



**City of Wilmington
Planning & Zoning Commission
Thursday, February 7, 2019 at 5:00 p.m.**

Location & Time

Council Chamber
Wilmington City Hall
1165 S. Water Street
5:00 p.m. 02/07/19

**Planning & Zoning
Commission Members**

Bryan Humphries, Chairman
Larry Clennon
Jonathan Jones
Ken Kulpa
Chris Smith
John Tryner
Gina Wysocki

Agenda

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Review and Approve the December 6, 2018 Meeting Minutes
5. Review and Approve Site Plan for VFW Post 5422
6. Review and Approve 2019 City of Wilmington Zoning Map
7. Public Comment
(State your full name clearly; limit 5 minutes each per Ordinance 17-10-17-05)
8. Adjournment

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**Minutes to the City of Wilmington
Planning and Zoning Commission Meeting**
Wilmington City Hall
1165 South Water Street
Thursday, December 6, 2018 at 5:00 PM

Call to Order

The December 6, 2018 meeting of the Wilmington Planning & Zoning Commission was called to order at 5:00 p.m. by Chairman Bryan Humphries in the Council Chambers of the Wilmington City Hall.

Roll Call

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

Commissioners Humphries, Clennon, Jones, Kulpa, Smith, Wysocki

Commissioner’s Absent

Tryner

Quorum

There being a sufficient number of members of the corporate authorities in attendance to constitute a quorum, the meeting was declared in order.

Other Officials in Attendance

Also in attendance were the City Administrator Joie Ziller, City Engineer & Planner Rodney Tonelli, City Attorney Scott Nemanich, Adar Ridgeport Attorney Benjamin Schuster

Approval of Minutes

Commissioner Jones made a motion and Commissioner Kulpa seconded to approve the November 1, 2018 Planning & Zoning meeting minutes as written and have them placed on file after amendment is made

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki

NAYS: 0

ABSENT: 1 Tryner

The motion carried.

Public Hearings

Commissioner Kulpa made a motion and Commissioner Jones seconded to open the Public Hearing at 5:02 p.m. for Annexations with I5, Planned Industrial Development Zoning – Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki

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NAYS: 0
ABSENT: 1 Tryner
The motion carried.

Scott Nemanich, Attorney representing the City of Wilmington introduces Ben Schuster to the Commissioners, who is there on behalf of the Petitioner. Pursuant to law, notifications were sent out to surrounding landowners, and Administrator Ziller did receive the Certified Mail Receipts back from each landowner showing that proper notices have been sent out, Public Notices as well. This is an annexation of seven parcels in the Ridge Development. This is proposed at the same type of Planning and Zoning as the other properties that were annexed in were. Ridgeport Attorney Benjamin Schuster speaks about annexing these parcels into the City. He would like these properties to be zoned into the large scale industrial district. Under the annexation agreement that Adar Ridgeport is bound by, they are obligated to file a petition and have the property annexed into the City when they acquire property that is adjacent to City boundaries, and then the City will consider it for the rezoning. Adar is asking for the seven new parcels to be rezoned and treated the same way the previous properties that were annexed in were treated. Schuster states that a lot of the surrounding area is unincorporated territory. The contiguous line for the City is to the East. Commissioner Jones reviews the letter from Wilmington Township Road Commissioner William Weidling. Jones states that the original annexation agreement does not call for designated signs, as Mr. Weidling suggest in his letter (attached). Jones does not think that would be a rezoning issue, but it does need to be addressed. A man speaks up stating he has known Mr. Weidling for a very long time, and the fact that he took the time to write the letter and submit it means it's something he truly cares about and it has clearly been an issue. Jones states he will take the letter back and look into it and address it the best they can. He says they are not permitted to hang signs on all roads. A man asks Jones if he had the opportunity to review the letter and that the letter is very specific, and includes the number of signs, which is four. Jones said he is happy to work with the township and they will certainly sit down with the township to figure out what road it is, and what they can do to address it. They want to be in compliance with the agreements, and if there is an issue they will immediately fix it. A man questions who will be providing the township with the information requested for the notification issues. P & Z Commission will be happy to provide that information.

Commissioner Jones made a motion and Commissioner Smith seconded to close the Public Hearing at 5:43 p.m.

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki
NAYS: 0
ABSENT: 1 Tryner
The motion carried.

Commissioner Jones made a motion and Commissioner Smith seconded to recess for 5 minutes at 5:43 p.m.

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki

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NAYS: 0
ABSENT: 1 Tryner
The motion carried.

Commissioner Kulpa made a motion and Commissioner Clennon seconded to reopen the meeting out of recess at 5:48 p.m.

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki
NAYS: 0
ABSENT: 1 Tryner
The motion carried.

Commissioners Review/Approval/Recommendation

Commissioner Jones made a motion and Commissioner Smith seconded to recommend Annexations with I5, Planned Industrial Development Zoning – Various Properties, Petitioner Adar Ridgeport Industrial Partners, LLC

Upon roll call, the vote was:

AYES: 6 Humphries, Kulpa, Smith, Jones, Clennon, Wysocki
NAYS: 0
ABSENT: 1 Tryner
The motion carried.

Mr. Jones summarizes what will happen after this meeting, the Township will be included on future conversations about signage locations. Mr. Stellino will call the road commissioner and/or the Township in the morning to initiate these conversations and provide these reassurances. The Township asks for more notification on who to contact, and also verification on who will maintain the 300 foot of road in the snow. Administrator Ziller would like the township director to meet with her and the public works director. Ziller states that the annexation agreement says the developer is responsible for maintaining/rebuilding the main roads and secondary roads. Mr. Nemanich recommends bringing documentation to City Hall/Administrator Ziller to show the Commission any issues that arise.

The Planning and Zoning Commissioner recommends to the City Council, annexations with I5, Planned Industrial Zones, Various Parcels listed in the Agenda today with Petitioner Adar Ridgeport Industrial Partners, contingent on the inclusion of the signed package as discussed in tonight’s meeting that the Township be included in future conversations of impacts on road and development, a phone call from Adar Ridgeport to the City of Wilmington, specifically the Road Commissioner and the sharing of previously spoken contact information of all parties.

Public Comment

Diana Wier, a resident on Kavanaugh Road, discusses her issue with the semi trucks driving down her road. She is concerned for her children’s safety. Commissioners state that there have been many issues with the truck drivers getting lost with their gps. David Landmichael, the owner of the parcel that is not being annexed, discusses his issues with the signage and road

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conditions with the Commission. Landmichael believes the signage on Lorenzo should say Truck Route and designate the weight limit on Murphy and Kavanaugh to say 12 ton. He asks who is responsible for the roads in the winter. City Administrator Ziller states the responsibility falls on the developer. Landmichael said that he complained about the salt quite a bit when the trucks salt the roads they start at the north end and don't start it back up on the South end. He said they salt everywhere besides the houses that need it. Schuster thinks that unfortunately this is a meddling of township vs. city and the boundaries. Landmichael's understanding is that Elston is supposed to be taking care of these roads. He said he talked to the road commissioner about the salt a few times and for some reason South of Murphy and then past his property there is no salt. Benjamin Schuster says that with the annexation, one of the things that will happen is that the portions of Kavanaugh Road that are adjacent to the properties will become part of the City, which allows the City far more control how the roads are handles and treated. Whether it is a speed issue, a salt/road issue, it will become a more unified control. Schuster said that is one of the benefits of annexing into the City. Benjamin Schuster explains to Landmichael that if there is issues that need to be identified and worked on and improved, then he is happy to do. Attorney representing the City Scott Nemanich asks Landmichael who was plowing the roads prior to the project. Landmichael replies with he believes it was the County and he says ever since the annexation, there hasn't been squat done. Ken Kulpa asks Mr. Landmichael for clarification on if the County, the Township or the City was taking care of the roads, and that he is confident it wasn't the City. Mr. Landmichael says every time he calls you guys he doesn't know who to talk to. The Commissioners asks for more clarification on prior to the annexation was the County or the Township taking care of the roads. Someone spoke up saying, whoever Lardi worked for, and everyone said the Township. Landmichael says the point of the matter is that it was being taken care of on a regular basis. Diana Wier asks what is going to happen to her road once the big ignorant buildings are up across the road from her on Kavanaugh. Scott Nemanich says he does not know if that's in the agreement or not yet. Wier asks were the access road into the industrial park is going to be. The Commissioners do not know, as no one has seen any sight plans. Since the City Engineer Rodney Tonelli is absent from this meeting, no one can give Diana Wier an answer. Benjamin Schuster says that once the property is annexed, that is when they come up with the sight plans and traffic plan, what is going on those lots, and that this meeting is just to annex properties into the City. Diana Wier says that another thing is once the builders start breaking the tiles in the fields that have been there for years; she will have water problems and that she is already having water issues. A commissioner said that is supposed to be looked at on the overall sight plan. Landmichael states that there are pumps running by the truck stop/railroad tracks every time it rains and they flood all the fields. Nemanich asks who is pumping. Landmichael replies, D Construction. Administrator Ziller says that it would be the developer. Landmichael says you guys have D pumping all the runoffs into the detention ponds. Wier said it was totally flooded by Cooper Road down the street from Murphy Road, everything is changing. She said she is living in a construction zone, in a war zone. Benjamin Schuster asks if the current drainage plan is working and says these are things we need to know. Ms. Wier says there is no communication whatsoever and that they don't care what happens to them as long as they get their annexation and tax. Ms. Wier says no one has called, and that the City sent her a letter to come to City Hall on November 15 and when she got there the place was locked up. She said she signed for a letter for a meeting and no one notified her it was cancelled. Diana Wier says she does not think they should give them the rezoning. She says the truck traffic has not been addressed. Landmichael asks if they were still going by the 2010 agreement with the

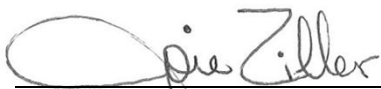
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setbacks and all that stuff. A man says yeah as far as he knows. Landmichael says his question is that they have to stay no closer than 300 feet from his property lines, at all sides, with a building, but says there is no agreement with a buffer area, so he doesn't have to look at the buildings. The Commission says that was part of the annexation, and the time frame is somewhere in the agreement, for a wall/berm. Landmichael says the properties are all zoned estate. His property is 3.5 acres, and zoned E-1. Benjamin Schuster says the moment the property is annexed it gets zoned agricultural. Once it is annexed it falls into the City's jurisdiction to govern and also becomes bound by the annexation agreement and redevelopment agreement. Mr. Nemanich asks Mr. Schuster if he would take a few minutes to call Mr. Stellino to get a direct answer on the request from Mr. Weidling. Mr. Schuster speaks to Ms. Wier and Mr. Landmichael telling them that he fully supports and believes in land/property owner rights and he is not going to ignore anything they said today. And if they ever end up getting annexed in or not, because they are the white stripe in the middle of this, Schuster wants to make sure that whoever owns or takes care of that property does so in a neighborly fashion. Mr. Schuster says he will carry the ball for them. Ms. Wier believes she was offered a ridiculous price for her property/land. Ms. Wier believes that she was offered an absolutely ridiculous price for their property. Schuster said that any offers are based off of the agreement. Ms. Wier asks for clarification on the market value and if it was at 125% and so far from her property line. The Commissioners say yes and Ms. Wier says that is not what she is being offered. Mr. Landmichael says the neighbor has a pond, no house, on four acres, is getting \$ 500,000, 100,000/acre. He is on six acres with a house and was offered \$ 250,000. Mr. Schuster says his recommendation is to take what Mr. Landmichael has been offered and get an appraisal and something to counter offer with. Ms. Wier says they are no longer a residential market; they are now an industrial market. Administrator Ziller states that the negotiations are supposed to be between the property owner and the developer. Attorney Nemanich says that on at least four occasions, there have been people who have contacted him stating they were not living up to the agreement. Therefore everything was reviewed and corrected, if necessary. Mr. Nemanich will make himself available to the landowners to review the appraisal. Mr. Landmichael says that it is to the point now that they don't go by appraisal, and that they should go by what they pay for all the other properties. He says that there were five houses on Regan Lane that were appraised by Zillow at around \$188K to \$200K but they walked away with \$500,000. The Commissioners all state that they cannot be appraised by Zillow, and that the property will need an official appraisal.

Adjournment

Motion to adjourn the meeting made by Commissioner Jones and seconded by Commissioner Clennon. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on December 6, 2018 adjourned at 6:06 p.m.

Respectfully submitted,



Joie Ziller
Deputy City Clerk

12/5/2018

**TOWNSHIP of WILMINGTON
COUNTY of WILL
241 Winchester Court
P.O. BOX 397
WILMINGTON, IL 60481-0397**

RECEIVED

DEC 05 '18
WJ
CITY OF WILMINGTON

William M. Weidling, Township Road Commissioner

(815)-476-9272 or 815-930-9079

To: Wilmington Planning and Zoning Commission

Dear Mr. Chairman and fellow Board members, as the Wilmington Township Road Commissioner I would like to submit the following comments to the request to rezone and annexation of following parcels.

Tax pins: 03-17-21-300-012, 03-17-300-014, 30-17-21-300-013, 30-17-300-019, 30-17-300-020, 03-17-300-022, 03-17-300-021

I have no objections to the rezoning or annexation of the above listed parcels. My concerns that I would like to present to you are as follows.

Proper signage: this development has not placed "**No Trucks**" signs and "**Designated truck route**" signs on the township roads that feed into it. This has lead to many over weigh trucks using our road system which are not designed for this weight. It creates a very costly burden on the tax payers and much more work on me. I recommend that a **condition** be placed on this annexation that the developer agrees to purchase the signs, post, bolts and pay the City or Township to install the signs. This would be 4 "No Trucks" signs with bolts (MUTCD compliant code R5-2 No Tucks sign 24"x24") and post, 2 "truck Route arrows signs left & right with bolts (again MUTCD Code 5 18"x24") and post.

Notification Issues: The Road District needs to be provided with the contact information for the Developer, the onsite Engineer and the onsite Project Manager. I also request that the Road Commissioner be included in any meetings that will or may affect the Road System.

Thank you

William Weidling



Memorandum

To: Wilmington Planning and Zoning Commission
From: Rodney Tonelli, AICP
Date: January 31, 2019
RE: VFW Post 5422

Site Improvement Plans submitted by Chamlin & Associates, Inc. with a revision date of 11/20/2018 and Proposed Site Plan and Architectural Plans prepared by Jeff Jarvis Architect with a revision date of 11/27/2018 plan have been submitted for review and site plan approval for the proposed VFW Post 5422..

Summary

The applicant has submitted revised plans for the proposed VFW building to be located at 557 W. Baltimore Street. They have reduced the size of the building to 5,814 square feet. The previous plan that you reviewed in November 2018 showed the building at over 10,000 square feet. The previous plan did not allow all of the required parking to be provided on-site. In the new plan, the reduced building size allows the on-site parking to be increased to 64 spaces and no off-site parking is proposed. An overall site plan is attached showing the orientation of the building, the location of the parking areas, access drives and other site improvements.

Current Zoning

The property that the VFW will be built on is currently zoned B3 General Commercial. Banquet facilities, clubs, lodges and meeting halls are permitted uses within the B3 General Commercial zoning district.

Plan Review and Analysis

Staff has reviewed the submitted site plan and associated engineering documents and submitted review comments to the design engineer. No landscape plans or signage documents or drawings were received or reviewed as part of this memorandum.

The proposed building is a one-story building containing 5,814 square feet. The building is clad in an off-white color, corrugated metal siding. The north elevation and the entrance area of the west elevation will have a brick veneer wainscot. The rest of the building will have a red colored corrugated metal wainscot to contrast the main wall color. The roof material is proposed to be a metal roof in a green color.

The plan shows 64 on-site parking spaces. The site plan lists 172 restaurant occupants within the parking section and lists 1 space per 3 occupants for a total of 57 spaces required. The site plan shows the parking spaces in the main lot to extend slightly into the third street right-of-way. This is consistent with how the parking area had historically been used as there is no break in the pavement from the street to the parking area. The site plan has provided striping to provide



for clear traffic circulation and distinguish between the end of the parking area and roadway pavement. Council approval of the site plan will confirm City approval of the extension of the parking stalls into the City right-of-way.

The proposed building in the B3 district requires a 40 foot front yard setback with no setback requirements for side or rear yards. The proposed building is setback 134 feet from the front lot line.

The proposed site plan shows access only to the 3rd Street right-of-way. A sidewalk is shown along the Baltimore Street frontage on the private side of the property line. An easement will be needed over this sidewalk for public use.

No landscape plan has been submitted or reviewed. Landscaping is required around all parking lots and drives and along the building. A landscape plan should be submitted for City review.

Parking lot lighting is required in all nonresidential use parking areas containing 5 or more parking stalls. No lightning is shown on the plans and a site lighting plan needs to be submitted.

A trash enclosure is proposed at the east end of the parking lot south of the building. No details were submitted regarding the design or materials to be used for constructing the enclosure. Staff would request that the enclosure be built out of sight proof materials such as board-on-board fencing.

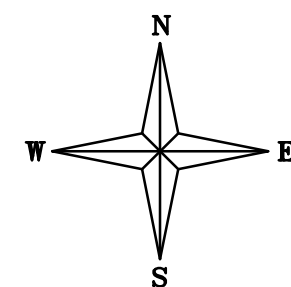
Recommended Actions

Staff is recommending that the Wilmington Planning and Zoning Commission make a motion to recommend that the City Council approve the site plan for VFW Post 5422 with the following conditions:

1. Final engineering and final planning review by the City Engineer and City Planner
2. Submittal and City staff review of a site landscaping plan
3. Submittal and City staff review of a site lighting plan
4. Submittal and City staff review of an easement to the City/public over the sidewalk proposed along Baltimore Street.
5. Submittal and City staff review of a signage plan
6. Submittal and City staff review of the materials for the proposed trash enclosure.

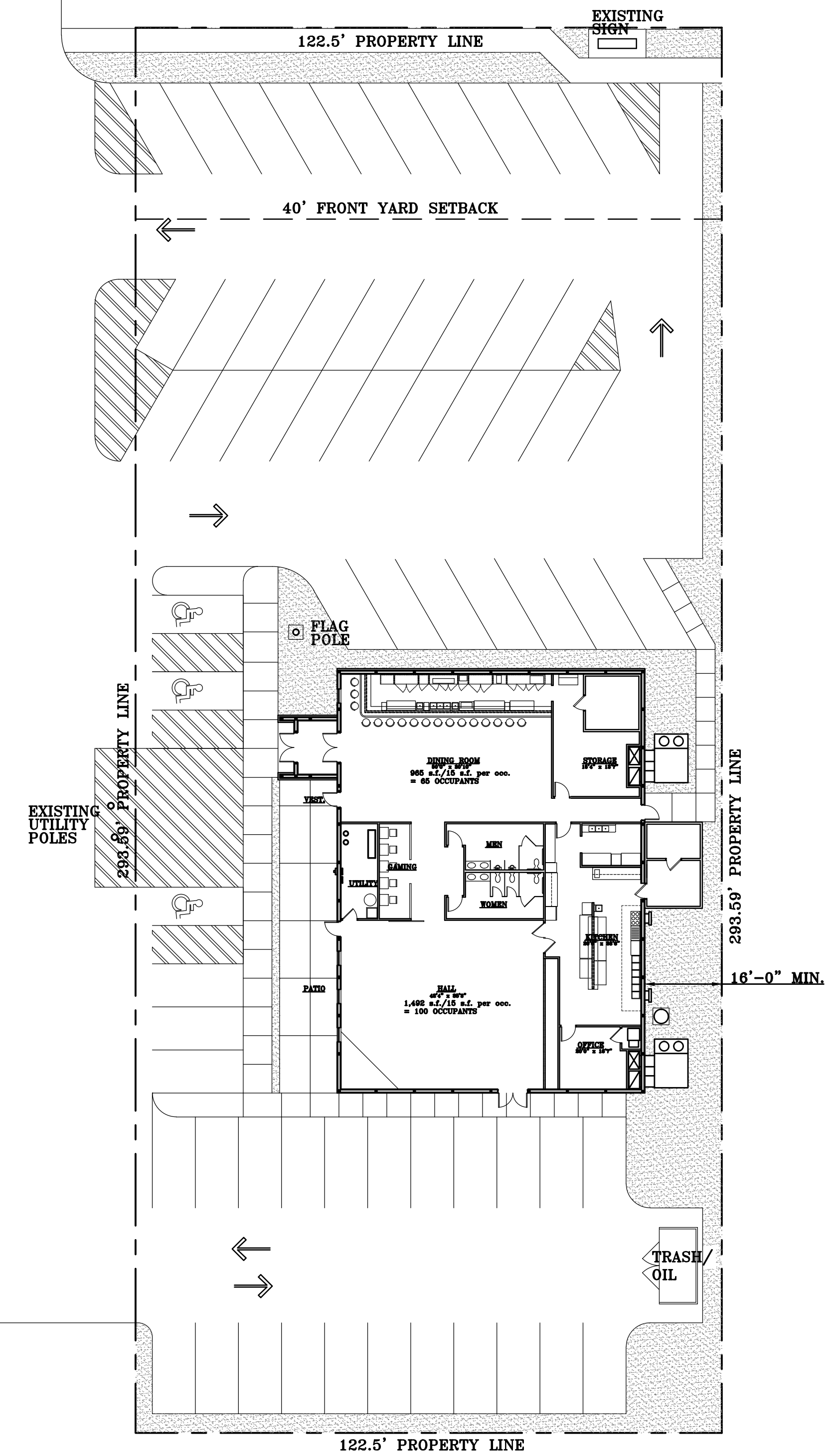


AERIAL REFERENCE PLAN
1" = 40'-0"

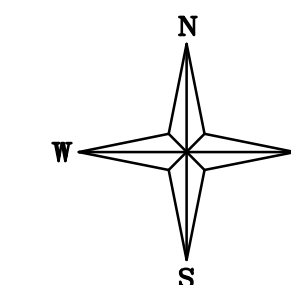


ZONING SUMMARY			
ZONED:		ACTUAL	ORDINANCE
B-3, GENERAL COMMERCIAL			
LOT AREA	35,964 s.f.		
BUILDING AREA	5,814 s.f.	16.2%	70% MAX.
FRONT YARD SETBACK		134'	40' MIN.
REAR YARD SETBACK		71'	NONE
SIDE YARD SETBACK		30'/16'	NONE
OFF STREET PARKING	RESTAURANT	64 Spaces	1 per 3 Seats 172 Occupants / 3 = 57 Spaces Req'd

WEST BALTIMORE STREET



SITE PLAN
1" = 20'-0"



JEFF JARVIS
Architect
2983 River Road
Kankakee, Illinois

VFW POST 5422
557 West Baltimore Street
Wilmington, Illinois

REFER TO CIVIL
DRAWINGS BY
CHAMLIN & ASSOC.
FOR SITE DRAINAGE,
TOPOGRAPHY AND
UTILITIES

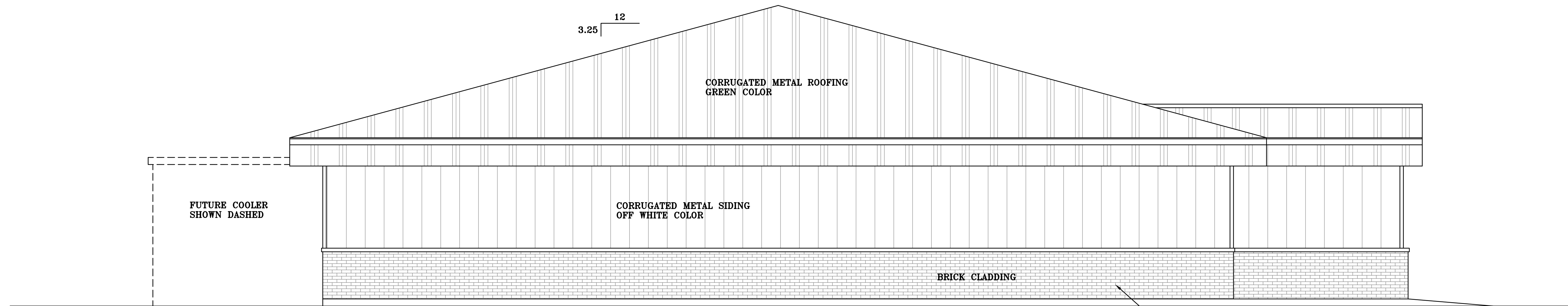
DATE	ISSUE
10/22/18	PRELIMINARY
10/31/18	PRELIMINARY
11/6/18	PRELIMINARY
11/27/18	REVISIONS

SITE PLAN

Sheet No.
A-2

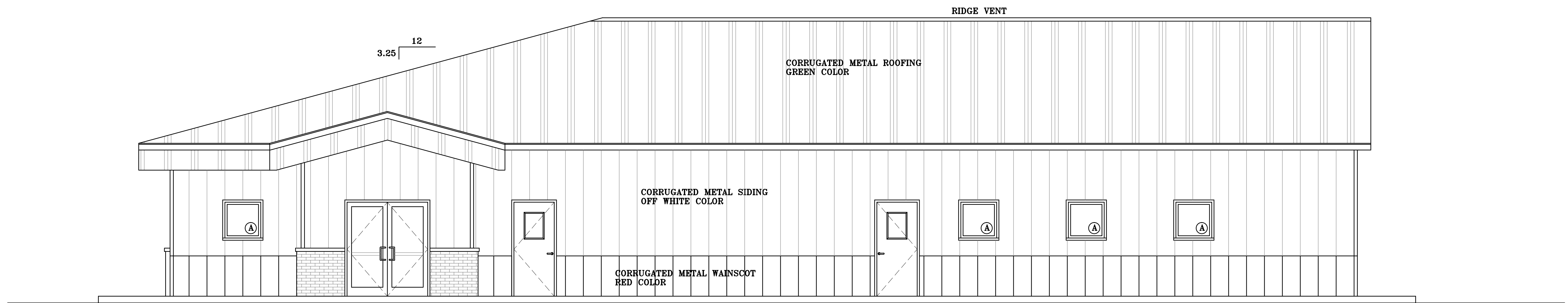
JEFF JARVIS
Architect
2983 River Road
Kankakee, Illinois

VFW POST 5422
557 West Baltimore Street
Wilmington, Illinois



A NORTH ELEVATION
1/4" = 1'-0"

ANCHOR MASONRY VENEER WITH WALL TIES
@ 24" HORIZ. AND 16" VERT.
INSTALL BASE COURSE FLASHING WITH
SASH CORD WEEPS @ 24"



B WEST ELEVATION
1/4" = 1'-0"

WINDOW SCHEDULE
A 36" x 36" AWNING UNIT

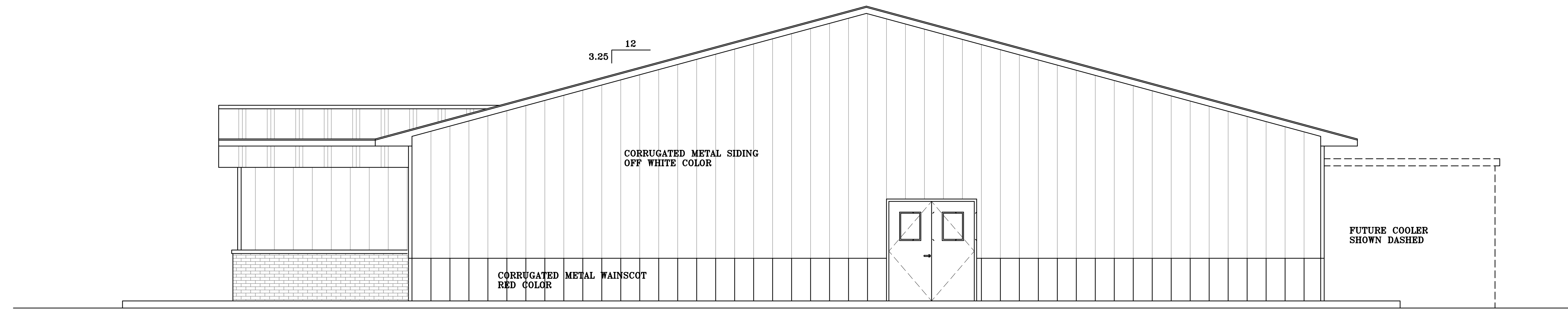
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7/24/18	PRELIMINARY
7/27/18	PRELIMINARY
8/24/18	PRELIMINARY
10/2/18	PERMIT REVISIONS
10/27/18	REVISIONS

BUILDING
ELEVATIONS

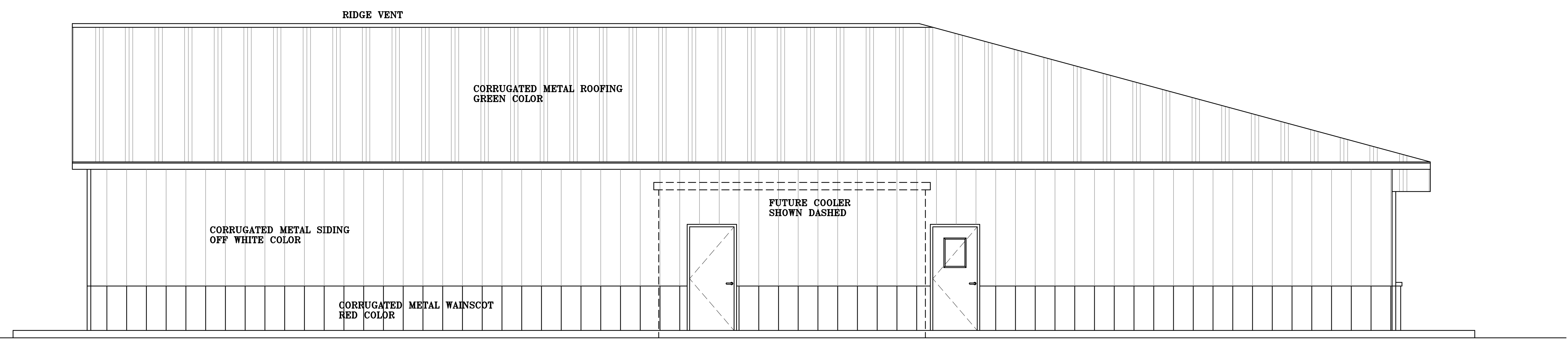
Sheet No.
A-5

JEFF JARVIS
 Architect
 2983 River Road
 Kankakee, Illinois

VFW POST 5422
 557 West Baltimore Street
 Wilmington, Illinois



C SOUTH ELEVATION
 1/4" = 1'-0"



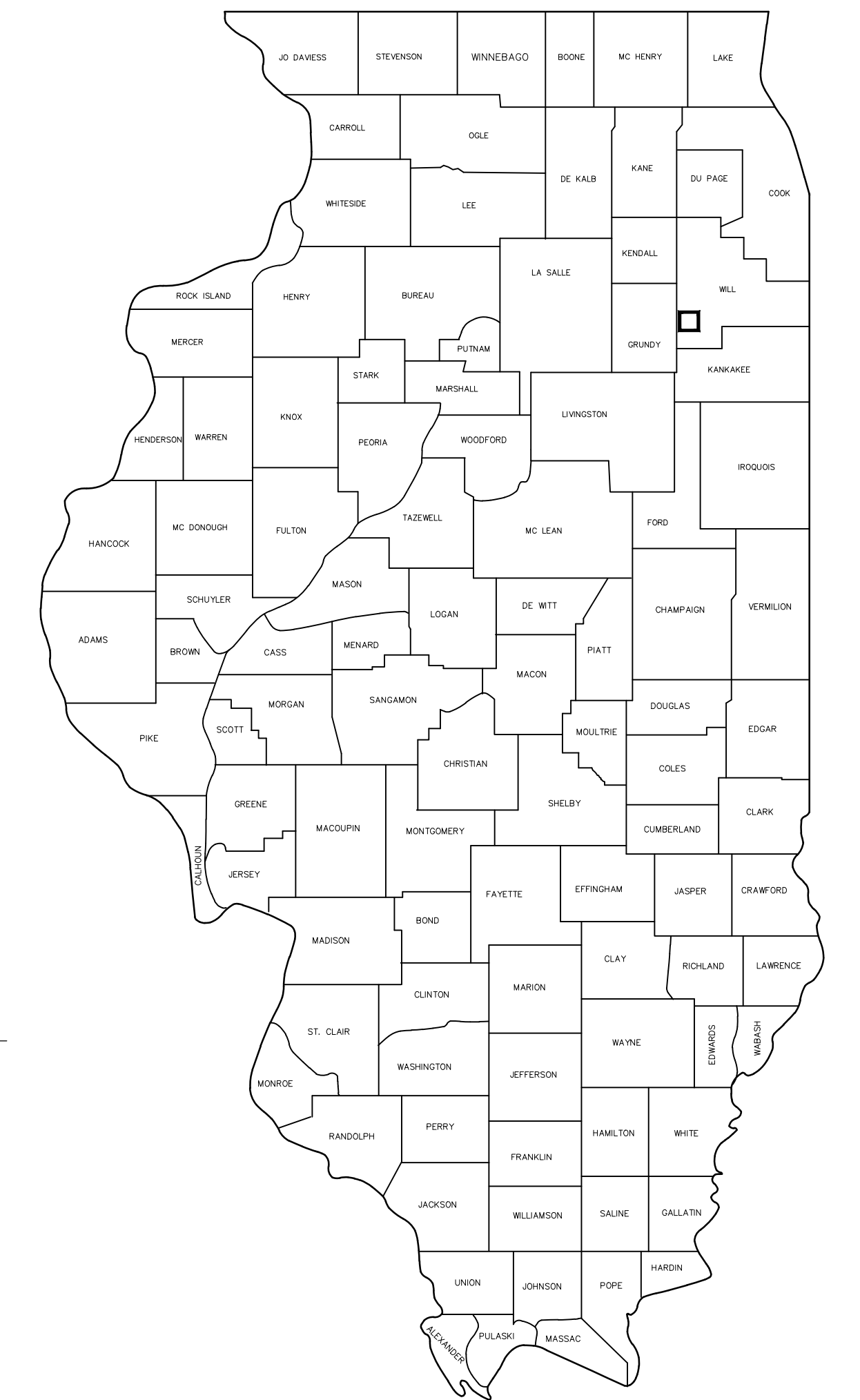
D EAST ELEVATION
 1/4" = 1'-0"

DATE	ISSUE
7/24/18	PRELIMINARY
7/27/18	PRELIMINARY
8/24/18	PRELIMINARY
10/2/18	PERMIT REVISIONS
10/27/18	REVISIONS

BUILDING
 ELEVATIONS


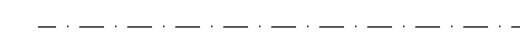
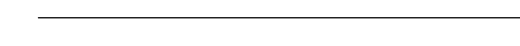





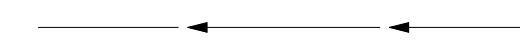
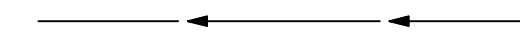

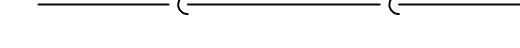
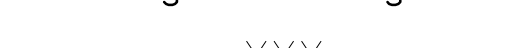




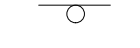

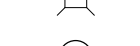



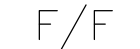



Sheet No.
A-6

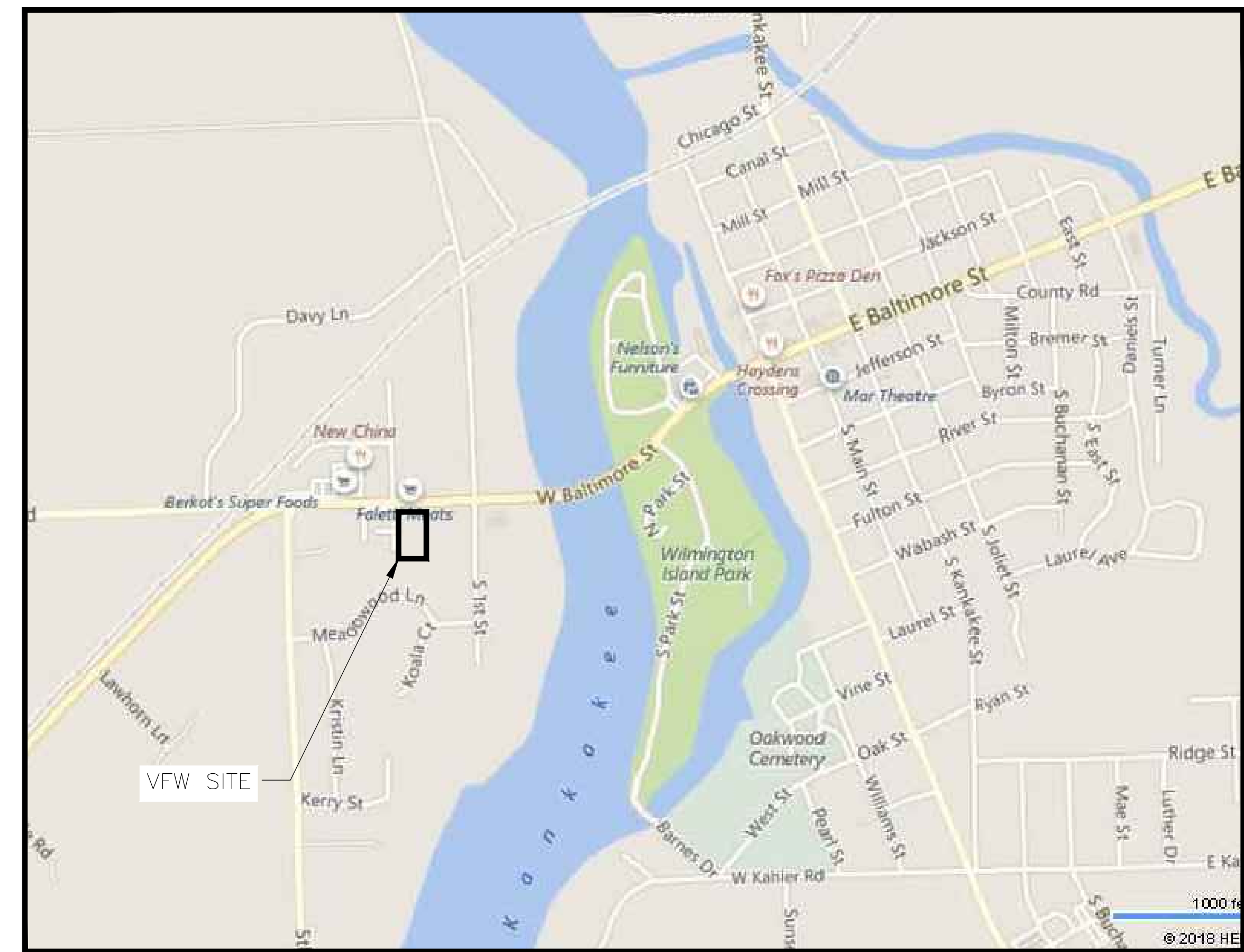
VFW POST 5422 SITE IMPROVEMENT PLANS WILMINGTON, ILLINOIS



LOCATION OF SECTION INDICATED THUS: - □

LEGEND

-  BOUNDARY OF PROPERTY
-  BUILDING SETBACK LINE
-  EXISTING LOT LINE
-  EXISTING RIGHT-OF-WAY
-  EXISTING EASEMENT
-  EXISTING WATER MAIN
-  EXISTING GAS
-  EXISTING CENTERLINE
-  EXISTING FENCE
-  EXISTING STORM SEWER
-  PROPOSED STORM SEWER
-  PROPOSED WATER MAIN/SERVICE
-  PROPOSED SANITARY SEWER/SERVICE
-  PROPOSED SILT FENCE
-  EXISTING CONTOUR
-  PROPOSED CONTOUR
-  EXISTING TREE W/ SIZE
-  EXISTING BUSH W/ SIZE
-  EXISTING GAS METER
-  EXISTING SIGN
-  EXISTING MANHOLE
-  EXISTING WATER SERVICE VALVE
-  IRON PIPE FOUND
-  IRON ROD FOUND
-  CONCRETE
-  TOP OF FOUNDATION
-  FINISHED FLOOR



INDEX OF SHEETS:

- 1 COVER SHEET
- 2 NOTES & DETAILS
- 3 EXISTING CONDITIONS & DEMOLITION PLAN
- 4 UTILITY PLAN
- 5 GRADING & EROSION CONTROL PLAN
- 6 GEOMETRY PLAN

OWNER

VFW POST 5422
PO BOX 75
WILMINGTON, ILLINOIS 60481
PH: (815) 274-3943
vfwmyopost5422@gmail.com

SURVEYOR / ENGINEER

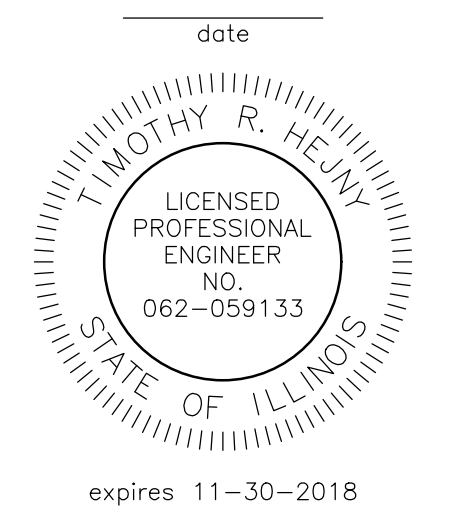
CHAMLIN & ASSOCIATES, INC.
221 WEST WASHINGTON STREET
MORRIS, ILLINOIS 60450
PHONE: (815) 942-1402
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BENCHMARKS

RAILROAD SPIKE IN UTILITY POLE, WEST LOT LINE:
ELEV=499.21
(EXISTING GROUND ELEVATIONS ARE BASED ON SITE ELEVATION DERIVED GPS INSTRUMENT)



signature
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717

CHAMLIN & ASSOCIATES JOB NO.: 3881.00

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CURRENT AS OF: 11/20/18	
SCALE: N/A	SHEET 1
FILE NO.: 14390	OF 6

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Drawing Name: H:\AUG13\3881-00 VFW POST 5422 SITE PLAN\CAD\01 COVER.dwg Last Modified: Nov 20, 2018 - 1:47pm Plotted on: Nov 20, 2018 - 1:47pm Plotted by: timhejny

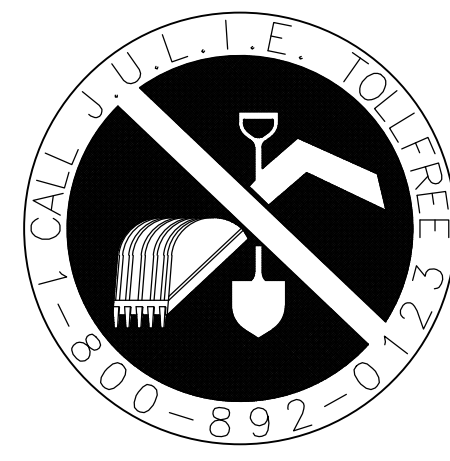
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	2	TRH	11/20/18 REVISED PER OWNER

CHAMLIN & ASSOCIATES, INC.
PERU MORRIS
ILLINOIS

VFW POST 5422
557 WEST BALTIMORE STREET
WILMINGTON, ILLINOIS

COVER

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GENERAL NOTES

The Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" adopted April 1, 2016, and Supplemental Specifications and Recurring Special Provisions (latest edition) and the "Standard Specifications for Water and Sewer Construction in Illinois" 7th Edition 2014 shall govern applicable portions of this project.

It shall be the responsibility of the Contractor to examine the Plans and Specifications, visit the work site, be informed of the work involved, be informed of federal, state, and local laws, local code requirements, ordinances, rules and regulations, and any other items which may affect the cost and/or time to complete the project. It is the Contractor's responsibility to notify the Engineer should any discrepancies be noticed between the Plans, Specifications, or work site.

The location of existing underground or overhead utilities if shown on the Plans is for the convenience of the Bidder only. The Owner and/or Engineer assumes no responsibility whatsoever with respect to the accuracy or completeness of the information shown. It shall be the responsibility of the Contractor to determine the actual location of all such utilities.

The Contractor shall be responsible for the proper protection of all existing public or private roadways, structures, and utilities prior to the start of construction and shall be responsible for any damage to said roadways, structures, and utilities. Any roadway, structure, or utility that is damaged during construction shall be repaired or replaced by the Contractor at the Contractor's expense.

When survey control points are set by the Engineer to establish the horizontal and vertical control required for the construction of the various contract items of work, the Engineer shall be responsible for the accuracy of the control points set. The Contractor shall assume full responsibility for all measurements taken or derived by the Contractor from control points set by the Engineer.

The Contractor shall protect and preserve all control points or reference stakes set by the Engineer. Should the Contractor disturb any control point or reference stake without the prior approval of the Engineer, the Engineer may deduct the direct engineering cost incurred in the re-establishment of the control point or reference stake from compensation due the Contractor.

Traffic control shall be in accordance with applicable portions of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction" adopted April 1, 2016, and Supplemental Specifications and Recurring Special Provisions (latest edition) and the latest edition of the "Illinois Manual for Uniform Traffic Control for Streets and Highways". The Contractor shall be solely responsible for use of appropriate Illinois Department of Transportation Highway Standards pertaining to traffic control for the entire duration of the project and solely liable for any accidents, which may occur due to inadequate traffic control.

All roadways and driveways shall remain open throughout the project unless prior consent is granted by the Municipality and/or the State for any Contractor-requested roadway closures. The Contractor shall make arrangements or schedule work so that access to properties within the work site is maintained at all times.

Unless otherwise provided, traffic control shall be considered incidental to the contract.

All field tiles encountered during construction shall be routed to the storm water system. The Contractor is required to consult with the Municipality regarding the disposition of any field tiles encountered.

Should hazardous materials be encountered during construction, the Contractor shall immediately notify the Owner or Owner's Representative.

All clean construction demolition debris (CCDD) certification/disposal (if required) shall be the responsibility of the Contractor.

Soil erosion and sediment control shall be in accordance with applicable portions of the Illinois Urban Manual, latest edition.

Provisions shall be made to minimize the transport of sediment by vehicular traffic from the construction site. All streets shall be cleaned daily or as necessary to keep clean of sediment and debris caused by construction activities. Adjacent properties shall be protected from sediment deposition by use of an acceptable erosion control practice such as vegetative buffer strips or sediment barriers. Should an erosion control item not be included as a Bid Item or not be addressed per Special Provision and be determined necessary by the Engineer, those items will be paid for at a pre-approved unit price.

For construction sites with one (1) acre or more of disturbance, all Contractors and Sub-Contractors will be required to certify a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, if necessary, and all permits pertaining to soil and erosion control will be prepared and submitted by the Owner/Engineer.

It will be the Contractor/Sub-Contractor's responsibility to implement and follow the SWPPP.

When requested by the Owner, the Engineer shall provide construction inspection to ascertain the work is in substantial conformance with the Contract Documents and with the design intent. The Engineer's undertaking shall not relieve the Contractor from the Contractor's obligation to perform work in conformity with the Plans and Specifications and in a workmanlike manner, shall not make the Engineer an insurer of the Contractor's performance; and shall not impose upon the Engineer any obligation to ensure that the work is performed in a safe manner. The Contractor shall be totally responsible for safety for this project.

The Contractor shall record the vertical and horizontal locations of all pipe bends, valves, manholes, sewer service taps and all additional information necessary for the preparation of "As Constructed" plans. The "As Constructed" plans will be prepared by the Owner or Owner's Representative.

All pumped ground water shall be filtered before discharging onto ground.

WATER MAINS/WATER SERVICES

The Contractor shall provide all labor, materials, tools, and equipment necessary to construct the water main and services as detailed on the Plans and in the Specifications.

All water mains and services shall have a minimum cover of five and one-half feet (5.5').

Water service lines shall be protected from sanitary sewers, storm sewers, sewer service connections and drains in accordance with Title 35, Environmental Protection Agency Subtitle F; Public Water Supplies, Chapter 11; Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

Water mains shall be separated from septic tanks, leach disposal fields and seepage beds by a minimum distance of twenty-five (25) feet.

Water main construction shall be in strict accordance with the "Standard Specifications for Water & Sewer Main Construction in Illinois" 7th Edition 2014 except where noted otherwise on the Plans or in the Specifications.

Bedding, haunching, and initial backfill shall be supplied by the Contractor and placed in accordance with the Standard Specifications and shall be considered incidental to the water main/service installation. Class 1A material, crushed stone or crushed gravel, gradation (CA 7), shall be used for bedding, haunching, and initial backfill.

Final backfill shall be required for all water mains/services that are constructed under or within two (2) feet of the edge of existing or proposed pavements, sidewalks, curb and gutters, or other paved surfaces.

Where indicated on the Plans, controlled low strength material (CLSM) or "flowable fill" shall be used for final backfill in accordance with the Standard Specifications. In all other locations, final backfill shall consist of excavated material.

Where indicated on the Plans, select granular material (FA 6) shall be used for final backfill in accordance with the Standard Specifications.

Excavated material shall be used for final backfill for all areas not designated for select granular backfill or CLSM.

WATER MAIN & SERVICE PIPE MATERIAL

Water main pipe shall be asphalt coated, cement-lined Class 52 ductile iron pipe in accordance with AWWA C104, AWWA C-150, and AWWA C-151 with push-on joints in accordance with ASTM F477, or polyvinyl chloride (PVC) Type SDR-18, Class 150 pressure pipe in accordance with AWWA C-900, ASTM D 1784 for PVC compounds and ASTM D 3139 with push-on joints in accordance with ASTM F477.

The type of water main material to be used will be as specified on the plans and/or in the schedule of quantities.

Water service pipe shall be type K copper in accordance with ASTM B88 and ASTM B251. Tracer wire to be installed with all water mains and services.

WATER MAIN FITTINGS

The Contractor shall provide all labor, tools, and equipment necessary to install water main fittings at locations indicated on the Plans. Pipe fittings shall be cement lined mechanical joint ductile iron conforming to ANSI specifications, C 104 and C 110 with a pressure rating of two hundred fifty (250) pounds minimum. Fittings are considered incidental to the contract.

Retainer glands or anchor couplings ("Mega-Lug" or approved equal) shall be used with all mechanical joint connections and shall be designed for installation on the type of water main specified. All retainer glands shall have one (1) retainer bolt per flange bolt.

Solid concrete thrust blocks shall be supplied by the Contractor and installed at all fittings. Thrust blocking shall be positioned at locations as shown on the Standard Specifications, Typical Thrust Block Installations Standard Detail.

WATER MAIN TESTING AND DISINFECTING

The water main shall be disinfected in accordance with the Standard Specifications. The Contractor shall supply all materials, equipment, and labor necessary for testing and disinfecting the water main and shall be responsible for collecting water samples and having bacteriological testing performed as required by the Illinois Environmental Protection Agency. The Contractor shall furnish all test results necessary to the Engineer for submittal to the Environmental Protection Agency prior to placing the water main in service.

The Contractor is responsible for the coordination of testing and disinfecting the new water main and shall notify the Owner and Operator a minimum of twenty four (24) hours in advance of the requested time for observation of the pressure and leakage test. All testing shall be in accordance with the Standard Specifications.

SANITARY SEWERS / SANITARY SERVICES

GENERAL

The Contractor shall provide all labor, materials, tools, and equipment necessary to construct the sanitary sewer system as detailed on the Plans and in the Specifications.

Water service lines shall be protected from sanitary sewer, storm sewers, sewer service connections and drains in accordance with Title 35, Environmental Protection Agency Subtitle F; Public Water Supplies, Chapter 11; Environmental Protection Agency, Parts 651-654 Technical Policy Statements, Section 653.119.

Sanitary sewer main construction shall be in strict accordance with the "Standard Specifications for Water & Sewer Main Construction in Illinois" 7th Edition 2014 except where noted otherwise on the Plans or in the Specifications.

Pumping of groundwater, sanitary waste bypass pumping, or any other pumping shall be considered incidental to the cost of the sanitary sewer unless otherwise specified.

Any excess excavated material, removed structures, or debris shall be removed from the site and properly disposed of at the Contractor's expense.

Where requested by the Engineer, foundation material shall be placed at locations where unsuitable soils exist or other site conditions warrant foundation material use. Foundation material shall be Type B CA-7.

Bedding, haunching, and initial backfill shall be placed in accordance with ASTM Standard D2321-89 and shall be considered incidental to the sanitary sewer main. Class 1A material, crushed stone or crushed gravel, gradation (CA-7), shall be used for bedding, haunching, and initial backfill.

Final backfill shall be required for all mains that are constructed under or within two (2) feet of the edge of existing or proposed pavements, sidewalks, curb and gutters, or other paved surfaces.

Where indicated on the Plans, controlled low strength material (CLSM) or "Flowable Fill" shall be used for final backfill in accordance with the Standard Specifications.

Where indicated on the Plans, select granular material (FA 6) shall be used for final backfill in accordance with the Standard Specifications.

Excavated material shall be used for final backfill for all areas not designated for select granular backfill or CLSM.

SANITARY SEWER/SERVICE PIPE MATERIAL

Sanitary sewer and service pipe shall be polyvinyl chloride (PVC) type SDR-26 conforming to ASTM D-3034 or ASTM F-679-89, with flexible elastomeric joints conforming to ASTM D-3212. The type of sanitary sewer pipe material to be used will be as specified on the plans and/or in the schedule of quantities. Fittings are considered incidental to the contract and may not be called out on the plans. All services to be installed with a tracer line.

SANITARY SEWER SYSTEM TESTING

Sanitary sewer mains shall be tested in accordance with the Standard Specifications. The entire sanitary sewer system shall be tested and the following tests shall be performed:

DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE
AIR TESTING

Manholes shall be air tested for leakage in accordance with ASTM C1244-02, Standard Test Method for Concrete Sewer Manholes by the Negative Air Pressure (Vacuum) Test.

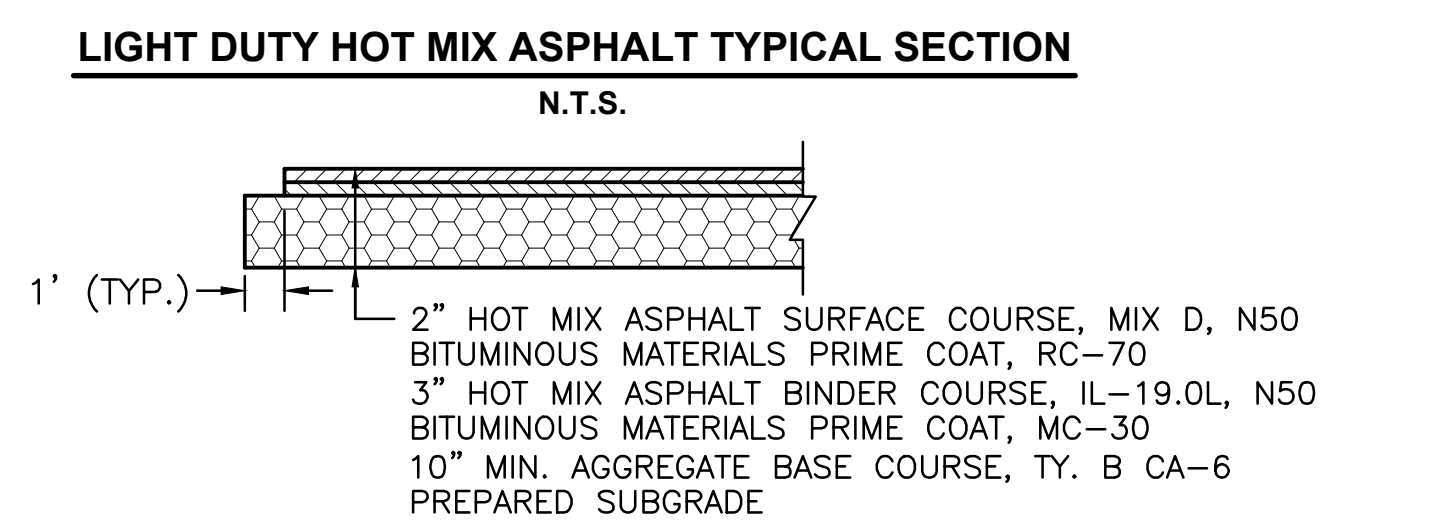
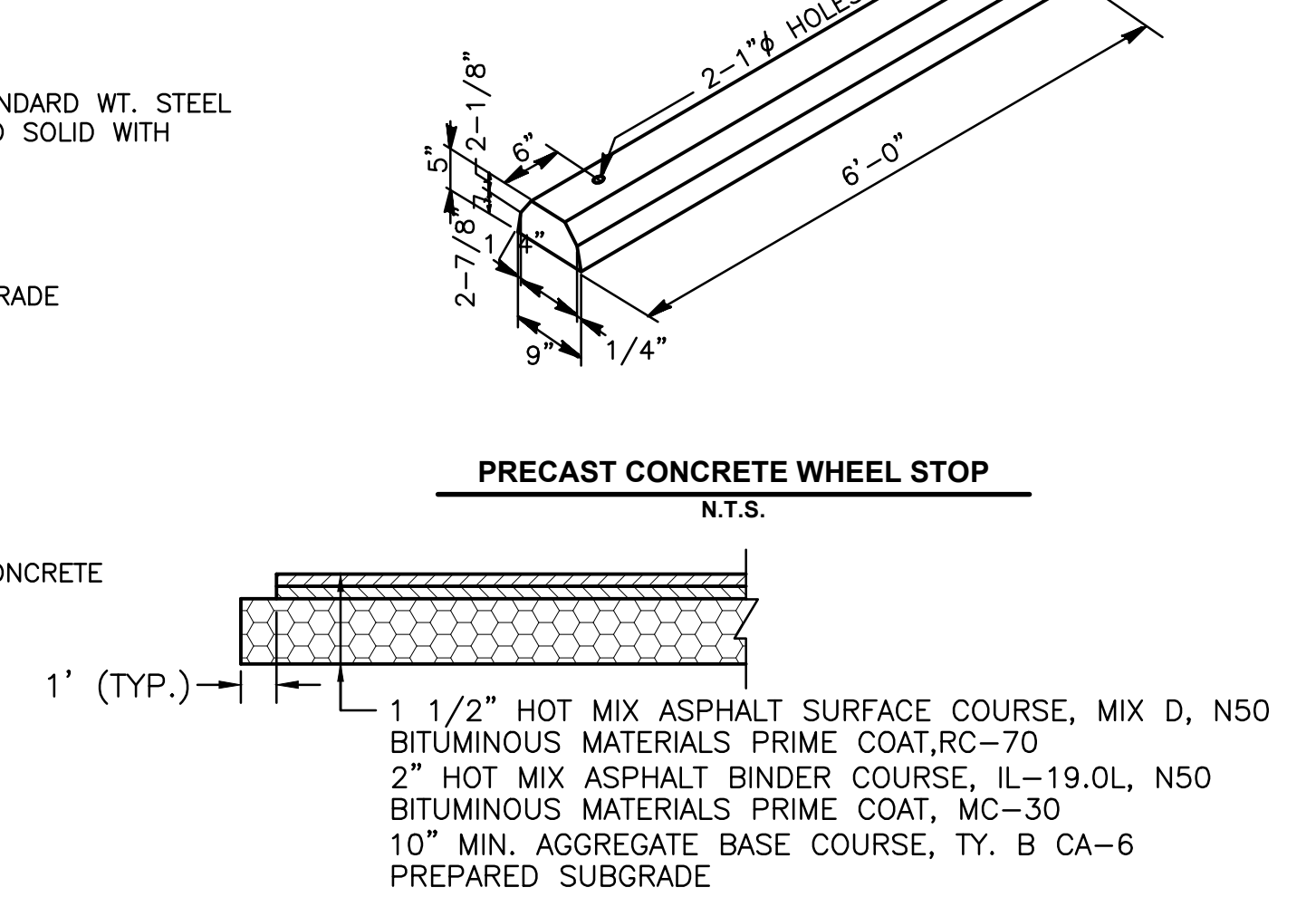
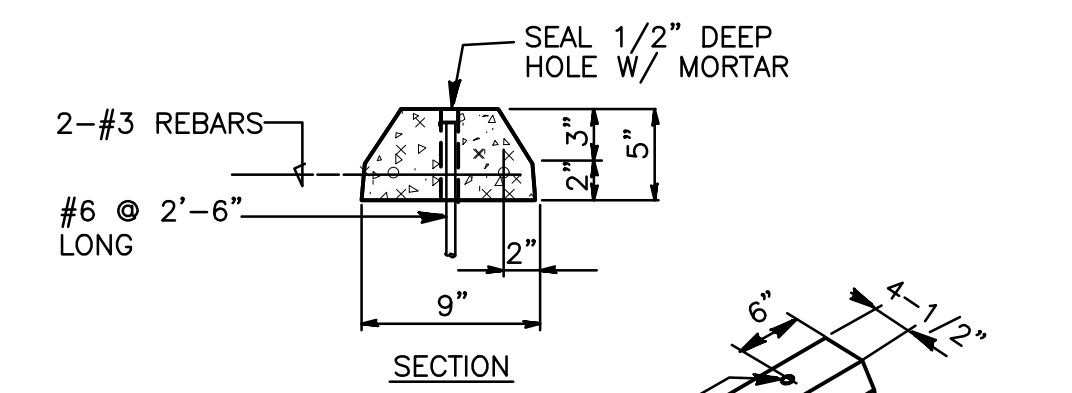
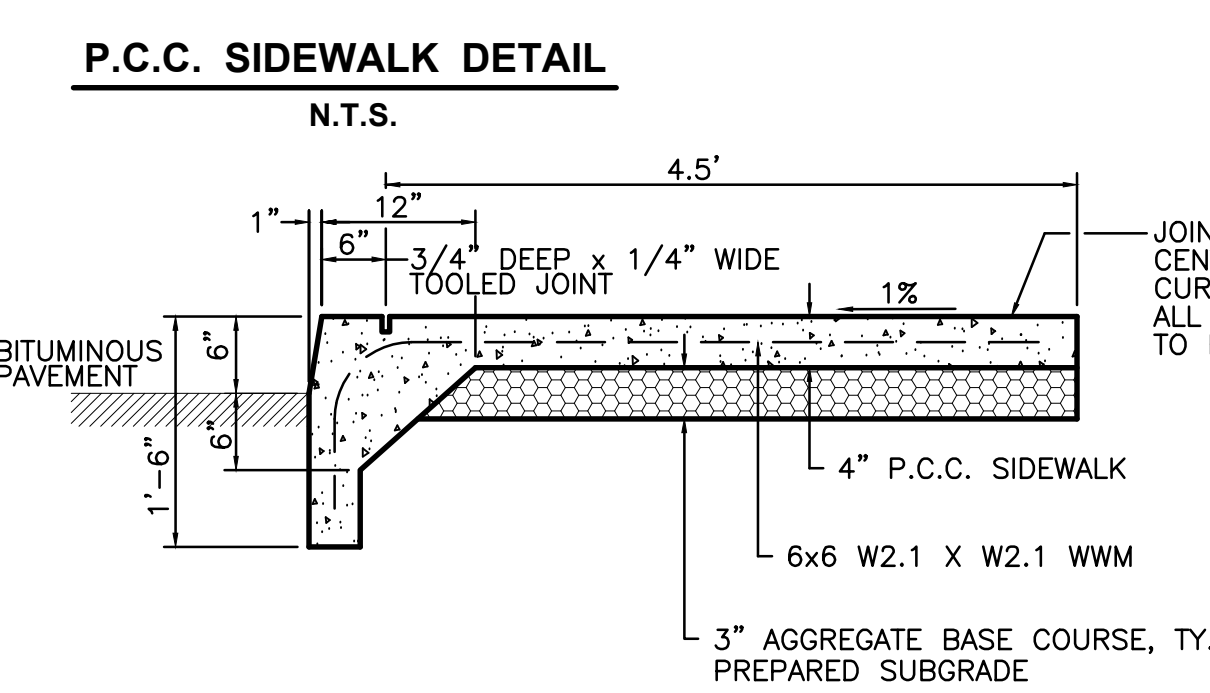
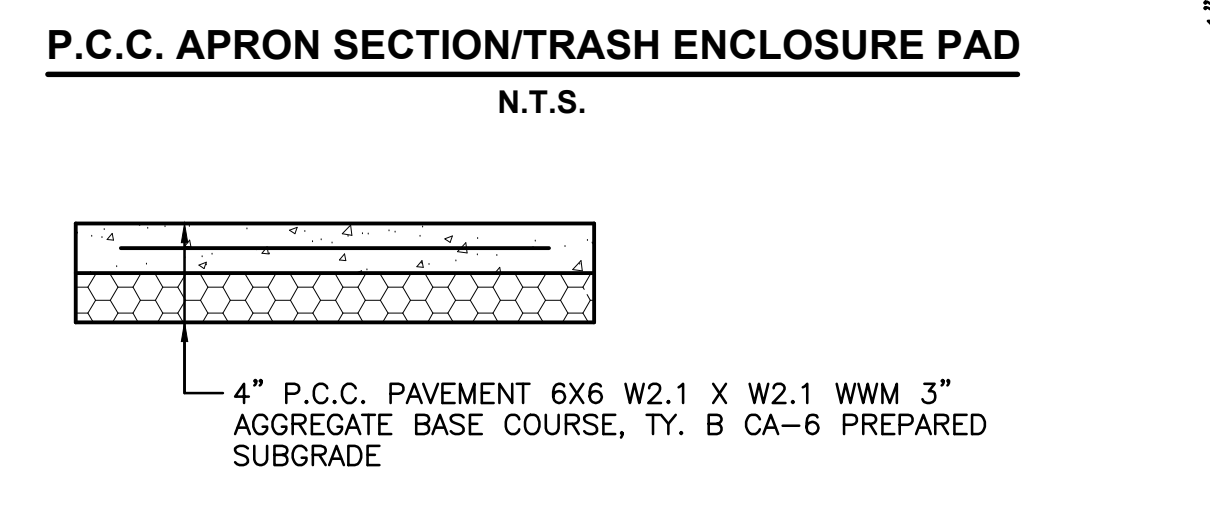
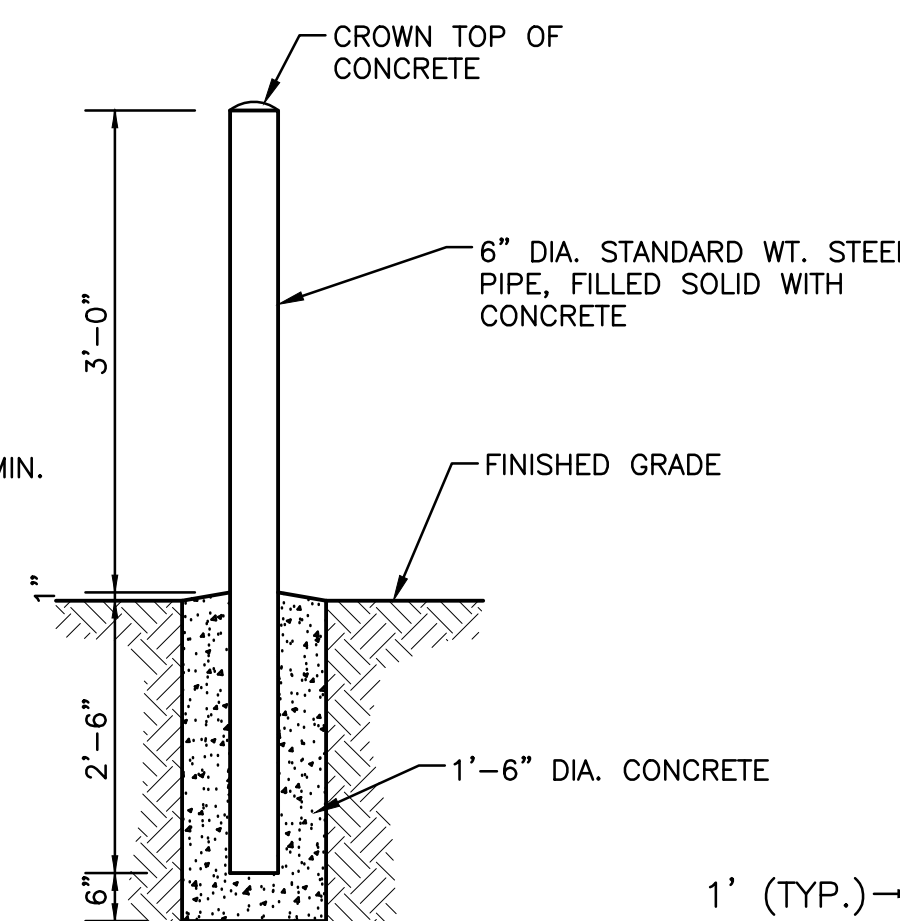
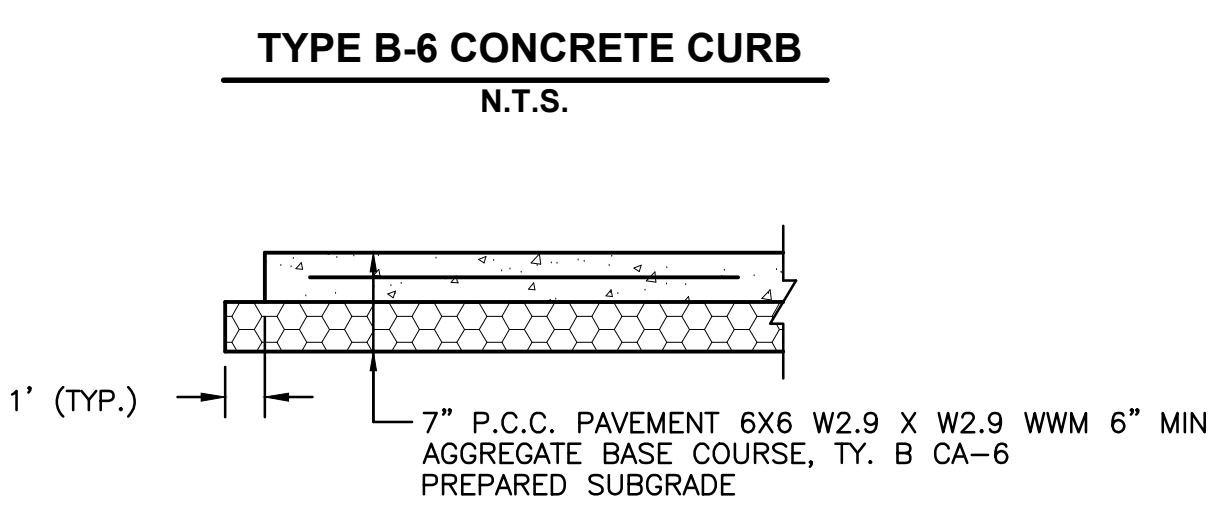
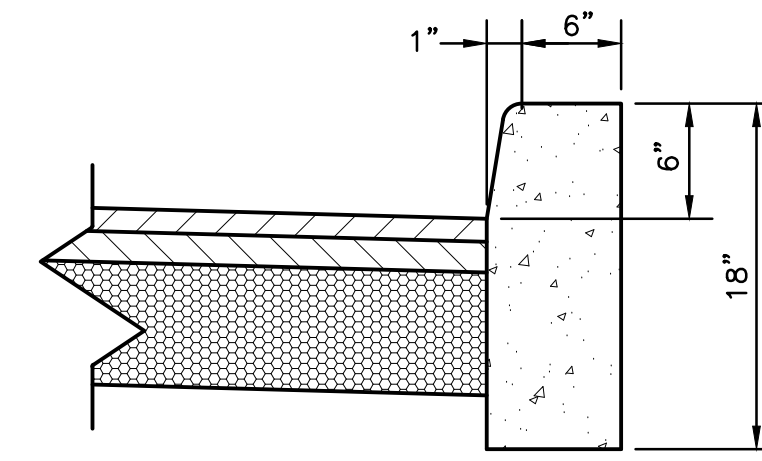
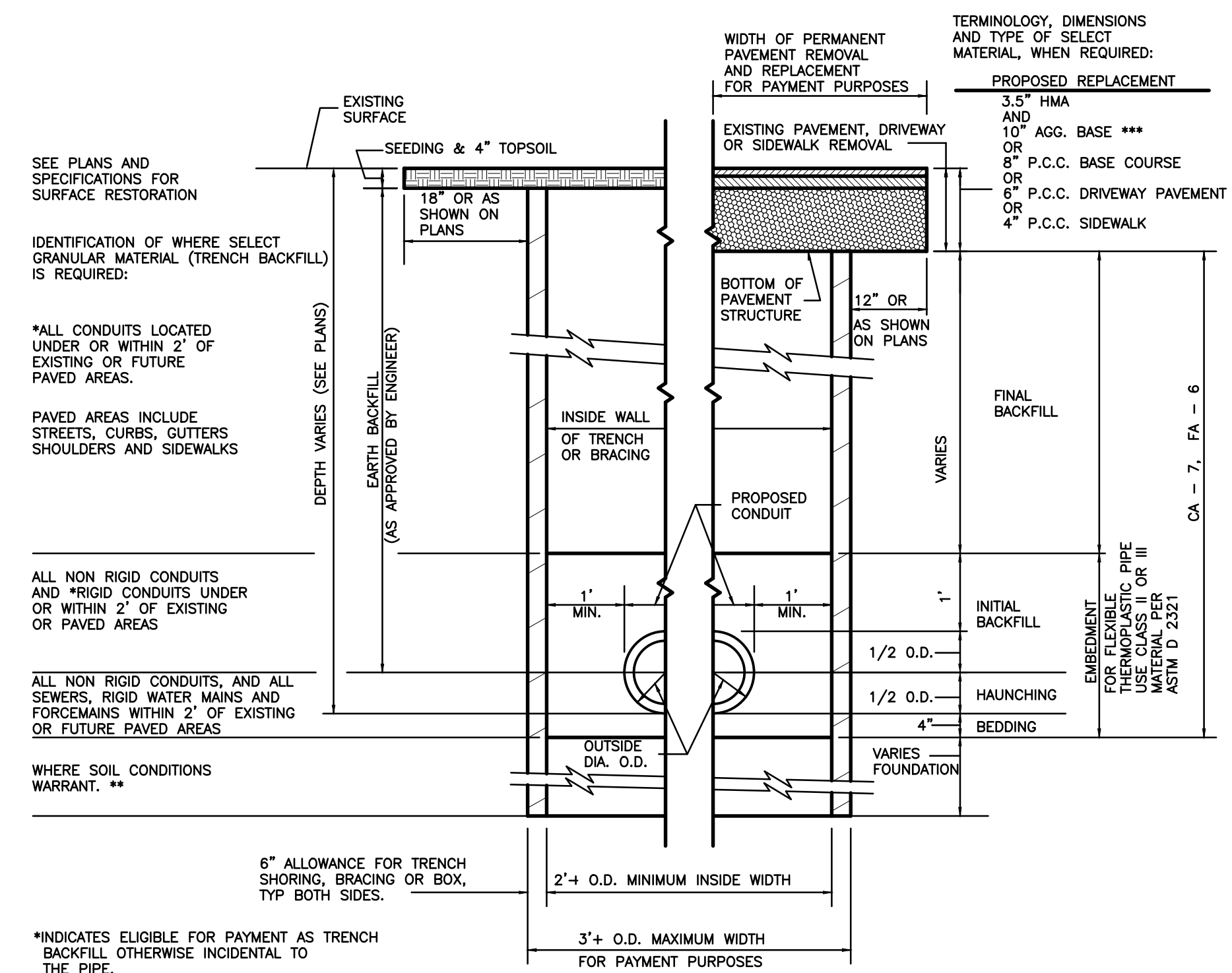
All manholes shall be constructed with at least one, but no more than three, precast concrete adjustment ring, maximum 12" height.

