



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

**Agenda – Planning & Zoning Commission
Wilmington City Hall Council Chamber
November 2, 2023 at 5:00 p.m.**

1. Call Meeting to Order
2. Roll Call by Clerk
Bryan Humphries, Chairperson Chris Smith
John Tryner Larry Clennon
Ivana Longest Frank Studer
Chris Francis
3. Approve the Previous Meeting Minutes
4. Public Hearing to Consider Request by Petitioner Thomas Outsen for a Map Amendment from B2-Light Commercial to B3-General Commercial for property generally located at 303 E. Baltimore Street in Wilmington, IL (PIN 03-17-25-343-010-0000)
 - a. Introduction to Petition
 - b. Open Public Hearing
 - c. Verification of Notice & Publication
 - d. City Staff Summary
 - e. Oath Issued
 - f. Petitioner's Presentation
 - g. Commissioner Clarification
 - h. Public Comment
 - i. Petitioner Response
 - j. Close Public Hearing
 - k. Motion to take action
5. Public Comment (*State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01*)
6. Discussion – Annexation of Properties Along State RT 53
7. Other Pertinent Information
8. Adjournment

The next Planning & Zoning meeting is scheduled for December 7, 2023 at 5:00 PM

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

Call to Order

The October 5, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:08 p.m. by Chairman Bryan Humphries

Roll Call

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

Commissioners Present Humphries, Clennon, Smith, Tryner, Longest, Studer

Quorum

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

Other Officials in Attendance

Also, in attendance were City Administrator Jeannine Smith, and Deputy City Clerk Joie Ziller. For the record, Zoning Administrator Jayson Walinski was not in attendance for this meeting.

Approve the Previous Meeting Minutes

Commissioner Smith made a motion and Commissioner Longest seconded to approve the September 7, 2023 meeting minutes and have them placed on file

Upon roll call, the vote was:

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

NAYS: 0

Motion passed.

Public Hearing to Consider Request by Petitioner Thomas Outsen for a Map Amendment from B2-Light Commercial to B3-General Commercial for property generally located at 303 E. Baltimore Street in Wilmington, IL (PIN 03-17-25-343-010-0000)

Administrator Smith briefed the Commission that the owner of Wilmington Autoplex Inc. approached the City with a land use petition to rezone their property from B2 to B3 to allow for the use of an automotive repair shop and reviewed the staff memo that was included in the agenda packet.

Commissioner Tryner made a motion and Commissioner Studer seconded to open the public hearing at 5:12 PM

Upon roll call, the vote was:

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

NAYS: 0

Motion passed.

Thomas Outsen, the petitioner, informed the Commission that they purchased the property to use as an automotive repair business only to find out that this was not an approved use in the B2 district which is why they are requesting a map amendment to B3-General Commercial.

Deputy Clerk Ziller verified that the public hearing notice was published on September 20, 2023, and that two signs were posted on September 14, 2023, at the subject property. The petitioner did not follow the procedure as provided in that the adjacent property owners within 250 feet of said property were not provided with proper notice. For this reason, the public hearing should be closed and rescheduled. This public hearing will be rescheduled for the November 2, 2023, Planning & Zoning Commission meeting. City staff will handle all the necessary notices.

Commissioner Studer made a motion and Commissioner Smith seconded to close the public hearing at 5:26 PM

Upon roll call, the vote was:

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

NAYS: 0

Motion passed.

Public Comment

Joe Nowdomski, the resident at 120 N. Joliet St., questioned the hours of operation related to the proposed business at 303 E. Baltimore Street. Mr. Outsen confirmed the hours to be Monday-Friday 8 AM to 6 PM, Saturday 8 AM to 2 PM, and closed on Sundays.

Other Pertinent Information

City Administrator Smith informed the Commission that the City Council approved the proposal from Egret & Ox Planning, LLC for a Comprehensive City Plan and Master Parks Plan.

Adjournment

A motion to adjourn the meeting was made by Commissioner Tryner and seconded by Commissioner Studer. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on October 5, 2023, adjourned at 5:49 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS } Ss.
County of Will,

Certificate of the Publisher

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

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

**City of Wilmington
to hold hearing on zoning change for
Wilmington Autoplex**

a true copy of which is attached, was published one 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 18, 2023, and the last publication of the notice was made in the newspaper dated and published on October 18, 2023. 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 18, 2023.

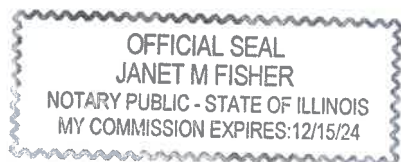
Free Press Newspapers

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

Printer's Fee \$ 49.40

Given under my hand on October 18, 2023

Janet M. Fisher
Janet M. Fisher, Notary Public



wood Journal, The Coal City Courant, Wednesday, Oct. 18, 2023, page 11

*City of Wilmington to hold hearing
on zoning change for Wilmington Autoplex*

PUBLIC NOTICE

Planning and Zoning Commission of the City of Wilmington, IL
NOTICE IS HEREBY GIVEN that, on November 2, 2023, at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL for the purpose of receiving and considering testimony and public comment on the request of the petitioner, Thomas Outsen, Wilmington Autoplex, 303 E Baltimore Street, Wilmington, IL 60481 for a Map Amendment to B2-Light Commercial to B3-General Commercial on property located on the southeast corner of Baltimore Street and Kankakee Street in Wilmington, IL which property is described as follows:
LOT 5 & 6 BLOCK 37 IN THE CITY OF WILMINGTON, IN PRT OF THE E1/2 SW1/4 SEC 25, T33N-R9E.
PIN: 03-17-25-343-010-0000
All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such application can be obtained from the City of Wilmington Clerk's Office at 1165 S. Water Street, Wilmington, IL (815) 476-2175.
Joie Ziller
Deputy City Clerk
City of Wilmington
Published in the Free Press Advocate on Wednesday, Oct. 18, 2023.

Two signs posted at property on 10/13/2023



Notice of Public Hearing
City of Wilmington, County of Will, State of Illinois

Date: October 12, 2023
To: [SEE ATTACHED LIST]
Address: [SEE ATTACHED LIST]

Notice is here given that Thomas Outsen filed the attached application with the City of Wilmington for property located at 303 E. Baltimore Street, Wilmington, IL 60481, and identified by permanent index number(s) 03-17-25-343-010-0000.

The requested action(s) is/are as follows:

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

The purpose of the request(s) is/are as follows:

Map Amendment to operate an auto repair shop

Notice is further given that the City of Wilmington Planning and Zoning Commission will hold a public hearing regarding this matter on November 2, 2023, at 5:00 p.m., in the Council Chambers at Wilmington City Hall located at 1165 S. Water Street, Wilmington, IL 60481. You may appear at that time and date if you so desire, either in person, by agent or attorney, in opposition to or in support of the enclosed application.

If you have any questions regarding the aforementioned request, please see the attached application for applicant contact information. You may also contact the City of Wilmington Zoning Administrator, at 779-801-2136. Information regarding the petitioner's request, including the staff report, will be available on the City's website (www.wilmington-il.com) approximately one (1) week prior to the hearing.

Sincerely,



Joie Ziller
Deputy City Clerk
City of Wilmington

*Mailing Sent
10/12/2023

Thomas Outsen – 303 E. Baltimore Street, Wilmington, IL
Certified Mailing List
Adjoining Property Owners & Taxing Bodies

- ✓ 1. Permanent Index Number (PIN): 03-17-25-342-008-0000
Michael & Kimberly Murphy
1502 Janet Dr
Wilmington, IL 60481
- ✓ 2. Permanent Index Number (PIN): 03-17-25-342-007-0000
Todd & Ruth Lockwood
108 N Joliet St
Wilmington, IL 60481
- ✓ 3. Permanent Index Number (PIN): 03-17-25-342-006-0000
Nicholas McWilliams
114 N Joliet St
Wilmington, IL 60481
- ✓ 4. Permanent Index Number (PIN): 03-17-25-342-002-0000
Marcie Tafoya
115 N Kankakee St
Wilmington, IL 60481
- ✓ 5. Permanent Index Number (PIN): 03-17-25-342-003-0000 / 03-17-25-342-004-0000
Frederick & Jane Reardanz
8946 Fallen Oaks Dr
Champion Gate, FL 33896
6. Permanent Index Number (PIN): 03-17-25-333-008-0000
Dipti LLC
306 Castle Dr
Elk Grove Village, IL 60007
- ✓ 7. Permanent Index Number (PIN): 03-17-25-333-004-0000
Browns Towing Inc
200 E Baltimore St
Wilmington, IL 60481
8. Permanent Index Number (PIN): 03-17-25-334-007-0000
FAP Properties XVIII
P.O. Box 2246
Staunton, VA 24402
- ✓ 9. Permanent Index Number (PIN): 03-17-25-334-005-0000
Elena & Savatore Mazzamuto
205 E Baltimore St
Wilmington, IL 60481

- ✓ 10. Permanent Index Number (PIN): 03-17-25-334-002-0000 / 03-17-25-334-003-0000
First Bank of Manhattan
TR 713
550 W North St
Manhattan, IL 60442
- ✓ 11. Permanent Index Number (PIN): 03-17-25-334-006-0000
Betty Lou Linke
116 S Kankakee St
Wilmington, IL 60481
- ✓ 12. Permanent Index Number (PIN): 03-17-25-343-003-0000
Kolasa Inc
323 E Baltimore St
Wilmington, IL 60481
13. Permanent Index Number (PIN): 03-17-25-343-004-0000
Walter & Charlene Niehls
119 S Kankakee St
Wilmington, IL 60481
- ✓ 14. Permanent Index Number (PIN): 03-17-25-344-009-0000
Wilmington Public Library District
Attn: Maria Meachum
201 S Kankakee St
Wilmington, IL 60481
- ✓ 15. Permanent Index Number (PIN): 03-17-25-344-007-0000
Adam Heatherwick
216 S Joliet St
Wilmington, IL 60481
16. Permanent Index Number (PIN): 03-17-25-344-008-0000
Jessica Bunge
220 S Joliet St
Wilmington, IL 60481
- ✓ 17. Permanent Index Number (PIN): 03-17-25-344-006-0000
Eileen J O'Reilly
Fmly Rev Tr
210 S Joliet St
Wilmington, IL 60481
- ✓ 18. Permanent Index Number (PIN): 03-17-25-344-010-0000
William & Leslie Shorkey
202 S Joliet St
Wilmington, IL 60481
- ✓ 19. Permanent Index Number (PIN): 03-17-25-353-002-0000 / 03-17-25-353-001-0000
Jason Princko & Deanna Benedict
201 S Joliet St
Wilmington, IL 60481

- ✓ 20. Permanent Index Number (PIN): 03-17-25-352-006-0000
Owen Beasley
121 S Joliet St
Wilmington, IL 60481
- ✓ 21. Permanent Index Number (PIN): 03-17-25-352-005-0000
Sharon Moyer
115 S Joliet St
Wilmington, IL 60481
- 22. Permanent Index Number (PIN): 03-17-25-352-001-0000
Midwest Capital Investments LLC
220 N Broadway St
Joliet, IL 60435
- ✓ 23. Permanent Index Number (PIN): 03-17-25-352-002-0000
Ruby C Green
411 E Baltimore St
Wilmington, IL 60481
- ✓ 24. Permanent Index Number (PIN): 03-17-25-351-003-0000
David M Ingram Sr
402 E Baltimore St
Wilmington, IL 60481
- ✓ 25. Permanent Index Number (PIN): 03-17-25-343-009-0000
Joseph & Donna Nowdomski
120 S Joliet St
Wilmington, IL 60481
- 26. Permanent Index Number (PIN): 03-17-25-343-008-0000
Michael & Colleen Williams
114 S Joliet St
Wilmington, IL 60481
- ✓ 27. Permanent Index Number (PIN): 03-17-25-333-006-0000
Edith Jaudon
Rev Lvg Tr
116 N Kankakee St
Wilmington, IL 60481
- ✓ 28. Permanent Index Number (PIN): 03-17-25-333-003-0000
City of Wilmington
1165 S. Water Street
Wilmington, IL 60481
- 29. Forest Preserve District of Will County
Lisa Lukasevich
17540 W Laraway Rd
Joliet, IL 60433

hand delivered R
10/12/2023

- ✓ 30. Joliet Junior College Dist 525
Jeff Heap
1215 Houbolt Rd
Joliet, IL 60431
- ✓ 31. Will Co. Public Bldg Commission
Joe Ward
302 N Chicago St
Joliet, IL 60432
- ✓ 32. Will County Tax Funds
Timothy Brophy
302 N Chicago St
Joliet, IL 60432
- ✓ 33. Wilmington Fire Protection District
Timothy Zlomie
P.O. Box 245
Wilmington, IL 60481
- ✓ 34. Wilmington Park District
Kirsten Van Duyne
315 N Water St
Wilmington, IL 60481
- ~~35. Wilmington Public Library District
Maria Meachum
201 S. Kankakee St
Wilmington, IL 60481~~ * See #14
- ✓ 36. Wilmington School District 209U
Matt Swick
209U Wildcat Ct
Wilmington, IL 60481
- ✓ 37. Wilmington Township Road Funds
Supervisor
P.O. Box 397
Wilmington, IL 60481
- ✓ 38. Wilmington Township Town Funds
Supervisor
P.O. Box 397
Wilmington, IL 60481
- ✓ 39. Wilmington Township
Assessor
P.O. Box 397
Wilmington, IL 60481

City of Wilmington

1. Planning and Zoning

Staff Report

SUBJECT: Petition by Wilmington Auto Plex Inc. for Map Amendment from B-2 to B-3 to allow for an automotive repair shop.

AGENDA ITEM:

MEETING DATE:

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

FROM: Jayson Walinski, Zoning Administrator 

ACTION REQUESTED:

Wilmington Auto Plex Inc. approached the city with a land use petition to rezone their property from B-2 to B-3 to allow for the use of an automotive repair shop.

BACKGROUND:

Wilmington Auto Plex Inc. currently owns and intends to occupy the property at 303 E. Baltimore St. (PIN 03-17-25-343-010-0000). They plan on opening an automotive repair shop. The previous owner was a used car dealership. The B-2 uses do not permit auto repair shops, whereas B-3 zoning permits auto repair shops.

PETITIONER'S NARRATIVE:

The property is currently zoned B-2 Light Commercial. They purchased the property to use as an automotive repair business only to find out this was not an approved use in the B-2 district. They are asking for a map amendment to B-3 General Commercial which will allow for an automotive repair shop.

DISCUSSION AND FINDINGS OF FACT:

The cities comprehensive plan lists this property as a commercial use, therefore it will still warrant the comprehensive plan if changed to B-3 General Commercial.

Staff has attached a copy of the B-2 Light Commercial & B-3 General Commercial District regulations section of the Wilmington Zoning Code, Zoning Map and Comprehensive Plan for your convenience.

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

North B-2 Midtown Liquor
South R-2 Residential house
East B-3 Wilmington Collision
West B-2 Wilmington Pizzeria

Standards for map amendments

The PZC shall make findings and recommendations based upon the evidence presented to it in each specific case that:

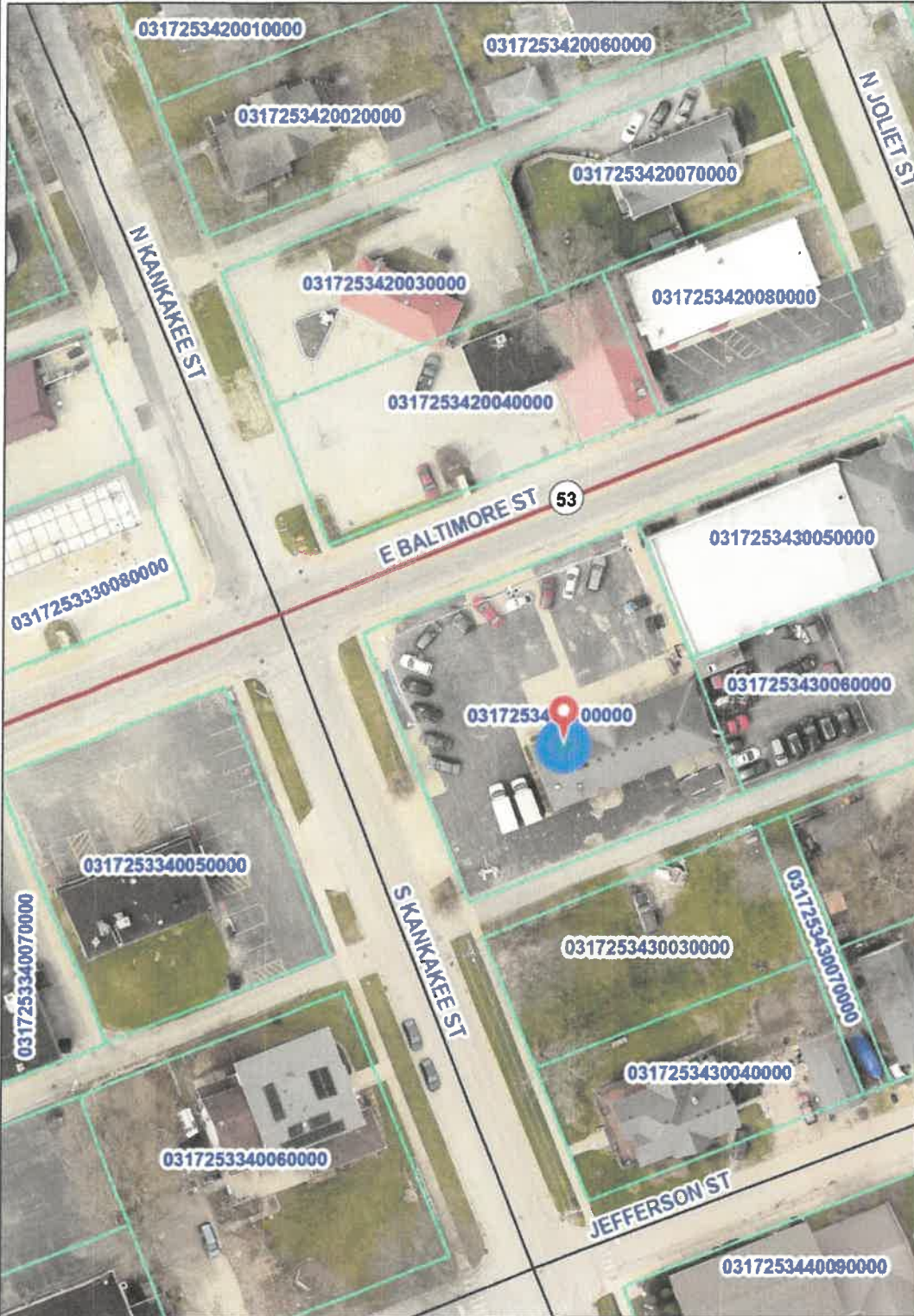
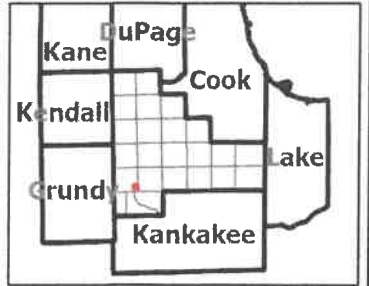
The proposed rezoning conforms to the comprehensive plan; or conditions or trends of development have changed in the area of the request, since the adoption of the comprehensive plan, to warrant the need for different types of land uses or densities;

The proposed rezoning conforms to the intent and purpose of this chapter;

The proposed rezoning will not have a significant detrimental effect on the long-range development of adjacent properties or on adjacent land uses;

Adequate public facilities and services exist or can be provided.

At this time, Staff respectfully requests and recommends your consideration of the attached findings of fact and recommendation to the City Council.)



Legend

Roadways

- Federal
- State
- County
- Local and Private

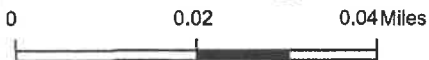
Parcels

Townships

Notes

Date: 8/29/2023

1: 1,128



Projection

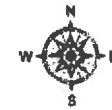
WGS_1984_Web_Mercator_Auxiliary_Sphere

Disclaimer of Warranties and Accuracy of Data: Although the data developed by Will County for its maps, websites, and Geographic Information System has been produced and processed from sources believed to be reliable, no warranty, expressed or implied, is made regarding accuracy, adequacy, completeness, legality, reliability or usefulness of any information. This disclaimer applies to both isolated and aggregate uses of the information. The County and elected officials provide this information on an "as is" basis. All warranties of any kind, express or implied, including but not limited to the implied warranties of merchantability, fitness for a particular purpose, freedom from contamination by computer viruses or hackers and non-infringement of proprietary rights are disclaimed. Changes may be periodically made to the information herein; these changes may or may not be incorporated in any new version of the publication. If you have obtained information from any of the County web pages from a source other than the County pages, be aware that electronic data can be altered subsequent to original distribution. Data can also quickly become out of date. It is recommended that careful attention be paid to the contents of any data, and that the originator of the data or information be contacted with any questions regarding appropriate use. Please direct any questions or issues via email to gis@willcountyilinois.com.

CITY OF WILMINGTON 2021 ZONING MAP

Legend

- | | |
|--|--|
| WILMINGTON CORPORATE LIMITS | B1- NEIGHBORHOOD COMMERCIAL |
| A1- AGRICULTURAL | B2- LIGHT COMMERCIAL |
| ER- ESTATE RESIDENTIAL | B2A- CENTRAL BUSINESS |
| GR- GENERAL RESIDENTIAL | B2B- GENERAL COMMERCIAL |
| R1- RESIDENTIAL SINGLE FAMILY | I1- OFFICE, RESEARCH, LIGHT INDUSTRIAL |
| R2- RESIDENTIAL SINGLE FAMILY | I2- LIGHT INDUSTRIAL |
| R3- RESIDENTIAL TWO FAMILY | I3- HEAVY INDUSTRIAL |
| R4- RESIDENTIAL SINGLE FAMILY ATTACHED | I4- LARGE SCALE INDUSTRIAL |
| RS- RESIDENTIAL, MULTI-FAMILY | I5- LARGE SCALE PLANNED INDUSTRIAL |
| RS- RESTRICTED BUSINESS | OPEN SPACE, (NOT A ZONING DISTRICT) |



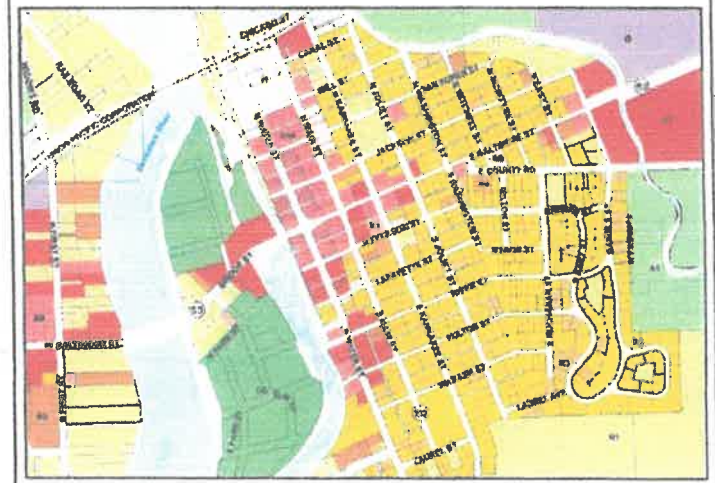
0 2,000 4,000 8,000



1 inch = 4,000 feet

INSET AREA

1 inch = 1,000 feet



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

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

Prepared For:



Prepared By:



Ruetiger, Tonelli & Associates, Inc.

