

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, November 2, 2023 at 5:00 PM**

**Call to Order**

The November 2, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:02 p.m. by Deputy Clerk Ziller

**Appointment of Pro Tem Chairperson**

Commissioner Clennon made the motion and Commissioner Smith seconded to elect Commissioner Tryner as Pro-Tem Chairperson for the November 2, 2023, Planning and Zoning Commission meeting.

Upon roll call, the vote was:

**AYES:**        5    Clennon, Smith, Studer, Francis, Tryner

**NAYS:**        0

**ABSENT:**    2    Humphries, Longest

Motion passed.

**Roll Call**

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

**Commissioners Present**    Clennon, Smith, Tryner, Studer, Francis

**Commissioner Absent**        Humphries, Longest

**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, Mayor Ben Dietz and Deputy City Clerk Joie Ziller

**Approve the Previous Meeting Minutes**

Commissioner Studer made a motion and Commissioner Clennon seconded to approve the October 5, 2023 meeting minutes and have them placed on file

Upon roll call, the vote was:

**AYES:**        5    Studer, Clennon, Smith, Francis, Tryner

**NAYS:**        0

**ABSENT:**    2    Humphries, Longest

Motion passed.

**Public Hearing to Consider Request by Petitioner Thomas Outsen for a Map Amendment from B2-Light Commercial to B3-General Commercial for property generally located at 303 E. Baltimore Street in Wilmington, IL (PIN 03-17-25-343-010-0000)**

Administrator Smith briefed the Commission that the owner of Wilmington Autoplex Inc. approached the City with a land use petition to rezone their property from B2 to B3 to allow for

the use of an automotive repair shop and reviewed the staff memo that was included in the agenda packet.

Commissioner Clennon made a motion and Commissioner Smith seconded to open the public hearing at 5:03 PM

Upon roll call, the vote was:

**AYES:** 5 Clennon, Smith, Studer, Francis, Tryner

**NAYS:** 0

**ABSENT:** 2 Humphries, Longest

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on October 18, 2023, two signs were posted at the subject property on October 13, 2023, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property.

Deputy Clerk Ziller administered the oath to Thomas Outsen, the petitioner. Mr. Outsen had no additional comments to make but was present to field any questions.

Staff received an email from Commissioner Longest who had the following concerns:

1. Spaces for each employee
2. Spaces for quick service customers
3. Spaces for automobiles awaiting parts for services
4. Damaged/wrecked automobiles sitting on lot

Mr. Outsen informed the Commission that there is ample parking for employees and customers and doesn't anticipate this being an issue. Mr. Outsen clarified that damaged and or wrecked automobiles will not be stored at the property.

No additional public comments were made related to the public hearing.

Commissioner Smith made a motion and Commissioner Francis seconded to close the public hearing at 5:08 PM

Upon roll call, the vote was:

**AYES:** 5 Smith, Francis, Clennon, Studer, Tryner

**NAYS:** 0

**ABSENT:** 2 Humphries, Longest

Motion passed.

Commissioner Clennon made a motion and Commissioner Studer seconded to recommend to City Council to approve the Petitioner's, Thomas Outsen, request for a Map Amendment from B2-Light Commercial to B3-General Commercial for property generally located at 303 E. Baltimore Street to allow for the use of an automotive repair shop

Upon roll call, the vote was:

**AYES:** 5 Clennon, Studer, Smith, Francis, Tryner

**NAYS:** 0

**ABSENT:** 2 Humphries, Longest

Motion passed.

**Public Comment**

No public comments were made.

**Discussion – Annexation of Properties Along State Route 53**

Bob Koerner, informed the Commission that he would like to annex several properties owned by Joseph & Danielle Brown, Louis & Mary Sue Pogliano, Sr., and Louis Pogliano, Jr. that are all located along State Route 53 into the City proper. Mr. Koerner explained that he currently rents a building on the Brown property and is considering expanding his concrete mixing business which he explained is a small batch (by the yard) operation. The Commissioners expressed some of their concerns such as the properties being in the Claypool Drainage District, maintenance and condition of the roads within the subject area, and an industrial-zoned use near residential-zoned properties.

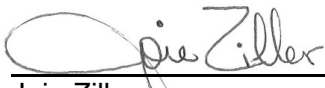
**Other Pertinent Information**

City Administrator Smith informed the Commission that one of the December 7, 2023 agenda items will be a public hearing related to the proposed annexation of Consolidated Pipe on Stripmine Road. Egret & Ox Planning, LLC held their first meeting with the Steering Committee on October 26, 2023 for the Comprehensive City Plan and Master Parks Plan. A public meeting related to the plans will be held on January 31, 2024 at the Wilmington High School. Love’s Travel Stop is to start construction but is awaiting their IDOT permit.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Studer and seconded by Commissioner Clennon. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on November 2, 2023, adjourned at 6:10 p.m.

Respectfully submitted,

  
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Joie Ziller  
Deputy City Clerk