

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, November 3, 2022, at 5:00 PM**

**Call to Order**

The November 3, 2022 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:12 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, Longest, Walinski, Tryner, Duffy

**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, City Attorney Bryan Wellner, and Deputy City Clerk Joie Ziller

**Approve the Previous Meeting Minutes**

Commissioner Clennon made a motion and Commissioner Smith seconded to approve the October 6, 2022 meeting minutes and have them placed on file.

Upon roll call, the vote was:

**AYES:**       7 Clennon, Smith, Longest, Walinski, Tryner, Humphries, Duffy

**NAYS:**       0

Motion passed.

**Public Hearing**

Commission Chairman Humphries made the introduction regarding tonight's public hearing to consider the request by Petitioner and Contract Purchaser, Love's Travel Stops & Country Stores, Inc., 10601 N. Pennsylvania Avenue, Oklahoma City, OK 73120 for Annexation, Annexation Agreement, Variance from 96.17 Signs in Commercial Districts, Variance from 150.86 Screening between Non-Residential and Residential Zoning Districts, Variance from 150.114 Lighting, Map Amendment to B3-General Commercial, Final Plat and Site Plan Review approximately thirty-two (32) acres of property located on the southwest corner of State Route 53 and N. River Road in Wilmington, IL

Commissioner Smith made a motion and Commissioner Longest seconded to open the public hearing at 5:15 p.m.

Upon roll call, the vote was:

**AYES:**       7 Clennon, Smith, Longest, Walinski, Tryner, Humphries, Duffy

**NAYS:**       0

Motion passed.

Deputy City Clerk Ziller confirmed verification of the Public Notice published in the Free Press Advocate on October 19, 2022.

City Administrator Smith reviewed the Staff Report as presented in the meeting agenda packet.

Chad Bruner and Mandy Gauss representing the petitioner Love's Travel Stops & Country Stores, Inc. introduced themselves and reviewed the proposed project as presented in the agenda packet.

The Planning & Zoning Commissioners reviewed and discussed the proposed annexation, variance, and map amendment of the petitioner.

Public Comment #1 – Roy Surdej stated his opposition to the proposed project.

Public Comment #2 – Kim Pavlich stated her opposition to the proposed project.

Public Comment #3 – Barbara Russell stated her opposition to the proposed project.

Public Comment #4 – Derek Russell stated his opposition to the proposed project.

Public Comment #5 – Pam Monson stated her comments on the proposed project.

Public Comment #6 – Dan Lafferty stated his opposition to the proposed project.

Public Comment #7 – Elizabeth Strong stated her comment in favor of the proposed project.

Public Comment #8 – Cindy Filas stated her opposition to the proposed project.

Public Comment #9 – David Beedis stated his opposition to the proposed project.

Public Comment #10 – Michael Sloan stated his opposition to the proposed project.

Public Comment #11 – Judy Majic stated her opposition to the proposed project.

Public Comment #12 – Mr. Farmer stated his opposition to the proposed project.

Public Comment #13 – Linda Bailey stated her opposition to the proposed project.

Public Comment #14 – Mr. Farmer stated his opposition to the proposed project.

Public Comment #15 – Ron Burns stated his opposition to the proposed project.

Public Comment #16 – Linda Lafferty stated her opposition to the proposed project.

Public Comment #17 – Lindsay Farmer stated her opposition to the proposed project.

Public Comment #18 – Mr. Widner stated his opposition to the proposed project.

Public Comment #19 – Ed Koziol stated his opposition to the proposed project.

Public Comment #20 – Brenda Karlson stated her opposition to the proposed project.

Public Comment #21 – Mr. Lenart stated his opposition to the proposed project.

Commissioner Smith made a motion and Commissioner Duffy seconded to close the public hearing at 7:32 p.m.

Upon roll call, the vote was:

**AYES:** 7 Clennon, Smith, Walinski, Longest, Tryner, Humphries, Duffy

**NAYS:** 0

Motion passed.

There being no further discussion, Commissioner Smith made a motion and Commissioner Tryner seconded to approve the recommendation for the City Council to consider an Annexation, Annexation Agreement, Variance from 96.17 Signs in Commercial Districts, Variance from 150.86 Screening between Non-Residential and Residential Zoning Districts, Variance from 150.114 Lighting, Map Amendment to B3-General Commercial, Final Plat and Site Plan Review approximately thirty-two (32) acres of property located on the southwest corner of State Route 53 and N. River Road in Wilmington, IL

Upon roll call, the vote was:

**AYES:** 0

**NAYS:** 7 Smith, Tryner, Longest, Clennon, Walinski, Duffy, Humphries

Motion failed.

#### **Discussion – Rezoning from R1 to R3 at 31951 S. West River Road**

Tabled

#### **Discussion – Concept for Proposed Business at 507 E. Baltimore Street**

Administrator Smith referenced her staff report included in the agenda packet and introduced Petitioner Jarrod Briscoe. Mr. Briscoe informed the Commission that the existing building will undergo interior remodeling and minor exterior modifications to accommodate walk-up and drive-thru creamery. A conditional use will need to be granted for drive-up services. The Commissioners voiced that they were in favor of this project. The Petitioners will move forward with engineering plans. Once plans are completed there will be a public hearing before the Planning & Zoning Commission.

#### **Public Comment**

No public comment was made.

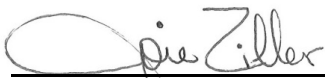
#### **Other Pertinent Information**

City Administrator Smith stated now that the text amendment related to the historical preservation ordinance has passed, the next step is to become a Certified Local Government through the State.

#### **Adjournment**

A motion to adjourn the meeting was made by Commissioner Duffy and seconded by Commissioner Tryner. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on November 3, 2022, adjourned at 8:03 p.m.

Respectfully submitted,



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Joie Ziller  
Deputy City Clerk