



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

**Agenda – Planning & Zoning Commission
Wilmington City Hall Council Chamber
March 2, 2023 at 5:00 p.m.
In-Person & Via Zoom**

join by video at:

<https://us02web.zoom.us/j/83748263085?pwd=SWowQ3FIOWF4YIV3azMyTHZnKzZXQT09>

join by phone at:

1-312-626- 6799

Meeting ID: 837 4826 3085 / Passcode: 066750

IN ACCORDANCE WITH PUBLIC ACT 101-0640, 5 ILCS 120/7(e), THIS MEETING WILL BE HELD IN-PERSON AND REMOTELY BASED ON THE GUBERNATORIAL DISASTER DECLARATION AND THE MAYOR OF THE CITY OF WILMINGTON DETERMINING THAT A FULL IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. MEMBERS OF THE GENERAL PUBLIC WILL BE ABLE TO VIEW AND PARTICIPATE IN THE MEETINGS REMOTELY AS WELL.

1. Call Meeting to Order
2. Roll Call by Clerk
Larry Clennon Chris Smith
John Tryner Jayson Walinski
Bryan Humphries Mark Duffy
Ivana Longest
3. Approve the Previous Meeting Minutes
4. Review 2023 Zoning Map
5. Public Comment (*State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01*)
6. Other Pertinent Information
7. Adjournment

The next Planning & Zoning meeting is scheduled for April 13, 2023 at 5:00 PM

*Posting Date:
2/24/2023 3:02 PM jz*

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

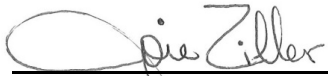
Other Pertinent Information

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 black ink that reads "Joie Ziller". The signature is written in a cursive style with a large, looping initial "J".

Joie Ziller
Deputy City Clerk

Approved by Council on 05/03/2022
Map Amendment from B2-Light Commercial to B3-General Commercial
131 N. School Street
Wildcat Self-Storage

Approved by Council on 11/15/2022
Annexation and Map Amendment to B3-General Commercial
RT 53 & North River Road
Love's Travel Stops Project

Approved by Council on 12/06/2022
Map Amendment from A1-Agricultural to I1-Office, Research & Light Industrial
23600 Coal City Road
ComEd Antenna Project

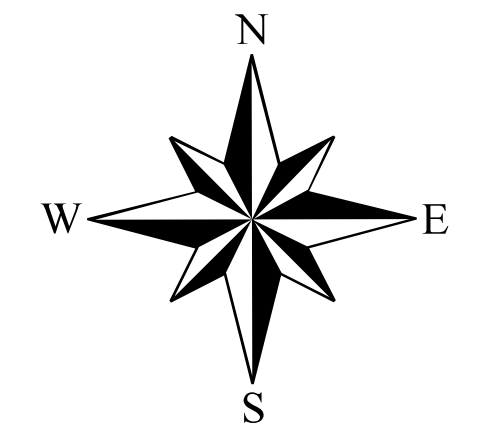
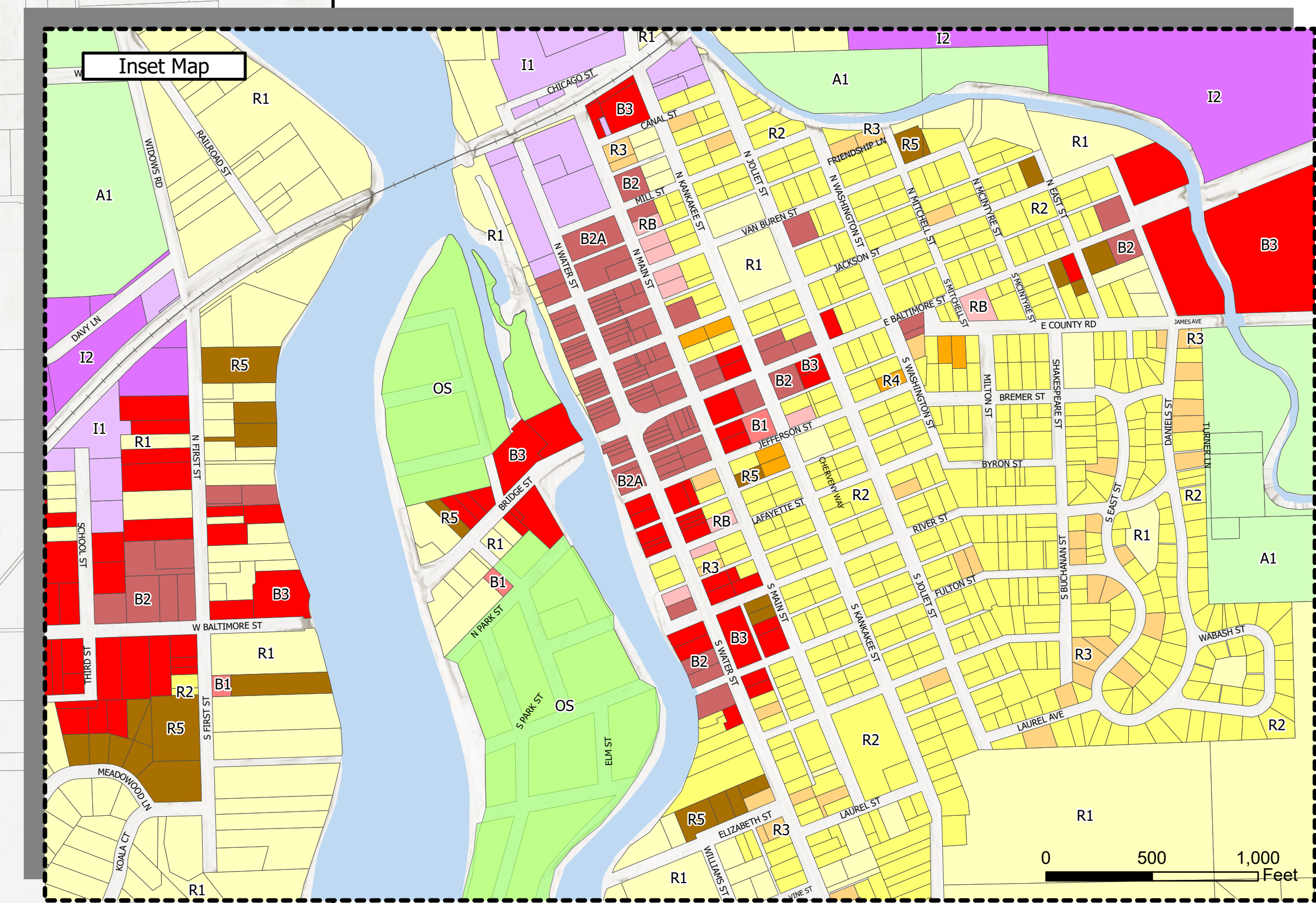
Pending
Map Amendment from R1 and R3 to B3-General Commercial
School Street
Wildcat Self-Storage



CITY OF WILMINGTON 2023 ZONING MAP

Legend

- WILMINGTON CORPORATE LIMITS
- A1- AGRICULTURAL
- ER- ESTATE RESIDENTIAL
- GR- GENERAL RESIDENTIAL
- R1- RESIDENTIAL SINGLE FAMILY
- R2- RESIDENTIAL SINGLE FAMILY
- R3- RESIDENTIAL TWO FAMILY
- R4- RESIDENTIAL SINGLE FAMILY ATTACHED
- R5- RESIDENTIAL MULTI-FAMILY
- RB- RESTRICTED BUSINESS
- B1- NEIGHBORHOOD COMMERCIAL
- B2- LIGHT COMMERCIAL
- B2A- CENTRAL BUSINESS
- B3- GENERAL COMMERCIAL
- I1- OFFICE, RESEARCH, LIGHT INDUSTRIAL
- I2- LIGHT INDUSTRIAL
- I3- HEAVY INDUSTRIAL
- I4- LARGE SCALE INDUSTRIAL
- I5- LARGE SCALE PLANNED INDUSTRIAL
- OPEN SPACE



Pending Approval by City Council. Updated 2/24/2023

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