

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, March 15, 2018 at 5:00 PM

Call to Order

The March 15, 2018 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 p.m. by Chairman Bryan Humphries 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, Clennon, Kulpa, Tryner & Wysocki

Commissioner’s Absent

Smith & Jones

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 Scott Murphy, City Engineer & Planner Rodney Tonelli and Deputy City Clerk Joie Ziller

Approval of Minutes

Commissioner Wysocki made a motion and Commissioner Tryner seconded to approve the September 7, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Public Hearings

Commissioner Clennon made a motion and Commissioner Kulpa seconded to open the Public Hearing at 5:06 p.m. for a text amendment to the “Zoning Ordinance of the City of Wilmington” to add “police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

The Commission reviewed the memorandum as prepared by Rodney Tonelli of Ruettiger, Tonelli & Associates, Inc. Attorney Benjamin Schuster representing Adar Ridgeport Industrial Partners informed the Commission that the City's I-5 Large Scale Planned Industrial District does not list "Fire and Police Stations" as a permitted or conditional use within the I-5 zoning district and recommend the Commission to approve this amendment. No other public comment was made.

Commissioner Tryner made a motion and Commissioner Kulpa seconded to close the Public Hearing at 5:09 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioner Kulpa made a motion and Commissioner Wysocki seconded to open the Public Hearing at 5:10 p.m. for the approval of preliminary plat, final plat and site plan of property comprising of 2.11 acres generally located at 29745 Elion Boulevard in Wilmington, IL (PIN 03-17-16-400-012-0010)

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

The Committee reviewed the memorandum as prepared by Rodney Tonelli of Ruettiger, Tonelli & Associates, Inc. Attorney Benjamin Schuster representing Adar Ridgeport Industrial Partners submitted a petition related to the proposed Fire & Police Station #2 to be constructed at Ridgeport Logistics Center. No other public comment was made.

Commissioner Clennon made a motion and Commissioner Wysocki seconded to close the Public Hearing at 5:14 p.m.

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioners Review/Approval/Recommendation of text amendment to the "Zoning Ordinance of the City of Wilmington" to add "police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Commissioner Clennon made a motion and Commissioner Wysocki seconded to recommend to City Council to approve the text amendment to the "Zoning Ordinance of the City of Wilmington" to add "police and fire stations: as permitted uses in the I-5 Large Scale Planned Industrial District

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Commissioners Review/Approval/Recommendation of

Commissioner Clennon made a motion and Commissioner Wysocki seconded to recommend to City Council to approve the site plan, preliminary/final plat for the proposed Fire and Police Station No. 2 subject to the following conditions: 1) Final Engineering review and approval by the City Engineer and 2) Final Engineering review and approval of the Stormwater Management design and calculations by the City Engineer

Upon roll call, the vote was:

AYES: 5 Humphries, Clennon, Kulpa, Tryner & Wysocki

NAYS: 0

The motion carried.

Review/Approve 2018 City of Wilmington Zoning Map

Commission Tryner made a motion and Alderman Clennon seconded to approve the Official City of Wilmington 2018 Zoning Map

Upon roll call, the vote was:

AYES: 5 Aldermen Tutor, Butler, Vice, Evans, Kirwin

NAYS: 0

The motion carried

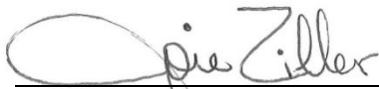
Citizen's Comment

None

Adjournment

Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Tryner. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on March 15, 2018 adjourned at 5:19 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk