

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, February 1, 2024 at 5:00 PM**

**Call to Order**

The February 1, 2024 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:01 p.m. by Chairperson Humphries

**Roll Call**

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

**Commissioners Present**           Humphries, Tyrner, Clennon, Studer, Francis

**Commissioner Absent**           Smith, Longest

**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, Mayor Ben Dietz and Deputy City Clerk Joie Ziller

**Approve the Previous Meeting Minutes**

Commissioner Studer made a motion and Commissioner Clennon seconded to approve the December 7, 2023 meeting minutes and have them placed on file

Upon roll call, the vote was:

**AYES:**           5   Studer, Clennon, Francis, Tryner, Humphries

**NAYS:**           0

**ABSENT:**       2   Smith, Longest

Motion passed.

**Public Hearing to Consider Request by Petitioner Rich Kane, Consolidated Pipe & Supply Company, Inc., for a variance from Section 150.87(C)(5) that requires walls and fences which enclose outside storage shall be a minimum of eight feet in height and a maximum of 15 feet in height to allow for a minimum of 6 feet on property located at 23920 Stripmine Road, Wilmington, IL 60481 (PIN 03-17-27-300-022-0000)**

Commissioner Tryner made a motion and Commissioner Clennon seconded to open the public hearing at 5:03 PM

Upon roll call, the vote was:

**AYES:**           5   Tryner, Clennon, Studer, Francis, Humphries

**NAYS:**           0

**ABSENT:**       2   Smith, Longest

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on January 17, 2024, a sign was posted at the subject property on January 15, 2024, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property on January 12, 2024.

City Administrator Smith provided from her summary that originally when Consolidated Pipe petitioned the City they included the request for a fence variance but unfortunately, that request was not included with the public notice so that is why we are revisiting it here.

No additional public comments were made.

Commissioner Tryner made a motion and Commissioner Clennon seconded to close the public hearing at 5:08 PM

Upon roll call, the vote was:

**AYES:**        5   Tryner, Clennon, Studer, Francis, Humphries

**NAYS:**         0

**ABSENT:**    2   Smith, Longest

Motion passed.

Commissioner Tryner made a motion and Commissioner Studer seconded to approve the request by petitioner Rich Kane and recommended that the City Council allow for a fence variance as presented

Upon roll call, the vote was:

**AYES:**        5   Tryner, Studer, Francis, Clennon, Humphries

**NAYS:**         0

**ABSENT:**    2   Smith, Longest

Motion passed.

**Public Hearing to Consider Request by Petitioner Anthony Cavalea III, 213 Water Street Properties, LLC, for a variance from Section 150.61(B)(5) to allow a rear dwelling unit on the ground floor in B2A-Central Business District zoning on property located at 213 N. Water Street, Wilmington, IL 60481 in Wilmington, IL (PIN 03-17-25-322-007-0000)**

Commissioner Clennon made a motion and Commissioner Francis seconded to open the public hearing at 5:09 PM

Upon roll call, the vote was:

**AYES:**        5   Clennon, Francis, Studer, Tryner, Humphries

**NAYS:**         0

**ABSENT:**    2   Smith, Longest

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on January 17, 2024, a sign was posted at the subject property on January 15, 2024, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property on January 12, 2024.

City Administrator Jeannine Smith summarized her report as included in the agenda packet.

Deputy Clerk Ziller administered the oath to Anthony Cavalea.

Mr. Cavalea distributed his presentation and response to the Commission.

Commissioner Tryner questioned the fire access for both the commercial and residential occupants. Mr. Cavalea explained that the front-end commercial tenants' only exit is through the front of the building and the rear tenants' only exit is through the back of the building.

No additional public comments were made.

Commissioner Clennon made a motion and Commissioner Studer seconded to close the public hearing at 5:32 PM

Upon roll call, the vote was:

**AYES:**        5   Clennon, Studer, Francis, Tryner, Humphries

**NAYS:**         0

**ABSENT:**    2   Smith, Longest

Motion passed.

Commissioner Tryner made a motion and Commissioner Studer seconded to recommend to City Council to deny the Petitioner's request for a variance for a dwelling unit on the first floor of the building located at 213 N Water Street

Upon roll call, the vote was:

**AYES:**        5    Tryner, Studer, Clennon, Francis, Humphries

**NAYS:**        0

**ABSENT:**    2    Smith, Longest

Motion passed.

**Public Comment**

No public comments were made.

**Review and Consideration to Approve the 2024 City of Wilmington Zoning Map**

The Commission reviewed the information as presented in the agenda packet.

Commissioner Tryner made a motion and Commissioner Studer seconded to recommend to the City Council to approve the 2024 City of Wilmington Zoning Map

Upon roll call, the vote was:

**AYES:**        5    Tryner, Studer, Clennon, Francis, Humphries

**NAYS:**        0

**ABSENT:**    2    Smith, Longest

Motion passed.

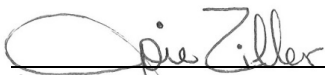
**Other Business**

City Administrator Smith briefed the Commission on Public Open House #1 held on January 31, 2024. This event was attended by approximately 40 citizens. Public Open House #2 will be held in March on a date to be decided.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Studer and seconded by Commissioner Tryner. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on February 1, 2024, adjourned at 6:05 p.m.

Respectfully submitted,

  
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Joie Ziller  
Deputy City Clerk