



**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

DRAFT

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 "Here" or "Present":

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: 0

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: 0

The motion carried.

DRAFT

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: 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's 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. Castillo's property, the 261-acre Hitt's Siding Nature Preserve was purchased by the IDNR in 1989. The preserve was put in place to protect the endangered Blanding's 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: 4 Clennon, Humphries, Jones, Kulpa

NAYS: 0

The motion carried.

DRAFT

Commissioner Review, Approval & Recommendation on Annexation and Zoning request 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 if 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's 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.

Will County Historic Preservation Commission Historic Landmark Nomination – 504 E. 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: 0

The motion carried.

Other Pertinent Information

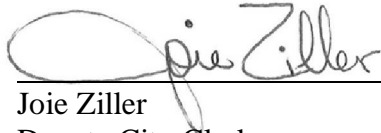
City Administrator Graff informed the Commission that on August 18, 2016 there will be a Joint Meeting with the City Council and P&Z Commission for a presentation by Schoppe Design Associates, Inc. on the Comprehensive Plan update & I-55 Transportation Corridor. This meeting will begin at 6:00 p.m.

DRAFT

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,

A handwritten signature in black ink that reads "Joie Ziller". The signature is written in a cursive style with a large, looping initial "J".

Joie Ziller
Deputy City Clerk

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** now and has been for more than six months prior to 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 September 8, 2016 public hearing of the Planning and Zoning Commission of the City of Wilmington to approve Ridge Logistics Center final plat and site plan

has been published in said paper every week, consecutively of the issues commencing August ending August 24 A.D. 2016, papers containing the same.

Given under my hand this 24th day of

Printer's Fee \$ 110.00
Paid 20
By: *Eric D. Fisher*

Eric D. Fisher Publisher

Planning 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:

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 W'LY 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 1526.44 FT TO A PT OF CURVATURE; THC N'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:

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 530.18 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 AFTER 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: Chicago State: IL Zip: 60606
Phone No.: 312-257-2870 Fax No.: 312-257-2871 Email: Aaron.Martell@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: RIDGEPORT LOGISTICS CENTER - PHASE 1
Size of Property: 96 Acres Tax Parcel No.: 03-17-16-200-016-0010
03-17-16-400-010-0000
03-17-16-400-011-0000

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

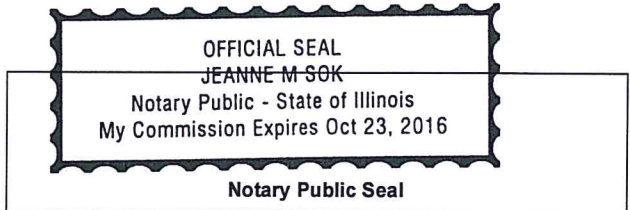
The proposed land use petition is for a 1,507,545 SF office/warehouse building with associated parking, truck docks, and detention on 3 parcels of land totaling approximately 96 acres. The proposed site is located east of Ridge Way at Tower Road in Wilmington, IL.

Number of Dwelling Units 1 Type of Units INDUSTRIAL Square Footage
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.

State of IL County of Cook Date 8/16/16 Signature of Petitioner Aaron Martell



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Aaron Martell is personally known to me to be the same person whose name is subscribed to the foregoing 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 16th day of Aug, A.D. 2016

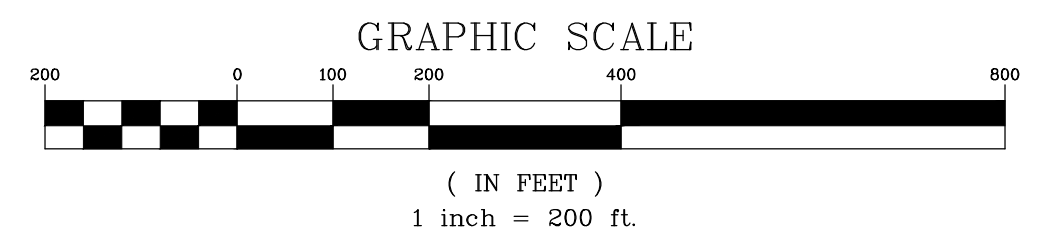
OWNER & DEVELOPER
 ADAR RIDGEPORT INDUSTRIAL PARTNERS LLC
 2875 NE 19th STREET, SITE 800
 AVENTURA, FLORIDA, 33180

ENGINEER & LAND SURVEYOR
 MANHARD CONSULTING, LTD.
 700 SPRINGER DRIVE
 LOMBARD, ILLINOIS 60148

FINAL PLAT OF RIDGEPORT LOGISTICS CENTER - PHASE 7

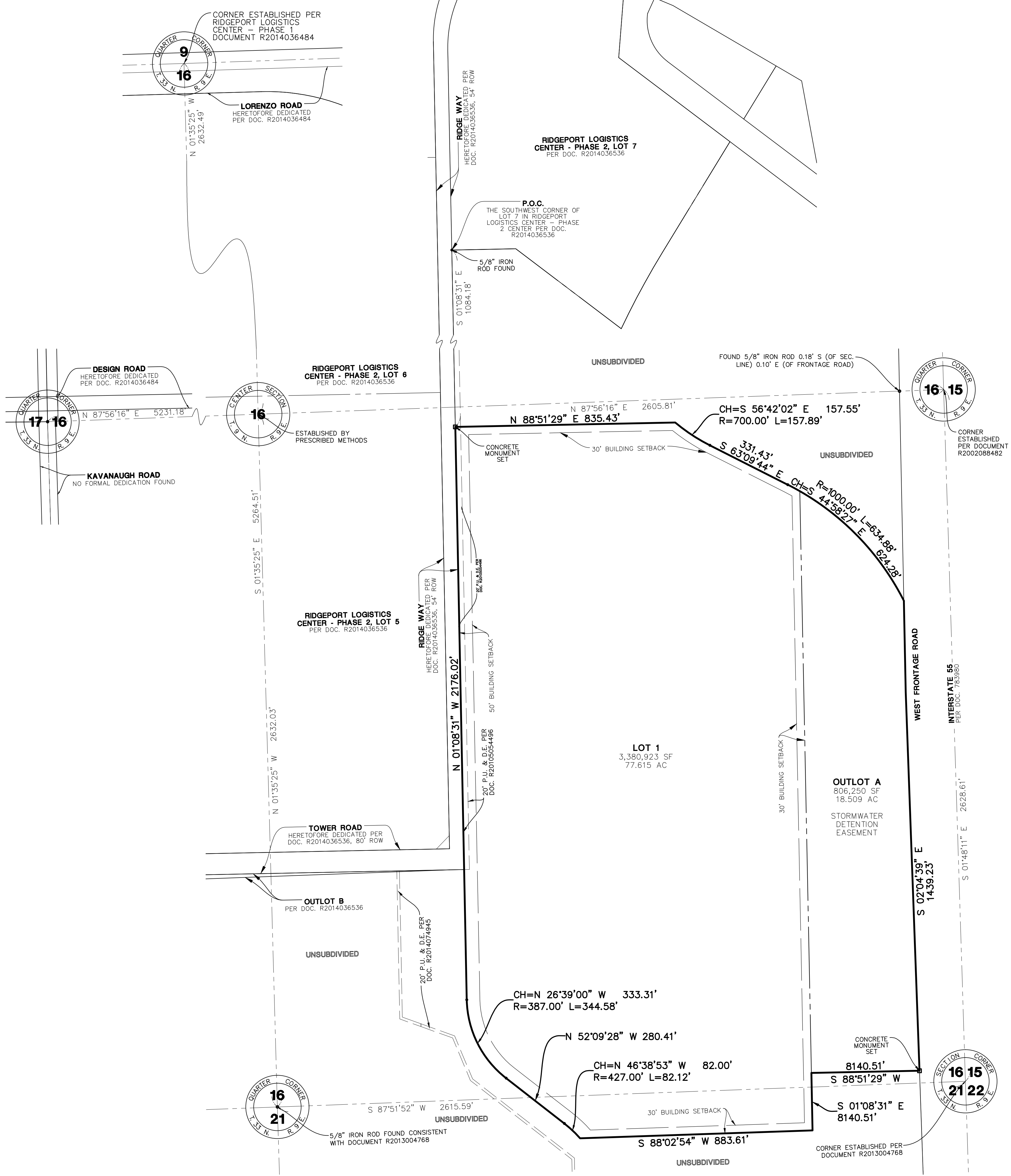
PART OF THE SOUTHEAST QUARTER OF SECTION 16, AND PART OF THE NORTHEAST QUARTER OF SECTION 21,
 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

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



BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)



- SURVEYORS NOTES:**
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 2. □ DENOTES CONCRETE MONUMENTS.
 3. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"x 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.

AREA SUMMARY TABLE	
LOT 1 =	3,380,926 SQUARE FEET (77.615 ACRES)
OUTLOT A =	806,250 SQUARE FEET (18.509 ACRES)
TOTALS =	4,187,176 SQUARE FEET (96.124 ACRES)

LEGEND	
—	= EX. PROPERTY LINE
- - -	= EX. SECTION LINE
---	= EX. LOT LINE
- · - · -	= PR. LOT LINE
0.00	= BOUNDARY DIMENSION
0.00	= LOT DIMENSION
○	= FOUND IRON PIPE OR ROD
⊙	= FOUND PK NAIL
P.O.B.	= POINT OF BEGINNING
P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
S.W.M.E.	= STORM WATER MANAGEMENT EASEMENT
N.S.W.E	= NORTH, SOUTH, WEST, EAST
(XX'XX'XX")	= RECORDED DIMENSION

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RIDGEPORT LOGISTICS CENTER - PHASE 7

CITY OF WILMINGTON, ILLINOIS

FINAL PLAT OF SUBDIVISION

Manhard
CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph: 630.691.8500 fx: 630.691.8865 manhard.com
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY

RPTW09

1

OF

6

SHEET

DATE: 8/05/16

SCALE: 1" = 200'

OWNER & DEVELOPER
 ADAR RIDGEPORT INDUSTRIAL PARTNERS LLC
 2875 NE 191st STREET, SITE 800
 AVENTURA, FLORIDA, 33180

ENGINEER & LAND SURVEYOR
 MANHARD CONSULTING, LTD.
 700 SPRINGER DRIVE
 LOMBARD, ILLINOIS 60148

**FINAL PLAT
 OF**

**RIDGEPORT LOGISTICS
 CENTER - PHASE 7**

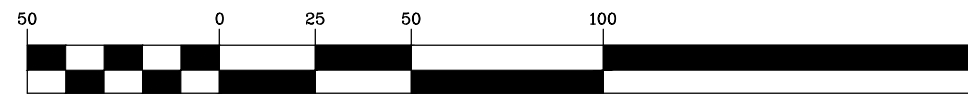
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 ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

CURRENT P.I.N.:
 03-17-16-200-016-0010
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 03-17-16-400-011

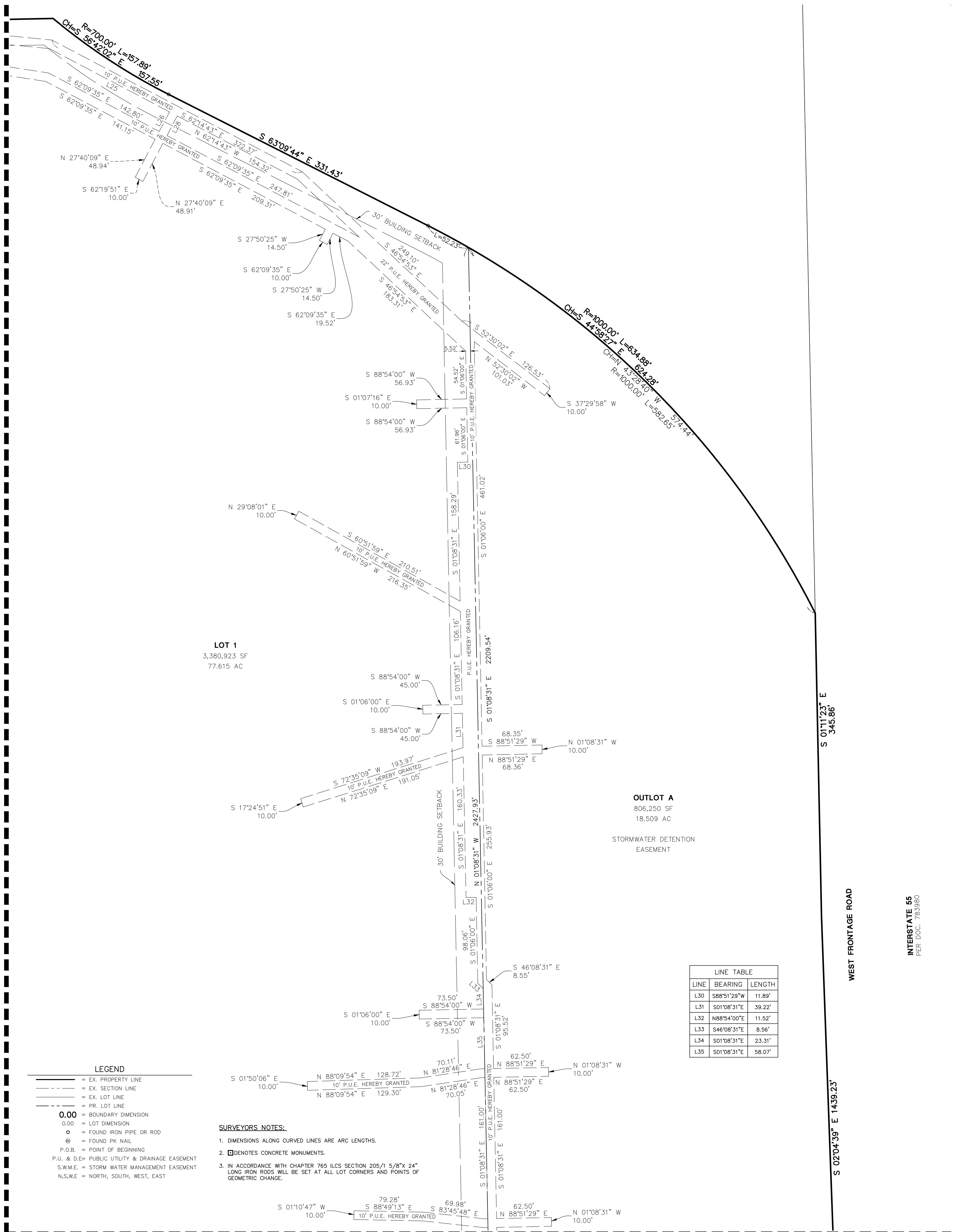
BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE-2011 ADJUSTMENT, ADJUSTED TO GROUND VALUES, AS ESTABLISHED UTILIZING TRIMBLE VRS REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

GRAPHIC SCALE



SEE SHEET 2 OF 6



LOT 1
 3,380,923 SF
 77.615 AC

OUTLOT A
 806,250 SF
 18.509 AC
 STORMWATER DETENTION
 EASEMENT

WEST FRONTAGE ROAD

INTERSTATE 55
 PER DOC. 783980

LINE TABLE

LINE	BEARING	LENGTH
L30	S88°51'29"W	11.89'
L31	S01°08'31"E	39.22'
L32	N88°54'00"E	11.52'
L33	S46°08'31"E	8.56'
L34	S01°08'31"E	23.31'
L35	S01°08'31"E	58.07'

- LEGEND**
- EX. PROPERTY LINE
 - - - EX. SECTION LINE
 - EX. LOT LINE
 - - - PR. LOT LINE
 - 0.00 = BOUNDARY DIMENSION
 - 0.00 = LOT DIMENSION
 - = FOUND IRON PIPE OR ROD
 - ⊙ = FOUND PK NAIL
 - P.O.B. = POINT OF BEGINNING
 - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - S.W.M.E. = STORM WATER MANAGEMENT EASEMENT
 - N.S.W.E. = NORTH, SOUTH, WEST, EAST

- SURVEYORS NOTES:**
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
 - DENOTES CONCRETE MONUMENTS.
 - IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8" X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.

SEE SHEET 5 OF 6

RIDGEPORT LOGISTICS CENTER - PHASE 7
 CITY OF WILMINGTON, ILLINOIS
 FINAL PLAT OF SUBDIVISION

3 OF 6 SHEET

DATE: 8/05/16
 SCALE: 1" = 50'

Manhard CONSULTING LTD
 700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8865 manhard.com
 Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY



Schoppe Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE

Prepared for



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 Street
 Oswego, IL 60543
 p: 630 551-3355
 f: 630 551-3639
 schoppedesign.net

Relationship to City Comprehensive Plan

The City's Comprehensive Plan calls for "Industrial/Manufacturing" 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 City's 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.

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 $\delta S \delta$ 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.