

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, January 12, 2023 at 5:00 PM

Call to Order

The January 12, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:01 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, Longest, Walinski, Duffy

Commissioners Present Via Zoom Smith

Commissioners Absent Tryner

Quorum

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

Other Officials in Attendance

Also, in attendance were City Administrator Jeannine Smith, City Attorney Bryan Wellner, Mayor Ben Dietz, and Deputy City Clerk Joie Ziller

Approve the Previous Meeting Minutes

Commissioner Duffy made a motion and Commissioner Longest seconded to approve the December 1, 2022 meeting minutes and have them placed on file.

Upon roll call, the vote was:

AYES: 6 Duffy, Longest, Clennon, Smith, Walinski, Humphries

NAYS: 0

ABSENT: 1 Tryner

Motion passed.

Public Hearing

Commission Chairman Humphries made the introduction regarding tonight's public hearing to Consider the Request by Petitioner Steve Nelson of Nelly's, 110 Bridge Street, Wilmington, IL 60481 for a Conditional Use from 150.62(C)(13) B3-General Commercial to allow for restaurants to include drive-through facilities and Final Site Plan Review of property generally located at 110 Bridge Street in Wilmington, IL (PIN 03-17-25-304-007-0000)

Commissioner Clennon made a motion and Commissioner Longest seconded to open the public hearing at 5:04 p.m.

Upon roll call, the vote was:

AYES: 6 Clennon, Longest, Duffy, Smith, Walinski, Humphries

NAYS: 0

ABSENT: 1 Tryner
Motion passed.

Deputy City Clerk Ziller confirmed verification of the Public Notice published in the Free Press Advocate on December 21, 2022.

City Administrator Smith reviewed the Staff Report as presented in the meeting agenda packet.

Petitioner Steven Nelson introduced himself and reviewed the proposed project for the new Nelly's kitchen buildout and drive-up window as presented in the agenda packet.

The Planning & Zoning Commissioners reviewed and discussed the proposal of the petitioner.

No public comments were made related to this public hearing.

Commissioner Longest made a motion and Commissioner Smith seconded to close the public hearing at 5:25 p.m.

Upon roll call, the vote was:

AYES: 6 Longest, Smith, Clennon, Duffy, Walinski, Humphries

NAYS: 0

ABSENT: 1 Tryner

Motion passed.

There being no further discussion, Commissioner Longest made a motion and Commissioner Duffy Smith seconded to approve the recommendation for the City Council to consider a Conditional Use from 150.62(C)(13) B3-General Commercial to allow for restaurants to include drive-through facilities and Final Site Plan Review of property generally located at 110 Bridge Street in Wilmington, IL (PIN 03-17-25-304-007-0000) conditioned on City Council's approval of an easement agreement across City owned and adjacent property prior to the issuance of a building permit.

Upon roll call, the vote was:

AYES: 6 Longest, Smith, Clennon, Duffy, Walinski, Humphries

NAYS: 0

ABSENT: 1 Tryner

Motion passed.

Public Hearing

Commission Chairman Humphries made the introduction regarding tonight's public hearing to Consider the Request by Petitioner KAB Group Development LLC, 812 Wildcat Court, Wilmington, IL 60481 for a Map Amendment to R1-Residential Single Family to B3-General Commercial with a Conditional Use for Warehouse and Storage Facilities under 150.62(C)(14) on the combined .89 acres of property located on the northwest corner of School Street in Wilmington, IL (PIN 03-17-26-403-011-0000)

Commissioner Duffy made a motion and Commissioner Smith seconded to open the public hearing at 5:28 p.m.

Upon roll call, the vote was:

AYES: 6 Duffy, Smith, Clennon, Longest, Walinski, Humphries

NAYS: 0
ABSENT: 1 Tryner
Motion passed.

Deputy City Clerk Ziller confirmed verification of the Public Notice published in the Free Press Advocate on December 21, 2022.

City Administrator Smith reviewed the Staff Report as presented in the meeting agenda packet.

Petitioner Eric Kempes introduced himself and reviewed the proposed project for a map amendment with a conditional use for the construction of the self-storage facility as presented in the agenda packet.

The Planning & Zoning Commissioners reviewed and discussed the proposal of the petitioner.

No public comments were made related to this public hearing.

Commissioner Longest made a motion and Commissioner Clennon seconded to close the public hearing at 5:37 p.m.

Upon roll call, the vote was:

AYES: 6 Longest, Clennon, Smith, Duffy, Walinski, Humphries
NAYS: 0
ABSENT: 1 Tryner
Motion passed.

There being no further discussion, Commissioner Longest made a motion and Commissioner Duffy Smith seconded to approve the recommendation for the City Council to consider a Map Amendment to R1-Residential Single Family to B3-General Commercial with a Conditional Use for Warehouse and Storage Facilities under 150.62(C)(14) on the combined .89 acres of property located on the northwest corner of School Street in Wilmington, IL (PIN 03-17-26-403-011-0000) conditioned on the submission of a landscape plan approved by the City Administrator prior to the issuance of a building permit.

Upon roll call, the vote was:

AYES: 6 Longest, Smith, Clennon, Duffy, Walinski, Humphries
NAYS: 0
ABSENT: 1 Tryner
Motion passed.

Discussion – Trinity 16-unit Residential Building

Anne Kearns a developer from Brush Hill Development and Connor Chelmecki an Architect from WJW Architects presented their concept for a proposed residential development for Trinity Services, Inc. at the Bakery Site located at 240 W. Baltimore Street. The presentation will be attached to the approved minutes from this meeting for future reference.

Public Comment

No public comments were made from the floor

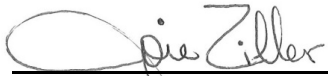
Other Pertinent Information

No other pertinent information was discussed.

Adjournment

A motion to adjourn the meeting was made by Commissioner Clennon and seconded by Commissioner Duffy. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on January 12, 2023, adjourned at 6:29 p.m.

Respectfully submitted,

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

Joie Ziller
Deputy City Clerk