

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, December 7, 2023 at 5:00 PM

Call to Order

The December 7, 2023 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:01 p.m. by Deputy Clerk Ziller

Appointment of Pro Tem Chairperson

Commissioner Studer made the motion and Commissioner Smith seconded to elect Commissioner Tryner as Pro-Tem Chairperson for the December 7, 2023, Planning and Zoning Commission meeting.

Upon roll call, the vote was:

AYES: 6 Studer, Smith, Clennon, Longest, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Roll Call

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

Commissioners Present Tyner, Clennon, Smith, Longest, Studer, Francis

Commissioner Absent Humphries

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: 6 Studer, Clennon, Smith, Longest, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Public Hearing to Consider Request by Petitioner Rich Kane, Consolidated Pipe & Supply Company, Inc., for Annexation, Annexation Agreement, Variance from 150.111 to allow crushed stone or gravel surfaces in all yards, and Map Amendment to I2-Light Industrial approximately 4.76 acres of property located at 23920 Stripmine Road, Wilmington, IL 60481 (PIN 03-17-27-300-022-0000)

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

Upon roll call, the vote was:

AYES: 6 Smith, Longest, Clennon, Studer, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on November 22, 2023, a sign was posted at the subject property on November 17, 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 Rich Kane, the petitioner. Mr. Kane stated that the annexation is pretty straightforward and we'll bring some additional tax dollars to the City. A utility easement is also included with the annexation for any future expansions that head that way. We plan on doing the same type of business we've been doing there for the last 23 years. Mr. Kane had no additional comments to make but was present to field any questions.

City Administrator Smith reported on her summary which is included in the agenda packet. City Administrator Smith included that she had several discussions and a meeting with Mr. Kane, who had an interest on behalf of Consolidated Pipe, which he manages and we discussed their plans that they would like to expand and include another warehouse in the next year.

No additional public comments were made.

Commissioner Studer made a motion and Commissioner Longest seconded to close the public hearing at 5:09 PM

Upon roll call, the vote was:

AYES: 6 Studer, Longest, Smith, Clennon, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Commissioner Studer made a motion and Commissioner Francis seconded to approve the requests by petitioner Rich Kane and recommends that the City Council approve the Annexation of Consolidated Pipe & Supply Company, Inc., allow for a map amendment of I-1 Light Industrial, and to allow crushed stone or gravel surfaces in all yards

Upon roll call, the vote was:

AYES: 6 Studer, Francis, Smith, Clennon, Longest, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Public Hearing to Consider Request by Petitioner Wilmington Fire Protection District for final site plan, conditional use, and variances to a tract of property comprising approximately 1.696 acres of land located at 201 N. Kankakee Street, Wilmington, IL 60481 (PIN 03-17-25-341-001-0000)

Commissioner Smith made a motion and Commissioner Clennon seconded to open the public hearing at 5:10 PM

Upon roll call, the vote was:

AYES: 6 Smith, Clennon, Longest, Studer, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Deputy Clerk Ziller verified that the public hearing notice was published on November 22, 2023, a sign was posted at the subject property on November 17, 2023, and notifications were sent via USPS Certified Mail to all adjacent property owners within 250 feet of said property.

City Administrator Jeannine Smith summarized her report as included in the agenda packet. The district has owned this property for many years. The purpose of the property is to build their firehouse number one. They are requesting variances consisting of a minimum lot size variance, minimum lot width variance, no parking in the front yard, driveway 53% of the front yard, a minimum setback of 10 feet for proposed trash

enclosure, minimum eight-foot-high fence screening, six-foot high ornamental vegetation screening, a conditional use for the fire station which is permitted within the R1 residential district in practically the public and they are present to answer any questions you might have concerning the development. The design itself is beautiful. The vegetation that they've planned for the perimeter of the development is fantastic. It meets the code. They had planned sidewalks on three sides instead of four sides. The city staff had reviewed it and did not feel that it was prudent to leave out the sidewalk on any one side. If somebody was continuing a walk we didn't want them to continue into the street.

Deputy Clerk Ziller administered the oath to Brian Shred, Craig Meadows, Tim Zlomie, Irene Severson, Mrs. Dover, Todd Lockwood, and Allison Lawson.

Craig Meadows Senior GC presented the proposed project and provided printouts. Mr. Meadow stated that the summary was accurate and the facility is allowable in space. We are asking for particular variances to allow that to occur and that they appreciate the pros and cons of the sidewalks. The photometric requirements were met for lighting and noted that there will be zero light levels at the lot line. In regards to the sidewalk, the sidewalk is on the Kankakee Street side, which we were looking to eliminate, was originally not going to have it on a couple of sides but after a meeting with the City we decided that it was prudent to at least put three sides in but not on Kankakee Street. Another reason we're asking for is to be able to pull the fire truck or the engine on that apron to be able to back into the apparatus bay as opposed to doing that within the street, as you might see on some more consolidated or smaller areas. To do that they're going to be kind of pulling in and swinging around and to do that they may be kind of overlapping that sidewalk a bit. So, one of the considerations we were asking is that's why we were eliminating the sidewalk on the Kankakee Street side. Seeing the staff recommendation and aware of how important the staff recommendation is, we went ahead and started taking looks at studies on our site about what it would take if we needed to add that fourth sidewalk. So, if you have any questions, I'm more than happy to answer them or address any public comment afterward.

Pro-Tem Chair Tryner asked if the Commissioners had clarifications or questions.

Commissioner Smith questioned if the bays were pull through, meaning could you drive east to west strikethrough. Mr. Meadows stated that the number of apparatus or vehicles, they're basically double parking them to minimize the size of the apparatus space.

Commissioner Studer questioned if everything was coming in and out onto Kankakee Street. Chief Zlomie clarified that the big rigs will all be on Kankakee Street and the other smaller rigs including trailers could come out onto Jackson Street. Chief Zlomie clarified that there will be concrete from the entry door to the curb and is going to match the grade of the existing sidewalk. We intend to never block Kankakee Street or back off of Kankakee Street – we do have a strict backup policy. The biggest reason we didn't want a sidewalk was when we pull in or out for emergencies, that people are walking in front of the doors and the rigs, we wanted to try and alleviate a potential hazard. Even where we are now we enjoy the community coming down to the station and pushing their stroller and stopping in and getting a picture. I mean, that's why we're building there versus being way out of skirts of town where nobody would know us or see us or have that opportunity. It's just coming off Kankakee Street we're going to nose in first, do a u-turn on the apron so we don't have to stop traffic on Kankakee Street.

Commissioner Studer questioned if the Fire Department is going to have a problem with physical foot traffic in front of the new building. Chief Zlomie stated that is one of the reasons why we were asking to alleviate the sidewalk on Kankakee Street to try to prevent any mishaps.

Commissioner Longest expressed her concerns about the sidewalk not being contiguous on Kankakee Street. Chief Zlomie stated that all we're doing is just trying to take the potential hazard, a 30,000 snapshot of what we can do to improve this lot to make it as safe as possible for these 80,000-pound rigs coming in and out right so perhaps we look into sidewalk gates. Commissioner Longest stated she doesn't think any of that is necessary. Commissioner Longest questioned if any had talked to Braidwood to discuss any concerns because they are right on the main drag. Chief Zlomie stated that they have to stop traffic because they can't physically pull onto or out of their apron without stopping both lanes of traffic. We're not looking to stop any traffic on Kankakee Street.

Commissioner Francis questioned the list of variances as it says a minimum lot size of five acres is required and this is 1.696. City Administrator Smith clarified that it is within the zoning code for commercial.

Pro-Tem Chairperson Tryner questioned Chief Zlomie if he could give us an idea of how many times in a week are trucks coming out of the fire department with lights and sirens going? Chief Zlomie stated that as of today 300 calls less than this time than last year so we'll be roughly around 2000 calls this year. Last year we were around 2400. Time a day, that that's hard to predict and weather so if we get an ice storm, we'll be busy. Predominantly the daytime is our busiest time and typically at night we might get a few calls. I don't anticipate them (first responders) in the middle of the night cranking on the sirens and all that right out of the bay. Now when we get closer to Baltimore Street, then then they will if there's traffic but at three in the morning if there's not a car in sight they're typically not laying on the siren and the same thing going to like Northcrest.

Allison Lawson questioned where would they be pulling in on Kankakee Street. Craig Meadows & Chief Zlomie provided a visual aid showing the layout.

Allison Lawson questioned is the funds were already secure for the new department. Chief Zlomie stated the Fire District is utilizing funds received from Ridgeport from the TIF agreement. We were able to obtain a donation per square foot on all their buildings. Since 2010, we've been putting that fund into a separate account for this, and then yearly we get so many dollars annually on that same square footage, and that's going to pay the loan. So as far as operation money, and our taxpayer's money, we go into say it's a 9 million dollar project. We've got 5 million to put down who would finance 4 million which we would pay by still utilizing Ridgeport's annual fees every year.

Todd Lockwood expressed his concerns with the traffic on Joliet Street and was happy to hear that Kankakee Street will be utilized for vehicles coming in and out of the new department.

Pro-Tem Chairperson Tryner requested Chief Zlomie to comment on what additional benefits the Fire District will have related to a new building. Chief Zlomie stated that our current fire is a glorified pole barn - it was built in 1990 by the firemen which was great because we didn't have a big budget and we had a lot of tradesmen and you did what you had to do but that's when we were 100% volunteer, so now we have offices in closets. We have two stories and back then you didn't need an elevator so our firemen sleep upstairs and they run down the stairs today. It wasn't designed for eight full time guys, and full time staff. The current building we might have 15,000 square feet and the new building is just under 21,000 square feet and we have made accommodations that should outfit us at least minimally 30 years out for growth. We're trying to go for the future because in the future that's where it's gonna lead to eventually as the town grows and we grow so we're trying to put in a lot of factors for 30 to 40 years out of growth. Our current station was not designed (professionally) and we paid \$165,000.99 for it but it has served its purpose and it's still serving its purpose, but it just wasn't designed for the amount of calls, staffing needs, and bays for new vehicles that are now 43 feet long. Our Fire District is currently 140 square miles.

No additional public comments were made.

Commissioner Smith made a motion and Commissioner Studer seconded to close the public hearing at 6:02 PM

Upon roll call, the vote was:

AYES: 6 Smith, Studer, Francis, Clennon, Longest, Tryner

NAYS: 0

ABSENT: 1 Humphries

Motion passed.

Commissioner Longest made a motion and Commissioner Studer seconded to recommend to City Council to approve the Petitioner's, Wilmington Fire Protection District request for the final site plan, conditional use, and variances with the stipulation that a sidewalk be included and constructed along N. Kankakee Street to a tract of property comprising approximately 1.696 acres of land located at 201 N. Kankakee Street, Wilmington, IL 60481 (PIN 03-17-25-341-001-0000)

Upon roll call, the vote was:

AYES: 6 Longest, Studer, Clennon, Smith, Francis, Tryner
NAYS: 0
ABSENT: 1 Humphries

Motion passed.

Public Comment

No public comments were made.

Other Pertinent Information

No other pertinent information was discussed.

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 December 7, 2023, adjourned at 6:05 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk