

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

Call to Order

The October 5, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:08 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, Smith, Tryner, Longest, Studer

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, and Deputy City Clerk Joie Ziller. For the record, Zoning Administrator Jayson Walinski was not in attendance for this meeting.

Approve the Previous Meeting Minutes

Commissioner Smith made a motion and Commissioner Longest seconded to approve the September 7, 2023 meeting minutes and have them placed on file

Upon roll call, the vote was:

AYES: 6 Smith, Longest, Clennon, Tryner, Studer, Humphries

NAYS: 0

Motion passed.

Public Hearing to Consider Request by Petitioner Thomas Outsen for a Map Amendment from B2-Light Commercial to B3-General Commercial for property generally located at 303 E. Baltimore Street in Wilmington, IL (PIN 03-17-25-343-010-0000)

Administrator Smith briefed the Commission that the owner of Wilmington Autoplex Inc. approached the City with a land use petition to rezone their property from B2 to B3 to allow for the use of an automotive repair shop and reviewed the staff memo that was included in the agenda packet.

Commissioner Tryner made a motion and Commissioner Studer seconded to open the public hearing at 5:12 PM

Upon roll call, the vote was:

AYES: 6 Tryner, Studer, Smith, Longest, Clennon, Humphries

NAYS: 0

Motion passed.

Thomas Outsen, the petitioner, informed the Commission that they purchased the property to use as an automotive repair business only to find out that this was not an approved use in the B2 district which is why they are requesting a map amendment to B3-General Commercial.

Deputy Clerk Ziller verified that the public hearing notice was published on September 20, 2023, and that two signs were posted on September 14, 2023, at the subject property. The petitioner did not follow the procedure as provided in that the adjacent property owners within 250 feet of said property were not provided with proper notice. For this reason, the public hearing should be closed and rescheduled. This public hearing will be rescheduled for the November 2, 2023, Planning & Zoning Commission meeting. City staff will handle all the necessary notices.

Commissioner Studer made a motion and Commissioner Smith seconded to close the public hearing at 5:26 PM

Upon roll call, the vote was:

AYES: 6 Tryner, Studer, Smith, Longest, Clennon, Humphries

NAYS: 0

Motion passed.

Public Comment

Joe Nowdomski, the resident at 120 N. Joliet St., questioned the hours of operation related to the proposed business at 303 E. Baltimore Street. Mr. Outsen confirmed the hours to be Monday-Friday 8 AM to 6 PM, Saturday 8 AM to 2 PM, and closed on Sundays.

Other Pertinent Information

City Administrator Smith informed the Commission that the City Council approved the proposal from Egret & Ox Planning, LLC for a Comprehensive City Plan and Master Parks Plan.

Adjournment

A motion to adjourn the meeting was made by Commissioner Tryner and seconded by Commissioner Studer. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on October 5, 2023, adjourned at 5:49 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk