

**Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
April 3, 2008
Wilmington City Hall
1165 South Water Street
Wilmington, IL 60481
7:00 p.m.**

The meeting was called to order at 7:08 p.m. with the Pledge to the Flag. Upon roll call, Commission Chairman Rick Smith and Commissioners Duffy, Humphries, Buza and Cripe were physically present. City Administrator Sheryl Puracchio, City Planner Rod Tonelli, and Deputy City Clerk Joie Ziller were also physically present. Commissioners Clennon, C. Smith, Shell, Tryner were not present.

Commissioner Cripe made a motion and Commissioner Humphries seconded to approve the minutes from the March 6, 2008 meeting and have them placed on file. All yes. Motion passed 5-0.

Public Hearing – U.S. Cold Storage

Commissioner Duffy made a motion and Commissioner Humphries seconded to open the public hearing at 7:09 p.m. to discuss the application of U.S. Cold Storage for a Zoning Map Amendment and a conditional use permit. All yes. Motion passed 5-0.

Diane Stewart, Vice President for U.S Cold Storage briefed the commission regarding U.S. Cold Storage which will be located at the northwest corner of Route 53 and Kankakee River Drive (Alexander Farm). The company is requesting approval of I-3 (heavy industrial) zoning and development as a Planned Unit Development. U.S. Cold Storage stores and ships frozen food. The building will be 500,000 square feet and there will be a total of three phases. Ms. Stewart stated that they have customers committed to approximately 200,000 of space, therefore Phase I is already filled. The company will initially hire approximately 40 people ranging from forklift operator to managers and will operate in two shifts from about 7 a.m. to 10 p.m.

Resident Henry Bale is concerned about the stigma on the city and the affect of having industry as the entrance to the city and would hate to see that as our entrance.

Commissioner Cripe agreed and stated that seeing the expansive lawn of Personal Products (Dow) for many years as the gateway to the community he does not want a view with trucks and trailers as the welcome to Wilmington.

Chariman Rick Smith stated that the most natural buffer for that are commercial buildings and Commissioner Buza agreed.

The commissioners wanted to table action on the project but after Ms. Stewart stated that if U.S. Cold Storage is postponed they will lose funding granted by the State and there would be no incentive for staying here.

Rodney Tonelli, City Planner recommended the commission to request the city to ask that the commercial site be bermed to hide the view of the trucks from Route 53 until the parcel is developed. Ms. Stewart stated that this option is possible and they are willing to work with the City.

Commissioner Humphries made a motion and Commissioner Duffy seconded to close the public hearing at 7:41 p.m. All yes. Motion passed 5-0.

Public Hearing – Local 150

Commissioner Cripe made a motion and Commissioner Duffy seconded to open the public hearing at 7:42 p.m. to discuss the application of Local 150's request for a text amendment and conditional use. All yes. Motion passed 5-0.

Mike Brennan representing Local 150 informed the commission the residence would be located off South Arsenal Road near Old Chicago Road. The union will construct a 40 by 80 foot building – half of which will be the resident caretaker and the other half is designated for the Wilmington Dispatch Center. Both will have separate entrances and will be fenced and gated. The union will build the shell of the dispatch center, the City of Wilmington and Will County 911 is responsible for finishing and furnishing the interior. The union will be responsible for extending city water and sanitary lines. Mr. Brennan also stated that there would be no families or children living at the caretaker's residence.

Commissioner Buza made a motion and Commissioner Humphries seconded to close the public hearing at 8:02 p.m. All yes. Motion passed 5-0.

U.S. Cold Storage Zoning Map Amendment and Conditional Use

Commissioner Duffy made a motion and Commissioner Buza seconded to recommend to the City Council to approve U.S. Cold Storage's request for a zoning map change from A1 to I-3 and a conditional use of planned unit development. 4 yes, 1 abstain by Commissioner R. Smith. Motion passed 4-1.

Local 150 Test Amendment Change and Conditional Use

Commissioner Cripe made a motion and Commissioner Humphries seconded to recommend to the City Council to amend section 150.63 – I1 zoning of the City of Wilmington Zoning Ordinance to include the following use as a conditional use:

Residence of caretaker or security personnel when such use ancillary or secondary to a permitted use on the property.

All yes. Motion passed 5-0.

Commissioner Cripe made a motion and Commissioner Duffy seconded to recommend to the City Council to approve an additional conditional use request for the City of Wilmington Dispatch Center. All yes. Motion passed 5-0.

Conceptual Truck Route

The commission agreed to table the discussion regarding the conceptual truck route until the next Planning and Zoning meeting.

Adjournment

Commissioner Cripe made a motion and Commissioner Buza seconded to adjourn the meeting at 8:35 p.m. All yes. Motion passed 5-0.

Respectfully submitted,

Joie Ziller
Deputy City Clerk