

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Tuesday, January 7th, 2021 at 5:00 PM**

**Call to Order**

The January 7, 2021 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Brian 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, Tryner, Jones, Duffy, Walinski

**Commissioner's Absent**      Clennon

**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 November 24, 2020 meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**        4    Humphries, Jones, Duffy, Walinski

**NAYS:**        0

**ABSTAIN:**    3    Clennon, Tryner, Smith

Motion passed.

### **Public Hearing**

Commissioner Jones made a motion and Commissioner Smith seconded to open the public hearing at 5:03 p.m.

Upon roll call, the vote was:

**AYES:**     6 Humphries, Smith, Tryner Jones, Duffy, Walinski

**NAYS:**     0

**ABSENT:** 1 Clennon

Motion passed.

Michael Stellino from Ellion Partners introduced the site plan review request for the 500,000 square foot 3PL warehouse off of Kavanaugh, just north of Murphy Road.

City Engineer Rodney Tonelli recommended the approval of the site plan, given that a final engineering review is conducted.

Kavanaugh Road resident Ms. McGray made a public comment about an issue with the offer made for the property. Mr. Stellino of Ellion Partners discussed the previous offers made given no response and informed Ms. McGray that they will continue active negotiations.

Commissioner Jones made a motion and Commissioner Clennon seconded to close the public hearing at 5:12 p.m.

Upon roll call, the vote was:

**AYES:**     6 Humphries, Smith, Tryner, Jones, Duffy, Walinski

**NAYS:**     0

**ABSENT:** 1 Clennon

Motion passed.

### **Commissioners Review/Approval/Recommendation**

Commissioner Duffy made a motion and Commissioner Tryner seconded for the Commission to recommend to the City Council to approve the site plan review for the ADAR Ridgeport 3PL Building

Upon roll call, the vote was:

**AYES:**     6 Humphries, Smith, Tryner, Jones, Duffy, Walinski

**NAYS:**     0

**ABSENT:** 1 Clennon

Motion passed.

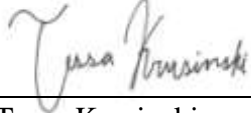
### **Public Comment**

No public comment was made.

### **Adjournment**

Motion to adjourn the meeting made by Commissioner Tryner and seconded by Commissioner Smith. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on January 7<sup>th</sup>, 2021 adjourned at 5:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Tessa Krusinski". The signature is written in dark ink and is positioned above a horizontal line.

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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