

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, March 2, 2017 at 5:00 PM

Call to Order

The March 2, 2017 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:02 p.m. by Deputy City Clerk Joie Ziller 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 Clennon, Humphries, Kulpa, Jones

Commissioners Absent

Smith, Wysocki, 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 the Interim City Administrator Frank Koehler, City Planning Consultant Carrie Hansen of Schoppe Design Associates, Inc., City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

Elect Pro-Tem Chairman

Commissioner Jones made a motion and Commissioner Clennon seconded to elect Commissioner Humphries as Chairman of tonight's meeting.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Kulpa, Jones

NAYS: 0

The motion carried.

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Kulpa seconded to approve the February 2, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Kulpa, Jones

NAYS: 0

The motion carried.

Review and Approve 2017 City of Wilmington Zoning Map

City Planning Consultant Carrie Hansen presented the Commission with the draft of the 2017 Official Zoning Map. The changes reflected on this year's map include:

- Ordinance No. 16-03-16-01: Approving Map Amendment at 627 S. Water Street from R2 to R3
- Ordinance No. 16-04-06-01: Annexing 10 acres in the Ridgeport Logistics Park
- Ordinance No. 16-04-03-02: Rezoning 10 acres in the Ridgeport Logistics Park
- Ordinance No. 16-11-01-02: Annexing 48 acres in the Ridgeport Logistics Park
- Ordinance No. 17-02-21-01: Rezoning 48 acres in the Ridgeport Logistics Park

Ms. Hansen also stated that the zoning map now includes the disclaimer that zoning map is only a reference and true property boundaries need to be verified with the Will County Recorder of Deeds.

Commissioner Kulpa questioned the island like appearance of the properties on Stevens Lane and how it is contiguous with the City. Ms. Hansen explained that statutorily when you annex a piece of property you annex to the far side of the road.

Commissioner Jones requested that the boundary lines for Elwood, Braidwood, Diamond & Coal City be bolded.

Commissioner Kulpa made a motion and Commissioner Clennon seconded to recommend to City Council to approve the 2017 Official Zoning Map.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Kulpa, Jones

NAYS: 0

The motion carried.

Citizen's Comment

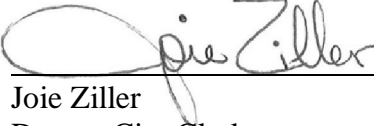
Citizen Bob Thomas informed the Commission that in 2010 he was required to obtain a business license for selling firewood for his residence a 520 E. Baltimore Street (Zoned R2), the empty lot where he stores his firewood is 514 E. Baltimore (Zoned R2). Mr. Thomas uses the firewood for his home and also sells some. In 2014 he was told he was in violation of the code and at that time City Administrator Graff had discussed and introduced the creation of a business overlay district which would include Route 53 and Route 102. Mr. Thomas stated that he just had his taxes done and he did \$1,190 worth of sales in firewood. City Attorney Urban instructed Mr. Thomas to come to a P&Z meeting to see if the overlay district was still being discussed that would allow for him to maintain his firewood business. Mr. Thomas stated that he does not want to rezone if the overlay was going to happen. Interim City Administrator Koehler stated that currently there is a CMAP downtown study. This study is to find ways that will make a more attractive entranceway into the City and what can be done for revitalization for the downtown businesses and suggests that we wait for CMAP, which will be a 12 to 18 months study, and to see what its recommendations may be for that corridor. Ms. Hansen stated that Mr. Thomas's particular business is not addressed in the overlay and stated he probably needs redirection from the City Council. Commissioner Humphries stated that the CMAP study will take a couple of years and

that the creation of the overlay district which was discussed on 2014 is most likely not happening and that if Mr. Thomas's properties need to be brought into compliance then he should obtain a packet and start the process to rezone the properties.

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Jones. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on March 2, 2017 adjourned at 5:39 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk