



**City of Wilmington  
Planning & Zoning Commission  
Thursday, October 20, 2016 at 5:00 p.m.**

**Location & Time**

Council Chamber  
Wilmington City Hall  
1165 S. Water Street  
5:00 p.m. 10/20/16

**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 September 8, 2016 Meeting Minutes
5. Open Public Hearing  
Annexation with I-5 Zoning, Preliminary & Final Plat and Site Plan  
Location: East Side of Kavanaugh Road, South of Design Road  
Petitioner: Adar Ridgeport Industrial Partners, LLC  
PIN: 03-17-16-300-005-0000
6. Close Public Hearing
7. Commissioner Review, Approval & Recommendation of Annexation with I-5 Zoning, Preliminary Plat, Final Plat and Site Plan as submitted by Adar Ridgeport Industrial Partners, LLC
8. Review & Approve 2017 Meeting Dates & Times
9. Adjournment

*DRAFT*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, September 8, 2016 at 5:00 PM**

**Call to Order**

The September 8, 2016 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:26 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 Clennon, Kulpa, Tryner, Wysocki

**Commissioners Absent**

Smith, Humphries, Jones

**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, Attorney Scott Nemanich, City Planners Carrie Hansen & Mike Schoppe of Schoppe Design Associates, Inc., City Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

**Elect Pro-Tem Chairman**

Commissioner Clennon made a motion and Commissioner Kulpa seconded to elect Commissioner John Tryner as Chairman of tonight meeting.

Upon roll call, the vote was:

**AYES:**     4   Clennon, Kulpa, Tryner, Wysocki

**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:**     2   Clennon, Kulpa

**NAYS:**     0

**PASS:**     2   Tryner, Wysocki

*DRAFT*

The motion carried.

**Public Hearing**

**Preliminary & Final 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:** 03-17-16-200-016-0000, 03-17-400-010-0000 and  
03-17-16-400-011-0000

Commissioner Clennon made a motion and Commissioner Kulpa seconded to open the public hearing at 5:30 p.m.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Kulpa, Tryner, Wysocki

**NAYS:** 0

The motion carried.

The Deputy City Clerk confirmed that the public hearing notice was published on August 24, 2016 (not less than 15 days and not more than 30 days) accordingly and made part of the record.

Carrie Hansen, City Planner informed the Commission that the applicant is requesting Preliminary & Final Plat 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. 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. Ms. Hansen's report will be included with the approved version of these meeting minutes for future reference. Colby Zemaitis, City Engineer also reviewed his staff report which will also be included with the approved version of these minutes, with the Commission. City Engineer Zemaitis finds the data as submitted to be satisfactory. In addition, City Attorney Nemanich has reviewed the final plat, as submitted, to be satisfactory.

No other public comments were made.

Commissioner Clennon made a motion and Commissioner Kulpa seconded to close the public hearing at 6:04 p.m.

Upon roll call, the vote was:

**AYES:** 4 Clennon, Kulpa, Tryner, Wysocki

**NAYS:** 0

The motion carried.

**Commissioner Review, Approval & Recommendation of the Preliminary Plat, Final Plat and Site Plan as submitted by Ridgeport Partners III, LLC**

After some discussion, the Commission made the following motion:

***DRAFT***

Commissioner Kulpa made a motion and Commissioner Wysocki seconded that they approve the Preliminary Plat and Final Plat as submitted and recommend that City Council approve the Preliminary Plan and Final Plat at their September 8, 2016 Special City Council meeting.

Upon roll call, the vote was:

**AYES:**        4    Clennon, Kulpa, Tryner, Wysocki

**NAYS:**        0

The motion carried.

Commissioner Wysocki made a motion and Commissioner Kulpa seconded that they approve the Site Plan as submitted and recommend that City Council approve the Site Plan at their September 8, 2016 Special City Council meeting.

Upon roll call, the vote was:

**AYES:**        4    Clennon, Kulpa, Tryner, Wysocki

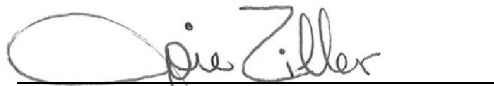
**NAYS:**        0

The motion carried.

**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 September 8, 2016 adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Joie Ziller". The signature is written in black ink and is positioned above a horizontal line.

Joie Ziller  
Deputy City Clerk





RECEIVED

SEP 27 '16

Land Use Petition
City of Wilmington, Illinois

CITY OF WILMINGTON

Petitioner: ADAR RIDGEPORT INDUSTRIAL PARTNERS, LLC
Address: 2875 N.E. 191st ST., SUITE 800
City: AVENTURA State: FLORIDA Zip: 33180
Phone No.: 815 727-4511 Fax No.: 815 727-1586 Email: tosterberger@kgllc.com

- 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: EAST SIDE OF KAVANAUGH ROAD, SOUTH OF DESIGN ROAD
Size of Property: 48.187 ac Tax Parcel No.: 03-17-16-300-005-0000

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).

ADDITIONAL PARCEL TO BE ANNEXED IN ADDITION TO ORIGINAL RIDGEPORT PARCELS

Number of Dwelling Units Type of Units 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 Illinois Date 9/27/16 Signature of Petitioner Thomas Osterberger



I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that THOMAS OSTERBERGER 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: Cynthia Schultz
My Commission Expires:

Given under my hand and notary seal this 27th day of September, A.D. 2016

**EXHIBIT A**

**Legal Description**

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, WILL COUNTY, ILLINOIS.

ADDRESS: 29929 S. KAVANAUGH RD., WILMINGTON, IL 60481

PIN: 03-17-16-300-005-0000

CHI67223247

**ADJOINING OWNERS**

Ridgeport Logistics Ctr POA  
200 W. Madison St., Suite 1200  
Chicago, IL 60606

Ridge Lego Partners LLC  
200 W. Madison St., Suite 1200  
Chicago, IL 60606

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

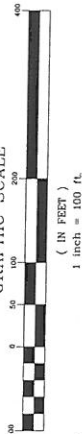
**ENGINEER & LAND SURVEYOR**  
 MANHARD CONSULTING, LTD.  
 700 SPRINGER DRIVE  
 LOMBARD, ILLINOIS 60148

# FINAL PLAT OF RIDGEPORT LOGISTICS CENTER - PHASE 6

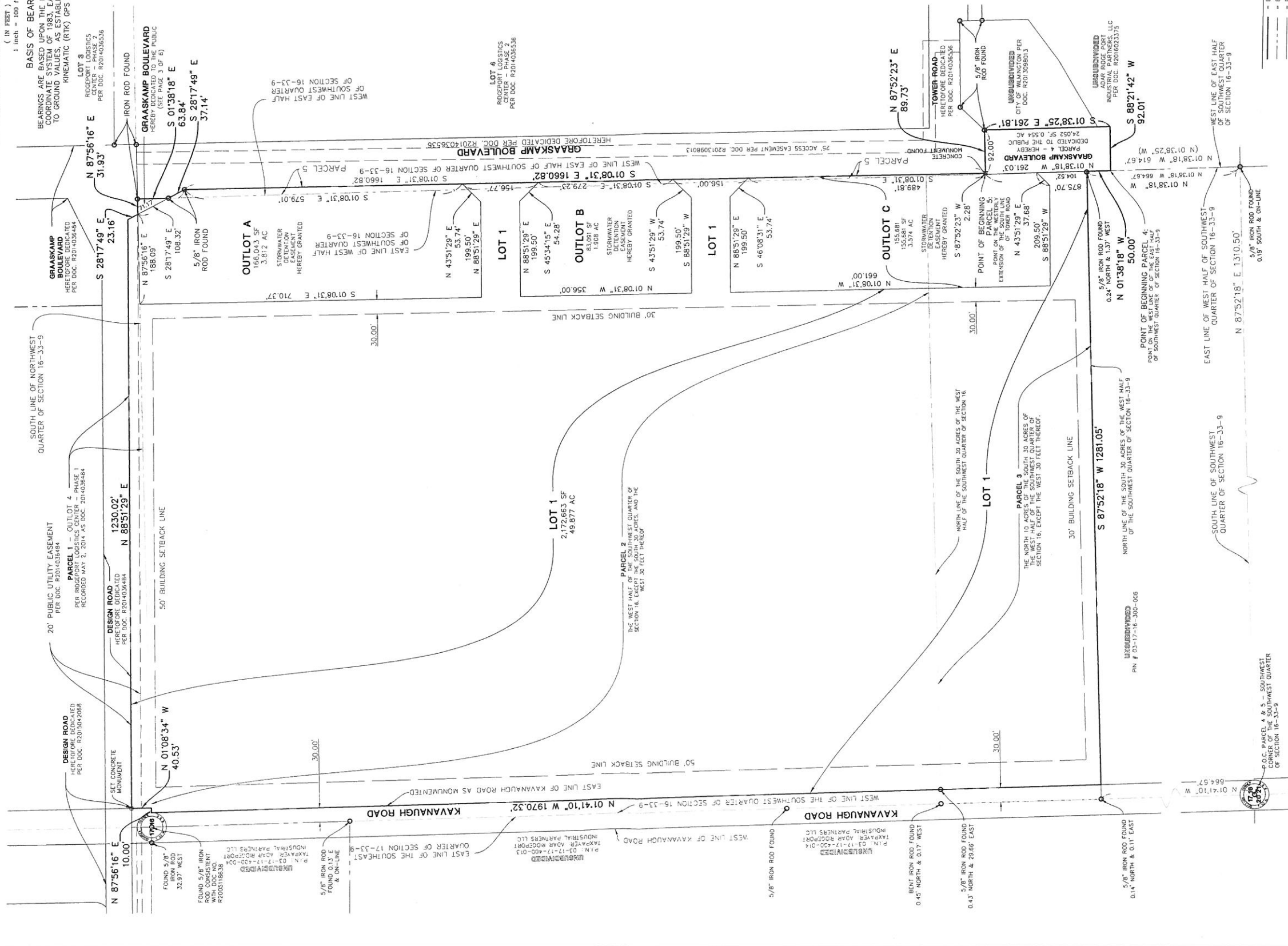
PART OF WEST HALF OF THE NORTHWEST QUARTER, AND PART OF THE SOUTH HALF OF SECTION 16, ALL IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

CURRENT P.L.N.  
 03-17-16-102-001  
 03-17-16-300-005  
 03-17-16-300-007  
 03-17-16-300-009

GRAPHIC SCALE  
 1 inch = 100 ft



**BASIS OF BEARINGS**  
 BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND SURFACE BY THE METHOD OF KINEMATIC (RTK) GPS METHODS



### AREA SUMMARY TABLE

LOT 1	=	2,172,663 SQUARE FEET (49,877 ACRES)
OUTLOT A	=	166,043 SQUARE FEET (3.812 ACRES)
OUTLOT B	=	81,091 SQUARE FEET (1.907 ACRES)
OUTLOT C	=	155,681 SQUARE FEET (3.574 ACRES)
RIGHT-OF-WAY	=	25,000 SQUARE FEET (0.576 ACRES)
<b>TOTALS</b>	=	<b>2,602,558 SQUARE FEET (59,746 ACRES)</b>

- SURVEYOR'S NOTES:**
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  - DENOTES CONCRETE MONUMENTS.
  - IN ACCORDANCE WITH CHAPTER 785 ILCS SECTION 205/1, 5/8" X 24" LONG IRON RODS SHALL 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
  - FOUND IRON PILE OR ROD
  - FOUND PIV. NAIL
  - POINT OF BEGINNING
  - P.O.B. = POINT OF BEGINNING
  - P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - S.W.E. = STORM WATER MANAGEMENT CASEPOINT
  - N.S.W.E. = NORTH SOUTH, WEST EAST
  - (XXXXXX) = RECORDED DIMENSION

**RIDGEPORT LOGISTICS CENTER - PHASE 4**  
 CITY OF WILMINGTON, ILLINOIS  
 FINAL PLAT OF SUBDIVISION

PROJ. WCA: BS  
 PROJ. ASSOC: CEF  
 DRAWN BY: CEF  
 DATE: 8/05/16  
 SCALE: 1" = 100'  
**SHEET 1 OF 6**  
 RPTWIL08

DATE: 09/09/16  
 WILMINGTON REVIEW LETTER DATED 9/21/16  
 GEF





**CORNER & DEVELOPER**  
 ADAR RIDGEPORT INDUSTRIAL PARTNERS LLC  
 2875 NE 191st STREET, SITE 800  
 Aventura, Florida, 33180

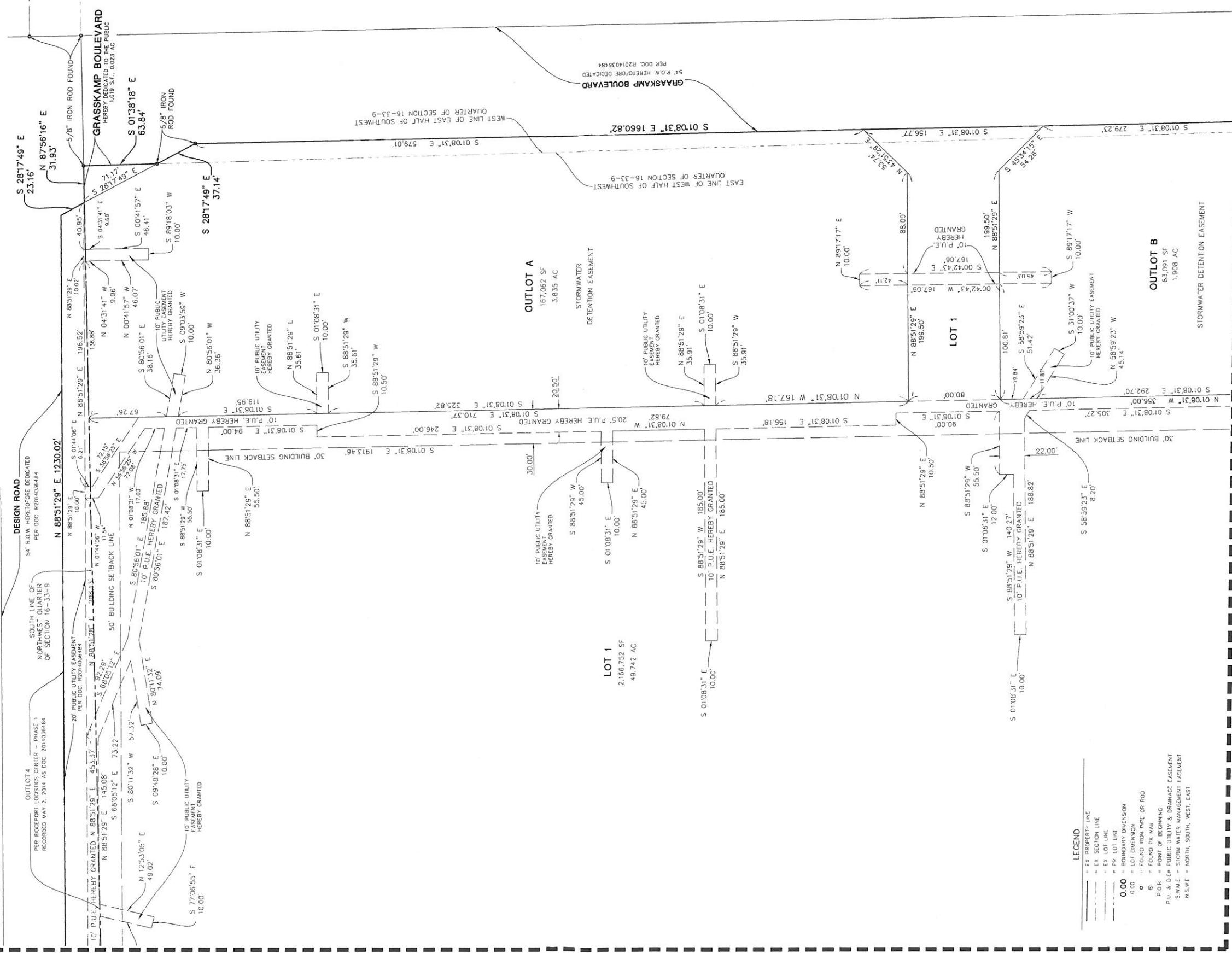
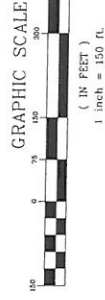
**ENGINEER & LAND SURVEYOR**  
 MANHARD CONSULTING, LTD.  
 700 SPRINGER DRIVE  
 LOMBARD, ILLINOIS 60148

# FINAL PLAT OF RIDGEPORT LOGISTICS CENTER - PHASE 6

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.

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

CURRENT P.L.N.  
 03-17-16-102-001  
 03-17-16-300-005  
 03-17-16-300-007  
 03-17-16-300-009



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

- SURVEYORS' NOTES.**
1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
  2. □ DENOTES CONCRETE MONUMENTS.
  3. IN ACCORDANCE WITH CHAPTER 785, ICS, SECTION 785.0/1 & 785.0/2-24 LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.

SEE SHEET 5 OF 6

SEE SHEET 2 OF 6

**Manhard CONSULTING LTD.**  
 305 Spruill Drive, Naperville, IL 60563  
 630.331.8885  
 CIVIL ENGINEERS • SURVEYORS • WATER RESOURCES ENGINEERS • ENVIRONMENTAL SCIENTISTS • LANDSCAPE ARCHITECTS • PLANNERS

**RIDGEPORT LOGISTICS CENTER - PHASE 6**  
 CITY OF WILMINGTON, ILLINOIS  
 FINAL PLAT OF SUBDIVISION

PROJ. WGA.	BS
PROJ. ASSOC.	GET
DRAWN BY	GET
DATE	8/05/16
SCALE	1" = 100'
SHEET	3 OF 6
RP7MI08	

DATE: 09/09/16  
 WILMINGTON REVIEW LETTER DATED 8/31/16



**OWNER & DEVELOPER**  
 RIDGEPORT INDUSTRIAL PARTNERS LLC  
 2875 N. WILSON STREET, SUITE 800  
 AVENTURA, FLORIDA, 33180

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

**FINAL PLAT**  
**OF**

**RIDGEPORT LOGISTICS**  
**CENTER - PHASE 6**

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.

**SURVEYOR'S NOTES:**

1. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
2. NOTES CONCRETE MONUMENTS.
3. IN ACCORDANCE WITH CHAPTER 705 ILCS, SECTION 205/A, 5/8" X 24" MONUMENTS SHALL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE.

**LEGEND**

- - - EX. PROPERTY LINE
- - - EX. SECTION LINE
- - - EX. LOT LINE
- - - RR. LOT LINE

**0.00**

- BOUNDARY DIMENSION
- FOUND IRON PIPE OR ROD
- FOUND PIN NAIL

**P.O.B.**

= POINT OF BEGINNING

**P.U. & D.E.**

= PUBLIC UTILITY & DRAINAGE EASEMENT

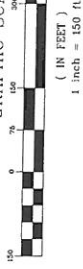
**S.W.M.E.**

= STORM WATER MANAGEMENT EASEMENT

N.S.W.E. = NORTH, SOUTH, WEST, EAST

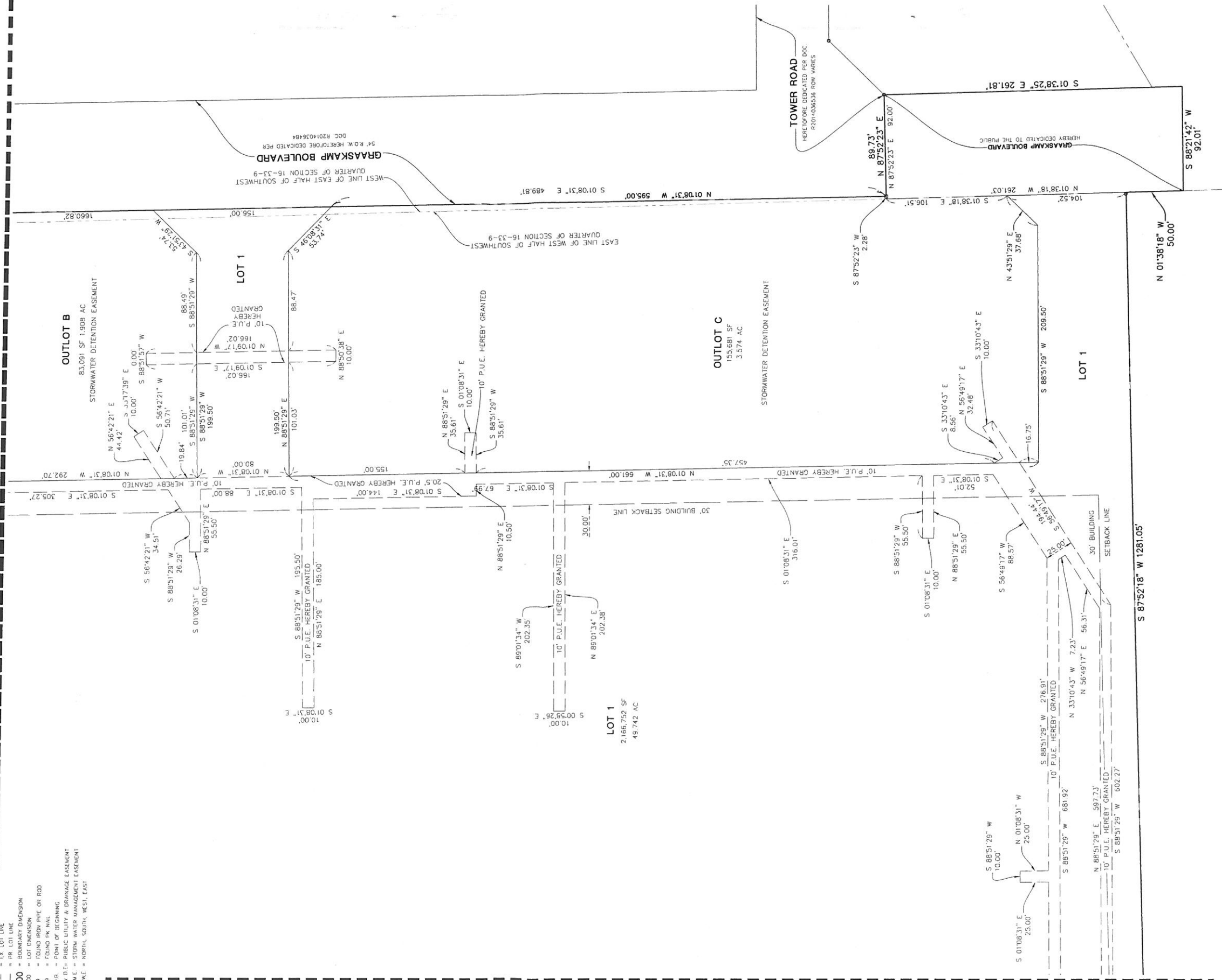
CURRENT P.I.N.:  
 03-17-16-102-001  
 03-17-16-300-005  
 03-17-16-300-007  
 03-17-16-300-009

GRAPHIC SCALE



BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SEE SHEET 3 OF 6



SEE SHEET 4 OF 6

RIDGEPORT LOGISTICS CENTER - PHASE 6  
 CITY OF WILMINGTON, ILLINOIS  
 FINAL PLAT OF SUBDIVISION

PROJ. WCA: BS  
 PROJ. ASSOC: CEF  
 DRAWN BY: CEF  
 DATE: 8/05/16  
 SCALE: 1" = 100'

SHEET  
**5** OF **6**  
 RPTWIL08



**Manhard**  
 CONSULTING LTD.  
 105 Springer Drive, Lombard, IL 60148 ph: 630.931.8500 f: 630.931.8885 manhard.com  
 Civil Engineer, Surveyor, Professional Engineer & Watermaster  
 Construction Managers • Environmental Scientists • Landscaping Contractors • Planners

DATE	REVISION
09/09/16	WILMINGTON REVIEW LETTER DATED 8/25/16

CEP





STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF WILL        )

***Prepared by and after recording return  
to:***

Thomas R. Osterberger  
Kavanagh Grumley & Gorbald LLC  
111 North Ottawa Street  
Joliet, Illinois 60432

### **NINTH AMENDMENT TO ANNEXATION AGREEMENT**

This Ninth Amendment to Annexation Agreement ("Ninth Amendment") is made and entered into this \_\_\_\_ of November, 2016 by and among the City of Wilmington, an Illinois Municipal Corporation, Will County, Illinois (hereinafter the "City"), and Adar Ridgeport Industrial Partners, LLC, a Delaware limited liability company, Successor in interest to Ridge Logistics Park I, LLC, a Delaware limited liability company, ("Adar").

