



City of Wilmington - 1165 South Water Street - Wilmington, IL 60481

**Agenda – Planning & Zoning Commission
Wilmington City Hall Council Chamber
March 10, 2022 at 5:00 p.m.
In-Person & Via Zoom**

join by video at:

<https://us02web.zoom.us/j/83614835273?pwd=cWw3UzBMQjhxR1k1YkhPVDFnWWF5dz09>

join by phone at:

1-312-626- 6799

Meeting ID: 836 1483 5273 / Passcode: 415419

IN ACCORDANCE WITH PUBLIC ACT 101-0640, 5 ILCS 120/7(e), THIS MEETING WILL BE HELD IN-PERSON AND REMOTELY BASED ON THE GUBERNATORIAL DISASTER DECLARATION AND THE MAYOR OF THE CITY OF WILMINGTON DETERMINING THAT A FULL IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. MEMBERS OF THE GENERAL PUBLIC WILL BE ABLE TO VIEW AND PARTICIPATE IN THE MEETINGS REMOTELY AS WELL.

1. Call Meeting to Order
2. Roll Call by Clerk

Larry Clennon	Chris Smith
John Tryner	Jayson Walinski
Bryan Humphries	Mark Duffy
Ivana Longest	
3. Nominate Chairman for March 10, 2022 Meeting
4. Approve the Previous Meeting Minutes
- 5a. Open Public Hearing

Petitioner:	ELP55 VII, LLC
Location:	East of Graaskamp Blvd & North of Murphy Rd
PINs:	03-17-21-200-015, 03-17-21-100-034, 03-17-21-100-035, 03-17-21-100-036
Request:	preliminary site plan reviewed and approved for an approximately one million, two thousand (1,002,000) square foot office and warehouse building with associated parking, truck docks and detention on approximately sixty-six (66) acres
- 5b. Close Public Hearing
- 6a. Open Public Hearing

Petitioner:	ELP55 VIII, LLC
Location:	East of Graaskamp Blvd & North of Murphy Rd
PINs:	03-17-21-100-006, 03-17-21-100-020, 03-17-21-100-035, 03-17-21-100-007, 03-17-21-100-023, 03-17-21-200-002, 03-17-21-100-011, 03-17-21-100-024, 03-17-21-200-005, 03-17-21-100-012, 03-17-21-100-029, 03-17-21-200-011 03-17-21-100-018, 03-17-21-100-030, 03-17-21-200-015
Request:	preliminary site plan reviewed and approved for an approximately one million, two thousand (1,002,000) square foot office and warehouse building with associated parking, truck docks and detention on approximately sixty-six (66) acres
- 6b. Close Public Hearing

*Posting Date:
3/7/2022 1:41 PM jz*

- 7a. Open Public Hearing
Petitioner: Walrus CC LLC
Location: 30 acres located on the southeast corner of E Kankakee River Drive and HWY 53
PIN: partial - 03-17-25-200-011-0000
Request: variance to Chapter 150.62(D)(5) to allow a building height of 125 feet above average grade, where 100 feet is the maximum permitted under conditional use permit and conceptual site plan review to construct a cold storage warehouse facility
- 7b. Close Public Hearing
8. Commissioners Review & Recommendation of Request from Petitioner ELP55 VII, LLC
9. Commissioners Review & Recommendation of Request from Petitioner ELP55 VIII, LLC
10. Commissioners Review & Recommendation of Request from Petitioner Walrus CC, LLC
11. Review & Approval of the 2022 Zoning Map
12. Public Comment *(State your full name clearly; limit 3 minutes each per Ordinance 19-06-18-01)*
13. Other Pertinent Information
14. Adjournment

Minutes to the City of Wilmington
Planning and Zoning Commission Meeting
Wilmington City Hall
1165 South Water Street
Thursday, January 6, 2022 at 5:00 PM

Call to Order

The January 6, 2022 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Bryan Humphries

Roll Call

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

Commissioners Present In-Person Tryner, Longest

Commissioners Present Via Zoom Clennon, Smith, Duffy

Commissioners Absent Humphries, Walinski

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 Jeannine Smith, Mayor Ben Dietz and Deputy City Clerk Joie Ziller

Nominate Planning & Zoning Chairman

Commissioner Clennon made a motion and Commissioner Smith seconded to nominate Commissioner Tryner as acting Chairman for this evening’s meeting, January 6, 2022

Upon roll call, the vote was:

AYES: 5 Clennon, Smith, Duffy, Tryner, Longest

NAYS: 0

ABSENT 2 Humphries, Walinski

Motion passed.

Approve the Previous Meeting Minutes

Commissioner Smith made a motion and Commissioner Duffy seconded to approve the November 4, 2021 meeting minutes and have them placed on file.

Upon roll call, the vote was:

AYES: 5 Smith, Duffy, Tryner, Longest, Clennon

NAYS: 0

ABSENT 2 Humphries, Walinski

Motion passed.

Introduction

City Administrator Smith introduced herself to the Commission.

Public Comment

No public comment was made.

Discussion – City Planning

Tonight’s meeting is an open dialogue on planning for the City. Below is a list of topics discussed:

- Commission to be involved with more of the future City planning
- More roof tops that support of the workforce in the area. Attract developers to build in Wilmington.
- The process has begun to update the building code - all of the recommendations will come to the Planning & Zoning Commission for review
- Revisit and update 2008 Comprehensive Plan
- Hold joint meeting with P&Z and City Council

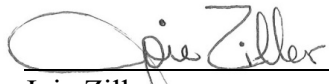
Other Pertinent Information

No other pertinent information was discussed.

Adjournment

Motion to adjourn the meeting made by Commissioner Longest and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on January 6, 2022 adjourned at 5:45 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on March 10, 2022 at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL for the purpose of receiving and considering testimony and public comment on the request of petitioner, ELP55 VII, LLC, 3323 NE 163rd Street, Suite 600, Miami, FL 33160 to have a preliminary site plan reviewed and approved for an approximately one million, two thousand (1,002,000) square foot office and warehouse building with associated parking, truck docks and detention on approximately sixty-six (66) acres of property east of Graaskamp Boulevard and north of Murphy Road in the City of Wilmington, which property is described as follows:

PINS: 03-17-21-200-015, 03-17-21-100-034, 03-17-21-100-035, 03-17-21-100-036

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Pursuant to Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and guidance provided by legal counsel, the City of Wilmington may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting is available as follows:

Join Zoom meeting by video:

<https://us02web.zoom.us/j/83614835273?pwd=cWw3UzBMQjhxR1k1YkhPVDFnWWF5dz09>

Join Zoom meeting by phone:

1 312 626 6799 US (Chicago)

Meeting ID: 836 1483 5273

Passcode: 415419

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such application can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

City of Wilmington
Will County, Illinois

FROM: Casey McCollom, PE – Engineer
Chamlin & Associates

DATE: March 4, 2022

SUBJECT: Site Plan: ELP55 VII, LLC

FOR AGENDA: March 10, 2022

SUMMARY

ELP55 VII, LLC is proposed warehouse development located at the northeast corner of Graaskamp Boulevard and Murphy Road. The proposed project is located within the I-5 zoning district and is a permitted use for this district. Preliminary site plan approval has been requested.

GENERAL INFORMATION

APPLICANT: ELP55 VIII, LLC

LOCATION: Northeast Corner of Graaskamp Blvd. and Murphy Rd.

PIN: 03-17-21-100-034, 03-17-21-100-035, 03-17-21-100-036, 03-17-21-200-015

SIZE: 66.7 Acres

EXISTING ZONING: I-5 Large Scale Planned Industrial

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	I-5 Large Scale Planned Industrial	Wilmington	Industrial/Detention
South	I-5 Large Scale Planned Industrial	Wilmington	Vacant/Future Industrial
East	I-5 Large Scale Planned Industrial	Wilmington	Vacant/Future Industrial
West	I-5 Large Scale Planned Industrial	Wilmington	Industrial/Future Industrial

APPLICATION REQUEST(S)

- Site Plan

Peru Office

4152 Progress Boulevard • Peru, IL 61354
Phone 815.223.3344 • Fax 815.223.3348
peru@chamlin.com

Ottawa Office

218 West Lafayette Street • Ottawa, IL 61350
Phone 815.434.7225 • Fax 815.434.2831
ottawa@chamlin.com

Mendota Office

903 Main Street • Mendota, IL 61342
Phone 815.539.8137 • Fax 815.224.8575
mendota@chamlin.com

BACKGROUND INFORMATION

- Annexation Agreement – April 13, 2009 (R2010-52473)

PROJECT DETAILS

Description of Business:

- Per the applicant ELP55 VII, LLC intends to construct and operate a large scale distribution facility.
- The proposed use as shown are permitted within the I-5 Large Scale Planned Industrial district.

Preliminary Site Plan Overview:

- The site plan consists of the following improvements:
 - 1,002,000 +/- total square feet warehouse building
 - 238 Truck/Trailer Parking
 - 233 Auto Parking
 - 166 Dock Spaces
 - 66 Future Dock Spaces.
 - Future 210,000 Sq Ft. Expansion Area.
- Access to the site is proposed via the adjacent Graaskamp and Elion Boulevard.

Architecture:

- Building to be painted precast concrete structure – 1,002,000 SF

PUBLIC NOTICE SUMMARY

- Public notice to be published in the Free Press Advocate on Wednesday, February 23, 2022.

STANDARDS

Standards for review of Preliminary Site Plan:

- General Conformance with Zoning Code 150.68 – I-5 Large Scale Planned Industrial District.

STAFF COMMENTS AND CONDITIONS

- Zoning Code 150.68 has been generally adhered to for the detail shown in the Preliminary Site Plan.
- The Petitioner has not provided a final end user of the development nor the number of anticipated employees. The proposed development provides a similar number of truck and passenger car parking as other similar use developments
- Final Site Plans will be reviewed for compliance with the City's requirements for Article 150.19 of the zoning code once provided.

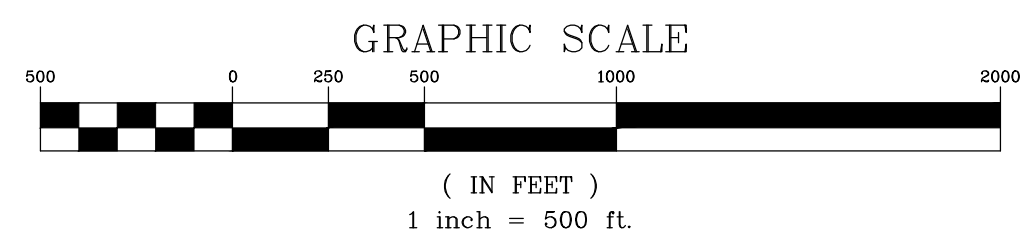
SUPPORTING DOCUMENTS

- Land Use Petition
- Building Site Plan
- Legal Description of the Property
- List of Adjacent Property Owners within 250' of the Property
- Preliminary Floor, Roof, and Elevation Plan.

ACTION REQUESTED OF THE COMMISSION

- Review and make a recommendation to the City Council regarding the Preliminary Site Plan Approval

CURRENT P.I.N. LOCATION



NOTE:
APPROXIMATE LOCATION MEANS MANHARD CONSULTING HAS NOT SURVEYED THE SECTION AND/OR SOME OF THE BOUNDARY LINES CALLED OUT IN THE DOCUMENTS PROVIDED TO MANHARD.

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SHEET
1 OF 1
RPTWIL24

PROJ. MGR.: **TMM**
PROJ. ASSOC.: **TMM**
DRAWN BY: **KH**
DATE: **02/28/2022**
SCALE: **1"=500'**

ELION LOGISTICS PARK 55
WILMINGTON, ILLINOIS
CURRENT P.I.N. LOCATION - BUILDING VII

Manhard
CONSULTING LTD

700 Springer Drive, Lombard, IL 60148 ph: 630.681.8500 fx: 630.681.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

February 2, 2022

Ms. Jeannine Smith
City Administrator
City of Wilmington
1165 S. Water Street
Wilmington, IL 60481

**Re: ELION LOGISTICS PARK 55 – BUILDING VII
SITE PLAN REVIEW LAND USE PETITION**

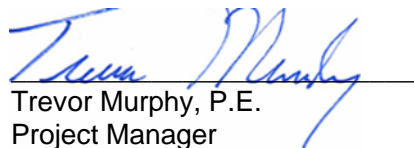
Dear Jeannine:

On Behalf of ELP55 VII, LLC, the Petitioner, please find enclosed the following documents for processing the Site Plan Review Application:

- One Land Use Petition
- One Building VII Site Plan
- One Legal Description of the Property
- One List of Adjacent Property Owners within 250 Feet of the property
- One Preliminary Floor, Roof, and Elevation Plan

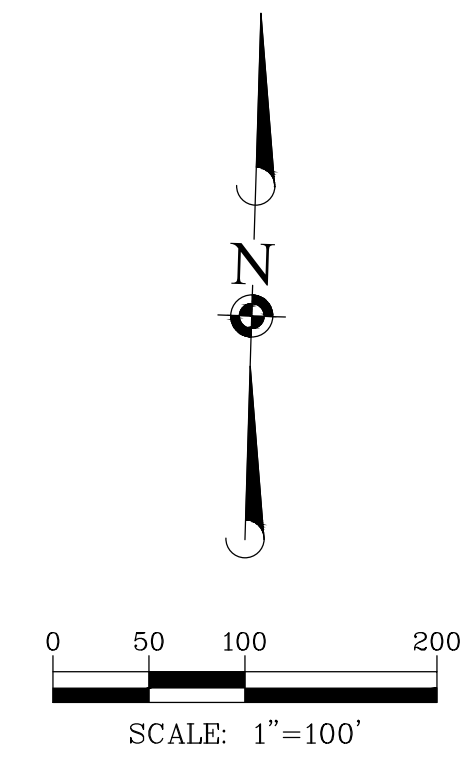
Should you have any questions or require additional information, you can contact me at 630-925-1035.

Sincerely,
MANHARD CONSULTING, LTD.


Trevor Murphy, P.E.
Project Manager

February 2, 2022 - 10:21 Draw Name: P:\RPT\275\Draw\Final Drawings\Elion\Site Plan Exhibit - Building VII.dwg, Updated by: MAP

SITE DATA	
TOTAL AREA	66.7 ACRES
SITE AREA	52.2 ACRES
OPEN SPACE AREA	14.5 ACRES
TRUCK PARKING PROVIDED	238 SPACES
STANDARD PARKING PROVIDED	233 SPACES
HANDICAP PARKING PROVIDED	7 SPACES



NO.	DATE	REVISIONS

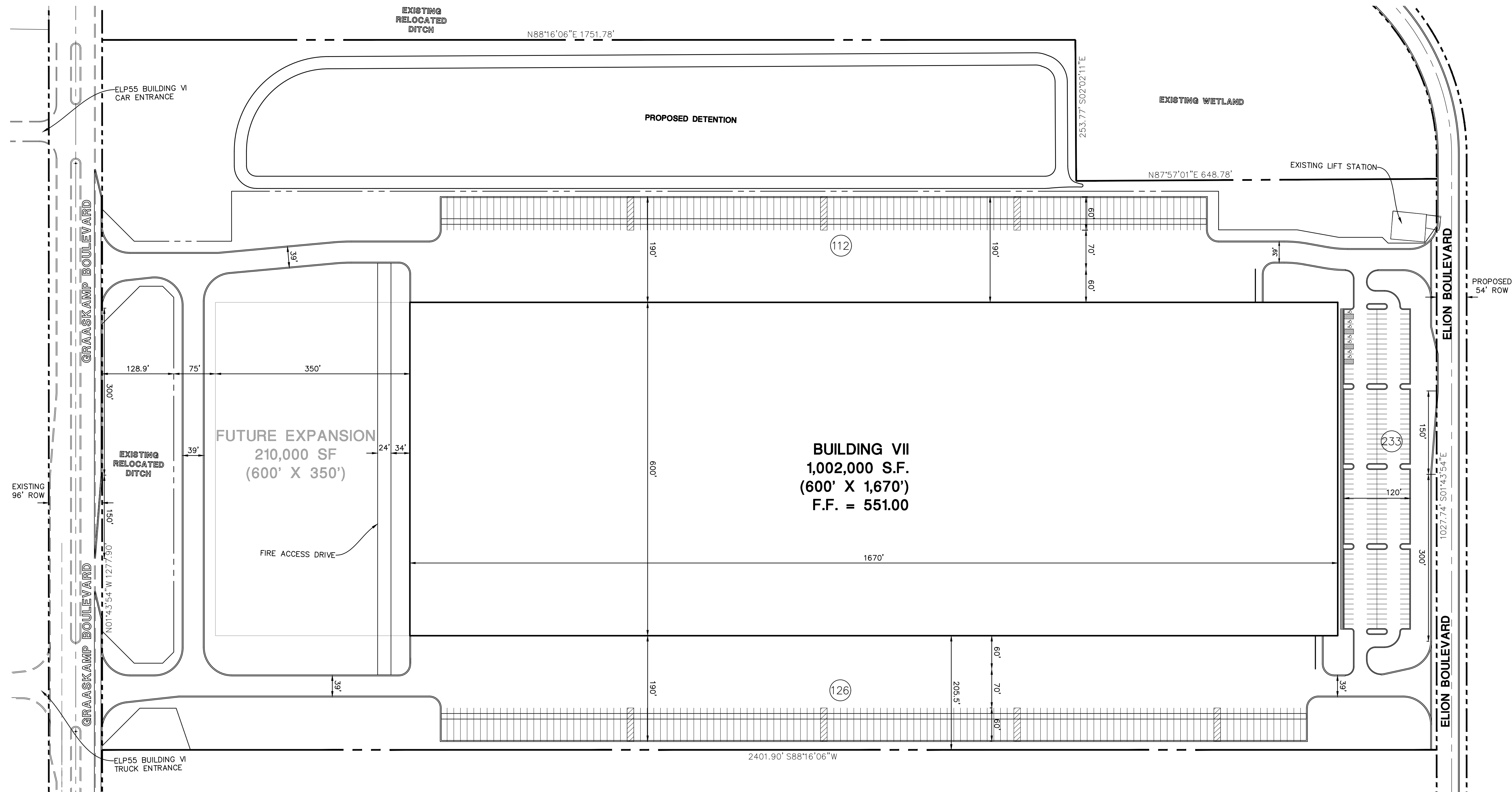


700 Springer Drive, Lombard, IL 60148 ph: 630.691.8800 fx: 630.691.8885 manhard.com
 Environmental Scientists | Landscape Architects | Planners
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

**ELION LOGISTICS PARK 55 - BUILDING VII
 CITY OF WILMINGTON, ILLINOIS
 SITE PLAN**

PROJ. MGR.:	TMM
PROJ. ASSOC.:	MAP
DRAWN BY:	MAP
DATE:	2/1/22
SCALE:	1"=100'
SHEET	1 OF 1
RPTWIL27	

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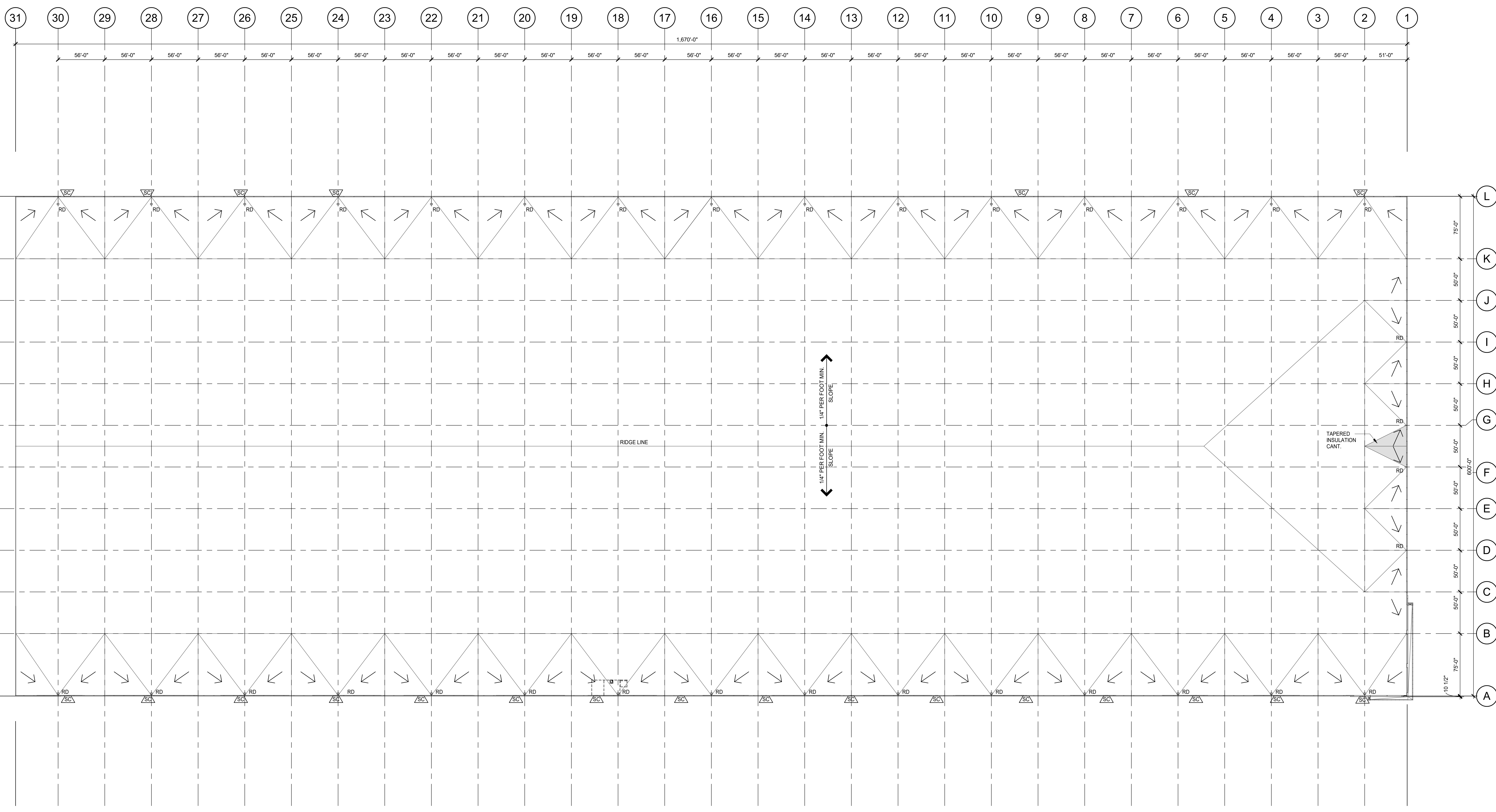


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THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 INCH IRON ROD, CONSISTENT WITH DOCUMENT R2013004768, BEING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 208.69 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 06 SECONDS EAST, 97.50 FEET TO EAST LINE OF GRAASKAMP BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 06 SECONDS EAST, 1751.78 FEET TO THE WEST LINE OF RIDGEPORT PROPERTY OWNERS ASSOCIATION PER DOCUMENT R2008111707; THENCE ALONG THE WEST AND SOUTH LINES OF RIDGEPORT PROPERTY OWNERS ASSOCIATION FOR THE NEXT TWO COURSES: (1) THENCE SOUTH 02 DEGREES 03 MINUTES 37 SECONDS EAST, 253.77 FEET; (2) THENCE NORTH 87 DEGREES 57 MINUTES 01 SECONDS EAST, 648.78 FEET TO A LINE 2499.40 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST ALONG SAID LINE, 1027.74 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 06 SECONDS WEST, 2401.90 FEET TO SAID EAST LINE OF GRAASKAMP BOULEVARD; THENCE NORTH 01 DEGREES 43 MINUTES 54 SECONDS WEST ALONG SAID LINE, 1277.90 FEET TO SAID POINT OF BEGINNING, IN WIL COUNTY, ILLINOIS.

ELP55 - Building VII Adjacent Owner List**Owners within 250' of the Property**

Name	Mailing Address
Ridgeport Logistics Center POA	3323 NE 163rd St, Ste 600, Miami, FL 33160
ADAR Ridgeport Industrial Partners	3323 NE 163rd St, Ste 600, Miami, FL 33160
ADAR RPLL, LLC	3323 NE 163rd St, Ste 600, Miami, FL 33160
BNSF Railway Company	PO Box 961089, Forth Worth, TX 76161



State of Illinois Design Firm Registration No. 184-00469

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civil engineering

1312 22nd Street, Suite 4110
Oak Brook, IL 60521
P. 630.218.0064

BUILDING VII & VIII

NW CORNER GRAASKAMP & MURPHY RD.
WILMINGTON, ILLINOIS 60481

ROOF PLAN	
DATE	REMARKS
XXXX/XX/XX	PERMIT SET

PA/PM:	M. NOILES
DRAWN BY:	S.R./A.J.
JOB NO.:	CH20-0230-00

SHEET

A3.1

12/20/2021 12:34:58 PM

ABBREVIATIONS

ASSUMED ROOF ASSEMBLY THICKNESS = 7 1/2"
(REFER TO A0.2 & STRUCTURAL DRAWINGS FOR B.D.E. ELEVATIONS)

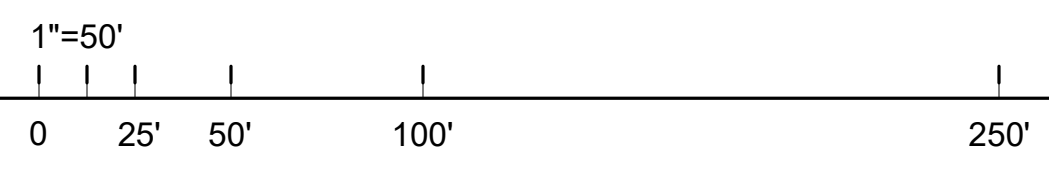
T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
I.H.P. = TOP OF ROOFING - INTERMEDIATE HIGH POINT
L.P. = TOP OF ROOFING - LOW POINT
SC/ = SCUPPER
RD = ROOF DRAIN

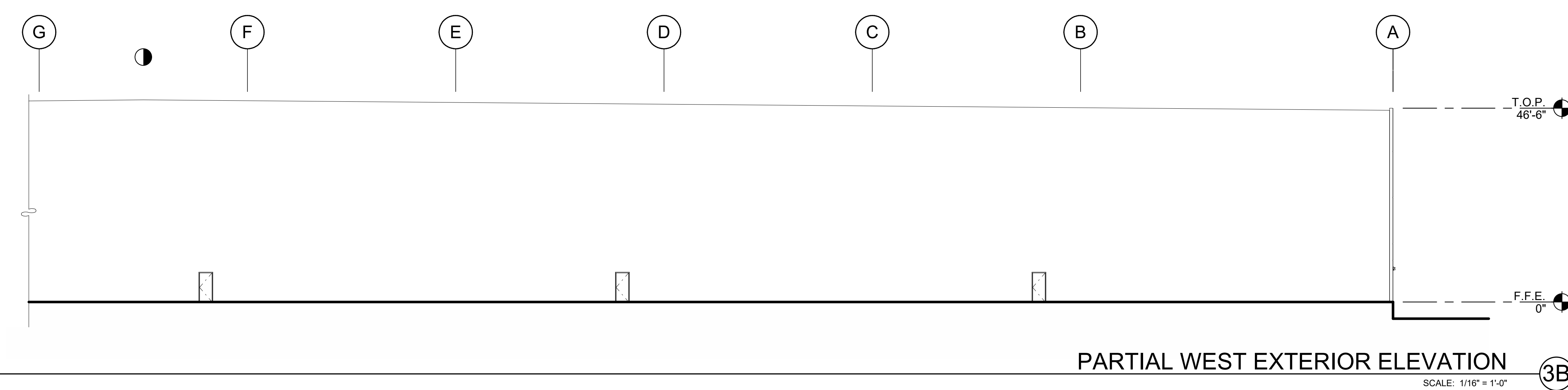
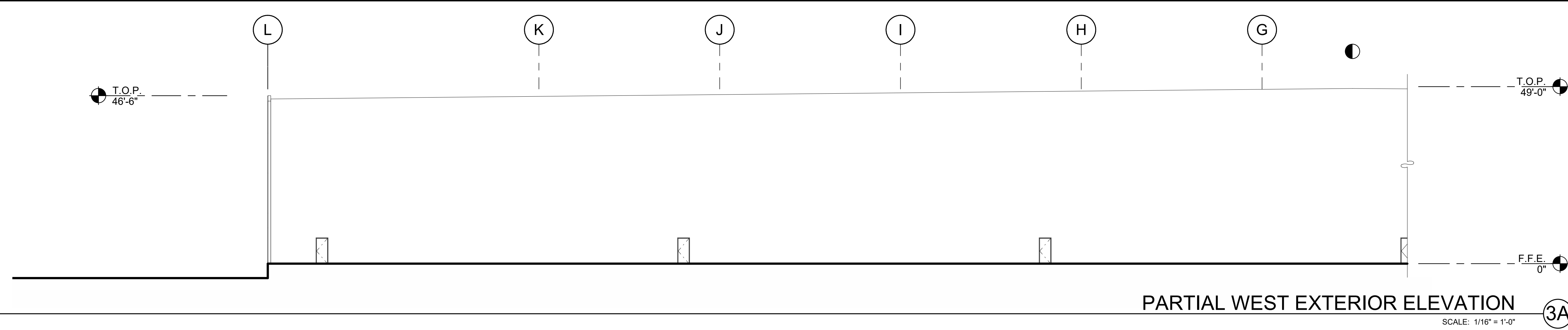
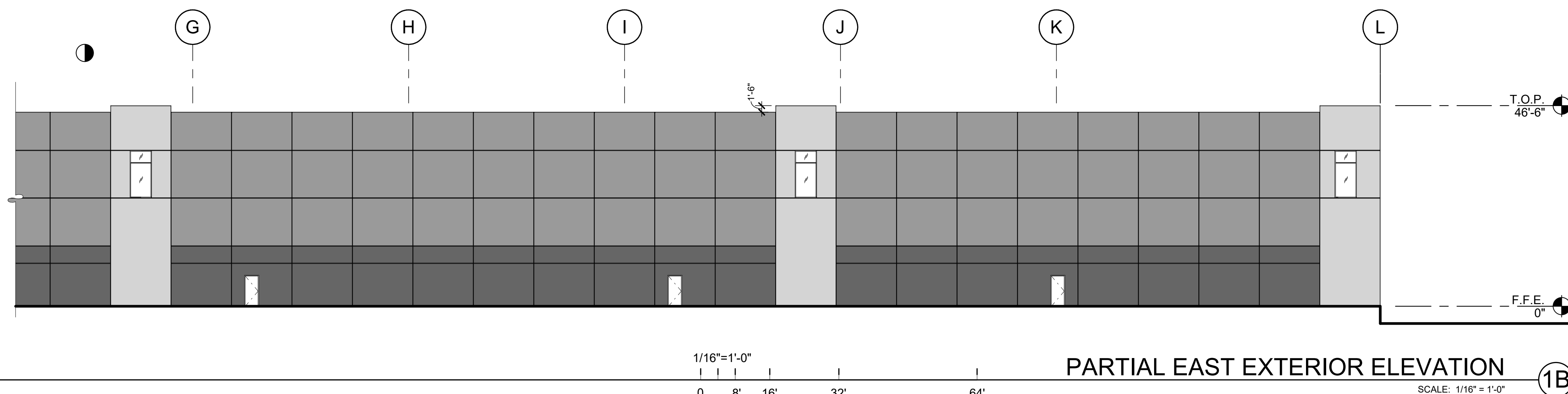
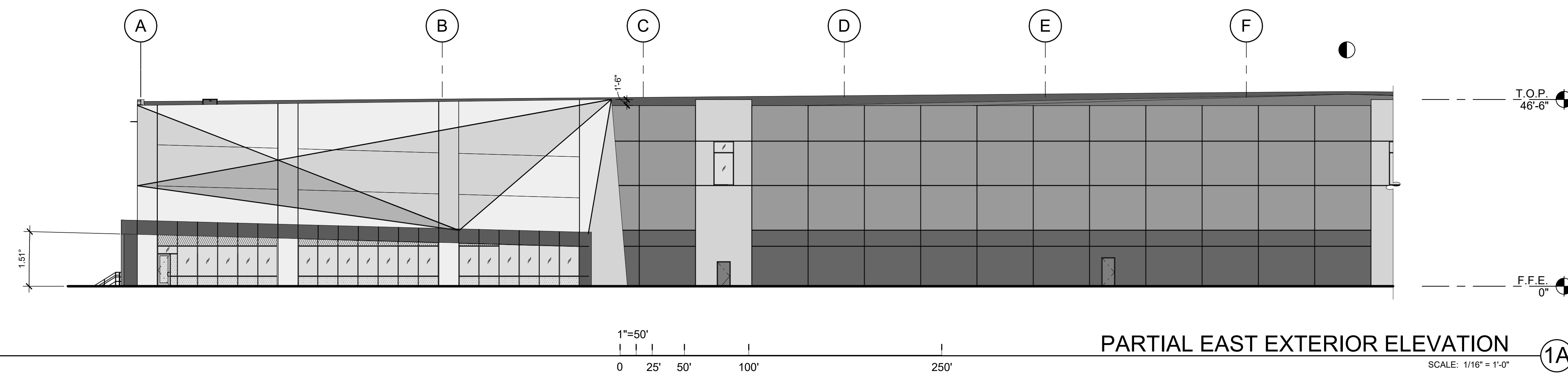
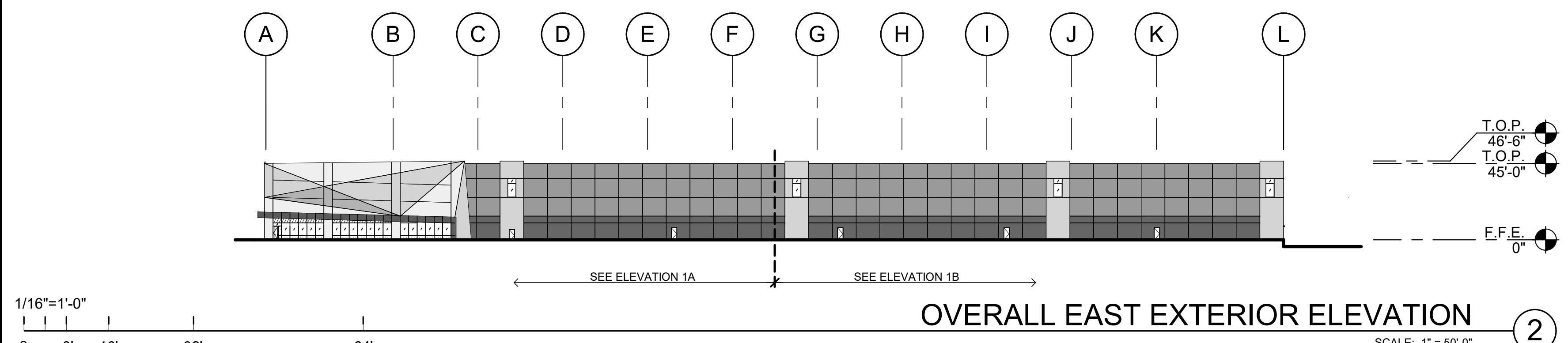
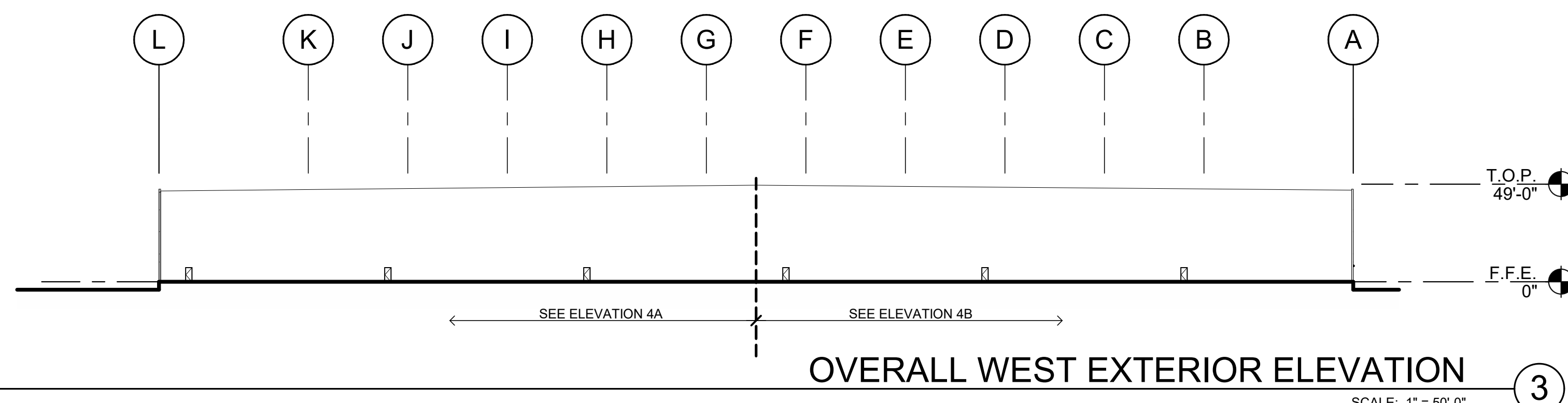
KEYNOTES:

SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

ROOF PLAN

SCALE: 1" = 50'-0"





KEYNOTES:
 SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

LEGEND

GLASS:

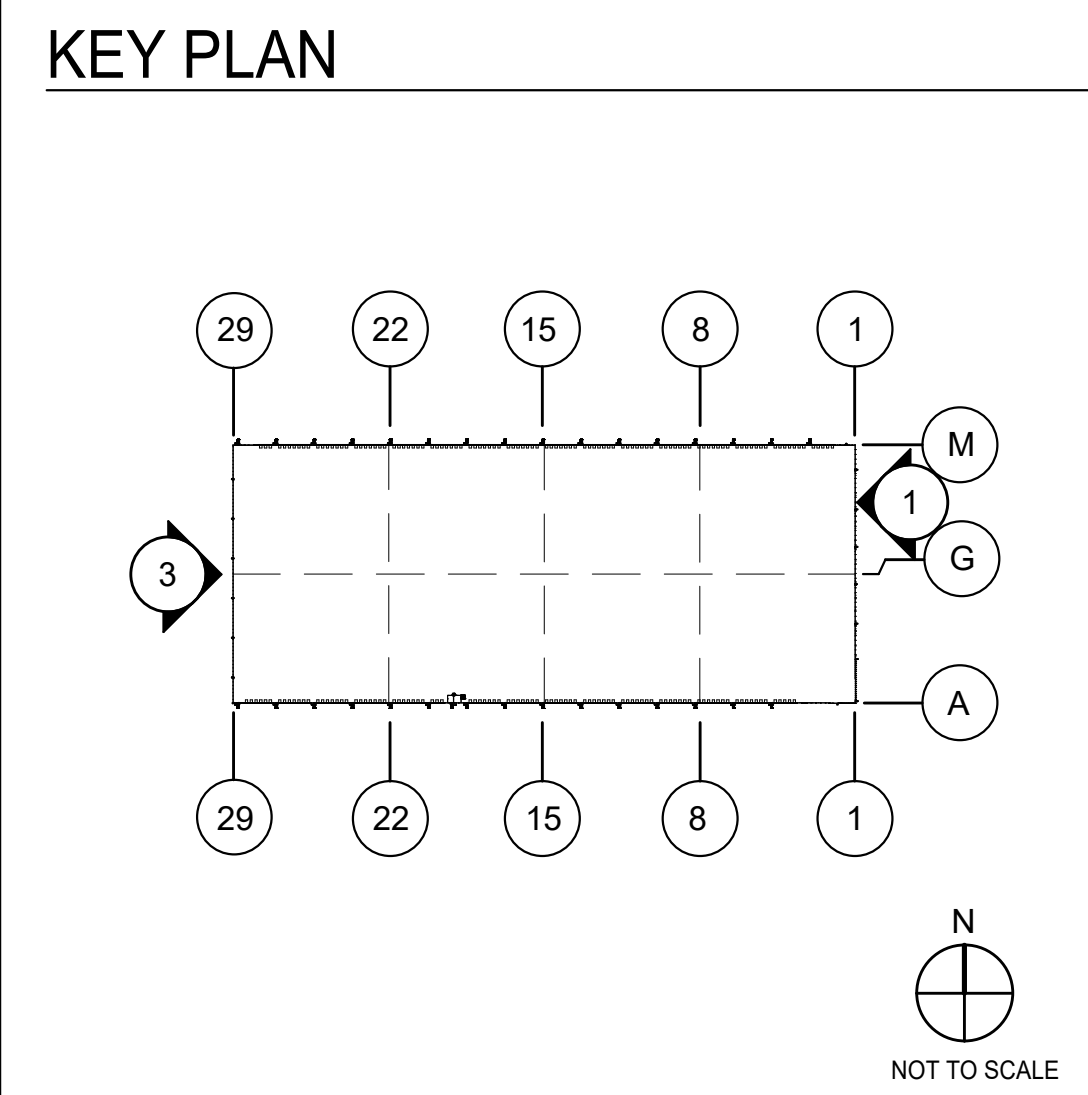
- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING REFER TO SHEET A0.2 FOR GENERAL NOTES

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- PAINT A - SW 6257
- PAINT B - SW 9161
- PAINT C - SW 7072
- PAINT D - SW 7661
- PAINT E - SW 7006
- PAINT F - SW 7602



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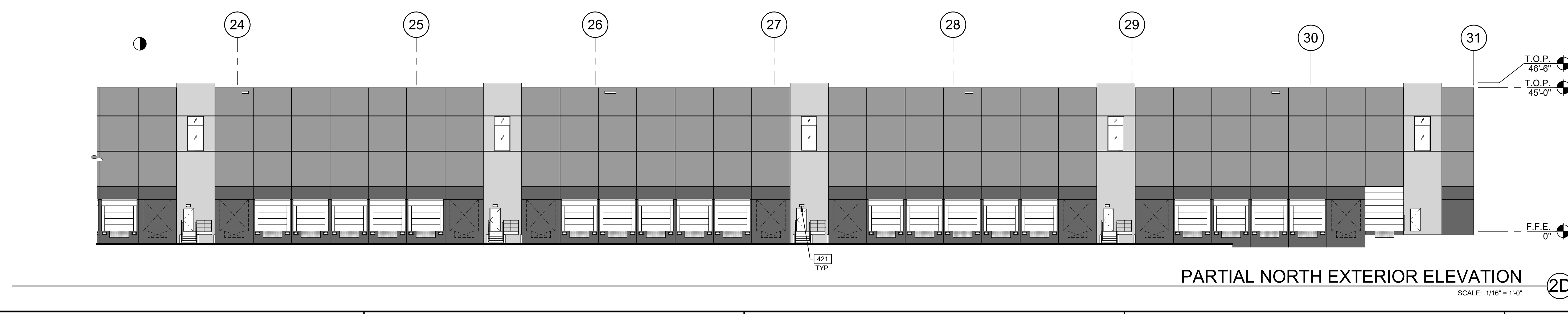
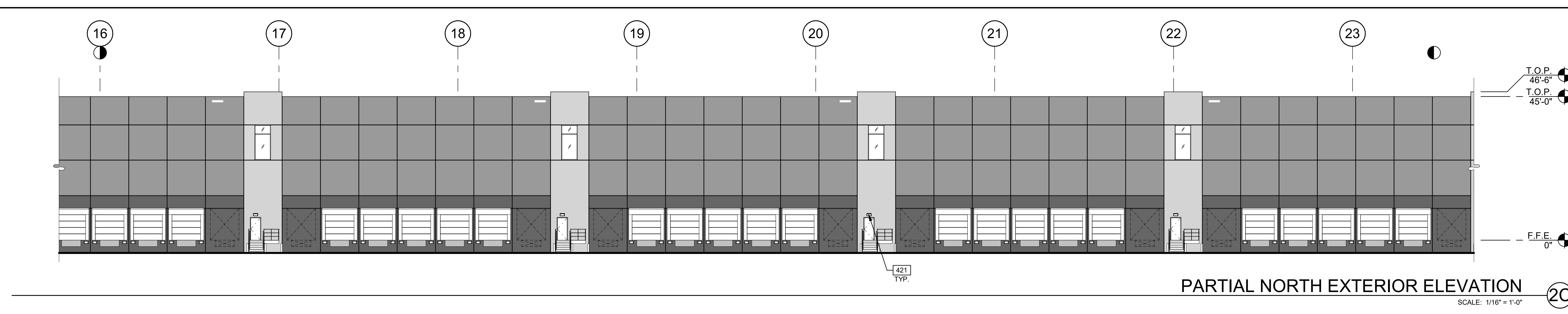
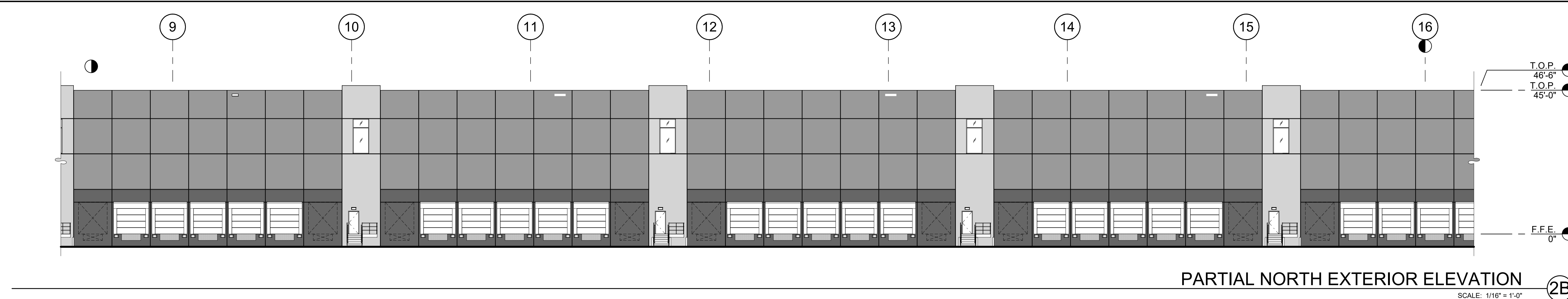
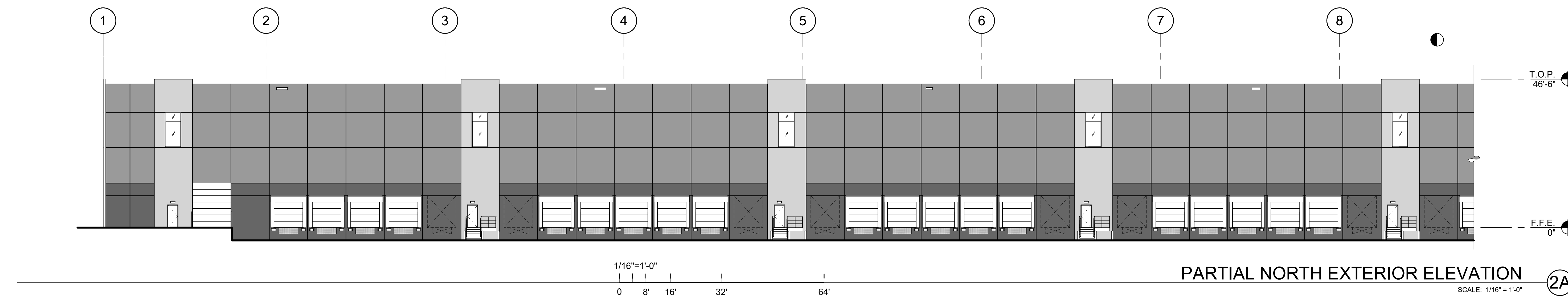
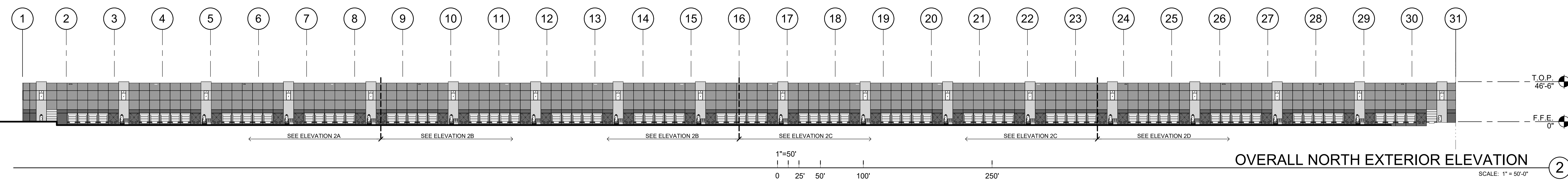
State of Illinois Design Firm Registration No. 184-004069
 1316 22nd Street, Suite 410
 Oak Brook, IL 60521
 F: 630.218.0064

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BUILDING VII & VIII
 NW CORNER GRAASKAMP & MURPHY RD.
 WILMINGTON, ILLINOIS 60481

EXTERIOR ELEVATIONS (EAST & WEST)

REMARKS:



KEYNOTES:
SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES
421

LEGEND

GLASS:

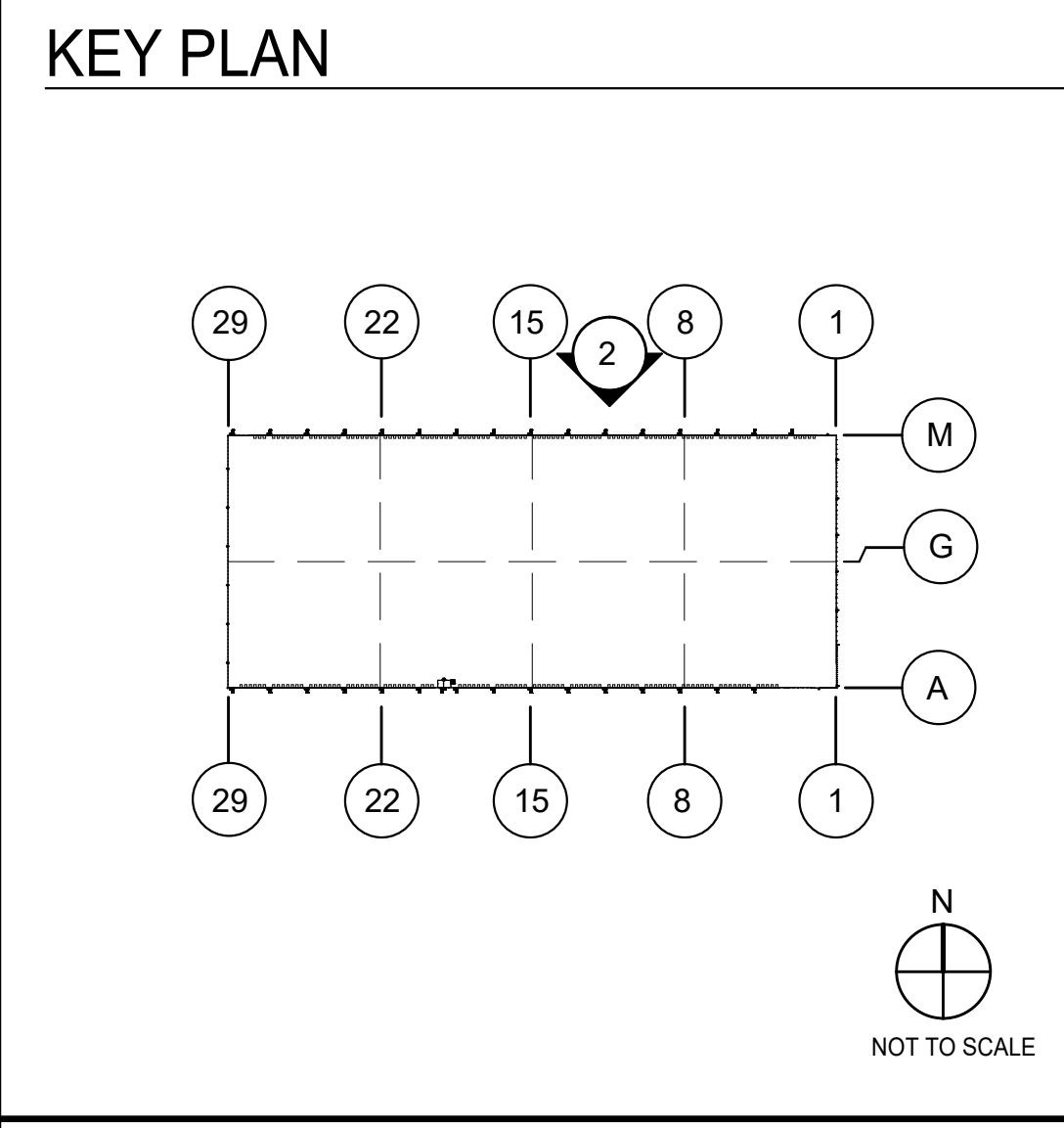
- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING REFER TO SHEET A0.2 FOR GENERAL NOTES

COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL-HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- PAINT A - SW 6257
- PAINT B - SW 9161
- PAINT C - SW 7072
- PAINT D - SW 7661
- PAINT E - SW 7006
- PAINT F - SW 7802



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Oak Brook, IL 60521
F: 630.218.0064

BUILDING VII & VIII
NW CORNER GRASKAMP & MURPHY RD.
WILMINGTON, ILLINOIS 60481

EXTERIOR ELEVATIONS (NORTH)

DATE	REVISIONS
XXXX/XX/XX	PERMIT SET

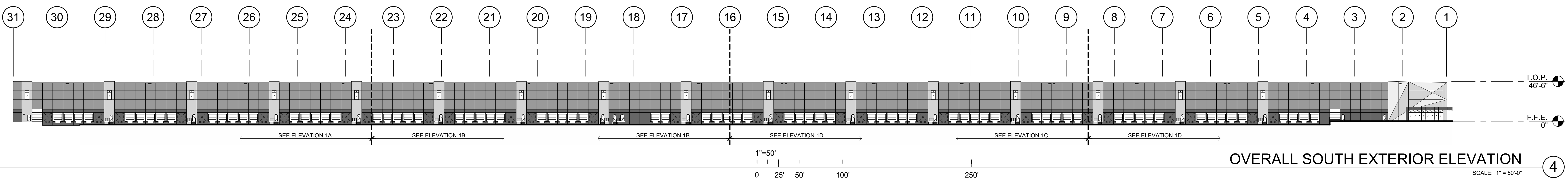
P/PM: M. NOLES
DRAWN BY: S.R./A.J.
JOB NO.: CH20-0230-00

SHEET
A4.2

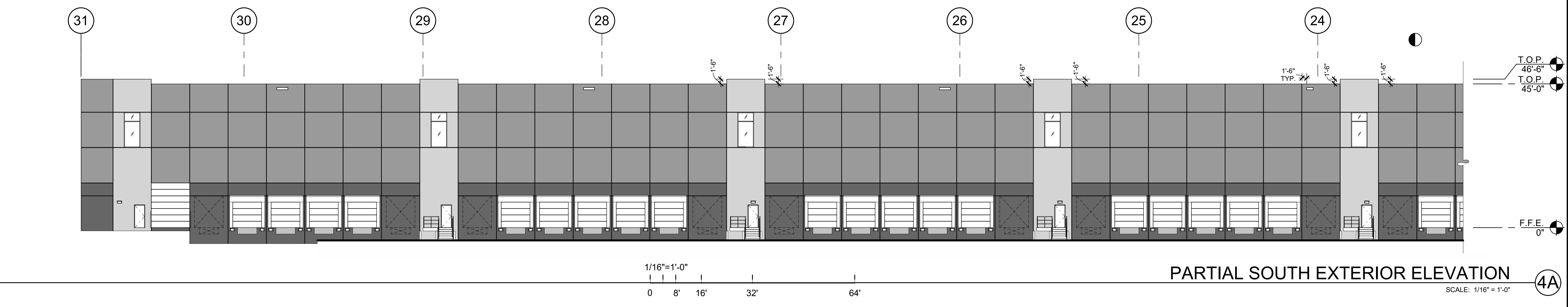
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EXTERIOR ELEVATIONS (SOUTH)	
DATE	REMARKS
XXXXXX/XX/XX	
PERMIT SET	

PA/PM:	M. NOLES
DRAWN BY:	S.R./A.J.
JOB NO.:	CH20-0230-00

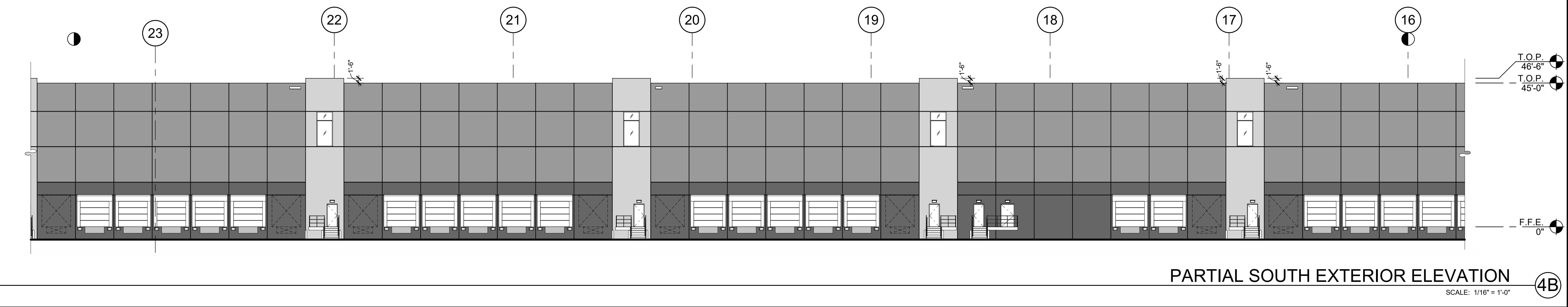


OVERALL SOUTH EXTERIOR ELEVATION ④
SCALE: 1" = 50'-0"



PARTIAL SOUTH EXTERIOR ELEVATION ④A
SCALE: 1/16" = 1'-0"

KEYNOTES:
SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES



PARTIAL SOUTH EXTERIOR ELEVATION ④B
SCALE: 1/16" = 1'-0"

LEGEND

GLASS:

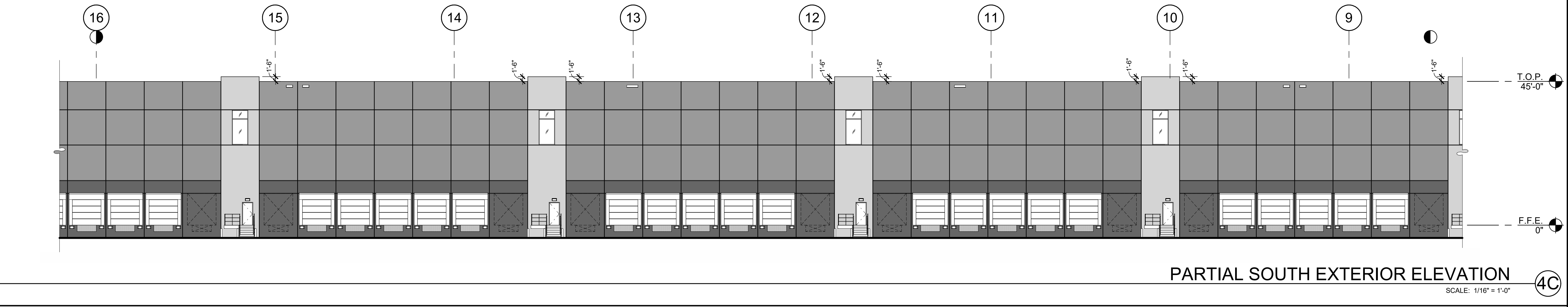
- VISION GLASS
- SPANDREL GLASS
- TEMPERED GLASS

ALL GLASS USED ON THE ENVELOPE OF THE BUILDING REFER TO SHEET A0.2 FOR GENERAL NOTES

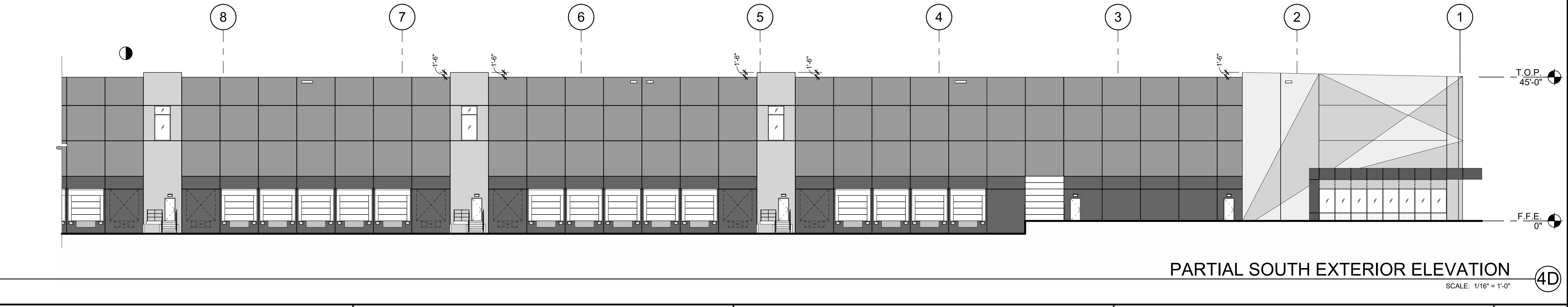
COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

PAIN A - SW 6257	PAIN D - SW 7661
PAIN B - SW 9161	PAIN E - SW 7006
PAIN C - SW 7072	PAIN F - SW 7802

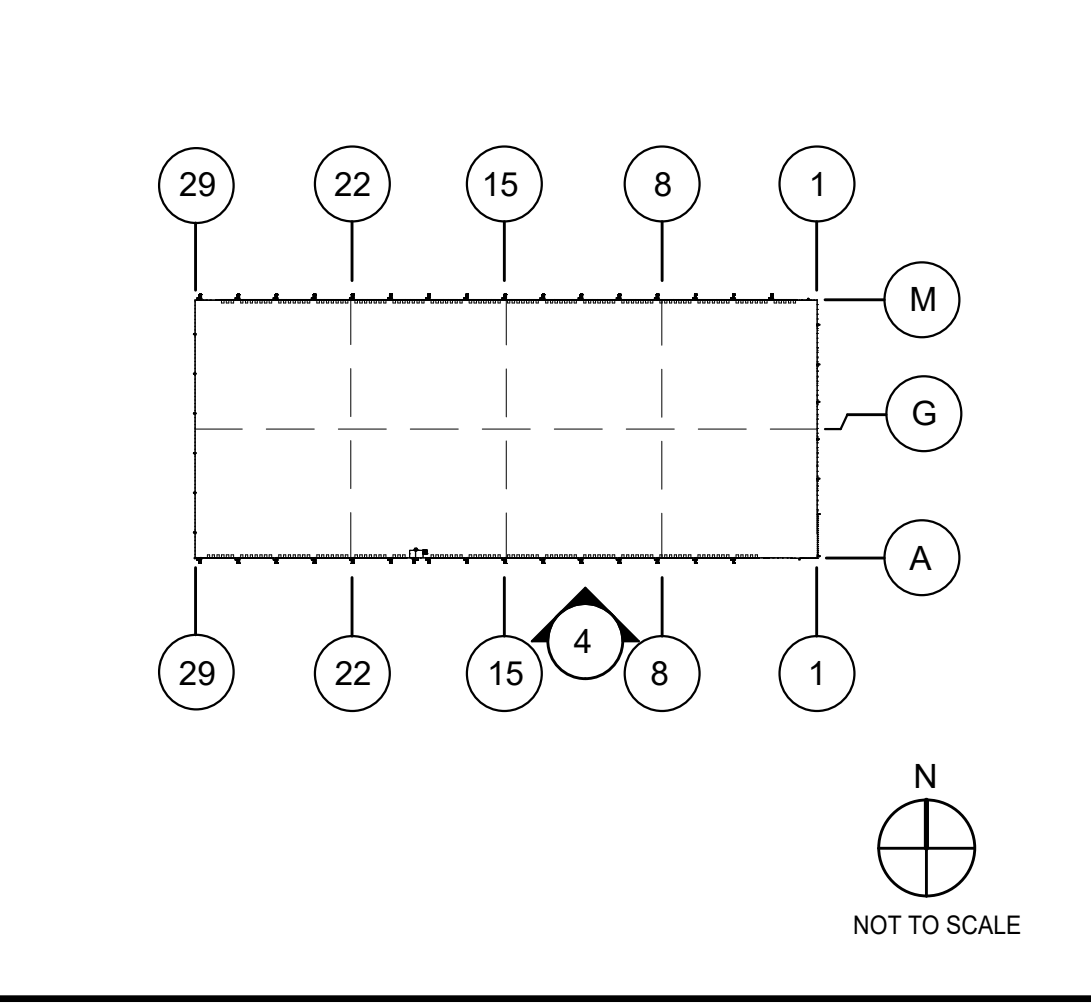


PARTIAL SOUTH EXTERIOR ELEVATION ④C
SCALE: 1/16" = 1'-0"



PARTIAL SOUTH EXTERIOR ELEVATION ④D
SCALE: 1/16" = 1'-0"

KEY PLAN



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF WARE, MALCOLM AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH WARE, MALCOLM. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE REPORTED TO THE COMMENCEMENT OF ANY WORK. SHEET OF ILLINOIS DESIGN FIRM REGISTRATION NO. 184-00469

NOTICE OF PUBLIC HEARING
Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on March 10, 2022 at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL for the purpose of receiving and considering testimony and public comment on the request of petitioner, ELP55 VIII, LLC, 3323 NE 163rd Street, Suite 600, Miami, FL 33160 to have a preliminary site plan reviewed and approved for an approximately one million, two thousand (1,002,000) square foot office and warehouse building with associated parking, truck docks and detention on approximately seventy-two (72) acres of property east of Graaskamp Boulevard and north of Murphy Road in the City of Wilmington, which property is described as follows:

PINS: 03-17-21-100-006, 03-17-21-100-020, 03-17-21-100-035
03-17-21-100-007, 03-17-21-100-023, 03-17-21-200-002
03-17-21-100-011, 03-17-21-100-024, 03-17-21-200-005
03-17-21-100-012, 03-17-21-100-029, 03-17-21-200-011
03-17-21-100-018, 03-17-21-100-030, 03-17-21-200-015

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Pursuant to Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and guidance provided by legal counsel, the City of Wilmington may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting is available as follows:

Join Zoom meeting by video:

<https://us02web.zoom.us/j/83614835273?pwd=cWw3UzBMQjhxR1k1YkhPVDFnWWF5dz09>

Join Zoom meeting by phone:

1 312 626 6799 US (Chicago)

Meeting ID: 836 1483 5273

Passcode: 415419

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such application can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

City of Wilmington
Will County, Illinois

FROM: Casey McCollom, PE – Engineer
Chamlin & Associates

DATE: March 4, 2022

SUBJECT: Site Plan: ELP55 VIII, LLC

FOR AGENDA: March 10, 2022

SUMMARY

ELP55 VIII, LLC is proposed warehouse development located at the northeast corner of Graaskamp Boulevard and Murphy Road. The proposed project is located within the I-5 zoning district and is a permitted use for this district. Preliminary site plan approval has been requested.

GENERAL INFORMATION

APPLICANT: ELP55 VIII, LLC

LOCATION: Northeast Corner of Graaskamp Blvd. and Murphy Rd.

PIN: 03-17-21-100-006, 03-17-21-100-007, 03-17-21-100-011, 03-17-21-100-012, 03-17-21-100-018, 03-17-21-100-020, 03-17-21-100-023, 03-17-21-100-024, 03-17-21-100-029, 03-17-21-100-030, 03-17-21-100-035, 03-17-21-200-002, 03-17-21-200-005, 03-17-21-200-011, 03-17-21-200-015

SIZE: 72.8 Acres

EXISTING ZONING: I-5 Large Scale Planned Industrial

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	I-5 Large Scale Planned Industrial	Wilmington	Industrial/Detention
South	I-5 Large Scale Planned Industrial	Wilmington	Vacant/Future Industrial
East	I-5 Large Scale Planned Industrial	Wilmington	Vacant/Future Industrial
West	I-5 Large Scale Planned Industrial	Wilmington	Industrial/Future Industrial

Peru Office

4152 Progress Boulevard • Peru, IL 61354
Phone 815.223.3344 • Fax 815.223.3348
peru@chamlin.com

Ottawa Office

218 West Lafayette Street • Ottawa, IL 61350
Phone 815.434.7225 • Fax 815.434.2831
ottawa@chamlin.com

Mendota Office

903 Main Street • Mendota, IL 61342
Phone 815.539.8137 • Fax 815.224.8575
mendota@chamlin.com

APPLICATION REQUEST(S)

- Site Plan

BACKGROUND INFORMATION

- Annexation Agreement – April 13, 2009 (R2010-52473)

PROJECT DETAILS

Description of Business:

- Per the applicant ELP55 VIII, LLC intends to construct and operate a large scale distribution facility.
- The proposed use as shown are permitted within the I-5 Large Scale Planned Industrial district.

Preliminary Site Plan Overview:

- The site plan consists of the following improvements:
 - 1,002,000 +/- total square feet warehouse building
 - 252 Truck/Trailer Parking
 - 233 Auto Parking
 - 166 Dock Spaces
 - 66 Future Dock Spaces.
 - Future 120,000 Sq Ft. Expansion Area.
- Access to the site is proposed via the adjacent Graaskamp and Elion Boulevard.

Architecture:

- Building to be painted precast concrete structure – 1,002,000 SF

PUBLIC NOTICE SUMMARY

- Public notice to be published in the Free Press Advocate on Wednesday, February 23, 2022.

STANDARDS

Standards for review of Preliminary Site Plan:

- General Conformance with Zoning Code 150.68 – I-5 Large Scale Planned Industrial District.

STAFF COMMENTS AND CONDITIONS

- Zoning Code 150.68 has been generally adhered to for the detail shown in the Preliminary Site Plan.

- The Petitioner has not provided a final end user of the development nor the number of anticipated employees. The proposed development provides a similar number of truck and passenger car parking as other similar use developments
- Final Site Plans will be reviewed for compliance with the City's requirements for Article 150.19 of the zoning code once provided.

SUPPORTING DOCUMENTS

- Land Use Petition
- Building Site Plan
- Legal Description of the Property
- List of Adjacent Property Owners within 250' of the Property
- Preliminary Floor, Roof, and Elevation Plan.

ACTION REQUESTED OF THE COMMISSION

- Review and make a recommendation to the City Council regarding the Preliminary Site Plan Approval



Civil Engineering
Surveying
Water Resources Management
Construction Management
Landscape Architecture
Land Planning

February 2, 2022

Ms. Jeannine Smith
City Administrator
City of Wilmington
1165 S. Water Street
Wilmington, IL 60481

**Re: ELION LOGISTICS PARK 55 – BUILDING VIII
SITE PLAN REVIEW LAND USE PETITION**

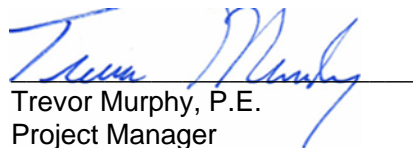
Dear Jeannine:

On Behalf of ELP VIII, LLC, the Petitioner, please find enclosed the following documents for processing the Site Plan Review Application:

- One Land Use Petition
- One Building VIII Site Plan
- One Legal Description of the Property
- One List of Adjacent Property Owners within 250 Feet of the property
- One Preliminary Floor, Roof, and Elevation Plan

Should you have any questions or require additional information, you can contact me at 630-925-1035.

Sincerely,
MANHARD CONSULTING, LTD.


Trevor Murphy, P.E.
Project Manager

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A 5/8 INCH IRON ROD, CONSISTENT WITH DOCUMENT R2013004768, BEING THE NORTH QUARTER CORNER OF SAID SECTION 21; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21, A DISTANCE OF 1486.60 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 06 SECONDS EAST, 97.50 FEET TO EAST LINE OF GRAASKAMP BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 16 MINUTES 06 SECONDS EAST, 2401.90 FEET TO A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER ; THENCE SOUTH 01 DEGREES 43 MINUTES 54 SECONDS EAST, 1097.31 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 58 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, 1187.22 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 87 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1214.73 FEET TO SAID EAST LINE OF GRAASKAMP BOULEVARD; THENCE NORTH 01 DEGREES 43 MINUTES 54 SECONDS WEST ALONG SAID EAST LINE, 1028.68 FEET TO SAID POINT BEGINNING, IN WILL COUNTY, ILLINOIS.

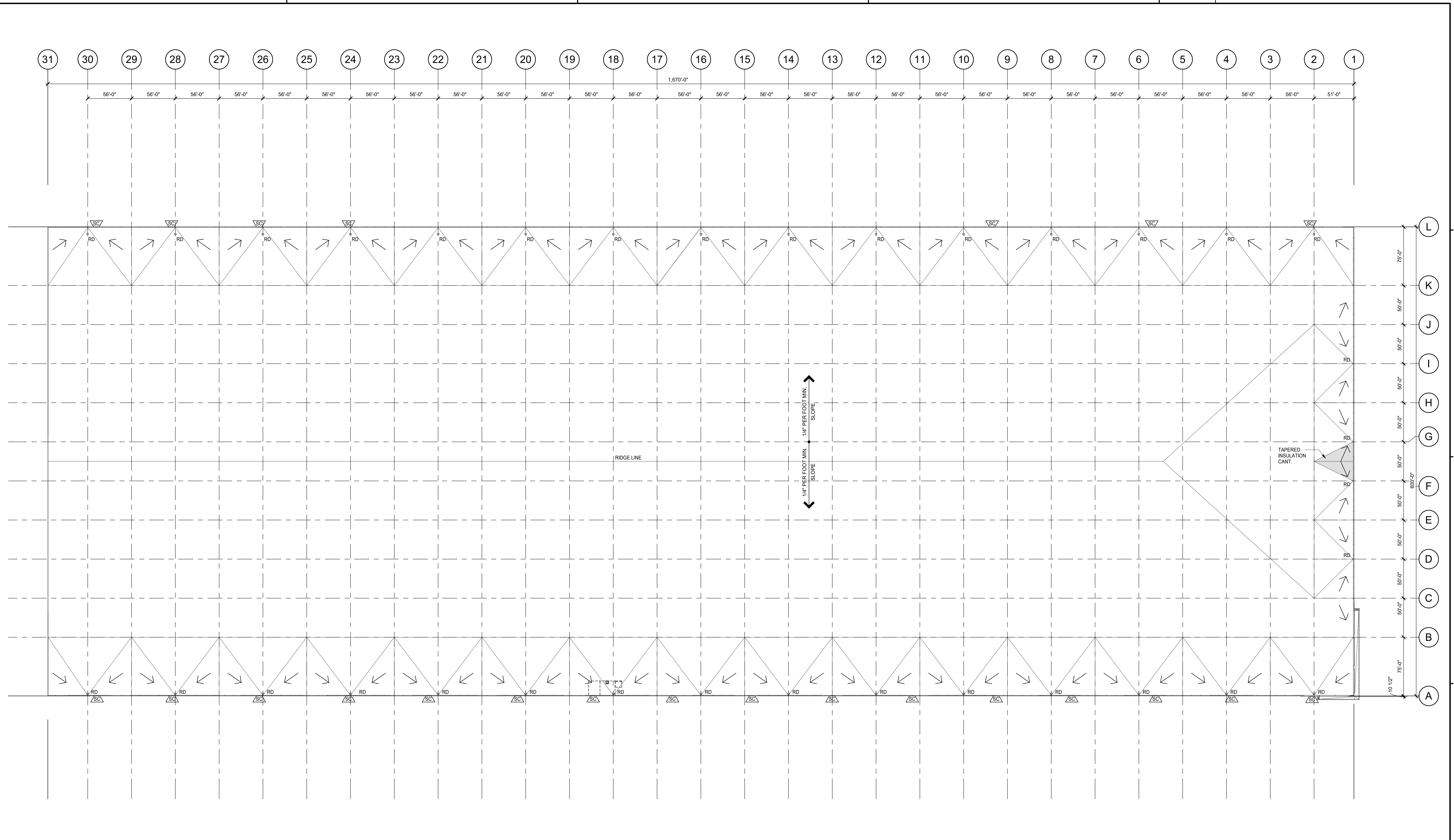
EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 05 MINUTES 36 SECONDS WEST, 1214.73 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 21 TO A LINE 97.50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 01 DEGREES 43 MINUTES 54 SECONDS WEST, 116.93 FEET ALONG SAID PARALLEL LINE; THENCE NORTH 88 DEGREES 25 MINUTES 30 SECONDS EAST, 1,423.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHEAST 426.48 FEET ALONG THE ARC OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 895.00 FEET, CHORD BEARING OF SOUTH 77 DEGREES 55 MINUTES 26 SECONDS EAST, 422.46 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 21; THENCE SOUTH 87 DEGREES 58 MINUTES 17 SECONDS WEST, 618.61 FEET ALONG SAID SOUTH LINE TO SAID POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

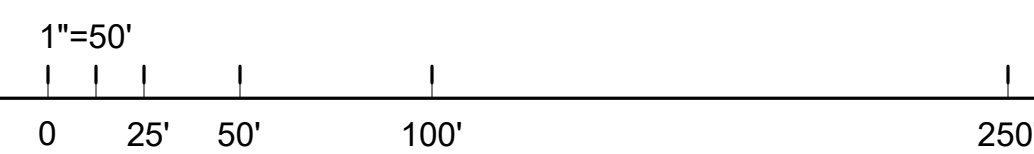
THAT PART OF THE SOUTH HALF OF SECTION 21, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21; THENCE NORTH 87 DEGREES 50 MINUTES 36 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, 1002.70 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 24 SECONDS EAST, 12.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 25 MINUTES 30 SECONDS EAST, 517.46 FEET TO A NON-TANGENT CURVE; THENCE SOUTHEASTERLY ON NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 775.00 FEET SUBTENDING A CHORD BEARING SOUTH 77 DEGREES 30 MINUTES 07 SECONDS EAST, A CHORD DISTANCE OF 376.90 FEET AND AN ARC DISTANCE OF 380.72 FEET TO A NON-TANGENT LINE; THENCE SOUTH 41 DEGREES 46 MINUTES 49 SECONDS WEST, 1094.16 FEET TO THE NORTH LINE OF AN EASEMENT GRANTED BY DOCUMENT 783255; THENCE NORTH 48 DEGREES 13 MINUTES 11 SECONDS WEST ALONG SAID NORTH LINE, 774.90 FEET; THENCE NORTH 48 DEGREES 57 MINUTES 57 SECONDS EAST, 558.96 FEET TO SAID POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

ELP55 - Building VIII Adjacent Owner List**Owners within 250' of the Property**

Name	Mailing Address
ADAR Ridgeport Industrial Partners, LLC	3323 NE 163rd St, Ste 600, Miami, FL 33160
ADAR RPLL, LLC	3323 NE 163rd St, Ste 600, Miami, FL 33160
BNSF Railway Company	PO Box 961089, Forth Worth, TX 76161



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ROOF PLAN
SCALE: 1" = 50'-0"

1

ABBREVIATIONS

ASSUMED ROOF ASSEMBLY THICKNESS = 7' 1/2"
(REFER TO A0.2 & STRUCTURAL DRAWINGS FOR B.D.E. ELEVATIONS)

T.O.P. = TOP OF PARAPET
H.P. = TOP OF ROOFING - HIGH POINT
I.H.P. = TOP OF ROOFING - INTERMEDIATE HIGH POINT
L.P. = TOP OF ROOFING - LOW POINT
SC/ = SCUPPER
RD = ROOF DRAIN

KEYNOTES: □

SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

ROOF PLAN

DATE	PERMIT SET
XXXX/XX/XX	

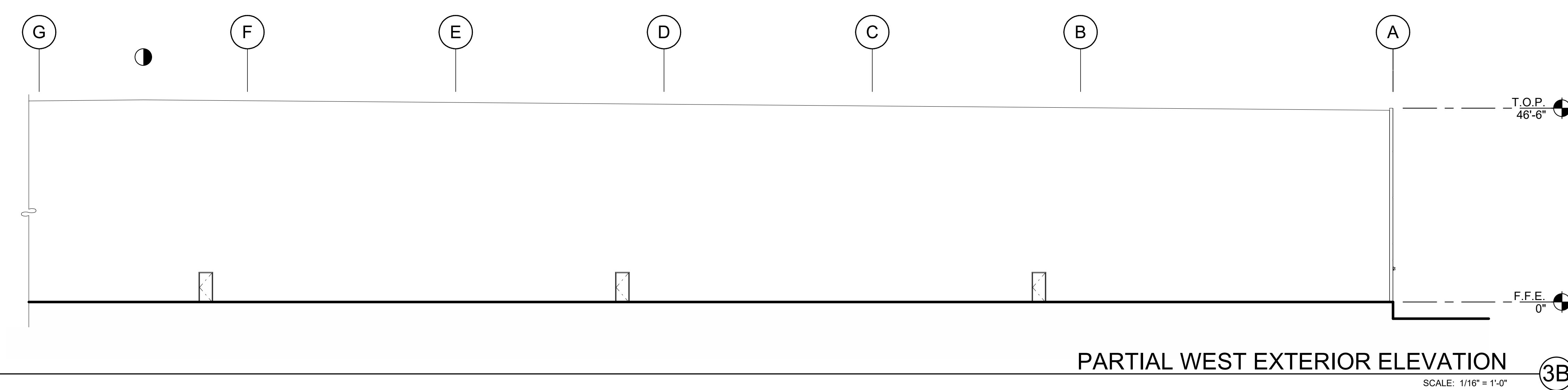
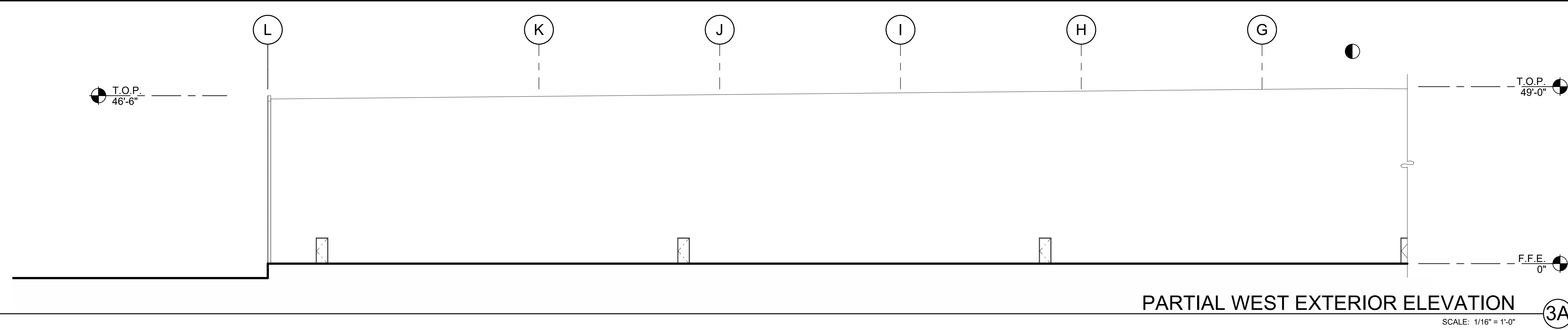
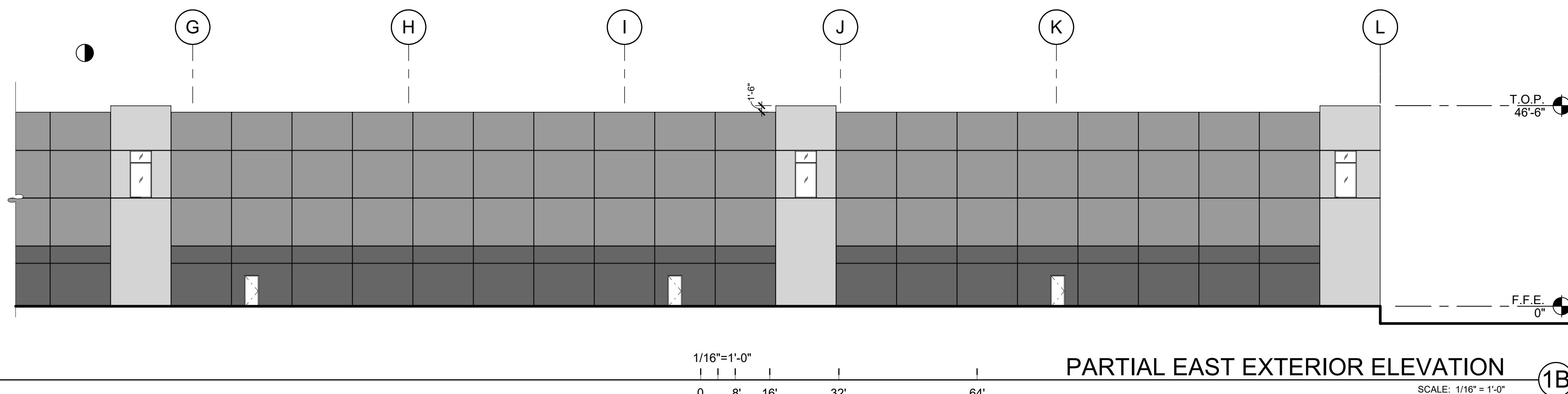
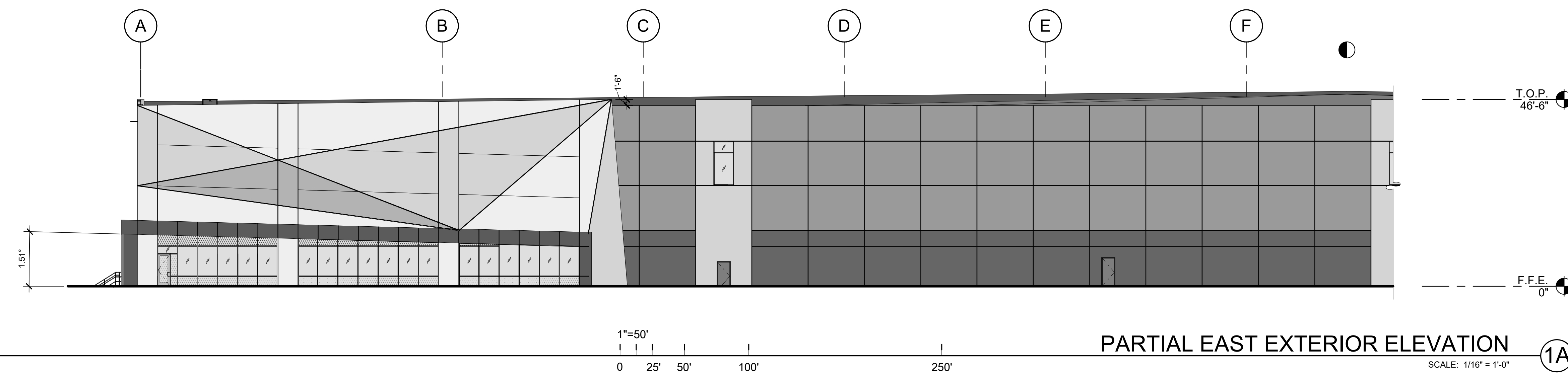
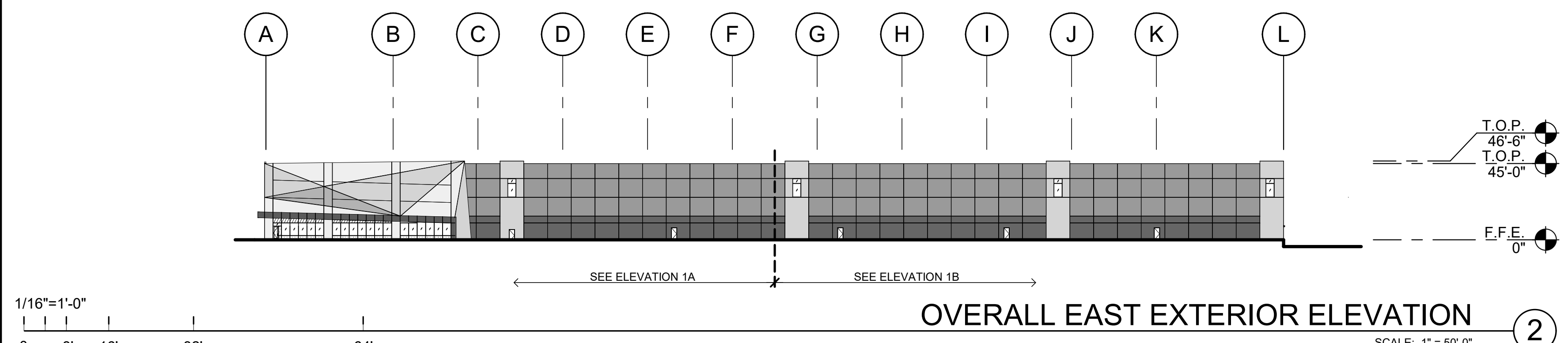
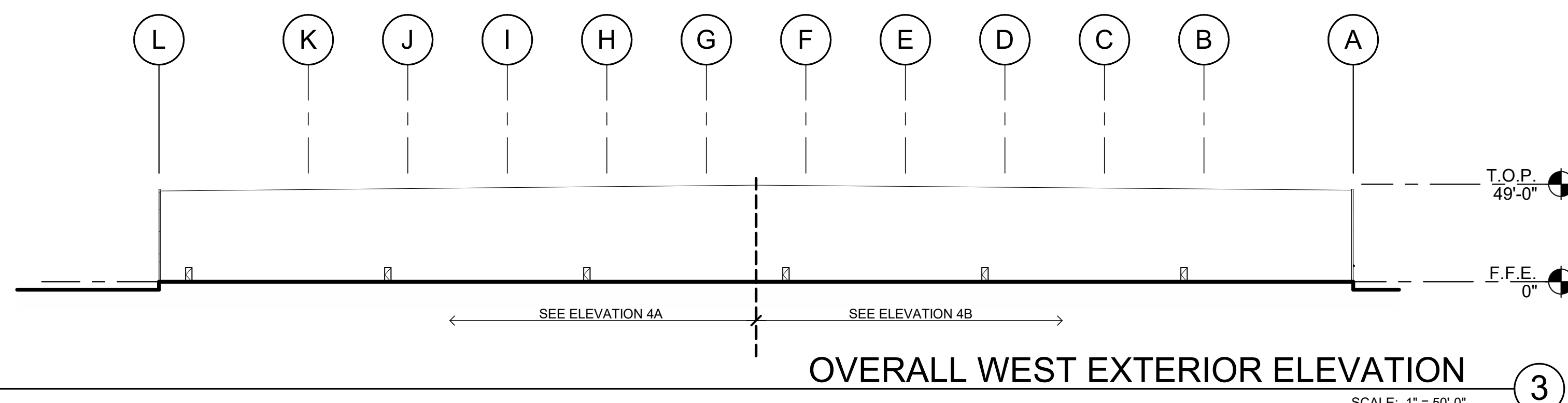
PA/PM:	M. NOILES
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DRAWN BY:	S.R./A.J.
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JOB NO.:	CH20-0230-00
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SHEET

A3.1



KEYNOTES:
SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

LEGEND

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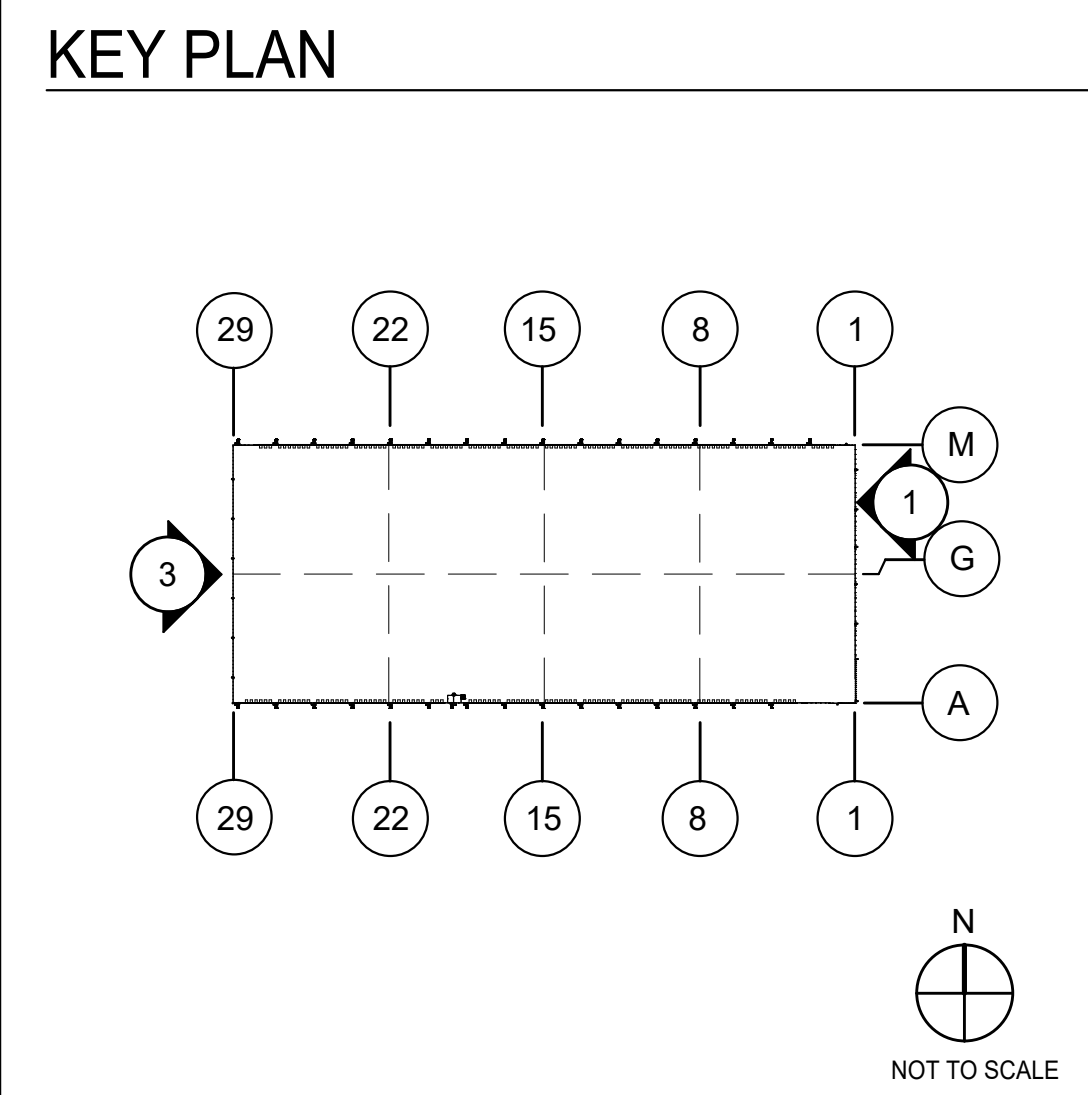
- VISION GLASS
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COLORS:

PROVIDE 6'-0" WIDE PAINT COLOR MOCK-UP FULL HEIGHT OF BUILDING FOR OWNER/ARCHITECT REVIEW.

- PAINT A - SW 6257
- PAINT B - SW 9161
- PAINT C - SW 7072
- PAINT D - SW 7661
- PAINT E - SW 7006
- PAINT F - SW 7602



WARE MALCOLM B
Leading Design for Commercial Real Estate

State of Illinois Design Firm Registration No. 184-004069

architecture
planning
interiors
graphics
civil engineering

1312 22nd Street, Suite 4110
Oak Brook, IL 60521
F: 630.218.0064

BUILDING VII & VIII

NW CORNER GRAASKAMP & MURPHY RD.
WILMINGTON, ILLINOIS 60481

EXTERIOR ELEVATIONS (EAST & WEST)

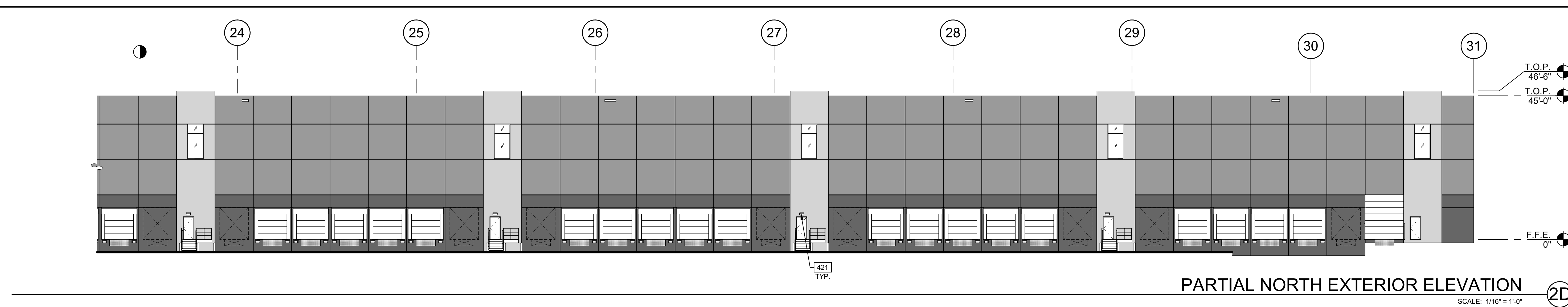
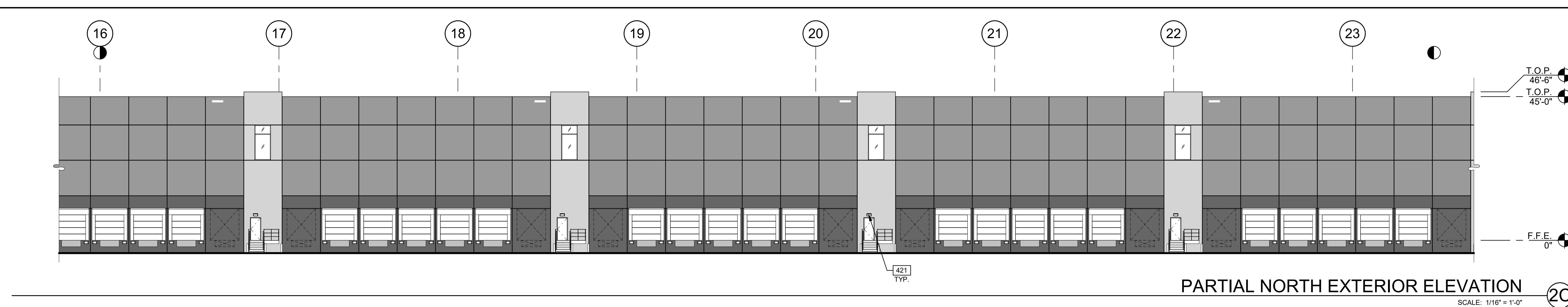
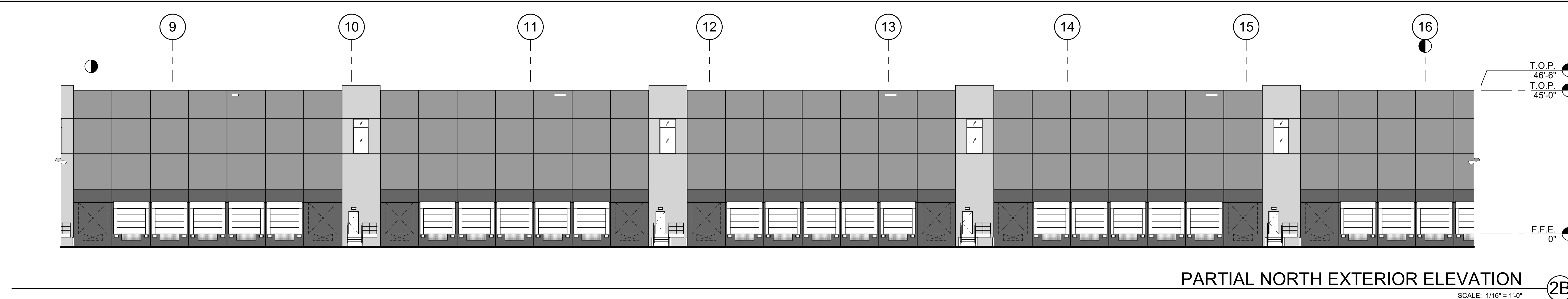
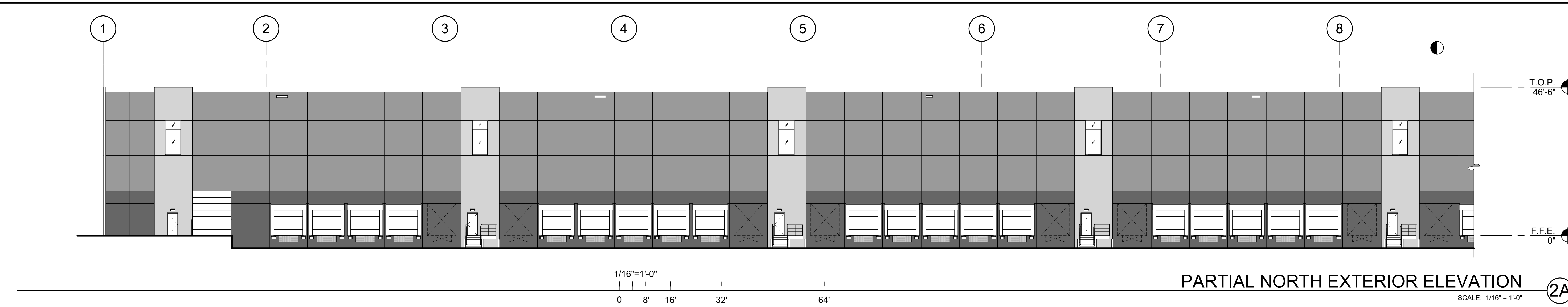
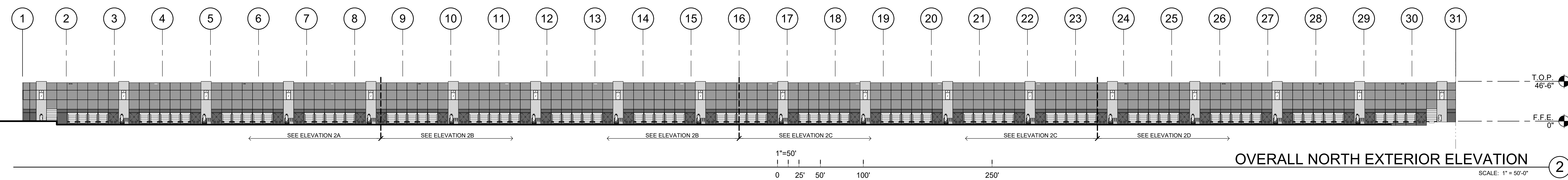
DATE	REMARKS
XXXX/XX/XX	
PERMIT SET	

PA/PM:	M. NOILES
DRAWN BY:	S.R./A.J.
JOB NO.:	CH20-0230-00

SHEET

A4.1

12/20/2021 12:34:58 PM



KEYNOTES:
SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES
421

LEGEND

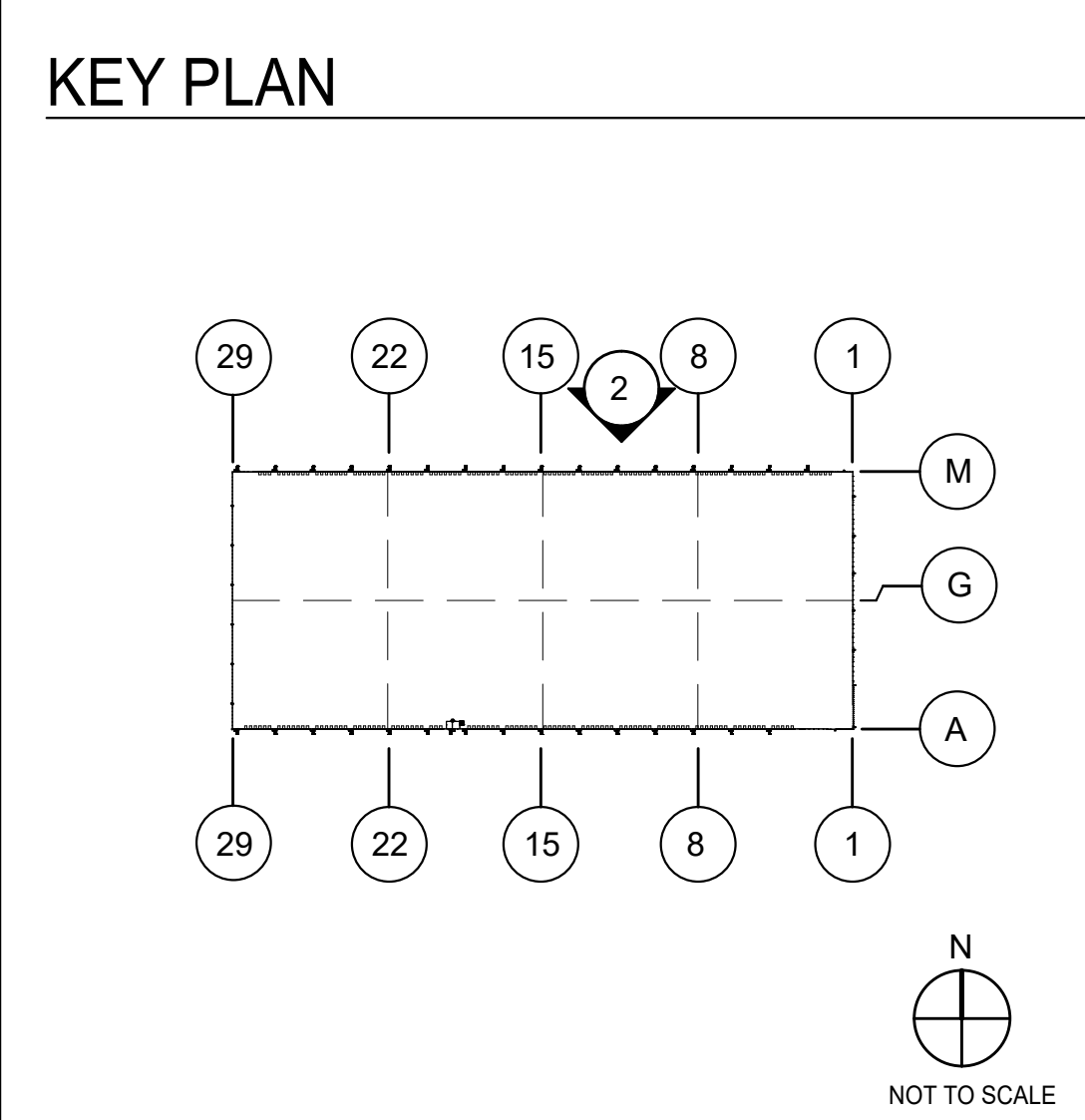
GLASS:

- VISION GLASS
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ALL GLASS USED ON THE ENVELOPE OF THE BUILDING REFER TO SHEET A0.2 FOR GENERAL NOTES

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- PAINT C - SW 7072
- PAINT D - SW 7661
- PAINT E - SW 7006
- PAINT F - SW 7802



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Oak Brook, IL 60521
F: 630.218.0064

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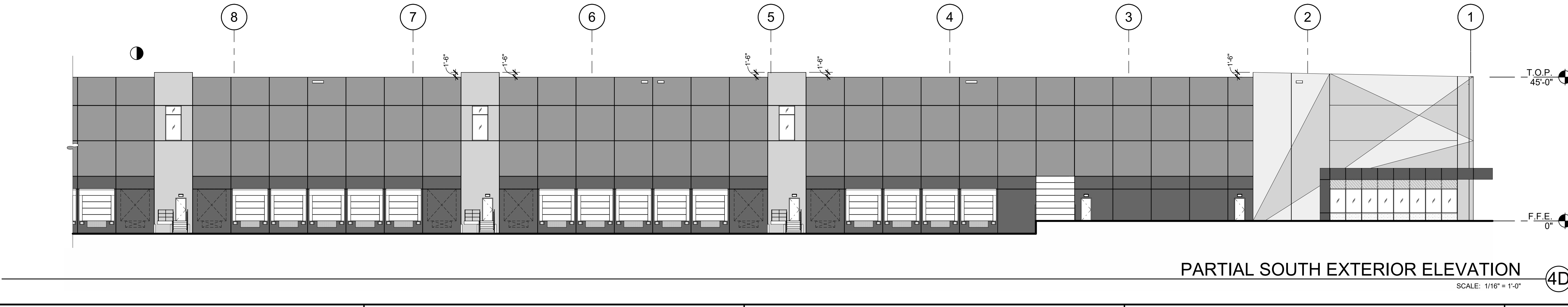
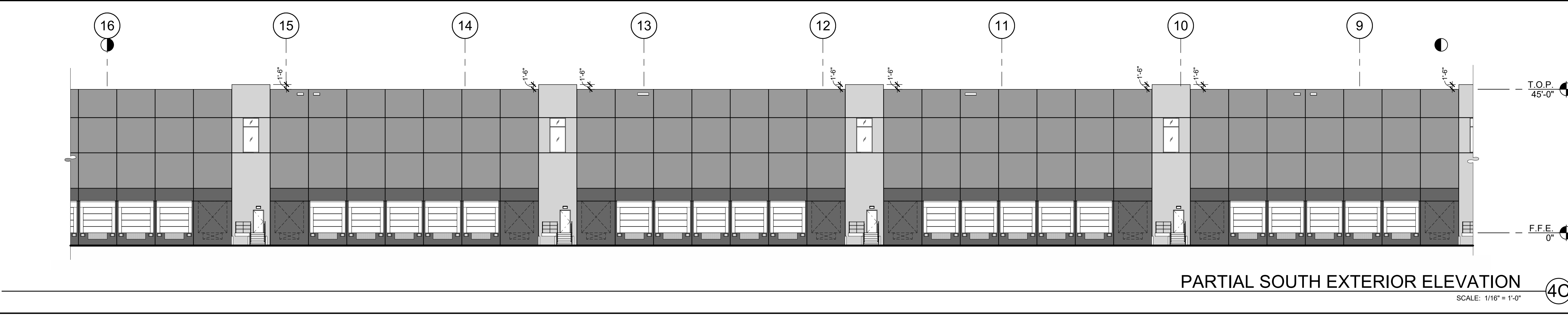
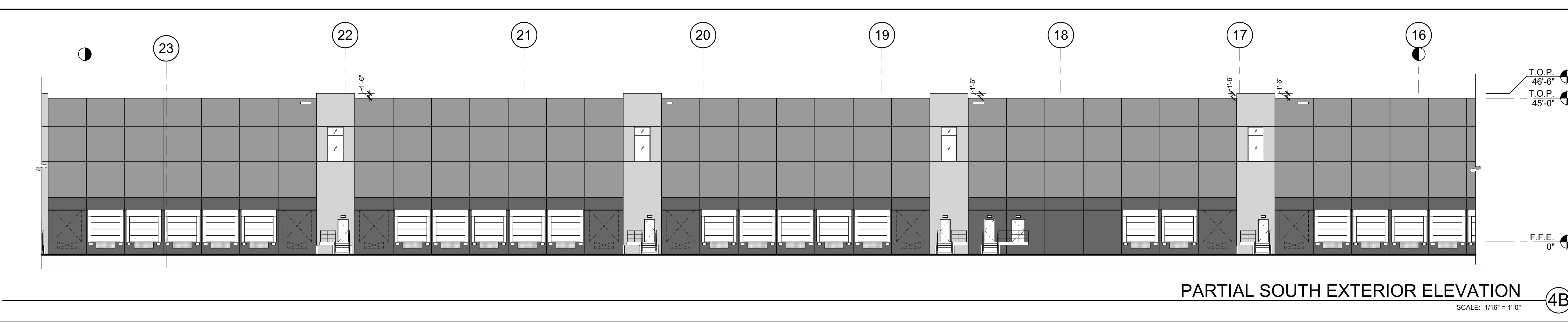
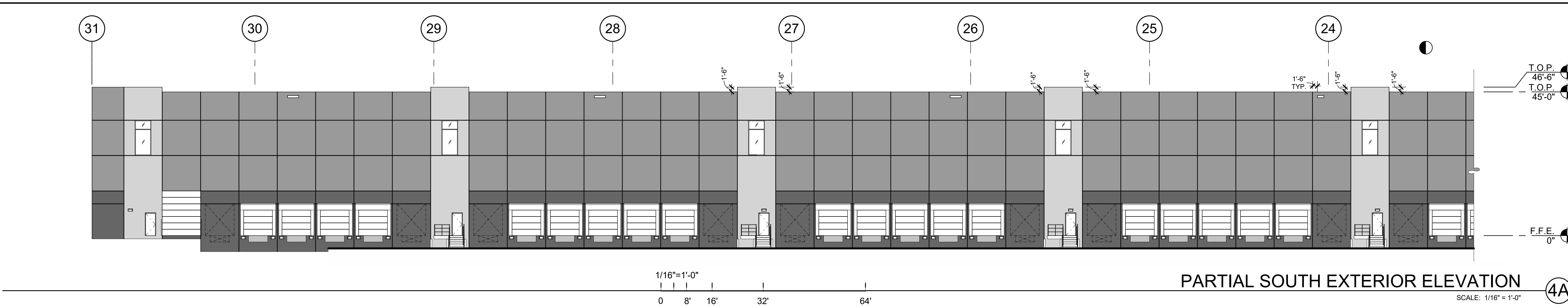
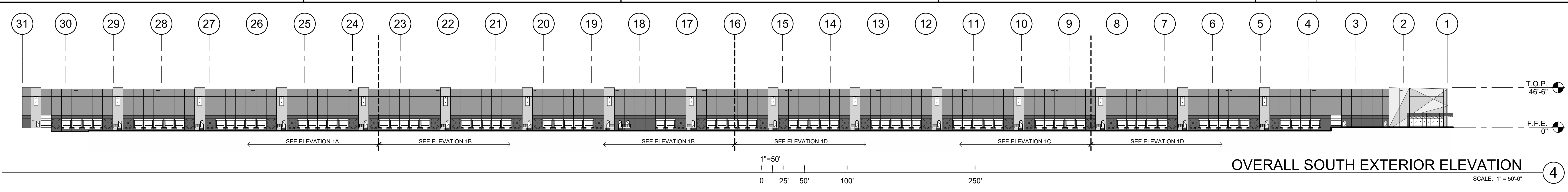
BUILDING VII & VIII
NW CORNER GRASKAMP & MURPHY RD.
WILMINGTON, ILLINOIS 60481

EXTERIOR ELEVATIONS (NORTH)

DATE	REVISIONS
XXXX/XX/XX	PERMIT SET

PA/PM: M. NOILES
DRAWN BY: S.R./A.J.
JOB NO.: CH20-0230-00

SHEET
A4.2



KEYNOTES:
SEE SHEET A0.2 & A0.2a FOR GENERAL NOTES

LEGEND

GLASS:

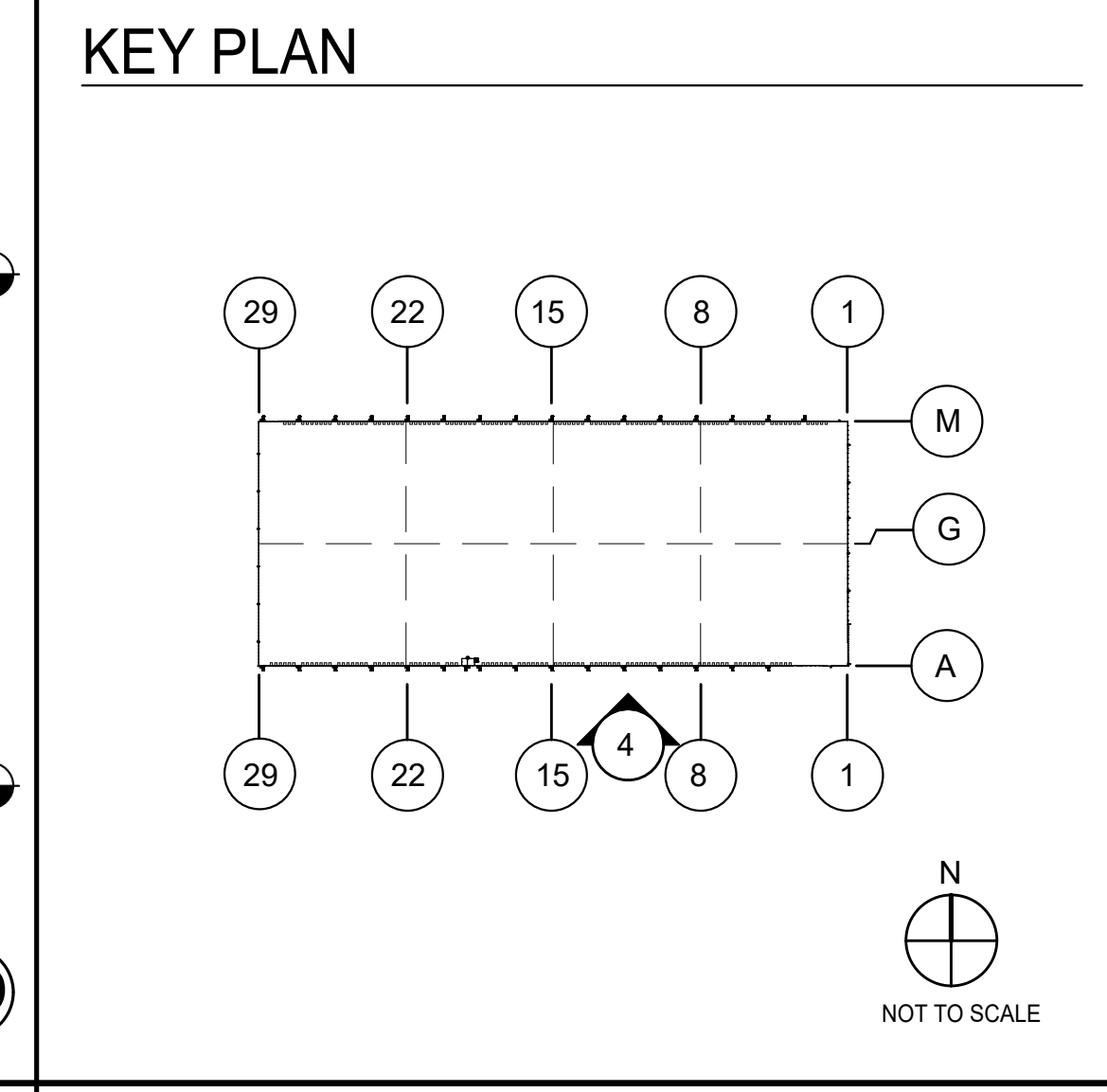
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- PAINT B - SW 9161
- PAINT C - SW 7072
- PAINT D - SW 7661
- PAINT E - SW 7006
- PAINT F - SW 7802



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Oak Brook, IL 60521
F: 630.218.0064

BUILDING VII & VIII

**NW CORNER GRASKAMP & MURPHY RD.
WILMINGTON, ILLINOIS 60481**

EXTERIOR ELEVATIONS (SOUTH)

DATE	REVISIONS
XXXX/XX/XX	PERMIT SET

PA/PM: M. NOLES
DRAWN BY: S.R./A.J.
JOB NO.: CH20-0230-00

SHEET
A4.3

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NOTICE OF PUBLIC HEARING
Planning and Zoning Commission of the City of Wilmington, IL

NOTICE IS HEREBY GIVEN that, on March 10, 2022 at 5:00 p.m. a public hearing will be held by the Planning and Zoning Commission of the City of Wilmington at City Hall located at 1165 S. Water Street, Wilmington, IL for the purpose of receiving and considering testimony and public comment on the request of petitioner and contract purchaser, Walrus CC LLC, 5275 Mount Vernon Way, Dunwoody, GA 30338 to in regards a variance to Chapter 150.62(D)(5) to allow a building height of 125 feet above average grade, where 100 feet is the maximum permitted under conditional use permit and conceptual site plan review to construct a cold storage warehouse facility on approximately thirty (30) acres of property located on the southeast corner of E Kankakee River Drive and HWY 53 in the City of Wilmington, which property is described as follows:

PART OF NE ¼ AND PART OF SE ¼ OF SECTION 25 TOWNSHIP 33 N, RANGE 9 E OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS: COMMENCING AT NE CORNER OF W 590.00 FT OF NE ¼ OF SAID SECTION. THENCE S OOD 41M 20S ALONG E LINE OF W 590.00 FT OF SAID NE ¼ AND NE 1/4, 1214.33 FT TO POB: THENCE S OOD 41M 20S W 1356.36 FT TO A POINT ON WESTERLY LINE OF PARCEL DESCRIBED AS 901 KANKAKEE RD, CALCULATED NOT DESCRIBED; THENCE S 90D OOM OOS E 974.79 FT TO A POINT ALONG THE CENTERLINE OF SAID PARCEL CALCULATED NOT DESCRIBED; THENCE N OOD 07M 24S W 1490.36 FT TO A POINT ALONG THE NORTHERLY LINE OF SAID PARCEL CALCULATED NOT DESCRIBED; THENCE S 90D OOM OOS W 165.20 FT ALONG SAID NORTHERLY LINE OF SAID PARCEL; THENCE S OOD OOM OOS W 134.20 ALONG NORTHERLY LINE OF SAID PARCEL; THENCE N 90D OOM OOS W TO POB. AREA 30.56 ACRES WITH A CLOSURE ERROR OF +/- 0.11 FT

PART OF PIN #03-17-25-200-011-0000

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Pursuant to Section 7(e) of the Illinois Open Meetings Act, 5 ILCS 120/7(e), and guidance provided by legal counsel, the City of Wilmington may conduct all or portions of this meeting by use of telephonic or electronic means without a physical quorum present in the boardroom. Public access to this meeting is available as follows:

Join Zoom meeting by video:

<https://us02web.zoom.us/j/83614835273?pwd=cWw3UzBMQjhxR1k1YkhPVDFnWWF5dz09>

Join Zoom meeting by phone:

1 312 626 6799 US (Chicago)

Meeting ID: 836 1483 5273

Passcode: 415419

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such application can be obtained from the City of Wilmington Zoning Administrator at 1165 S. Water Street, Wilmington, IL (815) 476-2175.

City of Wilmington
Will County, Illinois

FROM: Casey McCollom, PE – Engineer
Chamlin & Associates

DATE: February 22, 2022

SUBJECT: Height Variance: Walrus Cold Storage, LLC

FOR AGENDA: March 10, 2022

SUMMARY

Walrus Cold Storage is a proposed cold storage development located at the southeast corner of E. Kankakee Dr. and Highway 53. The proposed project is located within the I-2 zoning district and is a permitted use for this district. A variance for maximum building height, concept plan approval, and site plan approval has been requested, however the Applicant has not provided sufficient information at this time for site plan approval. A maximum building height of 125 feet has been proposed by the Applicant.

GENERAL INFORMATION

APPLICANT: Walrus CC, LLC

LOCATION: Southeast Corner of E. Kankakee Dr. and Illinois Route 53

PIN: Part of 03-17-25-200-011

SIZE: 30.56 Acres

EXISTING ZONING: I-2 Light Industrial

ADJACENT ZONING & LAND USE:

Direction	Zoning	Jurisdiction	Use
North	I-2 Light Industrial	Wilmington	Industrial
South	I-2 Light Industrial	Wilmington	Vacant/Agricultural
East	I-2 Light Industrial	Wilmington	Vacant/Agricultural
West	I-2 Light Industrial	Wilmington	Industrial/Vacant/WWTP

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903 Main Street • Mendota, IL 61342
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APPLICATION REQUEST(S)

- Height Variance
- Concept Plan Approval
- Preliminary Plat/Plan Approval

BACKGROUND INFORMATION

- Recapture Agreement - September 9, 2008 (R2008-112079), amended April 21, 2009 (R2009-051037), amended April 21, 2009 (R2009-067149)
- Annexation Agreement – May 29, 2009 (R2008-112074)

PROJECT DETAILS

Description of Business:

- Per the applicant Walrus CC, LLC intends to construct and operate a light industrial cold storage distribution facility. The ASRS (Automated Storage and Retrieval System) portion of the building is proposed at a height of 125 feet above the average grade of the site. The business will be in the food and agriculture storage and distribution sector. The building will operate with temperatures of -20F, -10F, and 38F.
- The proposed business activities described by the applicant are permitted uses within the I-2 Light Industrial district.
- The proposed maximum building height exceeds the maximum permitted building height of 45 feet, and the conditional use maximum building height of 100 feet.

Height Variance Plan Overview:

- The site plan consists of the following improvements:
 - 322,000 +/- total square feet multi-story warehouse and processing building
 - 113,000 sf +/- with proposed maximum height of 125' (Approximately 328' x 343')
 - 9,900 sf +/- with proposed maximum height of 79'
 - 72,000 sf +/- with proposed maximum height of 55'
 - 46,500 sf +/- with proposed maximum height of 40'
 - 80,500 sf +/- with proposed maximum height of 30'
 - 49 Truck/Trailer Parking
 - 163 Auto Parking
 - 26 Dock Spaces
 - 132,500 sf +/- of future building expansion south of currently proposed building
 - 2 detention ponds to the east and south of the proposed building
- Passenger vehicle access to the site will be via the existing entrance to Dow/Dupont per existing easement.
- Truck access to the site is proposed via the adjacent property west of the subject development.
- The site is currently incumbered by an existing sanitary sewer easement and private sanitary sewer easement.
- Water and Sanitary sewer are proposed to connect to existing facilities east of the proposed development.

Architecture:

- Building to be primarily steel frame construction with insulated metal panel exterior.
- Administrative offices are shown with an alternate exterior finish not yet identified.

PUBLIC NOTICE SUMMARY

- The requested variance requires a public notice to all property owners within 250 feet of the property.
- Public notice to be published in the Free Press Advocate on Wednesday, February 23, 2022.

STANDARDS

Standards for review of Variation request:

The PZC shall make recommendation and provide findings of fact to the City Council to the same that:

1. Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgement of the PZC, a variation is permitted because the evidence sustained the existence of each of the four following conditions:
 - a. Reasons that strict enforcement of the code would involve practical difficulties or impose exceptional hardship;
 - b. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone;
 - c. The plight of the owner is due to unique circumstances;
 - d. The variation, if granted, will not alter the essential character of the locality.
2. The PZC may recommend,
3. and the City Council may impose conditions and restrictions upon the premises benefitted by a variance as may be necessary to comply with the standards set forth in this section.

STAFF COMMENTS AND CONDITIONS

- Zoning Code 150.64(D)(2) states that I-2 Zoning District has a maximum building height of 45 feet and may be increased to 100 feet by conditional use permit “*as long as all yard setbacks are increased by a ratio of one foot for each two feet, or portion thereof, of increased building height over 45 feet, provided that no front yard setback exceed 150 feet and no side or rear yard exceed 75 feet.*” Setbacks proposed by the developer have been provided in the spirit of the Article 150.64(D)(2) of the code – where the minimum setback has been increased an additional foot for every two feet of building height above 45 feet. At no location does the minimum required setback exceed 150 feet for front yard or 75 feet for side or rear yard. All proposed setbacks exceed the calculated revised minimum setback.
- At concept level the site plan appears to meet or is capable of meeting requirements for development.
- Plans will need to be submitted in accordance Ordinance 150.19 prior to Staff providing comments for Site Plan approval.
- Engineering review of storm water management reports, detailed utility plans, and detailed grading plans will be required once submitted for review.

- Developer will need to confirm the right of access along the property to the west where truck access to the site has been shown. It is staff recommendation that the condition of the existing pavement be evaluated for the suitability for increased truck traffic and widened to allow for a minimum 24' wide pavement.
- Developer will be required to obtain a vacation of the existing sanitary sewer easement that encumbers the property. This sanitary sewer is a private line believed to be to the benefit of Dow/Dupont and US Cold Storage.
- At this time, Staff recommends only consideration of the variance and concept plan due to lack of information to review the Site Plan.
- The applicant will need to proceed with the process as stipulated by Article 152.22 of the code prior to site plan approval since the applicant is proposing a subdivision of PIN 03-17-25-200-011.
- Staff recommends that the applicant consider include a artwork or signage on the face of the 125 ft structure that faces Rt. 53. The artwork should be approved by the City and generally include a welcoming message to the people entering the City.
- Staff recommends increased requirements for screening and landscaping.
- Staff will require a traffic impact analysis at the time of final engineering.

SUPPORTING DOCUMENTS

- ALTA Survey PIN 03-17-25-200-011
- Height Variance Plan Package including:
 - Site 3D views
 - Architectural Site Plan
 - Floor Plan
 - Elevations
 - Building Sections
 - Preliminary Geometric Plan
 - Preliminary Grading Plan
 - Preliminary Utility Plan
 - Preliminary Photometric Plan
- Real Estate Purchase and Sale Agreement
- Height Variance Justification Report

ACTION REQUESTED OF THE COMMISSION

- Review and make a recommendation to the City Council regarding the Variance request for building height subject to any conditions the PZC determines are necessary.
- Review and make a recommendation to the City Council regarding the Concept Plan.