

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, February 4, 2021 at 5:00 PM**

**Call to Order**

The February 4, 2021 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:03 p.m. by Chairman Bryan Humphries

This evenings' Planning & Zoning meeting is being held remotely using a video and audio recording program consistent with Executive Order 2020-07 which was ordered by Governor Pritzker on March 16, 2020 in response to the COVID-19 pandemic. This order addresses the provisions of the Open Meetings Act, 5 ILCS 120, requiring or relating to in-person attendance by members of a public body. Specifically, (1) the requirement in 5 ILCS 120/2.01 that "members of a public body must be physically present" is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. More importantly, based on what we know now about the coronavirus pandemic and prudent precautions as a result thereof, this meeting is being conducted in ways to provide the maximum amount of protection to our board, staff and the community. We apologize for any inconvenience to anyone, but we ask for understanding and compliance temporarily. Thank you.

**Roll Call**

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

**Commissioners Present**      Humphries, Smith, Clennon, Jones, Walinski

**Commissioner's Absent**      Duffy, 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 Joie Ziller and Executive Secretary Tessa Krusinski.

**Approval of Minutes**

Commissioner Jones made a motion and Commissioner Duffy seconded to approve the January 7<sup>th</sup> meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**      4      Humphries, Smith, Clennon, Jones, Walinski

**NAYS:**      0

**ABSENT**    2      Duffy, Tryner

Motion passed.

**Public Hearing**

Petitioner: ADAR RPLL LLC  
Location: 30265 S. Kavanaugh Rd  
PIN: 03-17-16-300-006  
Request: Annexation and Annexation Agreement

Commissioner Jones made a motion and Commissioner Clennon seconded to open the public hearing at 5:06 p.m.

Upon roll call, the vote was:

**AYES:** 4 Humphries, Smith, Clennon, Jones, Walinski

**NAYS:** 0

**ABSENT** 2 Duffy, Tryner

Motion passed.

Ben Schuster from Elrod Friedman introduced the proposed Annexation Agreement as well as the petition to rezone the area from A1 to I5.

City Engineer Rodney Tonelli recommend sending the petition to full City Council for approval.

No public comments were made or received via email.

Commissioner Smith made a motion and Commissioner Clennon seconded to close the public hearing at 5:10 p.m

Upon roll call, the vote was:

**AYES:** 4 Humphries, Smith, Clennon, Jones, Walinski

**NAYS:** 0

**ABSENT** 2 Duffy, Tryner

Motion passed.

**Commissioners Review/Approval/Recommendation**

Commissioner Clennon made a motion and Commissioner Jones seconded to approve the annexation and rezoning petition from ADAR RPLL LLC for the property at 30265 S. Kavanaugh Rd. and send it to full City Council for approval.

Upon roll call, the vote was:

**AYES:** 4 Humphries, Smith, Clennon, Jones, Walinski

**NAYS:** 0

**ABSENT** 2 Duffy, Tryner

Motion passed.

**Approve 2021 Zoning Map**

Commissioner Jones made a motion and Commissioner Smith seconded to recommend City Council to approve the 2021 Zoning Map.

Upon roll call, the vote was:

**AYES:**     4   Humphries, Smith, Clennon, Jones, Walinski

**NAYS:**     0

**ABSENT**   2   Duffy, Tryner

Motion passed.

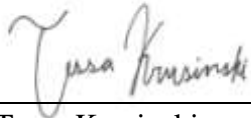
**Public Comment**

No public comment was made.

**Adjournment**

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Jones. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on February 4, 2021 adjourned at 5:15 p.m.

Respectfully submitted,



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Tessa Krusinski  
Executive Secretary

Comment received via email:

As you are aware, there are only a few homes remaining in the Elion Logistics Park area of Murphy and Kavanaugh roads.

Our home at 30820 S Kavanaugh Rd. is one of them

We have seen the ELP 55 update with plans for rezoning, annexation, and modifications of TIF boundaries.

According to the original Homeowners agreement between the city and Ridgeport we are within the 1/2 mile of the proposed building.

We are asking the city of Wilmington and Elion, to honor the original home owners agreement of purchasing our property at the agreement price of 125% of our 2010 appraised value plus the 2% increase for each year our home was not purchased . So far this offer has not been made to us by Elion. They have made offers that we have not agreed with because it hasn't even come close to the original homeowners agreement.

I cannot be on tonight's planning and zoning zoom meeting. I hope the city of Wilmington will see to it that we are not left stranded on Kavanaugh and see to it that Elion and the City of Wilmington complies with the Agreement before a building permit is issued.

Mike and Stacey Johnstone