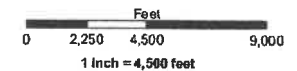
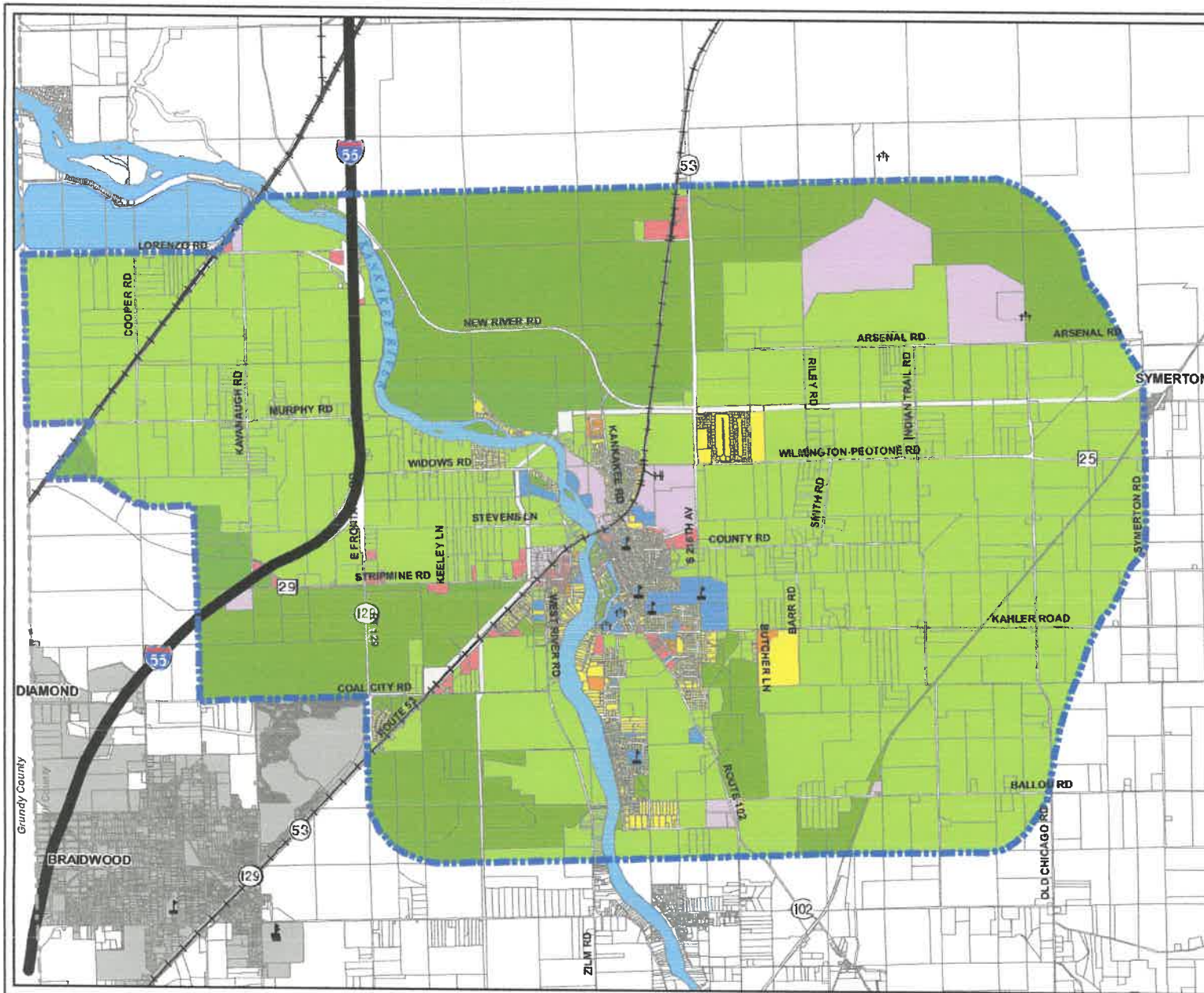
137 CALIFORNIA DRIVE • BLOOMINGTON, ILLINOIS 60010
TEL: (815) 744-6200 FAX: (815) 344-0101
website: www.rtaonline.com

APPROVED: 2/16/2021

**ILLUSTRATION 2
EXISTING LAND USE**

Legend

-  Planning Boundary
- Existing Land Use**
-  Agricultural/Rural Residential
-  Residential Single-Family
-  Residential Multi-Family
-  Commercial
-  Industrial
-  Government/Institutional
-  Open Space/Parks
-  Utility
-  School
-  Cemetery



SEPTEMBER 2008

150.60 B-2 Light Commercial District.

- (A) Purpose and intent. The B-2 Light Commercial District encompasses areas located adjacent to arterial and major collector streets. The district is designed to accommodate retail and service needs of a wider population than the B-1 Neighborhood Commercial District.
- (B) Permitted land uses and developments.
- (1) Any use permitted in the B-1 Neighborhood Commercial District;
 - (2) Accessory uses;
 - (3) Bicycle sales, rental and repair stores;
 - (4) Catering establishments, including pizza delivery;
 - (5) Clothing and shoe stores, costume rental and sales;
 - (6) Clubs, lodges and meeting halls;
 - (7) Department, discount, general retail and variety stores;
 - (8) Electric appliance stores including radio and television sales and repair;
 - (9) Food stores, grocery stores, meat markets, bakeries and delicatessens;
 - (10) Funeral homes, mortuaries, cemeteries and mausoleums;
 - (11) Furniture stores, including upholstering when conducted as part of the retail operations and secondary to the principal use;
 - (12) Hardware stores;
 - (13) Household appliance stores, sales, service and rental;
 - (14) Interior decorating shops, including upholstering and making of draperies, slipcovers, and other similar articles, when conducted as a part of the retail operations and secondary to the principal use;
 - (15) Museums and art galleries;
 - (16) Musical instrument sales and repair;
 - (17) Office supply stores;
 - (18) Pet stores and animal grooming shops;
 - (19) Radio and television stations and recording studios;
 - (20) Recreational centers, health and fitness centers, and athletic clubs;
 - (21) Restaurants, excluding drive-through facilities;
 - (22) Schools for business, professional or technical training, music or dance;
 - (23) Sporting goods stores;
 - (24) Theaters, indoor;
 - (25) Toy stores.
- (C) Conditional land uses and developments.
- (1) All permitted and conditional uses which include drive-through facilities;

-
- (2) Amusement establishments including, but not limited to, bowling alleys, pool halls, dance halls, skating rinks, video arcades and banquet facilities;
 - (3) Animal hospitals;
 - (4) Automobile service stations, repair facilities and car washes when used in conjunction with the automobile service station;
 - (5) Bars, taverns and package liquor stores;
 - (6) Car washes;
 - (7) Hotels and motels;
 - (8) Planned unit developments;
 - (9) Public utility and governmental service uses on lots having areas, widths, yards and other conditions as approved by the city council. Including, but not limited to:
 - (a) Electrical substations and booster stations,
 - (b) Filtration plan, pumping station, well and water reservoir,
 - (c) Sewage treatment plant,
 - (d) Telephone exchange and microwave relay tower,
 - (e) Other government and utility uses.
 - (10) Motor vehicle sales.
- (D) Bulk and density requirements.
- (1) Minimum lot area. No minimum lot area is established in this district. However, lot dimensions shall be sufficient to meet the remaining density and dimensional regulations.
 - (2) Minimum lot width. A minimum lot width of 100 feet shall be provided for each lot used for a permitted or conditional use.
 - (3) Building setback requirements.
 - (a) Front yard. No principal building shall be allowed within 40 feet of any lot line or street right-of-way line.
 - (b) Side yard. None required except per subsection (D)(3)(e) of this section.
 - (c) Rear yard. None required except per subsection (D)(3)(e) of this section.
 - (d) Exception. Building setback requirements described above for side and rear yards adjacent to a railroad or a railroad siding shall not be applicable.
 - (e) Adjacency to a residential district. Where a side yard or rear yard in this district abuts a residential zoning district, no principal building shall be allowed within 30 feet of the residential lot line.
 - (4) Maximum site coverage. Site coverage shall not exceed 70%.
 - (5) Building height limitations. No building shall exceed three stories or 45 feet in height.
- (E) Other development regulations.
- (1) Section 150.110 et seq. (Off-Street Parking and Loading).
 - (2) Section 150.120 et seq. (Signs).

150.62 - ~~B-3~~ General Commercial District.

- (A) Purpose and intent. The B-3 General Commercial District is intended to accommodate retail and wholesale commercial activities which are adjacent to arterial streets and serves the population of the city and its surrounding areas.
- (B) Permitted land uses and developments.
- (1) Any use permitted in the B-2 Light Commercial District;
 - (2) Accessory uses;
 - (3) Amusement establishments including, but not limited to, bowling alleys, pool halls, dance halls, skating rinks, video arcades and banquet facilities;
 - (4) Animal hospitals;
 - (5) Automobile service stations, repair facilities and car washes when used in conjunction with the automobile service station;
 - (6) Automobile, truck and recreational vehicle sales and rental;
 - (7) Bars, taverns and package liquor stores;
 - (8) Boat showrooms, sales and repairs;
 - (9) Electrical showrooms and shops;
 - (10) Farm implement, feed and seed stores;
 - (11) Garages for storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding;
 - (12) Greenhouses, nurseries, garden supply, tool and seed stores;
 - (13) Hospitals;
 - (14) Hotels and motels;
 - (15) Motor vehicle sales;
 - (16) Newspaper offices;
 - (17) Parking lots and parking structures as a principal use;
 - (18) Pawnshops;
 - (19) Plumbing and heating service and equipment stores;
 - (20) Printing and publishing establishments;
 - (21) Taxidermists;
 - (22) Tire stores, sales and service;
 - (23) Union halls, hiring halls and trade association offices/meeting rooms.
- (C) Conditional land uses and developments.
- (1) B-2 permitted and conditional uses which include drive-through facilities;

The noise level of a wind device shall not exceed 60 A-weighted decibels (dBA) as measured at the nearest zoning lot line, except during short-term events such as utility outages and severe windstorms;

- (21) Mobile home parks on no more than 80 acres of land that is adjacent to land used for campgrounds, forest preserves, hunting preserves and/or clubs or private recreation facilities, subject to development and operation in compliance with chapter 161 of the City Code; and
 - (22) Residential uses consistent with R-3 District standards on land that is adjacent to land used for campgrounds, forest preserves, hunting preserves and/or clubs or private recreation facilities, subject to development in accordance with a residential planned unit development plan approved in accordance with article 6 of the zoning ordinance.
- (D) Bulk and density requirements.
- (1) Minimum lot area. No minimum lot area is established in this district. However, lot dimensions shall be sufficient to meet the remaining density and dimensional regulations.
 - (2) Minimum lot width. No minimum lot width is required.
 - (3) Building setback requirements.
 - (a) Front yard. No principal building shall be allowed within 40 feet of any lot line or street right-of-way line.
 - (b) Side yard. None required except per subsection (D)(3)(e) of this section.
 - (c) Rear yard. None required except per subsection (D)(3)(e) of this section.
 - (d) Exception. Building setback requirements described above for side and rear yards adjacent to a railroad or a railroad siding shall not be applicable.
 - (e) Adjacency to a residential district. Where a side yard or rear yard in this district abuts a residential zoning district, no principal building shall be allowed within 30 feet of the residential lot line.
 - (4) Maximum site coverage. Site coverage shall not exceed 70%.
 - (5) Building height limitations. No building shall exceed three stories or 45 feet in height.
- (E) Other development regulations.
- (1) Section 150.110 et seq. (Off-Street Parking and Loading).
 - (2) Section 150.120 et seq. (Signs).

(Ord. 1324, passed 1-4-00; Am. Ord. 10-02-16-01, passed 2-16-10)

Wilmington Auto Plex Inc
303 East Baltimore Street
Wilmington IL, 60481
779-429-5020

03-17-25-343-010

Description of Business:

- 1. Automotive Repair (Basic and Advanced)**
- 2. Oil changes (Fluids and Filters)**
- 3. Tire Replacement and Repairs(Plug, Patches, New tires and used)**
- 4. Brake Repair and Replacement(Rotors, Calipers, Pads, Hoses, etc.)**
- 5. Front wheel and all wheel Alignments(4x4, Front and Rear wheel)**
- 6. Tune Ups (spark plugs, wires, coils, fuel systems cleaning, o2 sensors, etc.)**

Number of Employees:

we will have somewhere between 6-8 employees and perhaps more with growth.

303 E. Baltimore - 0-2
N - 0-2 - mid town / ~~company~~
E - 0-3 - Wilmington Collision
S - R-2 - Kobasa inc
W - 0-2 - Wilmington Pizzeria

Received
JUL 26 2023
City of Wilmington

Hours Of Operation:

Monday 8 AM - 6PM

Tuesday 8 AM- 6PM

Wednesday 8 AM- 6PM

Thursday 8 AM- 6PM

Friday 8 AM - 6PM

Saturday 8 Am- 2 PM

Sunday CLOSED



Planning and Zoning Application Form

Received AUG 14 2023 City of Wilmington

Application Request(s)

Check all that apply.

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

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

Property and Request Information

303 E Baltimore Street Wilmington, IL 60481 Address of Request

Project Name SE Corner of Kankakee & Baltimore

General Location B2 (Light Industrial) 03-17-25-343-010-0000 PIN 132' x 132' Property Size

Present Zoning Used Car Sales Previous Zoning Auto Repair Shop

Present Land Use Proposed Land Use

Reason for Request/Description of Request: Map Amendment from B2 (Light Industrial) to B3 (General Commercial) to run an auto repair shop.

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

Complete the following Development information if applicable:

Development/Subdivision Name: City of Wilmington

Type of Development: Residential Commercial Industrial Institutional

N/A Number of Units/Lots (if applicable)

Buildings/Improvements on Property to Remain or be Removed? (describe): Using existing building to repair cars.

Floodplain in areas present on the property? Yes No

Professional Fee Agreement Submitted? Yes No

Applicant Information

Applicant/Developer

Owner Contract Purchaser Lessee Agent For:

Thomas Outsen

Primary Contact

2268 W Garden Drive Kankakee, Illinois 60901

Address (City, State, Zip)

tomoutsen@yahoo.com

Email

815-476-5823

Fax

Wilmington Autoplex

Business Name

815-955-2951

Phone

Property Owner (if different that applicant)

Municipal Trust & Savings Bank TR 3024

Name

2268 W Garden Drive Kankakee, Illinois 60901

Address (City, State, Zip)

815-955-2951

Phone

tomoutsen@yahoo.com

Email

815-476-5823

Fax

Project Team

Attorney

N/A

Name

N/A

Address (City, State, Zip)

N/A

Email

N/A

Fax

N/A

Business Name

N/A

Phone

Engineer

N/A

Name

N/A

Address (City, State, Zip)

N/A

Email

N/A

Fax

N/A

Business Name

N/A

Phone

Project Team (Continued)
Planning/Landscape Architect Consultant

N/A
Name _____

N/A
Business Name _____

N/A
Address (City, State, Zip) _____

N/A
Email _____

N/A
Phone _____

N/A
Fax _____

Submitted Materials Required

- Legal Description of Property (Hard Copy)
- Legal Description of Property (Emailed Copy)
- Disclosure of Beneficiaries Form - completed
- Non- Refundable Fees (all that apply)
 - Annexation: \$ _____
 - Preliminary Plat: \$ _____
 - Final Plat: \$ _____
 - Concept Site Plan: \$ _____
 - Final Site Plan: \$ _____
 - Variance: \$ _____
 - Map Amendment: \$ _____
 - Text Amendment: \$ _____
 - Conditional Use Permit: \$ _____
 - PUD-Special Use Permit: \$ _____

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

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

Applicable for new development only:

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

Applicant Signatures

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

Project Name

Municipal Trust & Savings TR 3024

Owner's Name

Thomas Outsen

Applicant's Name, if different than owner

Owner's Signature

2268 W Garden Dr Kankakee, IL 60901

Address (City, State, Zip)

[Signature]
Applicant's Signature

Date

Staff Use Only

150.62, 150.60, 150.14

Applicable Code Sections

Comprehensive Plan

Zoning of Adjacent Properties: North B-2 South R-2 East B-3 West B-2

8/02/2023

Date Professional Fee Agreement was signed

Thomas Outsen

Applicant's Name, if different than owner

8/14/2023

Submittal Date

Jayson Walinski

Received By

303 E. Baltimore St., Wilmington

Address (City, State, Zip)

\$ 500.00

Payment Amount

check
Payment Type

8/02/2023

Payment Date

Received
AUG 14 2023
City of Wilmington



DISCLOSURE OF BENEFICIARIES

1. PETITIONER:

Thomas Outsen

Wilmington Autoplex

Name

Business Name

303 E Baltimore Street Wilmington, IL 60481

Address (City, State, Zip)

thomasoutsen@yahoo.com

815-955-2951

Email

Phone

2. NATURE OF BENEFIT SOUGHT: Map Amendment from B-2 (Light Commercial Industrial) to B-3 (General Commercial)

3. NATURE OF APPLICANT

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

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

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

NAME ADDRESS INTEREST

- a. Thomas Outsen 2268 W Garden Dr Kankakee IL 60901 50%
b. [scribble] 50%
c. Logan Outsen 2721 N 3750 W Rd Kankakee, IL 60901
d.

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

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

Thomas Outsen
Name _____ Capacity _____
303 E Baltimore Street Wilmington, IL 60481
Address (City, State, Zip) _____
thomasoutsen@yahoo.com _____ 815-955-2951
Email _____ Phone _____

VERIFICATION

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

BY: [Signature]
Signature

Thomas Outsen
Printed Name

Signed and sworn to before me this
15th day of July, 2023.

[Signature]
NOTARY PUBLIC





Map Amendment Application Supplement

Thomas Outsen

Applicant's Name

Date

303 E Baltimore Street Wilmington, IL 60481

Address (City, State, Zip)

Map Amendment from B-2 (Light ^{Commercial} Industrial) to B-3 General Commercial Request

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

[Chapter 150.14](#) of the Wilmington Code of Ordinances provides that for a requested Map Amendment, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

(a) Proposed use of the property that warrants this application for a map amendment

Currently, the property is being used for used car sales. I am looking to do automotive repair in the existing building.

(b) If the proposed map amendment is approved, what improvements of construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

None.

(c) Identify the existing uses of the properties within the general area of the property in question

B-3 zoning right next door to property. There is also B-3 on the northwest corner (diagonal) of Kankakee and Baltimore Street. B-3 properties also located one block away on the corner of Main Street and Baltimore Street. The area also consists of some B-2 properties, a B-1 property and some R-2 residential properties to the south.

(d) Identify the existing zoning classification of the properties within the general area of the property in question

B-2, B-3, B-1 and a few R-2

(e) Describe how the proposed rezoning will not have a significant detrimental effect on the long-range development of adjacent properties or on adjacent land uses. Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.

Currently the property is B-2 and has been used for used car sales. Looking to change the zoning to B-3 to have an auto repair shop. B-3 is located right next to this property.

(f) Describe how the subject property cannot be reasonably used for any of the uses currently permitted under its current zoning classification. (*Physical and market conditions may be considered.*)

B-3 zoning is required for an auto repair shop. Changing the zoning from B-2

(g) Does the property have appropriate public facilities, such as sewer, water and roads, and other required services?

Yes it does.

(h) Describe how the proposed 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.

There is no recent trend in development in the area. The uses that are in this area have been the same for several year with no major changes.

(i) Describe how the proposed rezoning conforms to the intent and purpose of this chapter.

The comprehensive plan has this property as a commercial use, so the B-3, General Commercial zoning, would fit perfectly.

(j) The potential benefits and detriments of the proposed zoning change to the public health, safety and welfare;

The comprehensive plan has this property as a commercial use, so the B-3, General Commercial zoning, would fit perfectly.

(k) The extent to which the proposed amendment is in compliance with and/or deviates from the adopted comprehensive plan;

The comprehensive plan has this property as a commercial use, so the B-3, General Commercial zoning, would fit perfectly.

(l) The suitability of the property in question for the uses permitted under the proposed zoning;

The comprehensive plan has this property as a commercial use, so the B-3, General Commercial zoning, would fit perfectly.



PLANNING AND ZONING COMMISSION
PETITION FOR MAP AMENDMENT

(1) The proposed 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.

Yes No Explanation: The current Comprehensive Plan suggests for this property to be commercial, so the B-3 General Commercial zoning would be appropriate.

(2) The proposed rezoning conforms to the intent and purpose of Chapter 150 of the City of Wilmington's Code of Ordinances.

Yes No Explanation: Auto repair is an allowed use in the B-3 General Commercial Zoning District.

(3) The proposed rezoning will not have a significant detrimental effect on the long-range development of adjacent properties or on adjacent land uses.

Yes No Explanation: There is other B-3 in the area, ad especially right next door to the property.

(4) Adequate public facilities and services exist or can be provided.


Yes No Explanation: The property has water hookups to be able to provide a bathroom for the public.



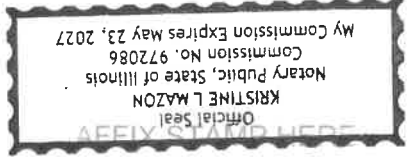
Required Public Notices

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

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

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


Applicant's Signature

| | |
|--|---|
| STATE OF ILLINOIS |) |
| |) SS. |
| COUNTY OF WILL |) |
| The undersigned hereby authorizes the filing of the aforesaid request and understands that the owner or an authorized agent must be present at the public hearing to present the request to the Plan Commission. | |
|  OWNER or APPLICANT'S SIGNATURE | NOTARY PUBLIC: Sign:   OFFICIAL SEAL AFFIX STAMP HERE |
| SUBSCRIBED AND SWORN to before me this <u>15th</u> day of <u>July</u> , 20 <u>20</u> , and who has provided the proper identification and who did take an oath. | |

LEGAL DESCRIPTION:

LOT 5 AND 6 BLOCK 37 IN THE CITY OF WILMINGTON, IN PART OF THE EAST ½ OF THE
SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 33, RANGE 9 EAST.