

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, December 1, 2022, at 5:00 PM**

**Call to Order**

The December 1, 2022 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:03 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 Longest made a motion and Commissioner Tryner seconded to approve the November 3, 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 Request by Petitioner Commonwealth Edison Company, Three Lincoln Centre, Oakbrook Terrace, IL 60181 for a Map Amendment (150.14) from A1-Agricultural Zoning District to I1-Office, Research and Light Industrial Zoning District and Conditional Use (150.17) to install a 104' tall Antenna Support Structure within an existing electrical substation on approximately twenty-two (22) acres of property located at the intersection of HWY 53 and Coal City Road in Wilmington, IL (#03-17-34-400-004-0000)

Commissioner Clennon made a motion and Commissioner Smith seconded to open the public hearing at 5:07 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 November 16, 2022.

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

Will Otter representing the petitioner Commonwealth Edison Company introduced himself and reviewed the proposed project as presented in the agenda packet. In addition, Mr. Otter presented a presentation to the Commission which will be included with the approved minutes from this meeting for future reference.

The Planning & Zoning Commissioners reviewed and discussed the proposal of the petitioner.

No public comments were made related to this public hearing.

Commissioner Longest made a motion and Commissioner Duffy seconded to close the public hearing at 5:24 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 Tryner made a motion and Commissioner Smith seconded to approve the recommendation for the City Council to consider the Map Amendment from A1-Agricultural Zoning District to I1-Office, Research, and Light Industrial Zoning District and Conditional Use (150.17) to install a 104' tall Antenna Support Structure within an existing electrical substation on approximately twenty-two (22) acres of property located at the intersection of HWY 53 and Coal City Road in Wilmington, IL (#03-17-34-400-004-0000)

Upon roll call, the vote was:

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

**NAYS:**        0

Motion passed.

### **Public Comment**

Steve Nelson informed the Commission that he is interested in constructing a drive-thru for Nelly's. Mr. Nelson summarized that the current Nelly's kitchen will be moved to the back of the brewery and that he is also requesting the City to vacate two parking spaces in the municipal parking lot.

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

Attorney Meents representing the petitioner, Michael DesRochers explained that his client would like the Commission to consider a Map Amendment to change the zoning from R1-Residential Single Family to R3-Residential Two Family at his property located at 31951 S West River Road. The Commission would like to see development plans before making the recommendation for a Map Amendment.

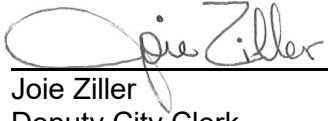
### **Other Pertinent Information**

No other pertinent information was discussed.

**Adjournment**

A motion to adjourn the meeting was made by Commissioner Clennon and seconded by Commissioner Duffy. Upon voice vote, the motion was carried. The Wilmington Planning & Zoning meeting held on December 1, 2022, adjourned at 5:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joie Ziller". The signature is written in black ink and is positioned above a horizontal line.

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Joie Ziller  
Deputy City Clerk