

APPROVED on 09/08/2016

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, August 4, 2016

Call to Order

The August 4, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 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 Humphries Kulpa, Jones and Clennon

Commissioners Absent

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

Upon roll call, the vote was:

AYES: 4 Clennon, Jones, Kulpa, Humphries

NAYS: 0

The motion carried.

Approval of Minutes

Commissioner Clennon made a motion and Commissioner Kulpa seconded to approve the June 2, 2016 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Jones, Kulpa

NAYS: 0

The motion carried.

Public Hearing

Annexation & Rezoning R2 County to I2 City

Location: West of RT 53 on south side of Stripmine Road
Petitioner: Castillo, Barney
PIN: 03-17-35-100-003-0000

Commissioner Clennon made a motion and Commissioner Jones seconded to open the public hearing at 5:07 p.m.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Jones, Kulpa

NAYS: 0

The motion carried.

The Deputy City Clerk confirmed that the public hearing notice was published (not less than 15 days and not more than 30 days) accordingly and made part of the record. In addition, the applicants affidavit, certified copies of the notices sent adjacent property owners within 250 feet, along with the letter submitted by resident Bill Weidling on June 28, 2016 where made part of the permanent record.

Barney Castillo explained to the Commission that he would like his annex his property, approximately 2.3 acres located on the south side of Stripmine Road in to 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.

Jeff Wepprecht of the Des Plaines Conservation Area expressed his concerns and is opposed to the annexation and rezoning. Mr. Wepprecht explained that the IDNR owns the land that surrounds Mr. Castillo's property, the 261-acre Hitt's Siding Nature Preserve was purchased by the IDNR in 1989. The preserve was put in place to protect the endangered Blanding's Turtle and the threatened Ornate Box Turtle, along with the habitat they survive in. In addition there are concerns with run-off from the property, parked vehicles, oil leaks, gas leaks, pesticides, and landscape waste having a negative effect on the nature preserve.

Commissioner Jones made a motion and Commissioner Clennon seconded to open the public hearing at 5:32 p.m.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Jones, Kulpa

NAYS: 0

The motion carried.

Commissioner Review, Approval & Recommendation on Annexation and Zoning request by petitioner, Castillo, Barney

City Administrator Graff stated that after learning more about the IDNR's concerns and what can be done to alleviate them; City Officials will sit down with Mr. Castillo to see if there is something that can be done to limit the types of I2 zoning uses permitted to ensure the nature preserve is protected.

City Engineer Zemaitis suggested that the Commission hold off on making its recommendation to the City Council until the Will County Land Uses issues approval of the wetland delineation, as-built site plan and site development permit application. City Engineer Zemaitis explained that should the documents show encroachment into the wetlands, Mr. Castillo will need additional time to restore the site, obtain as-built drawings of the site and resubmit them to Will County Land Use for approval and once that is complete, Mr. Castillo will receive his after-the-fact site development permit and the property will be compliance with the County's water resource ordinance. At that time, the City can move forward.

The Commission was in favor of discussing this at the next meeting if all matters related to the County were taken care of.

Will County Historic Preservation Commission Historic Landmark Nomination – 504 E. Baltimore Street, Wilmington (McGinnis-Kahler Residence)

Janine Wilkosz of the Will County Historic Preserve presented the Commission nomination packet for the McGinnis-Kahler home located at 504 E. Baltimore Street a Victorian home built in 1895 by William and Eliza McGinnis. The current owner Laura Hackett introduced herself to the Commission. The nomination packet will be attached to the approved minutes from this meeting for future reference.

After some discussion, the Commission made the following motion:

Commissioner Jones made a motion and Commissioner Kulpa seconded to recommend to City Council that they provide its consent and authority for the home to be designated a county landmark as pass an ordinance for such at their August 16, 2016 City Council meeting.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Jones, Kulpa

NAYS: 0

The motion carried.

Other Pertinent Information

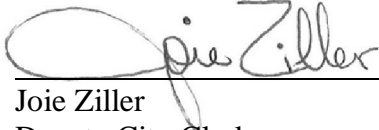
City Administrator Graff informed the Commission that on August 18, 2016 there will be a Joint Meeting with the City Council and P&Z Commission for a presentation by Schoppe Design Associates, Inc. on the Comprehensive Plan update & I-55 Transportation Corridor. This meeting will begin at 6:00 p.m.

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Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on August 4, 2016 adjourned at 6:08 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 loop at the beginning. A horizontal line is drawn across the signature.

Joie Ziller
Deputy City Clerk