



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

**Agenda – Planning & Zoning Commission
Wilmington City Hall Council Chamber
June 2, 2022 at 5:00 p.m.
In-Person & Via Zoom**

join by video at:

<https://us02web.zoom.us/j/88417407149?pwd=MHF0M1pYbIQrR0FNbTZ5MHp1MkExZz09>

join by phone at:

1-312-626-6799

Meeting ID: 884 1740 7149 / Passcode: 667941

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. P&Z Commissioner In-Service Training
5. Public Comment (*State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01*)
6. Other Pertinent Information
7. Adjournment

*Posting Date:
5/25/2022 2:46 PM jz*

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, April 7, 2022, at 5:00 PM

Call to Order

The April 7, 2022 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:03 p.m. by Chairman Bryan Humphries

Roll Call

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

Commissioners Present In-Person Humphries, Longest, Walinski

Commissioners Present Via Zoom Smith

Commissioners Absent Clennon, Tryner, Duffy

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 Longest made a motion and Commissioner Walinski seconded to approve the March 10, 2022 meeting minutes and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Longest, Walinski, Smith, Humphries

NAYS: 0

ABSENT 3 Clennon, Tryner, Duffy

Motion passed.

Public Hearing

Commissioner Longest made a motion and Commissioner Walinski to Consider a Map Amendment from B2-Light Commercial to B3-General Commercial with conditional use for warehouse and storage facilities, a variance to Section 150.62(D)(3)(a) building setback requirements, a front yard from the required 40 feet to approximately 23.5 feet and site plan review to construct self-storage buildings on property located at 131 N School Street seconded to open the public hearing at 5:05 p.m.

Upon roll call, the vote was:

AYES: 4 Longest, Walinski, Smith, Humphries

NAYS: 0

ABSENT 3 Clennon, Tryner, Duffy

Motion passed.

Deputy City Clerk Ziller confirmed that the public notice was published in the March 23, 2022 edition of the Free Press Advocate.

City Administrator Smith confirmed with Deputy City Ziller that the City receives the certified letters that the adjacent property owners were mailed regarding tonight's public hearing.

City Administrator Smith explained that the petitioner, KAV Development, Inc. approached the City with a land-use petition to rezone their two vacant parcels to B-3 with a variance reducing the front yard setback to 23.5 feet to allow for the construction of a self-storage facility located at 131 N. School Street.

Tim Hejny representing the petitioner, KAV Development, Inc., briefed the Commission on the project consisting of the construction of six self-storage buildings on two vacant lots.

Commissioner Longest questioned the color of buildings. The petitioner stated they are open to suggestions but most likely the buildings will be tan with blue trim.

Commissioner Walinski stated his concerns with the turning radius for emergency vehicles.

Commissioner Walinski requested that another engineer verify and sign off on the plans considering Chamlin is serving as the City's Engineer. The petitioner was in agreement with this.

No public comment was made.

Commissioner Smith made a motion and Commissioner Longest seconded to close the public hearing at 5:47 p.m.

Upon roll call, the vote was:

AYES: 4 Longest, Walinski, Smith, Humphries

NAYS: 0

ABSENT 3 Clennon, Tryner, Duffy

Motion passed.

There being no further discussion, Commissioner Smith made a motion and Commissioner Walinski seconded to recommend City Council approval of the petition as follows: Granting a map amendment from B-2 Light Commercial to B-3 General Commercial with a conditional use to allow for self-storage warehousing, and granting a variance for the front yard setback from 40 feet to 23.5 feet conditioned upon peer engineer review

Upon roll call, the vote was:

AYES: 4 Longest, Smith, Walinski, Humphries

NAYS: 0

ABSENT 3 Clennon, Tryner, Duffy

Motion passed.

Review & Approve 2022 Zoning Map

Commissioner Walinski made a motion and Commissioner Longest seconded to approve the 2022 Zoning Map

Upon roll call, the vote was:

AYES: 4 Longest, Smith, Walinski, Humphries

NAYS: 0

ABSENT 3 Clennon, Tryner, Duffy

Motion passed.

Bob Thomas, requesting discussion on a new garage

Bob Thomas informed the Commission that he trying to build a new garage as the rainwater that runs down the street to the alley to his driveway over the years has caused the wood on the garage to rot. Mr. Thomas explained that he may be requesting three variances regarding setbacks and square footage.

Public Comment

No public comment was made.

Other Pertinent Information

City Administrator Smith stated that the Joint Meeting with the City Council to discuss future strategy planning will be held on May 3rd at 6 PM.

City Administrator Smith polled the Commission for their interest in training specifically for Planning & Zoning Commissioners. This training will be conducted at a future meeting.

Adjournment

A motion to adjourn the meeting was made by Commissioner Longest and seconded by Commissioner Walinski. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on April 7, 2022, adjourned at 6:26 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk