

#### City of Wilmington Planning & Zoning Commission Thursday, September 8, 2016 at 5:00 p.m.

#### **Location & Time**

Council Chamber Wilmington City Hall 1165 S. Water Street 5:00 p.m. 09/08/16

### Planning & Zoning Commission Members

Larry Clennon

Bryan Humphries

Jonathan Jones

Ken Kulpa

Chris Smith

John Tryner

Gina Wysocki

#### **Agenda**

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of the August 4, 2016 Meeting Minutes
- 5. Open Public Hearing

Preliminary & Final Plat and Site Plan for a 1,507,545 sq. ft. building

Location: East of Ridge Way at Tower Road

Petitioner: Ridgeport Partners III, LLC

PIN: 03-17-16-200-016-0010, 03-17-16-400-010-0000,

03-17-16-400-011-0000

- 6. Close Public Hearing
- 7. Commissioner Review, Approval & Recommendation of Preliminary Plat, Final Plat and Site Plan as submitted by Ridgeport Partners III, LLC
- 8. Adjournment

# Minutes to the City of Wilmington Planning and Zoning Commission Meeting Wilmington City Hall 1165 South Water Street Thursday, August 4, 2016

#### Call to Order

The August 4, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:04 p.m. by Deputy City Clerk Joie Ziller in the Council Chambers of the Wilmington City Hall.

#### Roll Call

Upon Roll Call by the Clerk the following members answered õHereö or õPresentö:

Commissioners Humphries Kulpa, Jones and Clennon

#### **Commissioners Absent**

Smith, 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 and Deputy City Clerk Joie Ziller

#### **Elect Pro-Tem Chairman**

Commissioner Jones made a motion and Commissioner Kulpa seconded to elect Commissioner Bryan Humphries as Chairman of tonight meeting.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Jones, Kulpa, Humphries

NAYS: <u>0</u>
The motion carried.

#### **Approval of Minutes**

Commissioner Clennon made a motion and Commissioner Kulpa seconded to approve the June 2, 2016 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Humphries, Jones, Kulpa

NAYS:  $\underline{\mathbf{0}}$  The motion carried.

#### **Public Hearing**

**Annexation & Rezoning R2 County to I2 City** 

**Location:** West of RT 53 on south side of Stripmine Road

**Petitioner:** Castillo, Barney

PIN: 03-17-35-100-003-0000

Commissioner Clennon made a motion and Commissioner Jones seconded to open the public hearing at 5:07 p.m.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Humphries, Jones, Kulpa

NAYS:  $\underline{\mathbf{0}}$ 

The motion carried.

The Deputy City Clerk confirmed that the public hearing notice was published (not less than 15 days and not more than 30 days) accordingly and made part of the record. In addition, the applicants affidavit, certified copies of the notices sent adjacent property owners within 250 feet, along with the letter submitted by resident Bill Weidling on June 28, 2016 where made part of the permanent record.

Barney Castillo explained to the Commission that he would like his annex his property, approximately 2.3 acres located on the south side of Stripmine Road in to the City& Corporate limits, along with re-zoning the property to I2-Light Industrial. Mr. Castillo informed the Commission that he cannot use the property for outside storage under its current Will County zoning. The Will County Land Use Department suggested that he annex the land to the City of Wilmington. He currently stores his company vehicles, trailers, materials and equipment inside two cargo containers.

Jeff Wepprecht of the Des Plaines Conservation Area expressed his concerns and is opposed to the annexation and rezoning. Mr. Wepprecht explained that the IDNR owns the land that surrounds Mr. Castilloß property, the 261-acre Hittß Siding Nature Preserve was purchased by the IDNR in 1989. The preserve was put in place to protect the endangered Blandingß Turtle and the threatened Ornate Box Turtle, along with the habitat they survive in. In addition there are concerns with run-off from the property, parked vehicles, oil leaks, gas leaks, pesticides, and landscape waste having a negative effect on the nature preserve.

Commissioner Jones made a motion and Commissioner Clennon seconded to open the public hearing at 5:32 p.m.

Upon roll call, the vote was:

**AYES:** <u>4</u> Clennon, Humphries, Jones, Kulpa

NAYS:  $\underline{\mathbf{0}}$ 

The motion carried.

#### <u>Commissioner Review, Approval & Recommendation on Annexation and Zoning request</u> by petitioner, Castillo, Barney

City Administrator Graff stated that after learning more about the IDNR¢s concerns and what can be done to alleviate them; City Officials will sit down with Mr. Castillo to see it there is something that can be done to limit the types of I2 zoning uses permitted to ensure the nature preserve is protected.

City Engineer Zemaitis suggested that the Commission hold off on making its recommendation to the City Council until the Will County Land Uses issues approval of the wetland delineation, as-built site plan and site development permit application. City Engineer Zemaitis explained that should the documents show encroachment into the wetlands, Mr. Castillo will need additional time to restore the site, obtain as-built drawings of the site and resubmit them to Will County Land Use for approval and once that is complete, Mr. Castillo will receive his after-the-fact site development permit and the property will be compliance with the County water resource ordinance. At that time, the City can move forward.

The Commission was in favor of discussing this at the next meeting if all matters related to the County were taken care of.

#### <u>Will County Historic Preservation Commission Historic Landmark Nomination – 504 E.</u> Baltimore Street, Wilmington (McGinnis-Kahler Residence)

Janine Wilkosz of the Will County Historic Preserve presented the Commission nomination packet for the McGinnis-Kahler home located at 504 E. Baltimore Street a Victorian home built in 1895 by William and Eliza McGinnis. The current owner Laura Hackett introduced herself to the Commission. The nomination packet will be attached to the approved minutes from this meeting for future reference.

After some discussion, the Commission made the following motion:

Commissioner Jones made a motion and Commissioner Kulpa seconded to recommend to City Council that they provide its consent and authority for the home to be designated a county landmark as pass an ordinance for such at their August 16, 2016 City Council meeting.

Upon roll call, the vote was:

AYES: 4 Clennon, Humphries, Jones, Kulpa

NAYS: <u>0</u>
The motion carried.

#### **Other Pertinent Information**

City Administrator Graff informed the Commission that on August 18, 2016 there will be a Joint Meeting with the City Council and P&Z Commission for a presentation by Schoppe Design Associates, Inc. on the Comprehensive Plan update & I-55 Transportation Corridor. This meeting will begin at 6:00 p.m.

Adjournment
Motion to adjourn the meeting made by Commissioner Clennon and seconded by Commissioner Kulpa. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on August 4, 2016 adjourned at 6:08 p.m.

Respectfully submitted,

Joie Ziller

Deputy City Clerk

STATE OF ILLINOIS .} Ss. County of Will \_\_\_\_\_,

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 a publication of this notice hereto annexed, a weekly not general circulation, printed and published in the cit Wilmington in said County, and that said advoor notice relating to the matter of:

The September 8, 2016 public hearing of the Plant Zoning Commission of the City of Wilmingto to approve Ridge Logistics Center final plat and site

has been published in said paper every <u>week</u>				
consecutively of the issues commencingAugus				
ending <u>August</u> 24 A.D. 2016 papers containing the same.				
Given under my hand this 24th day of				
Printer's Fee \$110.00				
Paid20				
By: Tisher				
Eric D. Fisher Publisher				

Plannning and Zoning Commission hearing to approve Ridge Logistics Center final plat and site plan

#### **PUBLIC NOTICE**

Notice of Public Hearing

Planning and Zoning Commission of the City of Wilmington, IL
Notice is hereby given that on September 8, 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 in regards to the approval of preliminary plat,
final plat and site plan of properties comprising of 96 acres generally located just east
of Ridge Way at Tower Road in Wilmington, IL generally described as follows:

of petitorier, ktdge Cognisions center in regards to the approval of petitorian petitorians, final plat and site plan of properties comprising of 96 acres generally located just east of Ridge Way at Tower Road in Wilmington, IL generally described as follows:

THAT PRT OF THE E1/2 OF SEC. 16, T33N-R9E, (EX THE S 60 ACRES & THE N 80 ACRES THRF; LYG W'LY OF THE WLY ROW LN OF I-55 AS DEDICATED PER DOC #783980 & OF THE W FRONTAGE RD ON THE W SD OF I-55 AS SET FORTH ON THE PLAT OF HWYS AS DOC R2002-100752) & (EX THAT PRT OF SD E1/2 OF SEC. 16, LYG N'LY & E'LY OF THE FOLL DESC COURSES: COMM AT THE INTRSTN OF THE N LN OF THE SE1/4 OF SD SEC 16, WITH SD W ROW LN OF I-55; THC S 01 DEG 10'58" E ALG SD W ROW LN, A DIST OF 102 FT TO THE POB; THC LEAVING SD W ROW LN & RUN S 88 DEG 51'29" W, A DIST OF 856.77; THC S 87 DEG 11'12" W, A DIST OF 273.98 FT; THC S 59 DEG 03'10" W, A DIST OF 58.36 FT; THC S 88 DEG 51'29" W, A DIST OF 20 FT; THC N 01 DEG 08'31" W, A DIST OF 526.44 FT TO A PT OF CURVATURE; THC NE'LY ALG A CURVE, CONCAVE E'LY HAVING A RADIUS OF 500 FT, AN ARC DIST OF 239.45 FT TO A PT OF TANGENCY; THC N 26 DEG 17'50" E, A DIST OF 256.03 FT TO THE W'LY ROW LN OF SD W FRONTAGE RD ON THE W SIDE OF I-55 & THE TERMINUS OF SD COURSES). (EX THAT PRT TAKEN BY RIDGEPORT LOGISTICS CENTER PHASE 2 PER R2014-036536). REM AFTER SUB PER R2014-036536 NDA:

LOGISTICS CENTER PHASE 2 PER R2014-036536). REM AFTER SUB PER R2014-036536 NDA:
HE S 60 ACRES OF THE E1/2 OF SEC. 16, T33N-R9E, (EX THAT PRT DAF: THAT PRT OF THE S1/2 OF SEC. 16 AND THE NE1/4 OF SEC. 21, T33N-R9E, DAF: COMM AT THE SW COR OF THE E1/2 OF THE SW1/4 OF SD SEC 16; THC N 01 DEG 38'25" W ALG THE W LN OF SD E1/2 OF THE SW1/4 OF SEC 16; A DIST OF 345.52 FT TO THE POB; THC CONT N 01 DEG 38'25" W ALG SD W LN OF THE E1/2 OF THE SW1/4 OF SEC 16, A DIST OF 350.18 FT; THC N 87 DEG 52'16" E, A DIST OF 1693.40 FT; THC S 22 DEG 46'22" E, A DIST OF 983.82 FT; THC S 63 DEG 47'30" E, A DIST OF 365.37 FT; THC S 02 DEG 03'06" E, A DIST OF 257.52 FT; THC S 87 DEG 56'54" W, A DIST OF 521.57 FT; THC N 02 DEG 02'18" W, A DIST OF 449.30 FT; THC N 68 DEG 30'35" W, A DIST OF 927.06 FT; THC S 87 DEG 52'16" W, A DIST OF 995.75 FT TO SD POB, PER R2008-111707), & ALSO (EX THAT PRT TAKEN FOR ROAD PURPOSES FOR I-55 (US RTE 66)), & (EX THAT PRT TAKEN BY RIDGEPORT LOGISTICS CENTER PHASE 2 PER R2014-036536), REM STER SUB PER R2014-036536 NDA: CONTAINING 96 ACRES MORE OR LESS.

CURRENT P.I.N.s: 03-17-16-200-016-0010, 03-17-16-400-010-0000, 03-17-16-400-011-0000

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. Judith Radosevich

City Clerk

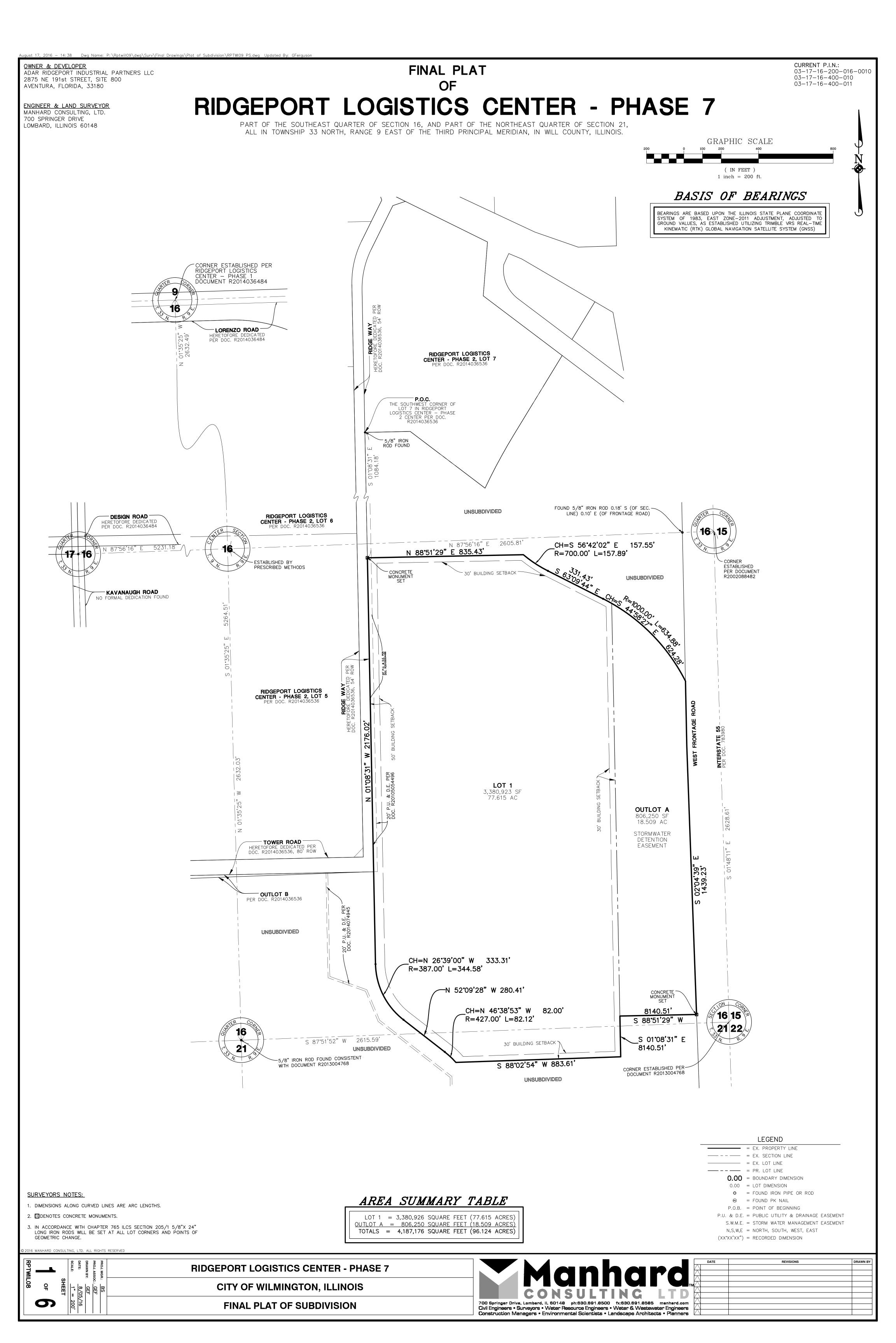
City of Wilmington

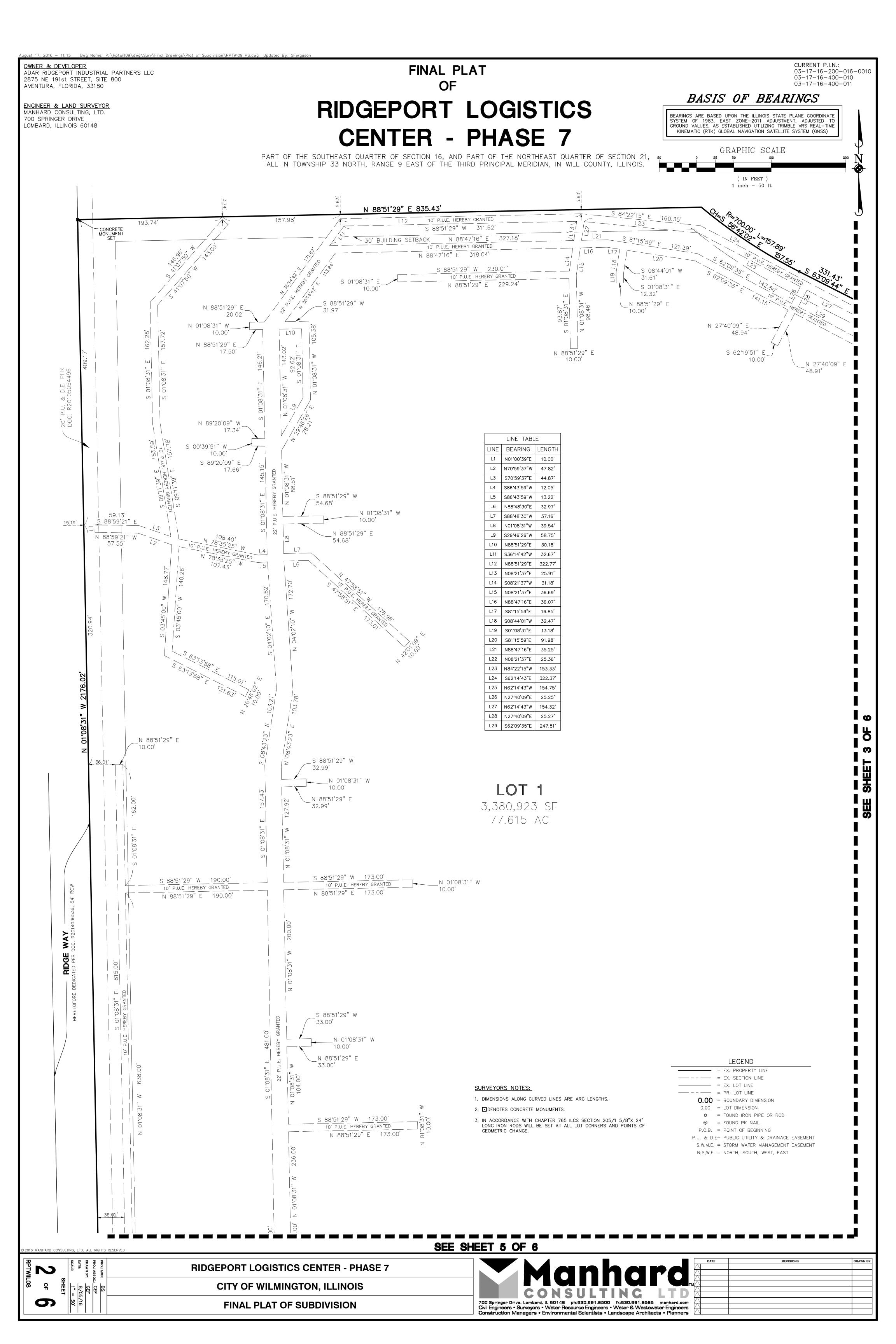
Published in the Free Press Advocate on Wednesday, Aug. 24, 2016.

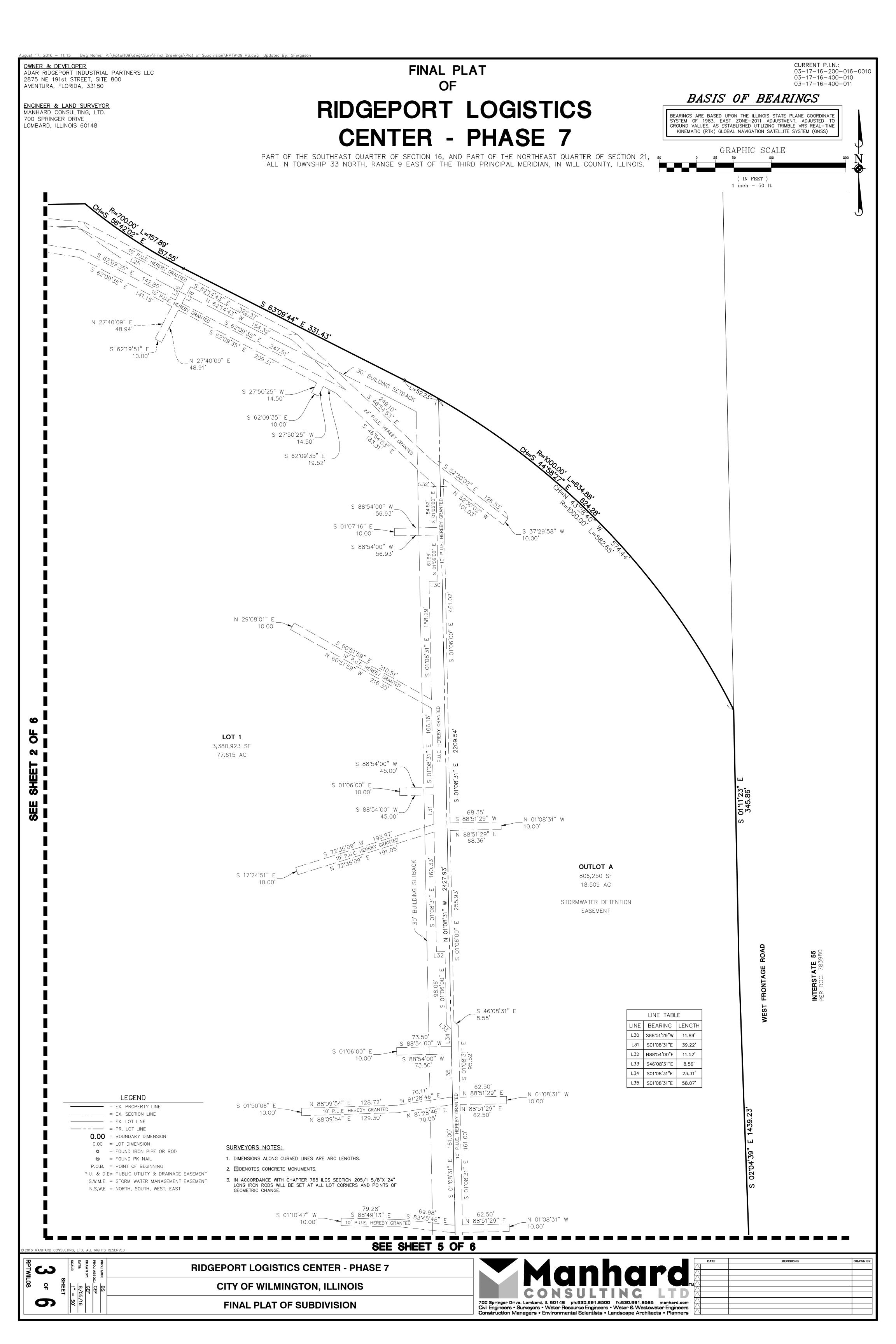


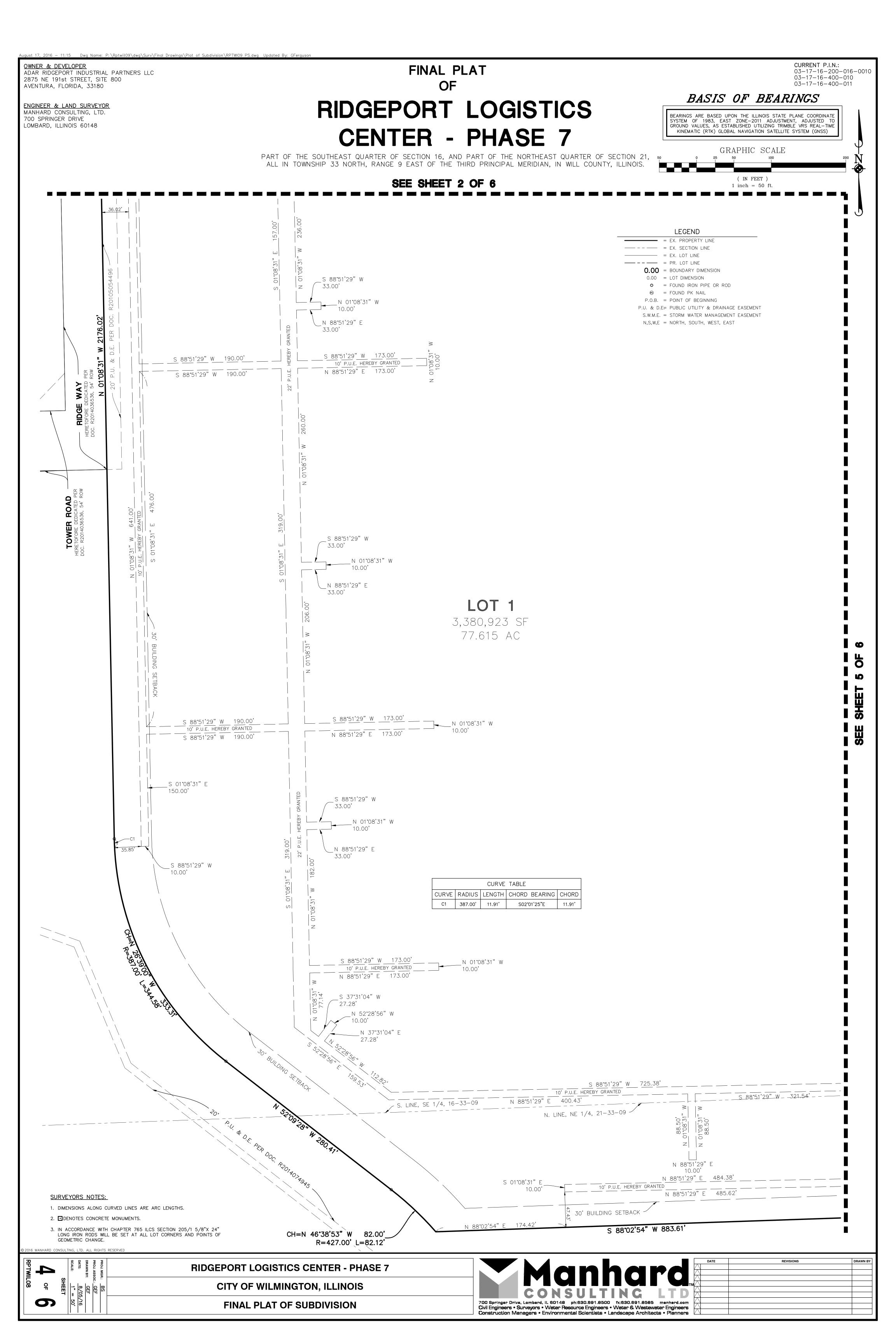
#### Land Use Petition City of Wilmington, Illinois

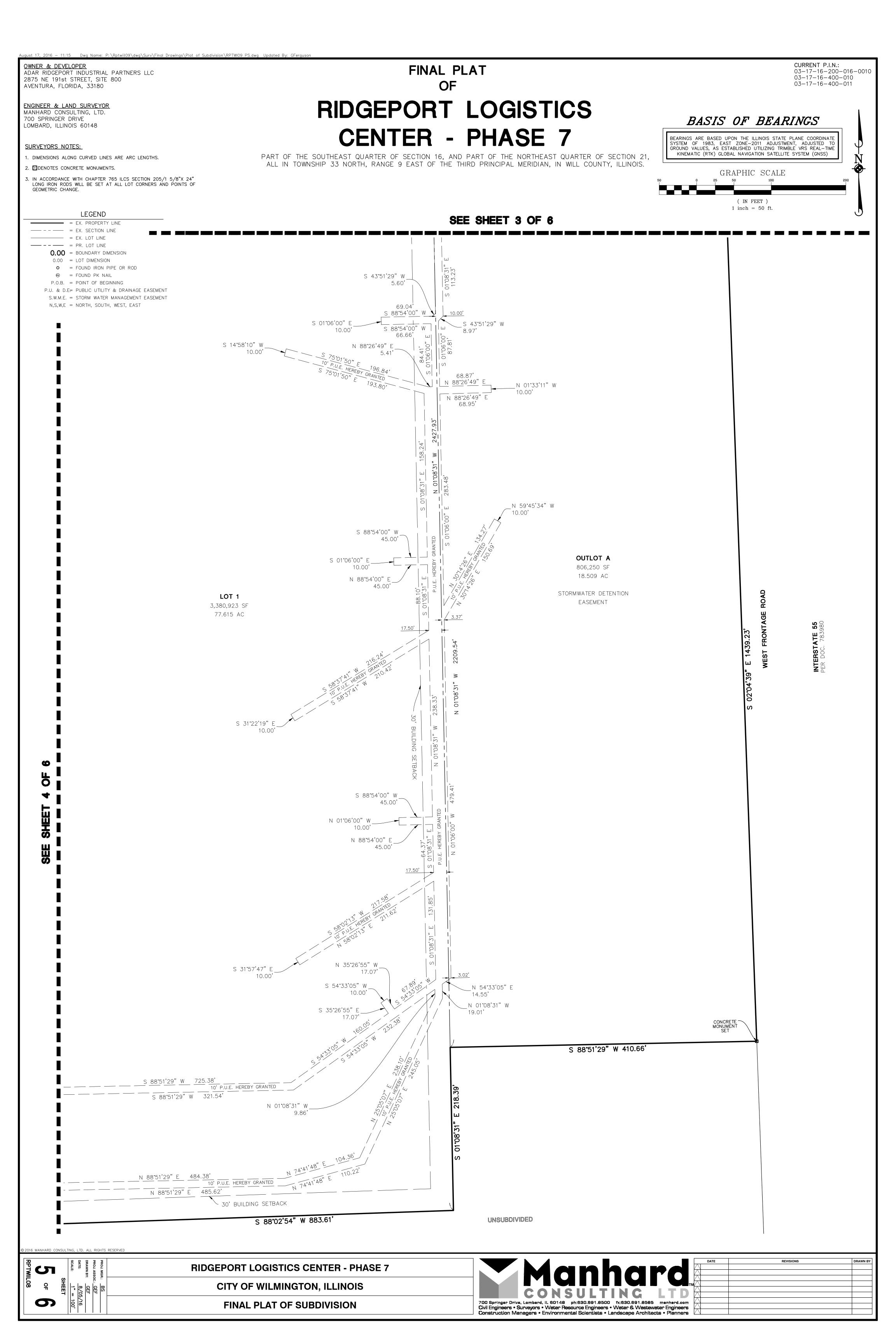
Petitioner:	RIDGEPORT PARTNERS III, LLC			
Address:	200 W. Madison - Suite 1200			
City:	<u>Chicago</u> State: <u>IL</u> Zip: <u>60606</u>			
Phone No.:	312-257-2870 Fax No.: 312-257-287 Email: Aaron.Martell@Ridgedevelopment.ne			
	ris the owner of the subject and is the signer of this  Petitioner is 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 properthe name, address, as	erty 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 nd percentage of interest of each beneficiary is attached to this executed petition.			
Subject Prop	perty			
Location:	RIDGEPORT LOGISTICS CENTER - PHASE 1			
Size of Property:				
The following do	ocuments have been attached: 03-17-16-400-010-0000 03-17-16-400-011-0000			
■ Legal Descrip □ Plat of Surve				
Type of Acti	on Requested			
☐ Annexation ☐ Annexation A ☐ Concept Plan				
I have submitted of fees.	the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule (initial here) \$ (fee)			
Statement of	f Petition			
Please provide a sheets if necessa	a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional ary).			
truck docks,	land use petition is for a 1,507,545 SF office/warehouse building with associated parking, and detention on 3 parcels of land totaling approximately 96 acres. The proposed site is of Ridge Way at Tower Road in Wilmington, IL.			
Number of Dwelling Units Type of Units Type of Units Square Footage Proposed Time Schedule for Development Requested Variances				
Authorizatio	n official ceal			
information and exhibit The petitioner invites of	OFFICIAL SEAL  JEANNE M SOK  Notary Public - State of Illinois  My Commission Expires Oct 23, 2016  Notary Public Seal			
whose name is subsc	notary public in and for the said county and state aforesaid, do hereby is personally known to me to be the same person cribed to the forgoing instrument, and that said person signed, sealed over petition as a free and voluntary act, for the uses and purposes set  Notary Signature:  My Commission Expires:			
Given under my h	hand and notary seal this day of, A.D, A.D			











## FINAL PLAT

OF

## RIDGEPORT LOGISTICS CENTER - PHASE 7

PART OF WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

	THE THIRD THIRD TE METHOD THE TOTAL THE COURT OF THE COUR	
OWNER'S CERTIFICATE	WILL COUNTY RECORDER'S CERTIFICATE	SURFACE WATER STATEMENT
STATE OF ILLINOIS ) ) SS	STATE OF ILLINOIS ) ) SS	STATE OF ILLINOIS ) ) SS
COUNTY OF)  THE UNDERSIGNED, ADAR RIDGEPORT PARTNERS LLC, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS	COUNTY OF WILL )  THIS INSTRUMENT WAS FILED FOR RECORD IN THE	COUNTY OF Dupage )  TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL  NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF.
CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.  ALL PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET, LIGHTING, STORM SEWERS, SANITARY SEWERS, WATER MAINS AND RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF	RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THIS DAY,, AT O'CLOCKM., AND WAS RECORDED IN BOOK OF PLATS	OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH
WILMINGTON.  THIS IS TO ALSO CERTIFY THAT ADAR RIDGEPORT PARTNERS LLC, AS OWNER OF THE	ON PAGE	SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.
PROPERTY DESCRIBED AS RIDGEPORT LOGISTICS CENTER, PHASE 4 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.	BY: RECORDER OF DEEDS	
LOT NUMBER(S) SCHOOL DISTRICT ALL WILMINGTON SCHOOL DISTRICT NO. 209-U		DATED THIS DAY OFA.D., 2016.
WILMINGTON HIGH SCHOOL DISTRICT NO. 209-U ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 525  THIS DAY OF,	WILL COUNTY TAX MAPPING CERTIFICATE	LICENSED
INIS DAT OF,	STATE OF ILLINOIS )	ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-044426  LICENSE EXPIRES: NOVEMBER 30, 2017
BY:	) SS COUNTY OF WILL )	7,72   NO. (1)
BY:	I,, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS	
NOTARY PUBLIC  STATE OF ILLINOIS )	AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.  THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # AND	OWNER OR ATTORNEY
) SS COUNTY OF COOK )	IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN)  THIS DAY OF,	EASEMENT PROVISIONS
I,, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND OF ADAR RIDGEPORT PARTNERS LLC, WHO ARE	11113 DAT OF,	An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR	DIRECTOR	Commonwealth Edison Company and SBC - Ameritech Illinois a.k.a. Illinois Bell Telephone
THE USES AND PURPOSES HEREIN SET FORTH.  GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF,		Company, Grantees,  their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair,
		maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity,
NOTARY PUBLIC	WILL COUNTY CLERK'S CERTIFICATE	communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in
	STATE OF ILLINOIS )	the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the
	) SS COUNTY OF WILL )	surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein
OWNER'S CERTIFICATE	I,, COUNTY CLERK OF WILL COUNTY ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.	given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar
STATE OF ILLINOIS ) ) SS COUNTY OF )	I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.	designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
THE UNDERSIGNED, ADAR RIDGEPORT PARTNERS LLC, HEREBY CERTIFIES THAT THEY ARE THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS	GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT JOLIET, ILLINOIS,	The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2, as amended from time to time.  The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial
CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN.	THIS DAY OF,	use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground",
ALL PUBLIC IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO STREET, LIGHTING, STORM SEWERS, SANITARY SEWERS, WATER MAINS AND RIGHT-OF-WAYS ARE DEDICATED TO THE CITY OF WILMINGTON.	ONINITY OF EDV	"parking" and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond or mechanical
THIS IS TO ALSO CERTIFY THAT ADAR RIDGEPORT PARTNERS LLC, AS OWNER OF THE PROPERTY DESCRIBED AS RIDGEPORT LOGISTICS CENTER, PHASE 5 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.	COUNTY CLERK	equipment.  Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.
LOT NUMBER(S) SCHOOL DISTRICT  ALL WILMINGTON SCHOOL DISTRICT NO. 209-U  WILMINGTON HIGH SCHOOL DISTRICT NO. 209-U		DEDMISSION TO DECORD
ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 525  THIS DAY OF,	CITY COLLECTOR CERTIFICATE  STATE OF ILLINOIS )	PERMISSION TO RECORD  STATE OF ILLINOIS )
RY·	) SS COUNTY OF WILL )	) SS COUNTY OF DuPAGE )
BY:	I,, WILMINGTON CITY COLLECTOR, HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.	I, GERALD E. FERGUSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION
	DATED AT WILMINGTON, ILLINOIS,  THIS DAY OF,	TO TO RECORD THIS PLAT, THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.  THISTH DAY OF
NOTARY PUBLIC  STATE OF ILLINOIS )		ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003567
) SS COUNTY OF COOK )	CITY COLLECTOR	LICENSE EXPIRES NOVEMBER 30, 2016
I,, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT AND OF ADAR RIDGEPORT PARTNERS LLC, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED		
THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.	CITY COUNCIL CERTIFICATE	SURVEYORS CERTIFICATE
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS DAY OF,,	STATE OF ILLINOIS ) ) SS	STATE OF ILLINOIS ) ) SS
NOTARY RUBUS	COUNTY OF WILL )  AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO OF THE	COUNTY OF DuPAGE)  I, GERALD E. FERGUSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I
NOTARY PUBLIC	CITY COUNCIL OF THE CITY OF WILMINGTON.  THIS DAY OF,	HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
		THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
	MAYOR	PARCEL 1: OUTLOT 4 IN RIDGEPORT LOGISTICS CENTER — PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 2, 2014 AS DOCUMENT R2014036484 IN WILL COUNTY, ILLINOIS
	 CITY CLERK	PARCEL 2: THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, EXCEPT THE SOUTH 30 ACRES THEREOF, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.
		PARCEL 3: THE NORTH 10 ACRES OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD
PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS		PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.  PARCEL 4: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16,
EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WILMINGTON, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY OF		TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 38 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE,
WILMINGTON, INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, CABLE TELEVISION CONTRACTORS AND THEIR SUCCESSORS AND ASSIGNS, OVER ALL THE AREAS MARKED "PUBLIC UTILITIES & DRAINAGE EASEMENTS" OR (P.U.	CORPORATE AUTHORITY CERTIFICATE	875.70 FEET TO, 664.67 FEET (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 38 MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 261.03 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF TOWER ROAD AS
& D.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS; COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM	STATE OF ILLINOIS ) ) SS COUNTY OF WILL )	DEDICATED PER THE FINAL PLAT OF RIDGEPORT LOGISTICS CENTER — PHASE 2, RECORDED MAY 2, 2014 AS DOCUMENT R2014036536; THENCE ALONG SAID WESTERLY EXTENSION AND SAID SOUTH LINE OF TOWER ROAD, 89.73 FEET TO THE WEST LINE OF DOCUMENT
AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID	APPROVED BY RESOLUTION OF THE WILMINGTON CITY PLAN COMMISSION ON:	R2013098013, RECORDED AUGUST 27, 2013; THENCE SOUTH 01 DEGREES 38 MINUTES 25 SECONDS EAST, 261.81 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 35 SECONDS TO THE POINT OF BEGINNING
INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO	THIS DAY OF,	AND PARCEL 5: THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS
PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR	PLAN COMMISSION CHAIRMAN	FOLLOWS: COMMENCING AT A FOUND 5/8 INCH IRON ROD, BEING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 87 DEGREES 52 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 1310.50 FEET (BEARINGS BASED ON
SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WILMINGTON AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND		ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983) TO THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 38 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, 875.70 FEET TO A POINT ON THE WESTERLY
SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.	PLAN COMMISSION SECRETARY	EXTENSION OF THE SOUTH LINE OF TOWER ROAD AS DEDICATED PER THE FINAL PLAT OF RIDGEPORT LOGISTICS CENTER — PHASE 2, RECORDED MAY 2, 2014 AS DOCUMENT R2014036536 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 01 DEGREES 38
		MINUTES 18 SECONDS WEST ALONG THE WEST LINE OF SAID EAST HALF, 1693.98 FEET TO A 5/8 INCH IRON ROD, BEING A BEND POINT ON THE WEST LINE OF SAID FINAL PLAT OF RIDGEPORT LOGISTICS CENTER — PHASE 2; THENCE ALONG THE WEST LINE OF GRAASKAMP BOULEVARD ALSO BEING THE WEST LINE OF FINAL PLAT OF RIDGEPORT LOGISTICS CENTER —
	STORMWATER MANAGEMENT EASEMENT PROVISION	PHASE 2, FOR THE NEXT 2 COURSES; 1) THENCE SOUTH 28 DEGREES 17 MINUTES 49 SECONDS EAST, 37.14 FEET TO A 5/8 INCH IRON ROD; 2) THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS EAST, 1660.82 FEET TO A CONCRETE MONUMENT, BEING THE SOUTHWEST
	ALL EASEMENTS INDICATED HEREON AS "STORM WATER MANAGEMENT EASEMENT" OR "S.W.M.E." ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WILMINGTON, WILL COUNTY, ILLINOIS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT OF REASONABLE AND LIMITED ACCESS ACROSS THOSE PORTIONS OF LOT 1 IMMEDIATELY ADJACENT	CORNER OF SAID FINAL PLAT OF RIDGEPORT LOGISTICS CENTER — PHASE 2; THENCE SOUTH 87 DEGREES 52 MINUTES 23 SECONDS WEST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF TOWER ROAD, 2.28 FEET TO THE POINT OF BEGINNING.
	TO ANY STORM WATER MANAGEMENT EASEMENT FOR THE WORKERS AND EQUIPMENT THAT MAY BE NECESSARY TO EXERCISE THE RIGHTS HEREIN GIVEN. NO BUILDINGS SHALL BE PLACED ON OR WITHIN THE "STORM WATER MANAGEMENT EASEMENT" AREAS BUT THE SAME MAY BE USED	I FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE CITY OF WILMINGTON, ILLINOIS, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN
NICOR EASEMENT PROVISIONS	FOR OTHER PURPOSES THAT DO NOT ADVERSELY AFFECT THE STORAGE/FREE—FLOW OF STORM WATER. EACH OWNER OR SUBSEQUENT PURCHASER SHALL BE EQUALLY RESPONSIBLE FOR MANAGEMENT THE STORM WATER MANAGEMENT EASEMENT AREAS THAT EXIST ON ITS	AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11—12—6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT THE SUBDIVISION LIES WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL EMERGENCY
A NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY (NICOR), FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING,	PROPERTY AND SHALL NOT DESTROY OR MODIFY SLOPES WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL OF THE CITY OF WILMINGTON.	MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP — COMMUNITY PANEL NUMBERED 17197C0405 E WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 1995.
REPLACING AND REMOVING A GAS MAIN OR GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, INCLUDING SERVICES AND LATERALS, AND ALSO INCLUDING ABOVE GROUND GAS MAIN MARKERS AND TESTING FACILITIES AS REQUIRED BY LAW (HEREINAFTER	IN THE EVENT THAT ANY OWNER OR SUBSEQUENT PURCHASER OF A STORM WATER MANAGEMENT EASEMENT AREA FAILS TO PROPERLY MAINTAIN THE STORM WATER MANAGEMENT EASEMENT AREA LOCATED ON ITS LOT, THE CITY OF WILMINGTON SHALL UPON TEN (10) DAYS	GIVEN UNDER MY HAND AND SEAL THISTH DAY OF, 2016.
"GRANTEE'S FACILITIES") IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY MARKED AS P.U. & D.E. HEREON, TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES.	OF PRIOR WRITTEN NOTICE TO THE OWNER OF THE APPLICABLE EASEMENT AREA, RESERVE THE RIGHT TO PERFORM OR HAVE PERFORMED ON ITS BEHALF, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER MANAGEMENT EASEMENT AREA REASONABLY NECESSARY TO ENSURE	
THE OWNER RESERVES THE RIGHT TO USE THE EASEMENT PREMISES IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, PROVIDED, HOWEVER, NEITHER CURRENT	ADEQUATE STORM WATER STORAGE AND THE FREE FLOW OF STORM WATER THROUGH SAID STORM WATER MANAGEMENT EASEMENT AREA.	ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003567 LICENSE EXPIRES: NOVEMBER 30, 2016
OWNER NOR ANY FUTURE OWNER OF THE EASEMENT PREMISES SHALL BUILD, CONSTRUCT, ERECT OR PLACE, OR PERMIT OTHERS TO BUILD, CONSTRUCT, ERECT OR PLACE, ANY BUILDINGS OR ENCLOSED FACILITIES OVER ANY PORTION OF THE EASEMENT PREMISES.	IN THE EVENT THAT THE CITY OF WILMINGTON SHALL BE REQUIRED TO PERFORM OR HAVE PERFORMED ON ITS BEHASL;F, ANY MAINTENANCE WORK TO OR UPON THE STORM WATER MANAGEMENT EASEMENT AREA, THE COST TOGETHER WITH AN ADDITIONAL SUM OF TEN (10) PERCENT OF SAID COST SHALL BE PAYABLE BY THE LOT OWNER OF SUCH EASEMENT AREA	DESIGN FIRM LICENSE NO. 184003350
OWNER REPRESENTS AND WARRANTS TO (NICOR) THAT THEY, (I) ARE THE TRUE AND LAWFUL OWNER OF THE PROPERTY DESCRIBED HEREIN AND HAS FULL RIGHT AND POWER TO GRANT	PERCENT OF SAID COST SHALL BE PAYABLE BY THE LOT OWNER OF SUCH EASEMENT AREA AND THE CITY OF WILMINGTON MAY MAINTAIN AN ACTION AGAINST SAID LOT OWNER FOR PAYMENT THEREOF.	LICENSE EXPIRES: APRIL 30, 2017  THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT

2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

AND CONVEY THE RIGHTS GRANTED AND CONVEYED HEREIN, AND (II) HAS NOT GRANTED ANY OTHER PERMANENT RIGHTS TO, THROUGH, ACROSS OR ALONG THE EASEMENT PREMISES THAT

WOULD PREVENT (NICOR) FROM UTILIZING THE EASEMENT PREMISES FOR THE INTENDED

AS STORM WATER MANAGEMENT EASEMENTS.

\*NOTE ALL OF OUTLOTS A, B, AND C AS INDICATED ON THE PLAT HEREON ARE DESIGNATED

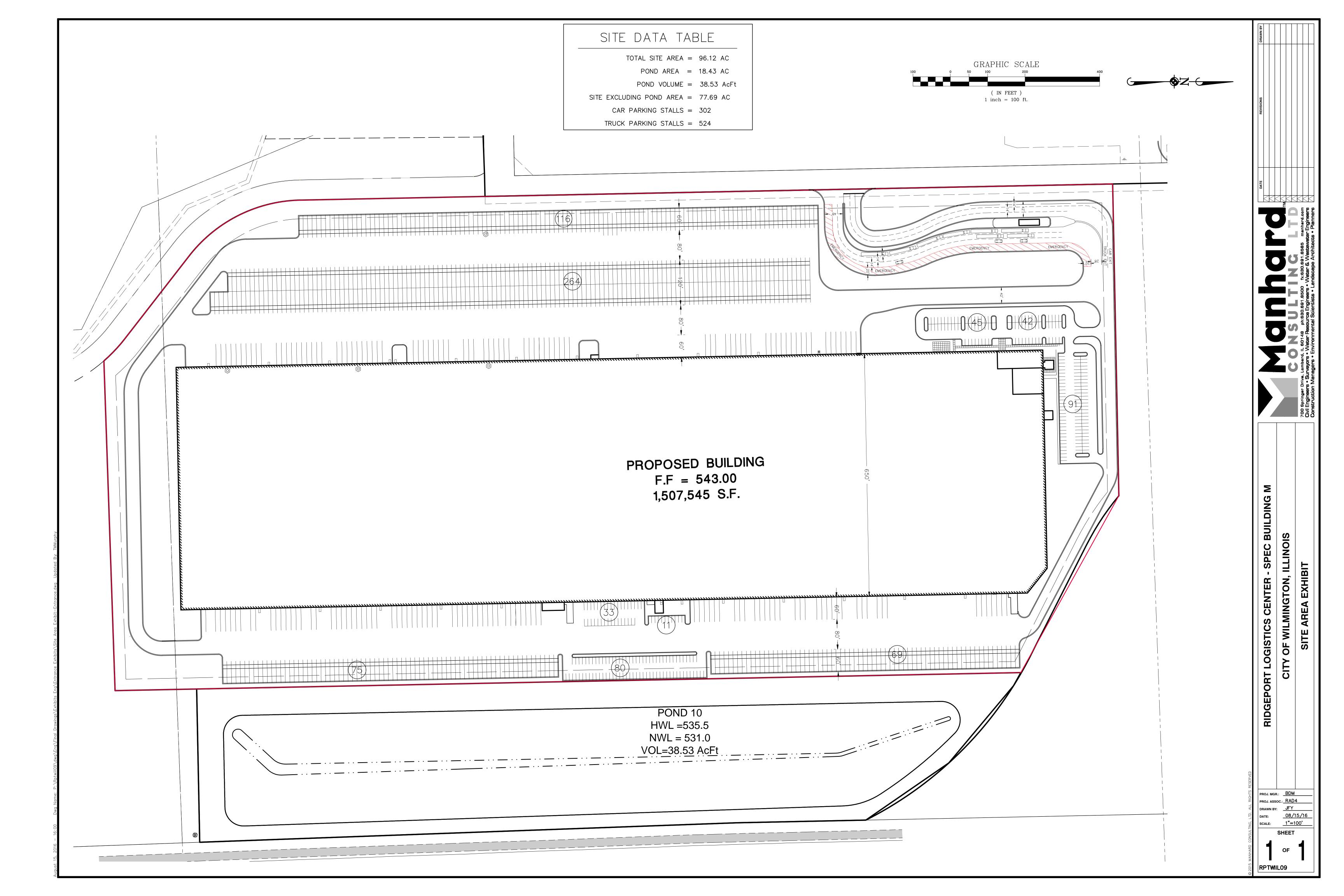
FINAL PLAT OF SUBDIVISION



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT

ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: JUNE 21, 2016







#### STAFF AND CONSULTANT REPORT

DATE: August 30, 2016

TO: City of Wilmington – Planning and Zoning Commission

FROM: Carrie Hansen – SDA (City Planning Consultant)

SUBJECT: Staff Review of Ridgeport Logistics Center – Building M

#### **Applicant**

Ridgeport Partners III, LLC

#### **Requested Action**

The applicant is requesting Preliminary/Final Plat/Plan and Site Plan approval for the subject site to allow for the construction of a 1,507,545 square foot office/warehouse building with associated parking, truck docks, and site detention.

#### Location, Existing Zoning and Land Use

The subject property consists of three parcels totaling 96.12 acres located between Ridge Way and I-55, south of Lorenzo Road and the Petro site, presently zoned I5 Planned Industrial Development, and vacant.

#### **Surrounding Zoning and Land Uses**

**North:** I5 Planned Industrial Development, vacant and planned for a future retail site

**East:** Interstate 55 right-of-way

**South:** I5 Planned Industrial Development, vacant and planned for a future detention

pond

**West:** I5 Planned Industrial Development, the north portion improved with existing

office/warehouse facilities, and the south portion vacant and planned for future

office/warehouse facilities

126 S. Main StreetOswego, IL 60543p: 630 551-3355

#### Relationship to City Comprehensive Plan

The Cityøs Comprehensive Plan calls for õIndustrial/Manufacturingö use; the request is in compliance.

#### **Donation Requirements**

None

#### **Planning Consultant Comments**

- 1. The site plan appears to conform to the bulk regulations outlined in the Ridgeport Annexation Agreement. The applicant has agreed to provide additional dimensioning on the to-be-submitted Final Engineering plans to confirm.
- 2. Given the size and location of the subject site within the business park, the view of this project from I-55 and the Lorenzo Road interchange will be very prominent. The architectural detailing of the 1,800 foot façade, softening of the expansive parking areas, and the well-maintained look of the detention basin and its surrounding landscaped areas will all be important design elements. The applicant has indicated that these elements will be designed with noted emphasis on views from roadways, and a landscape plan will be provided with the Final Engineering plan set.
- 3. Necessary right-of-way improvements to Ridge Way as a result of this project are yet to be determined. Additional analysis and traffic impact, including the type and volume of traffic, associated turning movements and circulation, and location of the main access to the site will need to be evaluated based on additional information to be provided by the applicant.
- 4. The site plan shows a significant amount of parking and pavement: 286 car parking stalls and 549 truck parking stalls. The Cityøs code calls for 1 space for every employee per maximum shift plus 1 space for every vehicle customarily used in the operation of the use or stored on the premises. Additional information about the operation of the facility should be provided to confirm that the proposed number of spaces is necessary.
- 5. Given the size and nature of the proposed use, a second entrance was suggested for better circulation and the provision of emergency services. The applicant has noted that based on discussions with the owner and the Fire Protection District, a dedicated emergency access lane will suffice. This needs confirmation from the Fire Protection District, and should be noted and included on the Final Engineering plans.
- 6. The site plan should show how the employee traffic can be separated from the truck traffic that is entering and leaving the site.
- 7. The circulation pattern for truck traffic appears to include exceptionally tight turning radii to access loading and parking areas along the west side of the building. Further explanation to justify this circulation pattern and design is requested.

Ridgeport Building M - PZC Review 8-30-2016(v 2) August 30, 2016 Page 3 of 3

- 8. The site plan now incorporates planting islands in some of the parking areas. Further detail of these landscape islands will be reviewed with the submittal of the landscape plan that will accompany the Final Engineering plans.
- 9. The location of ground signs will be included with the Final Engineering plans, and will ensure that said locations do not conflict with sight distances at project entrances.

#### **Engineering Consultant Comments**

- 1. The following items need to be provided:
  - a) Proposed ADT counts
  - b) Storm sewer and detention sizing calculations
  - c) Population Equivalent (PE) Summary for the site
  - d) Engineer@s Opinion of Probable Construction Costs (EOPCC)
  - e) Project sign details
  - f) Photometric Plans
- 2. The proposed õSö curve at the south end of Ridge Way will need to be modified due to conflicts with the existing watermain.
- 3. Tower Road will need to be constructed in order to provide alternate route to the site.
- 4. The employee entrance shall be separated from the truck entrance.
- 5. The truck entrance shall be moved further south to avoid trucks queuing in the left turn lane and blocking the south access to Michelin.
- 6. The City prefers for there to be more than one entrance. The Wilmington Fire Protection District will need to confirm only one entrance is acceptable.
- 7. The City requires the adjacent roadways to be extended to the south limits of the developed parcels. Ridge Way will need to be extended.
- 8. Auto Turn Analysis will need to be provided to confirm all turns/accesses on the site.
- 9. Re-alignment of watermain and sanitary sewer is currently under review.