

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, June 2, 2016**

**Call to Order**

The June 2, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:20 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 C. Smith, Humphries Kulpa, Jones and Clennon<sup>(5:26 p.m.)</sup>

**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 the City Administrator Tony Graff, City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

**Elect Pro-Tem Chairman**

Commissioner C. Smith made a motion and Commissioner Jones seconded to elect Commissioner Bryan Humphries as Chairman of tonight meeting.

Upon roll call, the vote was:

**AYES:**     4   C. Smith, Jones, Kulpa, Humphries

**NAYS:**     0

The motion carried.

**Approval of Minutes**

Commissioner C. Smith made a motion and Commissioner Humphries seconded to approve the March 31, 2016 & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     3   Humphries, Jones, Kulpa

**NAYS:**     0

**ABSTAIN:** 1   C. Smith

The motion carried.

\*Commissioner Clennon arrived at the meeting at 5:26 p.m.

**Commissioners Review of Concept Plan of Annexation & Rezoning of Property Located on South Side on the South Side of Stripmine Road, Property Owner Barney**

City Administrator Graff introduced Barney Castillo of Castillo Landscaping to the Commission. Mr. Castillo explained to the Commission that he would like to annex his property, approximately 2.3 acres located on the south side of Stripmine Road into the City's Corporate limits, along with re-zoning the property to I2-Light Industrial. Mr. Castillo informed the Commission that he cannot use the property for outside storage under its current Will County zoning. The Will County Land Use Department suggested that he annex the land to the City of Wilmington. He currently stores his company vehicles, trailers, materials and equipment inside two cargo containers. Mr. Castillo stated that there will be no retail activities from the storage yard. Customers do not come there to purchase anything and expects that occasionally some pallets of pavers that are surplus from a job might be stored there. Mr. Castillo has already built a berm across the front of the property that screens the view from Stripmine Road which he has future plans to landscape to blend in with the adjacent natural, agricultural and residential properties. Commissioner Jones pointed out that the City's comprehensive plan anticipates that the Stripmine Road corridor would be commercial, and questioned the proposed light industrial zoning. City Administrator explained that in the annexation process the city would outline the terms and conditions under which the property could be used and I2-Light Industrial zoning allows outside storage yards, and the Commission will have an opportunity to recommend restrictions to the City Council, such as keeping the containers painted and use of road-certified, dust-free slag instead of gravel as well as a need for security lighting and a gate to control access. Mr. Castillo also explained to the Commission that he plans to level out the slope of the drive to ensure safety of the vehicles pulling in and out, and eventually pave the apron. The Commission had no objections to the conceptual plan.

**Other Pertinent Information**


City Administrator Graff provided an update on the progress RidgePort Logistics Center. Under the new financial backing of Elion Partners, the master plan is being updated for a more efficient use of the footprint, including food processing, rail-serve sites and expanded commercial areas. Adair has also agreed to fund a \$60,000 hotel study, and two hotels are interested in the site. The Lardi property on Kavanaugh Road has been purchased, and two more are under contract. The 1 million square foot spec building, Building B, is fully leased, and the two companies that will be using it will be announced in a couple of weeks. The 1.7 million square foot Michelin complex is already working on a 330,000 square-foot addition, one year ahead of schedule. They have had some issues with parking with temporary workers on site, and the addition will trigger development of another lot. The Petro stopping center is bringing in another refrigeration unit, because the Charley's cannot keep enough beef in stock. Batory Foods announced that its RidgePort facility will be its flagship distribution center. The company has options on more property. A new tenant, a food processing company, has been found for the abandoned transload facility—a real estate transaction is pending, the company is owned by an entrepreneur who is way ahead of his time in organic foods. The company, which operates internationally, has already signed agreements with several area farmers. The logistics center has a little over 3 million square feet built or under construction with anticipation of another 4 million will be developed within the next 18 months.

*APPROVED 08/04/2016*

**Adjournment**

Motion to adjourn the meeting made by Commissioner C. Smith and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on June 2, 2016 adjourned at 6:02 p.m.

Respectfully submitted,



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Joie Ziller  
Executive Secretary