



**City of Wilmington
Planning & Zoning Commission
Thursday, February 11, 2016 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 02/11/16

**Planning & Zoning
Commission Members**

Rick Smith, Chairman
Larry Clennon
Joel Buza
Mike Cripe
Chris Smith
Don Duffy
Bryan Humphries
John Tryner

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the December 3, 2015 Meeting Minutes
5. Public Hearing
Preliminary Plat & Final Plat Review-Ridge Logistics Center Phase 5
(Project Phoenix)
6. Public Hearing
Text Amendment to the Code of Ordinances Chapter 150 Ordinance-
Article 2, 150.19, Site Plan Review for Multifamily, Residential,
Commercial and Industrial Development
7. Review & Approve Preliminary Plat & Final Plat Review-Ridge Logistics
Center Phase 5
8. Review & Approve Text Amendment to the Code of Ordinances Chapter 150
Ordinance-Article 2, 150.19, Site Plan Review for Multifamily, Residential,
Commercial and Industrial Development
9. Site Plan Review & Approve-Ridge Logistics Center Phase 5 (Project
Phoenix)
10. Review & Approve 2016 City of Wilmington Zoning Map
11. Adjournment

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Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, December 3, 2015

Call to Order

The December 3, 2015 meeting of the Wilmington Planning & Zoning Commission was called to order at 6:05 p.m. by Chairman Rick Smith in the Council Chambers of the Wilmington City Hall.

Roll Call

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

Commissioners R. Smith, Cripe, Buza, C. Smith, Duffy, Clennon, Humphries and Tryner

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 Tony Graff, City Engineer Colby Zemaitis, City Planner Phil Stuepfert and Executive Secretary Joie Ziller

Approval of Minutes

Commissioner Clennon made a motion and Commissioner C. Smith seconded to approve the November 5, 2015 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

AYES: 8 R. Smith, Cripe, Buza, C. Smith, Duffy Clennon, Humphries, and Tryner

NAYS: 0

The motion carried.

Site Plan Review & Approval – D’Orazio (1135 S. Water Street)

Bernie D’Orazio, Petitioner explained to the Commission that D’Orazio Ford in building a car wash alongside the south side of the existing building. Phil Stuepfert, City Planner presented his report (attached) to the Commission and explained that the overall subject property is approximately 3.9 acres. The property exists as a car dealership and is zoned B-2 Light Commercial. City Planner Stuepfert concluded that the planning staff recommends approval of the proposed use as an accessory use within the existing B2 zoning district.

Commissioner Discussion: Chairman Rick Smith stated that he has no problem with this site plan, D’Orazio Ford is a good corporate citizen, however this is the second commercial project that did not adhere to the process outlined in the code. Chairman Rick Smith stated that the site plan ordinance was put into place long before the City had a professional planner, engineer,

DRAFT

building inspector and administrator to review the projects and per the city code of ordinances, site plan review is to be completed along with recommendations by the Planning and Zoning Commission and then the site plan is approved by the City Council before any type of building permit is issued. Administrator Graff stated that the City Council needs to put this into consideration and decide how to determine which projects should go before the Commission and which can be approved by staff depending on the type of zoning, property size and purpose of structure. City Planner Stuepfert suggested that if a project requires zoning consideration it should come before the Commission, but that staff review may suffice for minor projects, as this often happens in other cities. Chairman Rick Smith said he and the members of the Commission will agree to whatever the City Council decides, but that any rules should be applied unilaterally. Administrator Graff stated that a draft ordinance will be reviewed at the next Planning & Zoning meeting.

Commissioner Tryner made a motion and Commissioner Cripe seconded to recommend that the City Council approve the proposed site plan for the DeOrazio car wash located at 1135 S. Water Street

Upon roll call, the vote was:

AYES: 5 Tryner, Cripe, Buza, C. Smith, Duffy
NAYS: 1 R. Smith
ABSTAIN: 2 Clennon and Humphries


The motion carried.

Adjournment

Motion to adjourn the meeting made Commissioner Cripe and seconded by Commissioner Duffy. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on December 3, 2015 adjourned at 6:38 p.m.

The next Planning and Zoning meeting is scheduled for January 7, 2016.

Respectfully submitted,



Joie Ziller
Executive Secretary

CERTIFICATE OF

Public hearing to be held for
Ridge Logistics Center Phase 5 properties

STATE OF ILLINOIS } Ss.
County of Will,

PUBLIC NOTICE

Notice of Public Hearing

Planning and Zoning Commission of the City of Wilmington, IL

Notice is hereby given that on February 11, 2016 at 5:00 p.m., a Public Hearing will be held by the Planning and Zoning Commission of the City of Wilmington at the City Hall located at 1165 S. Water Street, Wilmington, IL., for the purpose of receiving and considering testimony and public comments on the request of petitioner, Ridge Logistics Center Phase 5 in regards to the approval of preliminary plat and final plat of properties comprising of 60.136 acres more or less generally located just east of the BNSF Rail Road, south of Lorenzo Road & north of Design Road generally described as follows:

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 17; THENCE NORTH 01 DEGREES 08 MINUTES 34 SECONDS WEST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 95.18 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF DESIGN ROAD PER DOCUMENT R2015042068, RECORDED MAY 19, 2015; THENCE SOUTH 88 DEGREES 51 MINUTES 14 SECONDS WEST, 33.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 51 MINUTES 14 SECONDS WEST ALONG SAID NORTH LINE, 849.22 FEET; THENCE NORTH 01 DEGREES 23 MINUTES 12 SECONDS WEST, 650.25 FEET; THENCE NORTH 67 DEGREES 30 MINUTES 49 SECONDS WEST, 5.66 FEET; THENCE SOUTH 88 DEGREES 37 MINUTES 14 SECONDS WEST, 71.07 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 46 SECONDS WEST, 201.87 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS WEST, 197.75 FEET; THENCE NORTH 01 DEGREES 22 MINUTES 46 SECONDS WEST, 423.93 FEET TO A POINT ON THE EAST LINE OF DOCUMENT R2014109837; THENCE NORTHERLY ALONG THE EAST LINE OF SAID DOCUMENT R2014109837 FOR THE FOLLOWING THREE COURSES; 1) THENCE NORTH 83 DEGREES 24 MINUTES 56 SECONDS EAST ALONG SAID EAST LINE, 20.88 FEET; 2) THENCE NORTH 06 DEGREES 35 MINUTES 04 SECONDS WEST, 422.17 FEET; 3) THENCE NORTH 01 DEGREES 22 MINUTES 46 SECONDS WEST, 731.69 FEET TO THE INTERSECTION WITH THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE NORTH 36 DEGREES 47 MINUTES 59 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 20.71 FEET; THENCE SOUTH 81 DEGREES 02 MINUTES 38 SECONDS EAST, 96.50 FEET; THENCE NORTH 01 DEGREES 32 MINUTES 52 SECONDS EAST, 98.20 FEET TO THE SOUTH LINE OF LORENZO ROAD AS MONUMENTED; THENCE NORTH 89 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SOUTH LINE OF SAID LORENZO ROAD, 411.52 FEET TO THE WEST LINE OF SAID LORENZO ROAD PER DOCUMENT R2005192642; THENCE SOUTH 01 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE WEST LINE OF SAID LORENZO ROAD, 24.90 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LORENZO ROAD, 577.07 FEET; THENCE SOUTH 46 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LORENZO ROAD AND THE WEST LINE OF KAVANAUGH ROAD, 70.69 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 34 SECONDS EAST, 2448.20 FEET ALONG SAID WEST LINE OF KAVANAUGH ROAD, BEING 33.00 WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 17 TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS, CONTAINING 60.136 ACRES MORE OR LESS.

CURRENT P.I.N.: 03-17-17-200-014-0000 & 03-17-17-200-015

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such a request can be obtained from the City of Wilmington at 1165 S. Water Street, Wilmington, IL 1-815-476-2175. Rick Smith
Planning and Zoning Commissioner
City of Wilmington

Published in the Free Press Advocate on Wednesday, Jan. 27, 2016.

I, **Janet M. Fisher** do hereby certify that **Eric D. Fish** the publisher of the The Free Press Advocate now and has been for more than six months prior to the publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of Wilmington in said County, and that said advertisement or notice relating to the matter of:

The February 11, 2016 public hearing of the Planning and Zoning Commission, Ridge Logistics Center Phase 5, etc.

has been published in said paper every week, consecutively of the issues commencing January ending January 27 A.D. 2016, papers containing the same.

Given under my hand this 27th day of

Printer's Fee \$ 136.40
Paid 20
By: Eric D. Fisher

Eric D. Fisher Publisher



Land Use Petition
City of Wilmington, Illinois

Petitioner: Ridgepost Logistics Center I, LLC
Address: 225 W. Washington Suite 1550
City: CHICAGO State: IL Zip: 60606
Phone No.: 312-257-2870 Fax No.: 312-257-2871 Email: aaron.mahwell@ridgedevelopment.net

- Petitioner is the owner of the subject property and is the signer of this petition
Petitioner is the contract purchaser of the subject property and has attached a copy of said contract to this petition
Petitioner is acting on behalf of the owner of the subject property and has attached a letter granting such authority signed by the owner

In the event the property is held in trust, a notarized letter from an authorized trust officer identifying the petitioner as an authorized individual acting on behalf of the beneficiaries and providing the name, address, and percentage of interest of each beneficiary is attached to this executed petition.

Subject Property

Location: Ridge Logistics Center - Phase I
Size of Property: 42 acres Tax Parcel No.: 03-17-17-200-014
03-17-17-200-015

The following documents have been attached:

- Legal Description, List of Adjacent Property Owners, Preliminary Plat, Preliminary Plan, Impact Fee Form, Plat of Survey, Site Plan, Final Plat, Final Plan, Bank Trust Letter

Type of Action Requested

- Annexation, Annexation Agreement, Concept Plan, Preliminary Plat/Plan (circle one), Final Plat/Plan (circle one), Map Amendment from to, Conditional Use, Variance, Site Plan Review

I have submitted the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule of fees. (initial here) \$ (fee)

Statement of Petition

Please provide a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional sheets if necessary).

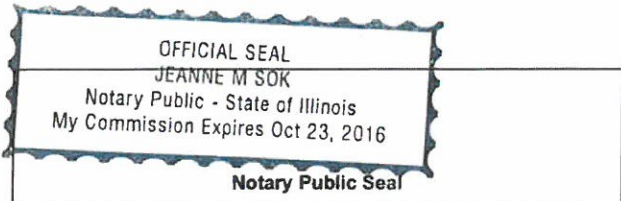
THE PROPOSED LAND USE PETITION IS FOR A 678,300 SF OFFICE/WAREHOUSE BUILDING WITH ASSOCIATE PARKING, TRUCK DOCKS & STORM WATER DETENTION ON 2 PARCELS OF LAND TOTALING APPROX 42 ACRES. THE PROPOSED SITE IS LOCATED JUST EAST OF THE BNSF RAIL ROAD, SOUTH OF LORENZO ROAD & NORTH OF DESIGN RD IN WILMINGTON, IL.

Number of Dwelling Units 1 Type of Units INDUSTRIAL Square Footage 678,300 S.F.
Proposed Time Schedule for Development
Requested Variances

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge. The petitioner invites city representatives to make all reasonable inspections and investigation of the subject property during the period of processing this petition

State of IL Date 1/21/16 Signature of Petitioner



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act, for the uses and purposes set forth.

Notary Signature: My Commission Expires: 10/23/16

Given under my hand and notary seal this 21st day of Jan, A.D. 2016

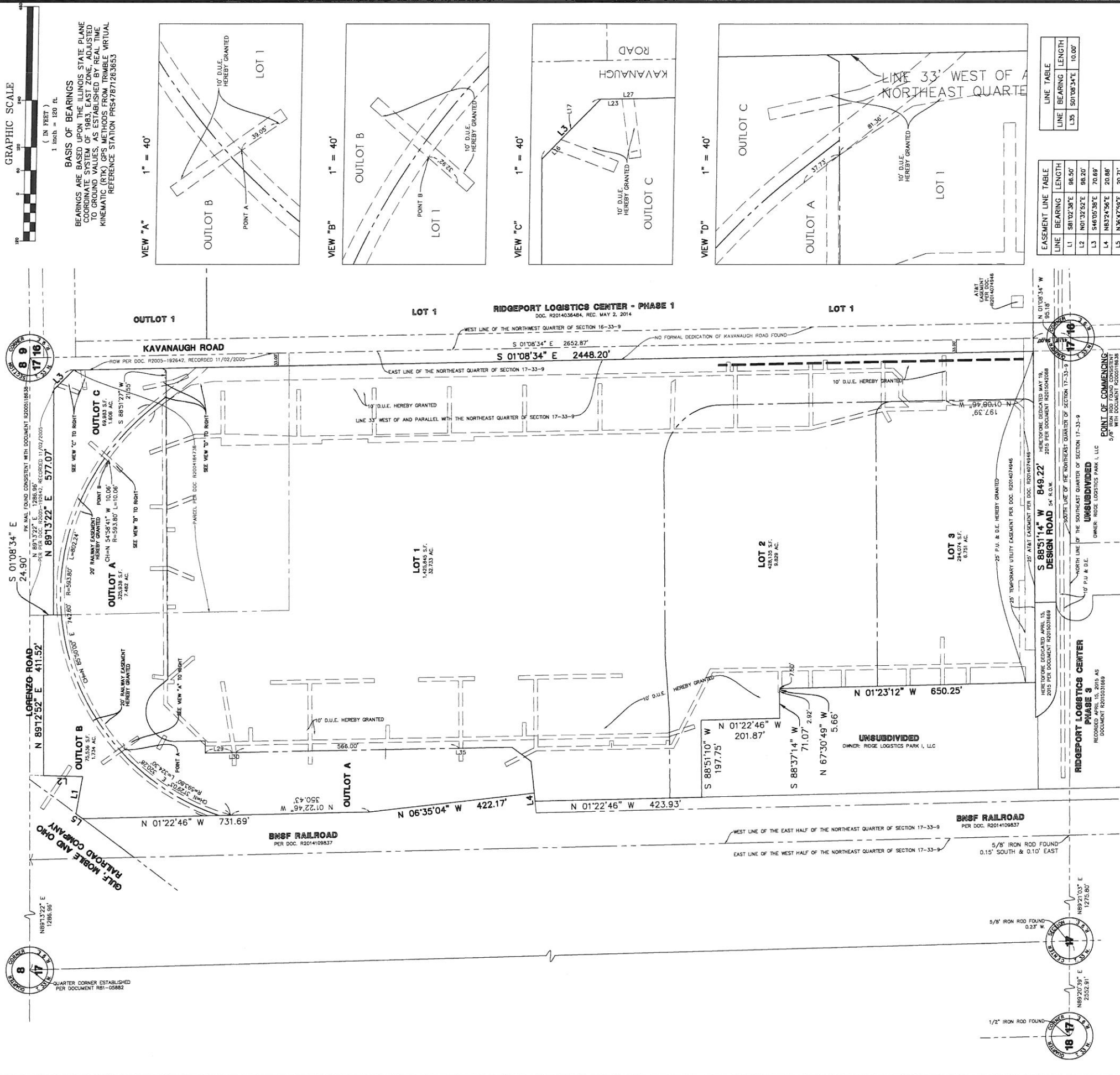
PRELIMINARY PLAT OF RIDGEPORT LOGISTICS CENTER - PHASE 5

PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

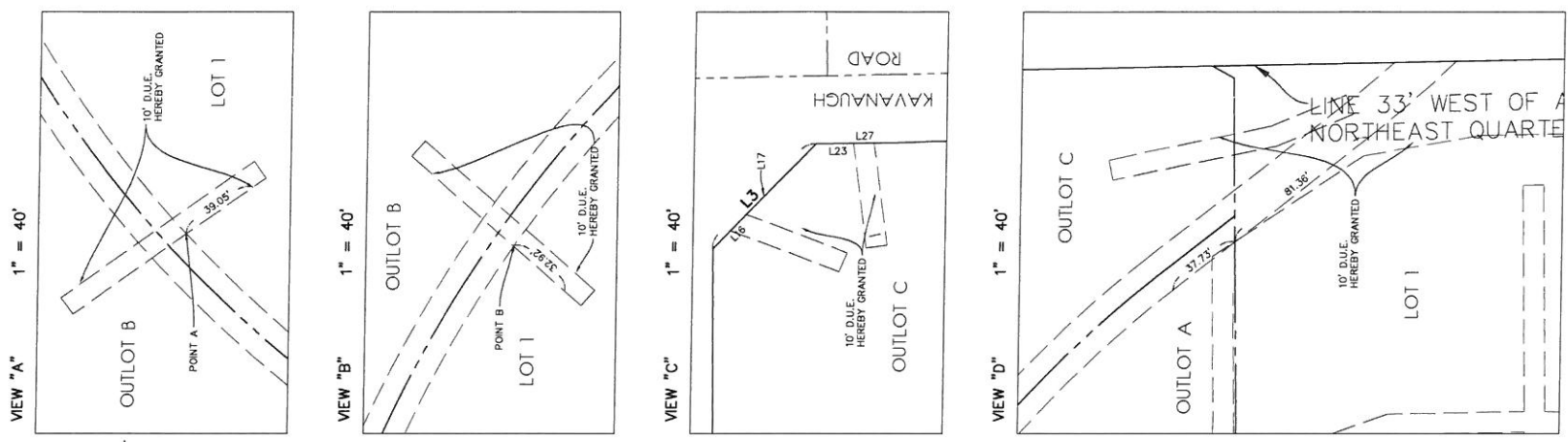
CURRENT P.L.N.: 03-17-17-200-014
03-17-17-200-015

LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER QUARTER CORNER ESTABLISHED PER DOCUMENT R200118438; THENCE NORTH 01 DEGREES 08'34" WEST 24.90' TO POINT A; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT B; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT C; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT D; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT E; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT F; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT G; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT H; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT I; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT J; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT K; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT L; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT M; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT N; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT O; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT P; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT Q; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT R; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT S; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT T; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT U; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT V; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT W; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT X; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT Y; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT Z; THENCE SOUTH 89°13'22" WEST 1286.96' TO POINT A; CONTAINING 60.136 ACRES MORE OR LESS.



BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83, 85.18 FEET ALONG SAID EAST ZONE MERIDIAN, ADJUSTED TO GROUND VALUES AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS FROM THE VIRTUAL REFERENCE STATION PRS42871263655



LINE	BEARING	LENGTH
L35	S01°08'34"E	10.00'

EASEMENT LINE	BEARING	LENGTH
L1	S01°02'30"E	86.50'
L2	N01°22'52"E	98.20'
L3	S46°05'38"E	70.69'
L4	N83°24'56"E	20.86'
L5	N36°47'59"E	20.71'
L16	S46°05'38"E	27.56'
L17	S46°05'38"E	11.44'
L33	S01°08'34"E	18.20'
L27	N01°08'34"W	10.22'
L29	S01°08'34"E	68.67'
L30	S01°08'34"E	10.00'

CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD
1	100.00'	100.00'	100.00'	0°00'00"	0°00'00"

- SURVEYOR'S NOTES:**
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - EDIMENTS CONCRETE MONUMENTS.
 - IN ACCORDANCE WITH CHAPTER 765 ICS SECTION 205/1 5/0"X 24", CONCRETE MONUMENTS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.

- LEGEND**
- EX PROPERTY LINE
 - EX SECTION LINE
 - EX LOT LINE
 - PR LOT LINE
 - BOUNDARY DIMENSION
 - LOT DIMENSION
 - FOUND IRON PIPE OR ROD
 - FOUND PK NAIL
 - DRAINAGE EASEMENT
 - D.E. = POINT OF BEGINNING
 - P.O.B. = POINT OF BEGINNING

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Chicago, IL 60606, PH: 630.891.8888, manhard.com
Construction Managers • Environmental Scientists • Landscape Architects • Planners

RIDGEPORT LOGISTICS CENTER - PHASE 5
CITY OF WILMINGTON, ILLINOIS
FINAL PLAT OF SUBDIVISION

PROJ. MGR.: BS
PROJ. ASSOC.: GEF
DRAWN BY: GEF
DATE: 01/21/16
SCALE: 1" = 120'
SHEET 2 OF 3
RPTM105

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS .} Ss.
County of Will,

I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the **The Free Press Advocate**, which is now and has been for more than six months prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of **Wilmington** in said County, and that said advertisement or notice relating to the matter of:

The February 11, 2016 public hearing of the Planning and Zoning Commission, Tax Amendment Hearing, etc.

has been published in said paper every week, one time consecutively of the issues commencing January 27 A.D. 2016 ending January 27 A.D. 2016, which are the dates of papers containing the same.

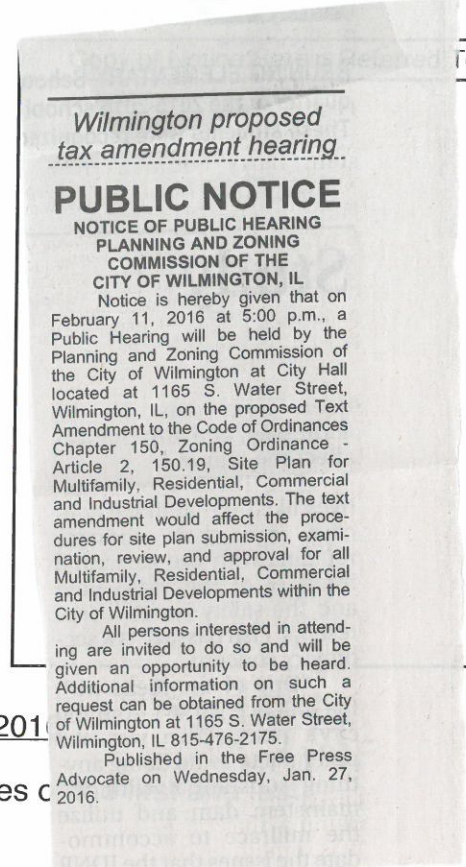
Given under my hand this 27th day of January A.D. 2016,

Printer's Fee \$ 31.90
Paid 20
By:

Eric D. Fisher

Eric D. Fisher Publisher

Janet M. Fisher



"OFFICIAL SEAL"
Janet M. Fisher
Notary Public, State of Illinois
My Commission Expires 12/15/16

150.19 - Site plan for multifamily residential, commercial and industrial developments.

- (A) Compliance required. No lot, plot or parcel of land shall be improved or developed for multifamily residential, commercial, industrial or any other nonresidential purposes or uses nor shall any building permit be issued for the construction of any improvements or buildings for multifamily residential, commercial, industrial or any other nonresidential purposes and uses within the city until the provisions of this article have been complied with. Resurfacing or paving of existing parking lots, provided said lot is not being expanded, is exempt from this requirement.
- (B) Site plan submission. Any person proposing the development of any lot, plot or parcel of land or applying for a building permit for the construction of improvements or buildings for multifamily residential, commercial, industrial or any other nonresidential purposes or uses, prior to the commencement of such development or at the time of the submission of an application for such permit, shall submit 44 5 copies of a site plan to the PZC city engineer. Accompanying each site plan herein required shall be copies of all of the permits from other governmental bodies or agencies required for the contemplated development, improvement or building. A site plan is not required for minor improvements or remodeling of an existing business where the total impervious area (footprint) of the building does not change. A change of zoning, parking lot expansions, minor changes to a commercial entrance or additions to water retention or detention facilities, as required by city ordinances, will require a site plan.

Exemption from the site plan submission requirement does not exempt applicants from the requirement to submit information required by the building inspector as part of the building permit process.

- (C) Information on site plan. The site plan shall designate the following:
 - (1) Topography of the site and adjoining lands as the same will exist upon completion of the contemplated development or improvement at two feet elevation intervals, including groundcover, slopes, banks, ditches and other like features;
 - (2) Location, arrangement, exterior height dimensions and exterior materials of all permanent buildings and aboveground structures;
 - (3) Location, arrangement and dimensions of vehicle parking spaces, width of aisles, bays and angle of parking, together with the type of parking surface;
 - (4) Location and dimensions of vehicular entrances, exits and driveways;
 - (5) Location and dimensions of pedestrian entrances, exits, walks and walkways;
 - (6) Location and dimensions of the specific storm or surface water drainage system to serve the site, together with connections to off-site drainage facilities;
 - (7) Location, dimensions and capacities of all utilities to serve the site including natural gas, telephone, electricity, water and sanitary sewer, together with connections to connecting off-site utility lines and mains;
 - (8) Location, size, height and orientation of all signs other than signs flat on building facades;
 - (9) Lighting plan showing location, size, height, illumination and orientation of all lights;
 - (10) Location and dimensions of all storm water retention ponds and facilities;
 - (11) Location, arrangement and dimensions of vehicle loading and unloading spaces, areas and docks;
 - (12) Location, dimensions and materials of walls and fences;
 - (13) The date the site plan was prepared and the name, address, and phone number of the preparer. Site plans involving any engineering are required to bear the signature and seal of an Illinois professional engineer.

- (D) Compliance with zoning and city regulations. The site plan or addendum thereto shall further contain information showing compliance with all of the requirements of the applicable zoning district regulations and all other applicable provisions of the city code.
- (E) Examination of site plan. The ~~PZC shall require the~~ city engineer, city building official, and city planner shall ~~to~~ examine and review the site plan to determine whether the same complies with this chapter and all other city ordinances, insures adequate utility service to the development or building and provides for proper storm or surface water retention and drainage, whether the contemplated development, improvement, building or facilities will harm or damage surrounding properties or overload public and utility improvements beyond their capacity and shall submit ~~his~~ their written recommendation of approval, denial or modification to the ~~PZC~~, building inspector, and zoning officer for their review and recommendation for approval or denial.
- (F) ~~PZC review. The PZC shall review the proposed site plan and within 60 days of receipt of a complete site plan shall make its recommendations with regard to the site plan to the mayor and city council.~~
- (G) City council, final decision. In all cases the city council shall make the final decision as to the approval or denial of a site plan, and shall consider in its decision the recommendation or lack thereof from the building inspector, zoning officer, ~~PZC~~ city building official, city planner, and city engineer.
- (H) Denial of site plan. In the event a site plan does not comply with all required recommendations, it shall be deemed denied until all recommendations are complied with.
- (I) Site plan review fee and professional fee agreement. The applicant shall submit a site plan fee in the amount dictated by the city council, which may be amended from time to time. In addition, the applicant shall pay all professional fees including, but not limited to, reasonable attorneys', engineers' and planners' fees associated with the site plan review. The applicant shall execute a professional agreement in an amount established by ordinance by the city council and may be amended from time to time.

~~(Ord. 1324, passed 1-4-00; Am. Ord. 1401, passed 1-15-02)~~



MEMO

To: City of Wilmington - Planning and Zoning Commission
From: Colby Zemaitis (City Engineer) and Phil Stuepfert (City Planning Consultant)
Subject: Staff Report for Ridgeport – Project Phoenix (Site Plan Review)
Date: February 4, 2016

Petitioner

Ridge Logistics Center I, LLC

Location (Tax Parcel 03-17-17-200-014 and 03-17-17-200-015)

Ridge Logistics Center – Phase I (+- 42 acres)

The proposed site is located just east of the BNSF railroad, south of Lorenzo Road and north of Design Road.

Proposed use

The proposed use is for a 678,300 SF office/warehouse building with associated parking, truck docks and storm water detention areas on two parcels of land totaling approximately 42 acres.

Engineering Comments:

This site is located in northwest corner of the Ridgeport development; west of Kavanaugh Road between the Transload and CDC-Building B developments. It includes a 678,300 SF facility with a future building expansion to the south of 299,600 SF.

The entrance to this facility will be located off of Design Road for deliveries and there will be an employee parking lot with an entrance from Lorenzo Road just west of the current Kavanaugh Road intersection. There will be an exclusive westbound left turn lane on Lorenzo Road at this employee entrance. The delivery entrance on Design Road will provide queue/storage onsite for six (6) delivery trucks. No truck storage is permitted on Design Road.

Fire trucks will have access through the employee entrance on Lorenzo Road, as well as their own fire lane at the Design Road entrance.

Kavanaugh Road will be closed and/or vacated from Lorenzo Road to Design Road since the parcels on both sides will now be occupied as per Section 7(D) of the Ridgeport Annexation Agreement. This roadway will be reduced in width to simply provide access to the existing lift station at the northwest corner of the CDC-Building B parcel.

The detention on this site is sized for Design Road, Transload and Project Phoenix.

Note: For engineering review comments regarding the rail portion of the project see attached memorandum from Engineered Rail Solutions dated February 2, 2016.

Engineering Recommendation:

City Engineer recommends approval of the facility, stormwater detention and all parking areas upon receiving final site development plans, photometric/lighting plans, engineer's opinion of probable construction costs (EOPCC) and average daily traffic volumes (ADT) meeting the requirements of the City of Wilmington.

Site Planning and Landscape Comments:

Note: This review is based upon the Annexation Agreement and PID 5 District approved as Ordinance No. 10-04-13-02.

1. Permitted use

The proposed use meets the ordinance and annexation agreement.

2. Parking Setbacks

The proposed site plan meets parking setback requirements.

3. Off-street Parking

Vehicles - Requirement of 10 stalls per building is achieved.

Trucks - Proposed plan meets the requirement of not exceeding 1 stall per 1000 square feet of building.

4. Lot Area

Proposed plan meets minimum lot width of 200', depth of 200' and lot area of 1 acre.

5. Building Setback

Proposed plan meets the ordinance of 50' front and 30' side.

6. Maximum lot coverage

Calculations need to be provided by applicant. Must not exceed 60% of the total area of lot.

7. Distance Between Buildings

Not applicable.

8. Landscaping and Unsurfaced Areas

Landscape plans meet the overall intent of the ordinance and the specific requirements as follows:

a) Storm water facilities

Applicant meets the intent of the requirement by utilizing a combination of canopy and ornamental trees. Applicant has discussed the incorporation of a trail around the stormwater areas but is not a requirement of the City.

b) Street tree requirement

Applicant meets requirement on Lorenzo Road and Design Road. Applicant is proposing Kavanaugh road become a private street, therefore, the requirement of 1 canopy tree per 50' of street frontage is not required.

c) Parking lot interior landscaping

Applicant meets the intent of the requirement of 1 tree per (20) twenty parking spaces planted within interior of parking lot

d) Parking lot perimeter landscaping

As proposed no parking lot is adjacent to a public r.o.w. However, City requests some landscaping be placed along the west side of Kavanaugh (east setback area) to "soften" the proposed chain link fence and trailer parking area. An existing condition of trailer parking is east of Kavanaugh road, therefore, City is requesting minimal landscaping in the buffer area.

e) Stormwater Ponds and Conveyance Ponds

Applicant meets the requirements of 2 canopy trees per 100' of high water line.

City requests applicant provide a short and long term maintenance plan for the Stormwater and Conveyance Ponds.

9. Signage

Proposed signage has not been submitted at this time. Applicant needs to submit details of the signage program. See "Section P" of the approved Annexation Agreement.

10. Fencing Regulations

Proposed fencing has not been submitted at this time. Applicant needs to submit details of the fencing program for the site. See "Section O" of the approved Annexation Agreement.

Planning Recommendation:

Staff recommends approval of the Site Plan and Landscape Plan with the above conditions. Signage and Fencing is not approved by staff.

Memo

Date: February 2, 2016

To: Colby C. Zemaitis PE, CFM – City Engineering
Anton Graff - City Administrator
City of Wilmington
1165 South Water Street (RT 102)
Wilmington, IL 60481

From: Kevin Harder, Engineered Rail Solutions LLC

cc: David Thomson, Engineered Rail Solutions LLC
Phil Stuepfert, HR Green

Re: Project Phoenix Review

ERS Project No: 150102

The City of Wilmington requested that Engineering Rail Solutions (ERS) perform a review of the Phoenix Project, Engineering Plans dated January 28, 2016 prepared by Manhard Consulting Ltd. The following comments represent ERS's review of the plans provide to ERS via email on January 28th, 2016.

The review comments below relate to potential of this project to be connected to rail service in the future. This eventual rail connection will require several aspects of the site layout and grading to be done to accommodate the future railroad alignment.

Overall Review Comments:

- The building's rail service is currently shown to connect just north of the existing rail served warehouse building connecting to the most easterly rail. This current configuration would mean that any rail cars positioned at the existing warehouse building would block an inbound train from using the track and backing into the proposed rail service to the proposed office/warehouse building.
- A potential solution to this problem would be to add a cross-over from the middle track to the most easterly track.
- The current plan show the rail access to be added in the future. Even though the rail will be a future condition the project should be designed to accommodate rail (grading, storm sewer material and cover, etc.) now or future work will require major repaving and grading to accommodate the rail construction.
- Both this facility and the entire facility as a whole need an operational model and operational write-up prepared to verify that both this building and future site can be operated correctly and without significant service interruption. This may have already been prepared and supplied to the BNSF but ERS does not have this for review and potential comment.

- The future rail service track serving the building pad east of the proposed office/warehouse will have a rail/road crossing. This crossing should be verified at to operational requirements and service requirements in the future to assure that inbound truck traffic from Lorenzo Road to the proposed project site is not adversely impacted.
- The Master Plan for this development shows rail on the east side of the building that is not shown here. Please verify the intent of this rail as construction of this rail would need to be accommodated at the southern access point and road.
- Is there an operational plan and or model available for review?

Needed on Plans for railway service connection design:

- Rail detail for turnout, bumper posts, cross section, etc. should be added to the plans.
- Specifications for rail construction should be added to the plans.
- All proposed rail must be labeled with track length, turn out size and direction (Left Hand, LH or Right Hand, RH).
- All proposed rail must be properly stationed with associated rail data table.
- Rail specifications must be added to the plans (rail and tie material, rail size, etc.)
- Rail cross sections must be added to the plans.
- Plan and profile sheet for the rail must be added to the plans to properly show all rail grades and vertical curve profiles.

Sheet 04 of 31:

- The rail center line shown on the west side of the building is not design with detail to show how this rail will be constructed on concrete and/bituminous pavement. Please verify if this rail will be built now or in the future. In either options the pavement must be designed to accommodate installation of rail including grading and rail vertical profile.
- The driveway and rail crossing needs striping and signage added for the rail crossing if the rail is intended to be built at this time. (*When rail connection is proposed*)

Sheet 06 of 31:

- The rail center line shown on the west side of the building is not design with detail to show how this rail will be constructed on concrete and/bituminous pavement. Please verify if this rail will be built now or in the future. In either options the pavement must be designed to accommodate installation of rail including grading and rail vertical profile.

Sheet 09 of 31:

- The Master Plan for this overall development shows rail to be run along the east side of this lot/development. Please verify if this rail will be installed and if so indicate how the rail and roadway crossing will be detailed for the crossing. Rail operation of this “future” rail must also indicate how this track will be used to assure the road is not block by trains at this location since this is the main truck access point as well as fire access. *(When future rail connection is proposed as part of the overall development)*

Sheet 10 of 31:

- Detail regarding rail grading should be added to the plans. Top of rail grades must be added to the plan (proposed or future) to assure that drainage and grading near and adjacent to the rail performs correctly. *(When rail connection is proposed)*

Sheet 10 of 31:

- Detail regarding rail grading should be added to the plans. Top of rail grades must be added to the plan (proposed or future) to assure that drainage and grading near and adjacent to the rail performs correctly. The area south east of the rail and driveway crossing must be detail grading to verify the rail grade when extended is properly drained and the rail itself has adequate ditch-line and positive drainage away from the rail. *(When rail connection is proposed)*

Sheet 11 of 31:

- Detail regarding rail grading should be added to the plans. Top of rail grades must be added to the plan (proposed or future) to assure that drainage and grading near and adjacent to the rail performs correctly. *(When rail connection is proposed)*
- The pavement grades are designed to change between ridge lines to low point running north to south. This will not work if rail is installed as the rail must be a continuous grade which flattens to 0% when running parallel and adjacent to the building. The grading in this area of the parking and access around the building must be revised and shown in greater detail to verify the rail profile is correct.

Sheet 16 of 31:

- The storm sewer proposed along the west edge of the building is in conflict with the future/proposed rail. This storm sewer’s location should be revised to fall outside of the influence of the rail. This applies to both storm sewer pipe and storm sewer structures.
- The storm sewer/culverts under the rail connecting the detention basins needs to be profiles or note added to the plan to indicate the pipe material and what the pipe cover is, dimension from bottom of rail/top of ballast to the top of pipe. This

dimension should be checked against the railroad industrial track standards to verify the pipe material and or pipe cover is adequate.

Sheet 17 of 31:

- The storm sewer/culverts under the rail connecting the detention basins needs to be profiles or note added to the plan to indicate the pipe material and what the pipe cover is, dimension from bottom of rail/top of ballast to the top of pipe. This dimension should be checked against the railroad industrial track standards to verify the pipe material and or pipe cover is adequate.

Sheet 16 of 31:

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- The storm sewer/culverts under the rail connecting the detention basins needs to be profiles or note added to the plan to indicate the pipe material and what the pipe cover is, dimension from bottom of rail/top of ballast to the top of pipe. This dimension should be checked against the railroad industrial track standards to verify the pipe material and or pipe cover is adequate.

Sheet 20 of 31:

- A rail cross-over should be added at the north end of the existing building between the middle track and the most easterly track. This will allow for the proposed building to receive rail car and not be block with cars sitting at the existing building. *(When rail connection is proposed)*

Sheet 20 of 31:

- The Master Plan for this development shows rail on the east side of the lot and access point that is not shown here. Please verify the intent of this rail as construction of this rail would need to be accommodated at the southern access point and road. *(When rail connection is proposed)*

Sheet 30 & 31 of 31:

- Rail specifications must be added to the plans (rail and tie material, rail size, etc.) *(When rail connection is proposed)*

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