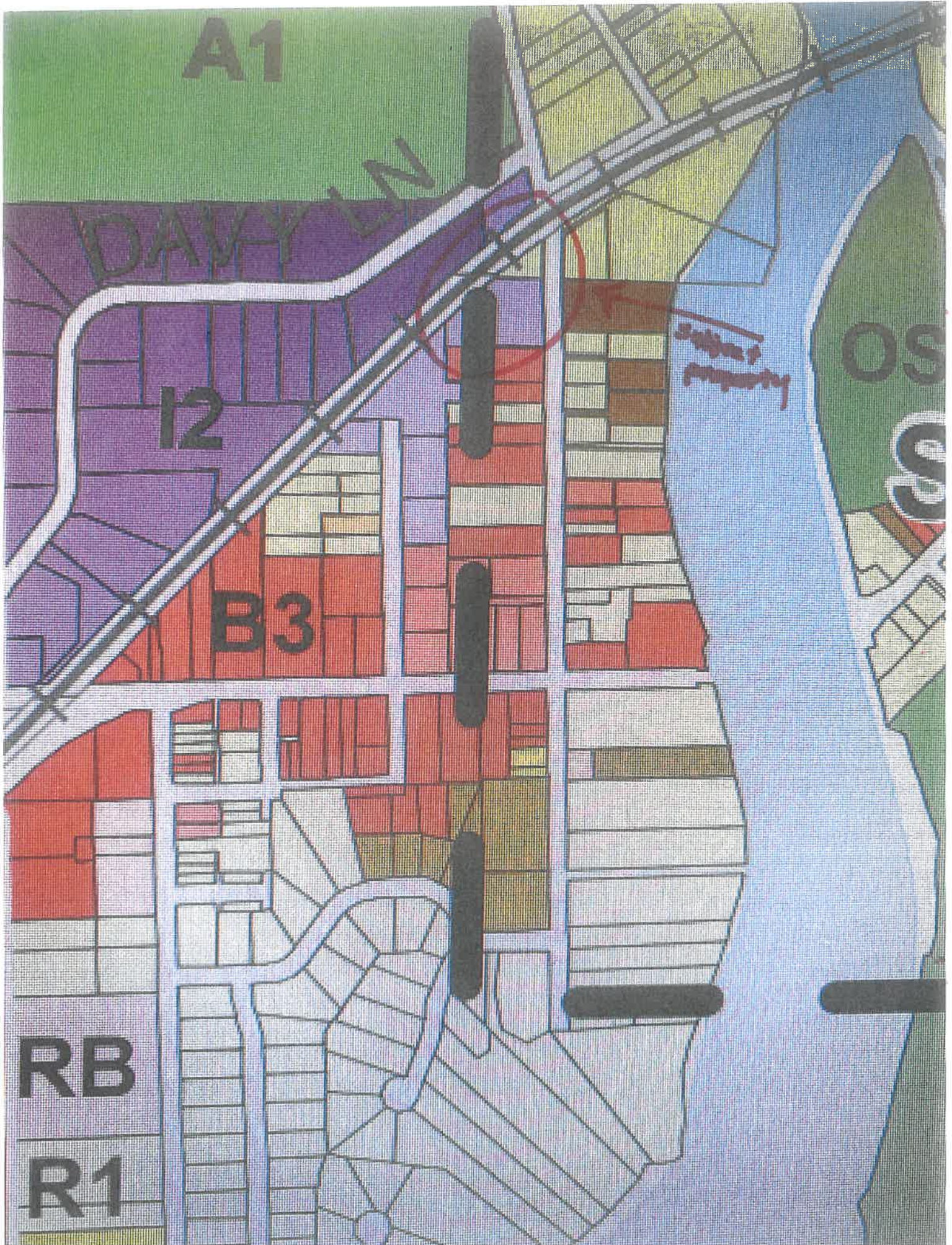
B3

RB

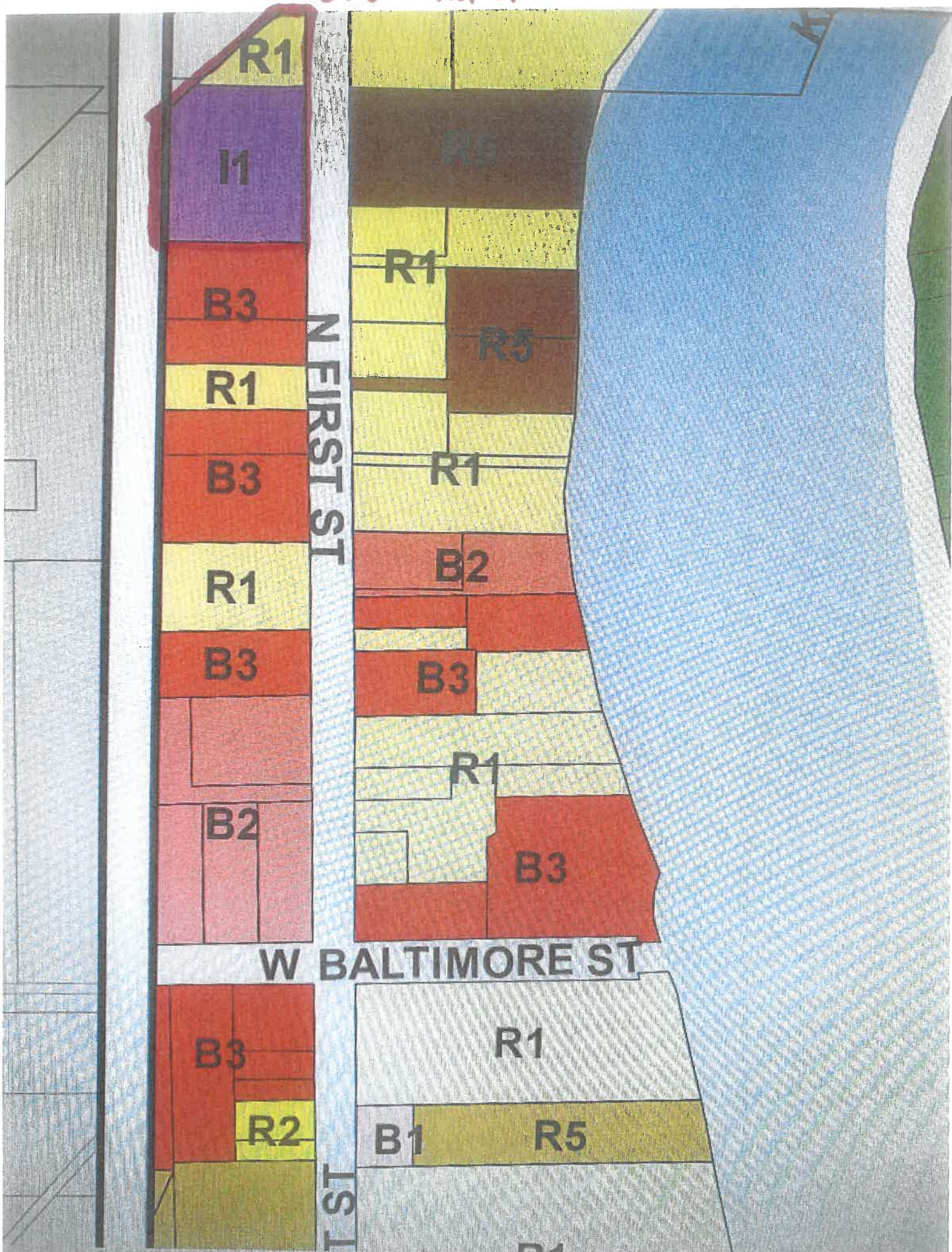
R1

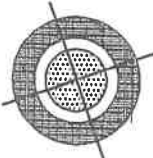
OS
S

subject property



Subject Property.





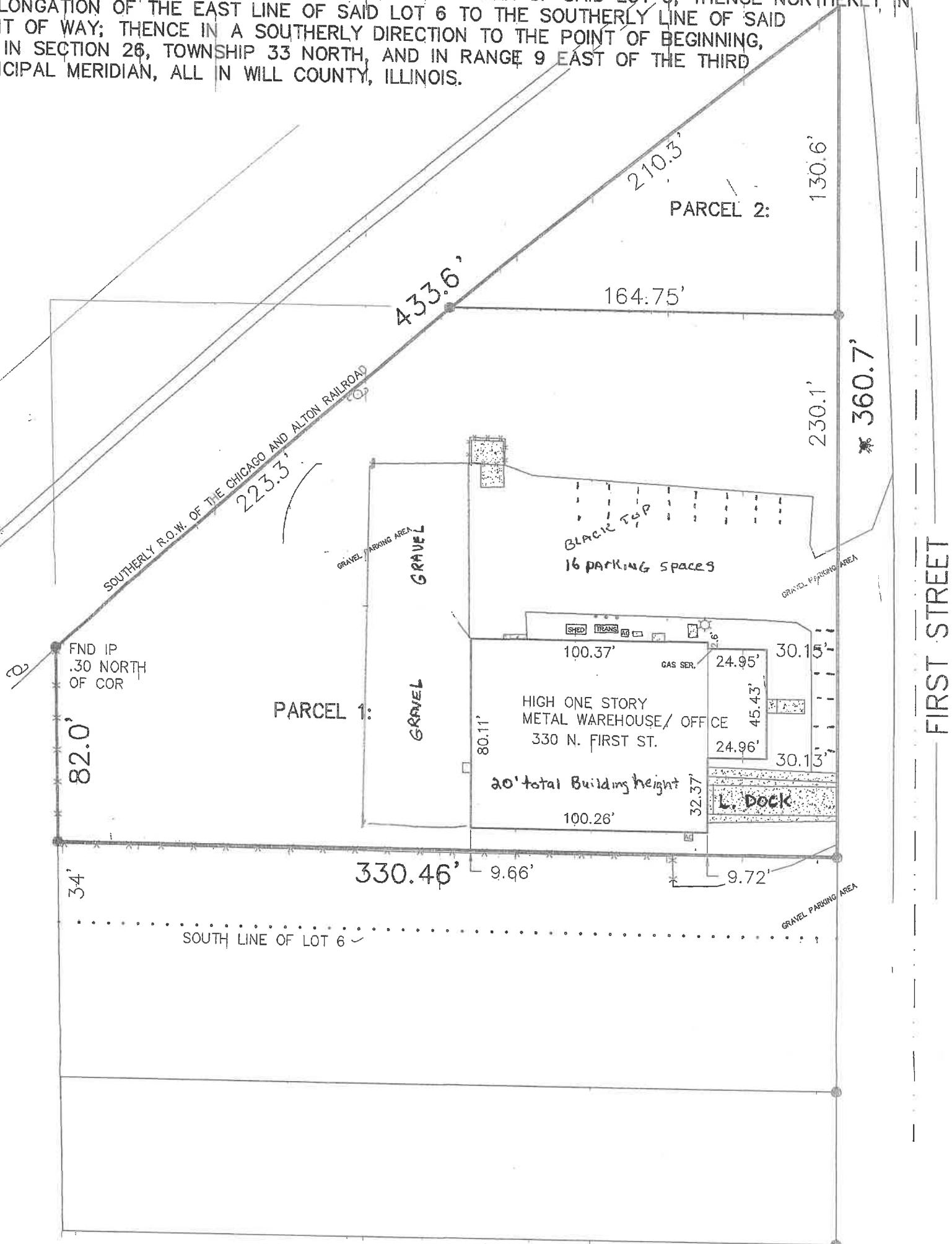
PLAT OF SURVEY

MORRISON SURVEYING CO., INC.
620 Michael Drive, Morris, Illinois 60450-3000
Phone (815) 942-2620 of FAX (815) 941-2620



PARCEL 1: THE FOLLOWING DESCRIBED TWO PARCELS, to wit:
LOT 6, EXCEPT THE SOUTHERLY 34.0 FEET THEREOF, WHICH LIES ON THE SOUTHEAST SIDE OF THE CHICAGO AND ALTON RAILROAD, IN THE SUBDIVISION OF THE EAST PART OF THE SOUTH 1/2 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 26, IN TOWNSHIP 33 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1866, IN BOOK 97, PAGE 360-1/2 AS DOCUMENT NUMBER 53691

PARCEL 2:
THAT PART OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 26 DESCRIBED AS FOLLOWS; BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOT 6 WITH THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD AND RUNNING THENCE EAST ON THE NORTH LINE OF SAID LOT 6 TO THE NORTHEAST CORNER OF SAID LOT 6, THENCE NORTHERLY IN PROLONGATION OF THE EAST LINE OF SAID LOT 6 TO THE SOUTHERLY LINE OF SAID RIGHT OF WAY; THENCE IN A SOUTHERLY DIRECTION TO THE POINT OF BEGINNING, ALL IN SECTION 26, TOWNSHIP 33 NORTH, AND IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



State of Illinois }
County of Grundy } s.s.

We, MORRISON SURVEYING CO INC., do hereby certify that a land survey has been made under our supervision of the above described property and that the plat hereon drawn is a correct representation of said survey. Distances are given in feet and decimal parts thereof.
Given under my hand and seal at Morris, Illinois.

J.P. Morrison

Date: 11/20/01

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2317

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...



LEGEND

--- EASEMENT LINE
● IRON PIPE

UPDATE: _____

IMPROVEMENTS LOCATED: _____

ORDERED BY: GRETECORD REAL ESTATE

SCALE: 1 = 50 ORDER NO. 1438