WITNESSETH:

**WHEREAS**, the City and one or more Property Owners are parties to that certain Annexation Agreement dated May 4, 2010, which was recorded with the Office of the Recorder of Will County, Illinois on May 25, 2010 as Document Number R2010052538 (the "Original Agreement"), which Original Agreement was amended by the terms of that certain First Amendment to Annexation Agreement dated October 19, 2010, which was recorded with the Office of the Recorder of Will County, Illinois on March 10, 2011 as Document Number R2011026147 (the "First Amendment"); and by the terms of that certain Second Amendment to Annexation Agreement dated December 7, 2010, which was recorded with the Office of the Recorder of Will County, Illinois, on March 10, 2011 as Document Number R2011026148 (the "Second Amendment"); and by the terms of that certain Third Amendment to Annexation Agreement dated March 6, 2012 which was recorded with the Office of the Recorder of Will County, Illinois on October 15, 2012 as Document Number R2012114455 (the "Third Amendment"); and by the terms of that certain Fourth Amendment to Annexation Agreement dated May 16, 2014, which was recorded with the Office of the Recorder of Will County, Illinois, on June 12, 2014 as Document Number R2014049675 (the "Fourth Amendment"); and by the terms of that certain Fifth Amendment to Annexation Agreement dated October 7, 2014, which was recorded with the Office of the Recorder of Will County, Illinois on November 22, 2014 as Document Number R2014103758 (the "Fifth Amendment"); and by the terms of that certain Sixth Amendment to Annexation Agreement dated December 19, 2014, which was recorded with the Office of the Recorder of Will County, Illinois on December 19, 2014 as

Document Number R2014109840 (the "Sixth Amendment") and by the terms of that certain Seventh Amendment to Annexation Agreement dated March 29 2016, which was recorded with the Office of the Recorder of Will County, Illinois on March 31, 2016 as Document Number R201623368 (the "Seventh Amendment") and by the terms of that certain Eighth Amendment to Annexation Agreement dated April 26, 2016 and recorded with the Office of the Recorder of Will County, Illinois on May 2, 2016 as Document No. R2016031725 ("Eighth Amendment") (the Original Agreement, as amended by the First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment , Sixth Amendment, Seventh Amendment and Eighth Amendment is collectively referred to herein as the "Annexation Agreement" or this "Agreement"); and

**WHEREAS**, the parties hereto (the "Parties") have determined that it is in the best interest of the Parties to amend the Annexation Agreement as set forth herein; and

**WHEREAS**, proper applications and petitions have been filed with the City by the Owners to amend the Annexation Agreement; and

**WHEREAS**, the City and the Owners desire to enter into this Ninth Amendment amending the Annexation Agreement pursuant to the provisions of Division 15.1 of Article 11 of the Illinois Municipal Code in order to regulate the annexation, zoning and development of property within the City pursuant to the enabling statute, 65 ILCS 5/8-11-20, and to provide an economic incentive to Property Owners to develop the property to be annexed hereunder ("Annexation Property") upon the terms and conditions contained in the Annexation Agreement; and

**WHEREAS**, the Agreement affects the property described on Exhibit A attached hereto; and

**WHEREAS**, Section 42 of the Annexation Agreement contemplates that real property abutting the Subject Property of the Annexation Agreement, referred to as "Additional Territory". may be annexed into the City and be made subject to the Terms of the Annexation Agreement; and

**WHEREAS**, a public hearing on this Ninth Amendment has been held by the Corporate Authorities of the City on November 1, 2016; and

**WHEREAS**, all notices, publications, procedures, public hearings and other matters attendant to the consideration, approval and execution of this Ninth Amendment have been given, made, held and performed as required by the Illinois Municipal Code and all applicable ordinances, regulations and procedures of the City; and

**WHEREAS**, the City acknowledges that this Ninth Amendment will permit the orderly growth, planning and development of the City, will increase the tax base of the City, will create employment opportunities in the City, will promote and enhance the general welfare of the City and that the development of the Annexation Property as proposed by the Property Owners will

be compatible with the adjacent land uses and the planning and zoning objectives of the City; and,

**WHEREAS**, the City Board has, by a vote of not less than two-thirds (2/3) of the Corporate Authorities currently holding office, approved the terms and provisions of this Seventh Amendment and have directed the City Mayor to execute, and the City Clerk to attest, this Eighth Amendment on behalf of the City.

**NOW, THEREFORE**, for and in consideration of the mutual promises, covenants and agreements herein contained, the Parties hereto agree that the Annexation Agreement is hereby amended as follows:

### **ARTICLE ONE**

#### **INCORPORATION OF RECITALS: CAPITALIZED TERMS**

The foregoing recitals are incorporated herein by reference as if fully set forth herein. Capitalized terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Annexation Agreement.

### **ARTICLE TWO**

#### **ANNEXATION SUBJECT TO ANNEXATION AGREEMENT**

The Annexation Property (or Additional Territory) legally described and set forth on **Exhibit B** attached hereto and made a part hereof shall be annexed to the City and shall thereafter be deemed part of the Subject Property under the Annexation Agreement and Exhibit A of the Annexation Agreement is hereby amended to include such legal description and as such the Additional Territory shall be subject, as applicable, to all of the terms and conditions of the Annexation Agreement.

### **ARTICLE THREE**

#### **ZONING OF ADDITIONAL LAND**

The Annexation Property (or Additional Territory ) legally described and set forth on **Exhibit B** attached hereto and made a part hereof is hereby rezoned to the Large Scale Planned Industrial District.

### **ARTICLE FOUR**

## GENERAL PROVISIONS

A. Except as modified by this Agreement, the provisions of the Annexation Agreement shall remain in full force and effect.

B. This Agreement shall bind and inure to the benefit of the heirs, successors and assigns of the City and Property Owners.

C. This Agreement, when recorded, constitutes a covenant running with the land and is binding upon and inures to the benefit of the parties, all grantees, successors and assigns.

D. Within thirty (30) days after its execution the text of this Agreement shall be recorded at the sole cost and expense of the party recording same in the office of the Recorder of Will County, Illinois.

E. If any provision of this Agreement is found by a court of law to be in violation of any applicable local, State or Federal law, ordinance or regulation and if a court of competent jurisdiction should declare such provision of this Agreement to be illegal, void or unenforceable, then it is the intent of the parties that the remainder of this Agreement shall be construed as if such illegal, void or unenforceable provision was not contained herein and that the rights and obligations of the parties hereunder shall continue in full force and effect.

F. The captions of paragraphs are intended only for the convenience of the parties and are not to be construed as part of this Agreement or as a limitation of the scope of the particular sections to which they refer.

G. This Agreement may be executed in any number of counterparts and duplicate originals, each of which shall be deemed an original but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties to this Agreement have caused it to be executed as of the day and year above written.

*[Remainder of page intentionally left blank; signature pages follow]*



IN WITNESS WHEREOF, the parties to this Ninth Amendment have caused it to be executed as of the date and year first above written.

"CITY":

CITY OF WILMINGTON, an Illinois municipal Corporation

By: \_\_\_\_\_  
J. Marty Orr, Mayor

ATTEST:

\_\_\_\_\_  
Judith Radosevich, City Clerk

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF WILL        )

**ACKNOWLEDGMENT**

I, \_\_\_\_\_, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that J. Marty Orr, personally known to me to be the Mayor of the City of Wilmington, an Illinois municipal corporation, and Judith Radosevich, personally known to me to be the City Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the City Council of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_\_\_ day of November, 2016

\_\_\_\_\_  
NOTARY PUBLIC



EXHIBIT A  
(Subject Property)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17 (EXCEPTING THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR THE PURPOSE OF A PUBLIC HIGHWAY RECORDED IN BOOK 1241, PAGE 145 AS DOCUMENT NO. 738997) LYING SOUTH AND EAST OF THE RIGHT-OF-WAY OF THE RAILROAD AS NOW LOCATED, (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE DUE WEST ALONG THE CENTER LINE OF STATE ROUTE NO. 31, FOR A DISTANCE OF 1080.53 FEET; THENCE SOUTH 37 DEGREES 36 MINUTES WEST, FOR A DISTANCE OF 44.13 FEET TO THE INTERSECTION OF THE EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE AID ROUTE NO. 31 AND THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, SAID INTERSECTION BEING THE POINT OF BEGINNING; CONTINUING THENCE SOUTH 37 DEGREES 36 MINUTES WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY, FOR A DISTANCE OF 103.21 FEET; THENCE SOUTH 80 DEGREES 15 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 96.50 FEET; THENCE NORTH 02 DEGREES 20 MINUTES EAST FOR A DISTANCE OF 98.18 FEET TO SAID EXISTING SOUTH RIGHT-OF-WAY LINE OF STATE AID ROUTE NO. 31; THENCE WEST ALONG SAID SOUTH RIGHT-OF-WAY FOR A DISTANCE OF 36.10 FEET, MORE OR LESS, TO THE POINT OF BEGINNING); (ALSO EXCEPTING THEREFROM THE NORTH 40 RODS (660 FEET) OF THE EAST 40 RODS (660 FEET) OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THE NORTH 58 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR THE PURPOSE OF A PUBLIC HIGHWAY RECORDED IN BOOK 1241, PAGE 201 AS DOCUMENT NO. 741373;

ALSO:

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THE EAST HALF OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,



EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS: THAT PART THEREOF LYING NORTHERLY AND NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF RELOCATED LORENZO ROAD PURSUANT TO DOCUMENT R2002-100752; THAT PART SITUATED WITHIN THE RIGHT-OF- WAY OF THE WEST FRONTAGE ROAD ON THE WEST SIDE OF INTERSTATE ROUTE 55 PURSUANT TO SAID DOCUMENT R2002-100752; THAT PART LYING NORTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF LORENZO ROAD AS DEDICATED BY DOCUMENT NO. 740521; AND THAT PART THEREOF FALLING WITH-IN THE RIGHT-OF-WAY OF INTERSTATE ROUTE 55, ALSO EXCEPTING THEREFROM THE WEST 100.00 FEET OF THE FOLLOWING DESCRIBED TRACT: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 2389.57 FEET TO AN IRON PIN, WHICH IS THE POINT OF BEGINNING; THENCE SOUTH AT AN ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS TO THE LEFT OF A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 243.71 FEET, TO AN IRON PIN; THENCE WEST AT AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT OF A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 208.71 FEET, TO AN IRON PIN; THENCE NORTH AT AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT OF A PROLONGATION OF THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT FOR A DISTANCE OF 243.71 FEET TO AN IRON PIN ON THE NORTH LINE OF SECTION 16 (CENTERLINE OF LORENZO ROAD); THENCE EAST ALONG SAID NORTH LINE A DISTANCE OF 208.71 FEET TO THE POINT OF BEGINNING.

ALSO:

THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;

ALSO EXCEPTING THEREFROM THE EAST 539.50 FEET OF THE WEST 548.00 FEET OF THE NORTH 528.68 FEET OF THE SOUTH 1520.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;

ALSO EXCEPTING THEREFROM THE WEST 548.00 FEET OF THE SOUTH 991.32 FEET OF THE EAST HALF OF NORTHWEST QUARTER OF SAID SECTION 21;

ALSO EXCEPTING THEREFROM THE EAST 363.00 FEET OF THE WEST 911.00 FEET OF THE SOUTH 197.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;

ALSO EXCEPTING THEREFROM THE NORTH 1.00 FEET OF THE SOUTH 198.00 FEET OF THE EAST 117.00 FEET OF THE WEST 665.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 21;

ALSO EXCEPTING THEREFROM THAT PART OF THE NORTH HALF OF SAID SECTION 21, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 54 MINUTES 24 SECONDS WEST 299.31 FEET, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, TO ITS INTERSECTION WITH THE CENTER OF AN

EXISTING DRAINAGE DITCH; THENCE THE FOLLOWING 14 COURSES ALONG SAID CENTER OF AN EXISTING DRAINAGE DITCH; 1) NORTH 50 DEGREES 50 MINUTES 56 SECONDS EAST 46.05 FEET; 2) THENCE NORTH 49 DEGREES 03 MINUTES 56 SECONDS EAST 28.72 FEET; 3) THENCE NORTH 71 DEGREES 09 MINUTES 45 SECONDS EAST 61.66 FEET; 4) THENCE NORTH 57 DEGREES 32 MINUTES 40 SECONDS EAST 47.50 FEET; 5) THENCE NORTH 70 DEGREES 46 MINUTES 02 SECONDS EAST 68.73 FEET; 6) THENCE NORTH 64 DEGREES 14 MINUTES 53 SECONDS EAST 82.22 FEET; 7) THENCE NORTH 65 DEGREES 51 MINUTES 04 SECONDS EAST 116.11 FEET; 8) THENCE NORTH 67 DEGREES 09 MINUTES 45 SECONDS EAST 139.36 FEET; 9) THENCE NORTH 63 DEGREES 17 MINUTES 41 SECONDS EAST 67.71 FEET; 10) THENCE NORTH 68 DEGREES 00 MINUTES 28 SECONDS EAST 205.43 FEET; 11) THENCE NORTH 71 DEGREES 19 MINUTES 40 SECONDS EAST 78.05 FEET; 12) THENCE NORTH 60 DEGREES 07 MINUTES 50 SECONDS EAST 151.11 FEET; 13) THENCE NORTH 13 DEGREES 29 MINUTES 27 SECONDS EAST 141.67 FEET; 14) THENCE NORTH 09 DEGREES 16 MINUTES 23 SECONDS EAST 86.79 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 52 SECONDS EAST 61.76 FEET TO THE WESTERLY LINE OF THE PROPERTY CONVEYED BY DOCUMENT NO. R87-59009; THENCE SOUTH 11 DEGREES 50 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 235.06 FEET; THENCE DUE SOUTH FOR A DISTANCE OF 413 .87 FEET; THENCE DUE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER FOR A DISTANCE OF 340.40 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 24 SECONDS EAST 149.08 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 19 SECONDS EAST 659.90 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED BY DOCUMENT NO. R91-71512; THENCE NORTH 87 DEGREES 58 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID DOCUMENT NO. R91-71512 AND THE NORTH LINE OF DOCUMENT NOS. R92-50127 AND R92-50126, 992.52 FEET TO THE NORTHEAST CORNER OF SAID DOCUMENT NO. R92-50126; THENCE SOUTH 02 DEGREES 02 MINUTES 12 SECONDS EAST ALONG THE EASTERLY LINE OF SAID DOCUMENT NO. R92-50126, 658.77 FEET TO A POINT ON SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 87 DEGREES 54 MINUTES 24 SECONDS WEST ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, 2251.22 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPTING THAT PORTION DEDICATED FOR INTERSTATE ROUTE 55; ALSO:

THE SOUTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF, AND ADJOINING, THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; EXCEPT THE SOUTH 1351.00 FEET OF THE WEST 840.83 FEET THEREOF; ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 21; THENCE SOUTH 87 DEGREES 54 MINUTES

24 SECONDS WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A  
'DISTANCE OF 166.40 FEET TO THE WEST LINE OF SAID FRONTAGE ROAD ON THE  
WEST SIDE OF INTERSTATE 55 AND THE POINT OF BEGINNING; THENCE SOUTH 02  
DEGREES 03 MINUTES 30 SECONDS EAST ALONG SAID WEST LINE OF THE  
FRONTAGE ROAD A DISTANCE OF 380.90 FEET; THENCE SOUTH 87 DEGREES 54  
MINUTES 24 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF THE  
SOUTHEAST QUARTER OF SECTION 21 A DISTANCE OF 276.47 FEET; THENCE  
NORTH 02 DEGREES 03 MINUTES 30 SECONDS WEST PARALLEL WITH SAID WEST  
LINE OF THE FRONTAGE ROAD A DISTANCE OF 380.90 FEET TO SAID NORTH LINE  
OF THE SOUTHEAST QUARTER OF SECTION 21; THENCE NORTH 87 DEGREES 54  
MINUTES 24 SECONDS EAST ALONG SAID NORTH LINE A DISTANCE OF 276.47  
FEET TO SAID POINT OF BEGINNING;

ALSO:

THE NORTH HALF OF SECTION 28, TOWNSHIP 33 NORTH, RANGE 9 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF, AND ADJOINING,  
THE WESTERLY LINE OF FEDERAL AID INTERSTATE ROUTE 55; EXCEPT THE  
SOUTH 330.00 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF  
SAID SECTION 28;

ALL IN WILL COUNTY, ILLINOIS.

Address: I-55 and Lorenzo Road, *Wilmington, IL 60481*

PINs: 17-16-100-005  
17-16-200-004  
17-16-200-012  
17-16-200-014  
17-16-300-008  
17-16-400-008  
17-16-400-009  
17-17-200-013  
17-17-400-004  
17-17-400-009  
17-17-400-011  
17-21-100-018  
17-21-100-036  
17-21-200-005  
17-21-200-013  
17-21-300-007  
17-21-300-016  
17-21-300-024  
17-21-300-025  
17-21-300-026  
17-21-300-027  
17-21-400-001

17-28-100-005  
17-28-100-006  
17-28-100-007  
17-28-200-001  
17-28-200-002

ALSO

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 PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

Address: I-55 and Lorenzo Road, *Wilmington, IL 60481*

PIN: 17-16-300-007

ALSO

THE NORTH 40 RODS (660 FEET) OF THE EAST 40 RODS (660 FEET) OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART TAKEN FOR PUBLIC ROAD PURPOSES PER DOCUMENT NO. R2005-192642, DESCRIBED AS FOLLOWS: THAT PART OF SAID NORTHEAST 1/4 BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; THENCE SOUTH 01 DEGREE 08 MINUTES 36 SECONDS EAST 109.47 FEET ALONG THE EAST LINE OF SAID NORTHEAST 1/4; THENCE SOUTH 88 DEGREES 51 MINUTES 24 SECONDS WEST 33.00 FEET; THENCE NORTH 46 DEGREES 08 MINUTES 34 SECONDS WEST 70.71 FEET TO A POINT 60.00 FEET SOUTH AS MEASURED PERPENDICULAR WITH THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS WEST 576.94 FEET ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST 1/4 TO A POINT ON THE WEST LINE OF SAID EAST 40 RODS (660 FEET) OF SAID NORTHEAST 1/4; THENCE NORTH 01 DEGREE 08 MINUTES 36 SECONDS WEST 60.00 FEET ALONG SAID WEST LINE OF THE EAST 40 RODS (660 FEET) TO ITS INTERSECTION WITH SAID NORTH LINE OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 13 MINUTES 30 SECONDS EAST 660.00 FEET ALONG SAID NORTH LINE OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART TAKEN FOR PUBLIC ROAD PURPOSES PER DOCUMENT NO. R2006-128098 DESCRIBED AS BEING THE EAST 33 FEET OF THE NORTH 40 RODS (660 FEET) OF THE EAST 40 RODS (660 FEET) OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH THE RIGHT-OF-WAY OF LORENZO ROAD ADJOINING TO AND CONTIGUOUS WITH THE ABOVE-DESCRIBED PROPERTY.

**EXHIBIT B**

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, WILL COUNTY, ILLINOIS.

ADDRESS: 29929 S. KAVANAUGH RD., WILMINGTON, ILLINOIS 60481  
PIN NO.: 03-17-16-300-005-0000







Schoppe Design Associates, Inc.  
LAND PLANNING & LANDSCAPE ARCHITECTURE

Prepared for



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## **STAFF AND CONSULTANT REPORT**

**DATE:** October 14, 2016  
**TO:** City of Wilmington – Planning and Zoning Commission  
**FROM:** Carrie Hansen – SDA (City Planning Consultant)  
**SUBJECT:** Staff Review of Ridgeport Logistics Center – Building Charlie

### **Applicant**

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Adar Ridgeport Partners, LLC

### **Requested Action**

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The applicant is requesting annexation and rezoning to I5 Planned Industrial Development with Final Plat/Plan and Site Plan approval to allow for the construction of an 810,000 square foot office/warehouse building with associated parking, truck docks, rail access, and site detention.

### **Location, Existing Zoning and Land Use**

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The subject property consists of 50.4 acres located on the south side of Design Road, east of the current Kavanaugh Road right-of-way, west of Graaskamp Blvd., is presently zoned Agricultural in unincorporated Will County, and vacant.

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

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**North:** I5 Planned Industrial Development in the City of Wilmington for existing office/warehouse facilities  
**East:** I5 Planned Industrial Development in the City of Wilmington for existing office/warehouse facilities  
**South:** Agricultural, Unincorporated Will County  
**West:** I5 Planned Industrial Development in the City of Wilmington and vacant, planned for future office/warehouse facility Building J

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

## **Relationship to City Comprehensive Plan**

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The City's Comprehensive Plan calls for "Industrial/Manufacturing" use; the request is in compliance.

## **Donation Requirements**

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None

## **Planning Consultant Comments**

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1. **Annexation and Rezoning:** The proposed annexation is a logical and contiguous expansion of the City's boundaries, and requested I5 rezoning and intended use of a warehousing/distribution facility is in compliance with the City's Comprehensive Plan.
2. **Bulk Regulations:** The site plan for the proposed 810,000 square foot building conforms to the bulk regulations outlined in the Ridgeport Annexation Agreement, which when amended to include this property will apply to its development. The development of the 210,000 square foot "expansion" area is contingent upon the acquisition of additional property not presently owned by the applicant in order to provide the necessary parking, and as such cannot be fully evaluated until owned by the applicant. Without the additional property, some building expansion could still be accommodated on the site, but it would be less than the 210,000 square feet shown.
3. **Parking:** The parking provided for the 810,000 includes 98 car (employee) stalls and 191 truck parking stalls. The City's code calls for 1 space for every employee per maximum shift plus one (1) space for every vehicle customarily used on the operation of the use or stored on the premises. As the building tenant is as of yet undetermined, it is difficult to ascertain if the parking provided is sufficient. Additional information about the ultimate operation of the facility should be provided to confirm that the parking shown is adequate. The future parking noted in the Site Data references five (5) additional handicapped spaces, but none are shown. Additional clarification is necessary to determine if the proposed drive aisle setback of 26 feet from Design Road meets the required 35 foot parking setback; the parking lot and spaces clearly exceed the 35 feet, but the drive aisle does not.
4. **Access/Circulation:** The presented plan indicates a total of five (5) access points from public streets to the site, three (3) with the initial building phase, and two (2) additional accesses along Graaskamp Blvd. with the expansion phase. A better understanding of the need for this number of accesses, and how the vehicular circulation of the site will operate is necessary. Without further justification, a consolidation of access points along Graaskamp Blvd. is suggested in order to provide better traffic operations with less disruption along the roadway. The proximity of the eastern access from Design Road to the Graaskamp Blvd. intersection also presents potential operational issues with the possibility of immediate left turns into the site backing traffic up to the east.



5. **Kavanaugh Road:** Per the terms of the Annexation Agreement (and the amendment which will include this property), existing Kavanaugh Road will be vacated. No access points are presently shown from Kavanaugh, but what are the applicant's intentions for the use of this right-of-way, both now and subsequent to vacation?
6. **Architecture:** The proposed 810,000 square foot building has a north/south façade length of 1,350 feet along Graaskamp Blvd., the project's main access drive. Given this dimension, it will be important to include sufficient architectural detailing to break up the monotony of this expanse of façade. A landscape plan for the site has been submitted and is being separately reviewed, and includes what appears to be a sufficient mix of berming and landscape material along the detention areas to assist with the softening of the building and parking areas.
7. **Detention Areas:** Recent discussions relative to the master planning of the Ridgeport project have included the recommendation that rather than continuing to provide individual lot-by-lot detention basins, that a more regional approach to consolidate these facilities would be implemented to ensure better efficiency and responsible land planning. The current proposal for Building Charlie again includes the use of three segmented basins, separated by access drives. The previously recommended consolidation of Graaskamp Blvd. access points may provide an opportunity to revisit the approach to stormwater detention on the site.
8. **Rail Spur:** The west side of the building along Kavanaugh Road is intended for rail service, with approximately 1,300 lineal feet of spur line entering from the southwest corner of the site. Additional information is necessary to understand how the applicant will address site safety and circulation issues resulting from the potential conflict of at-grade crossings of rail cars and both trucks and automobiles navigating the site.

### **Engineering Consultant Comments**

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1. The following items need to be provided:
  - a) Proposed ADT counts
  - b) Storm Sewer and Detention sizing calculations
  - c) Population Equivalent (PE) and Average Daily Traffic (ADT) Summaries for the proposed user
  - d) Engineer's Opinion of Probable Construction Costs (EOPCC)
  - e) Sign Details
  - f) Photometric Plans
  - g) Auto-Turn Analysis
2. Confirmation that entrance will be off of Graaskamp Blvd as there is not sufficient truck storage at the Design Road entrances. City will require exclusive right turn lane(s) at Graaskamp entrance(s) should the proposed user generate high traffic volumes. Eastern entrance off of Design Road shall be removed.
3. Wetland mitigation will need to be addressed.
4. Employee entrance(s) shall be better defined since it is a shared entrance with the trucks.
5. Improvements required for drainage ditch along the east side of Kavanaugh Road.

6. Plans for vacation or reconstruction of Kavanaugh Road adjacent to this site shall be provided.
7. Storage in left turn lane for eastbound traffic on Design Road will need to be extended.
8. Hydrants in parking lots shall be located inside raised islands. Cross hatched pavement is no longer acceptable.

### **Recommendation**

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It is recommended that the Planning and Zoning Commission recommend approval of the annexation, rezoning to I5 Planned Industrial Development, and Final Plat/Plan and Site Plan to the City Council with the condition that Staff's review comments noted above are satisfactorily addressed.



Schoppe Design Associates, Inc.  
LAND PLANNING & LANDSCAPE ARCHITECTURE

Project: Ridgeport Logistics Center – Project Charlie

**LOCATION MAP**



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

**City of Wilmington**  
**Planning and Zoning Commission Meetings 2017**

The City of Wilmington City Council has set the first Thursday of each month, unless otherwise noted for the 2017 Planning and Zoning Commission meeting dates. All meetings begin at 5:00 p.m. and are held in the Council Chambers of City Hall, 1165 South Water Street, Wilmington, Illinois:

January 5

February 2

March 2

April 6

May 4

June 1

July 6

August 3

September 7

October 5

November 2

December 7

These times and dates are subject to change. If any changes are made, the new date and time will be posted. The public is invited to attend any and all meetings.