WHEN PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE SECTION 41-2.01B (1)

STORMS SEWERS

Storm Sewers to be constructed as specified in the IDOT Stand Specifications for Road and Bridge Construction, latest edition.

Storm sewer materials shall be as specified in the IDOT Stand Specifications for Road and Bridge Construction, latest edition.



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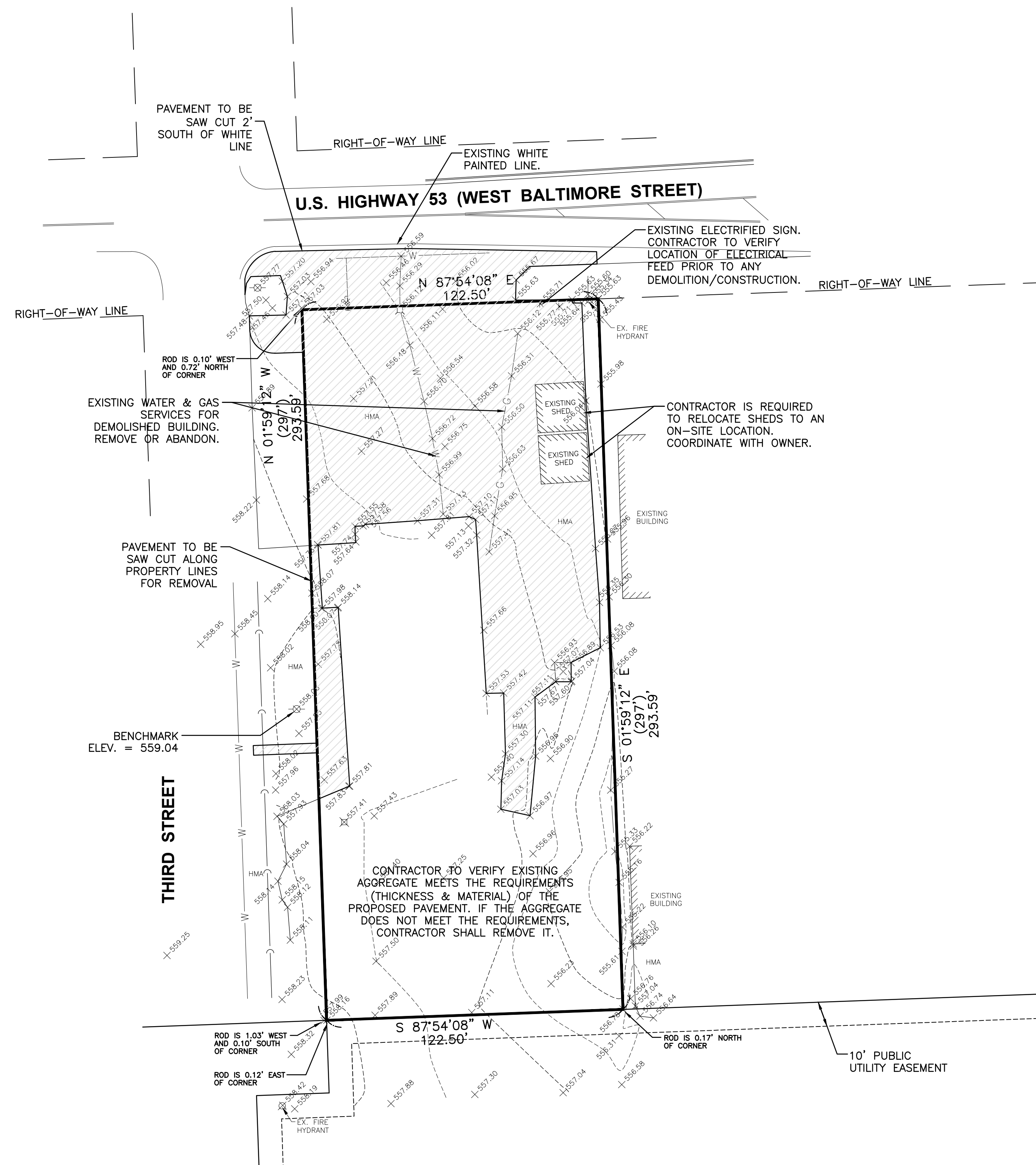
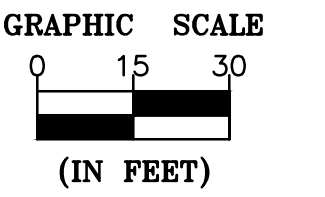
VFW POST 5422
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WILMINGTON, ILLINOIS


NOTES & DETAILS

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CHAMLIN & ASSOCIATES JOB NO.: 3881.00	CURRENT AS OF: 11/19/18
SCALE: N/A	SHEET 2
FILE NO.: 14390	OF 6

Chamlin and Assoc., Inc.



 EXISTING PAVEMENT TO BE REMOVED (PAVEMENT SHALL BE SAW CUT ALONG LIMITS OF REMOVAL)

- NOTES:
1. ALL FIELD TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE ROUTED AROUND THE SITE.
 2. NO FLOODPLAIN EXISTS ON SUBJECT PROPERTY PER FEMA FIRM MAP NUMBER 17197C0417 E, EFFECTIVE SEPTEMBER 6, 1995.
 3. NO WETLANDS EXISTS ON SUBJECT PROPERTY PER U.S. FISH & WILDLIFE NATIONAL WETLANDS INVENTORY
 4. CONTRACTOR TO VERIFY ALL EXISTING UTILITIES WHICH SERVICED PREVIOUS BUILDING ARE SHUT OFF/DISCONNECTED PRIOR TO START OF CONSTRUCTION.
 5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DEMOLITION DEBRIS FROM THE SITE.
 6. THE EXISTING UTILITIES THAT ARE TO REMAIN SHALL BE PROTECTED AS REQUIRED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITIES.

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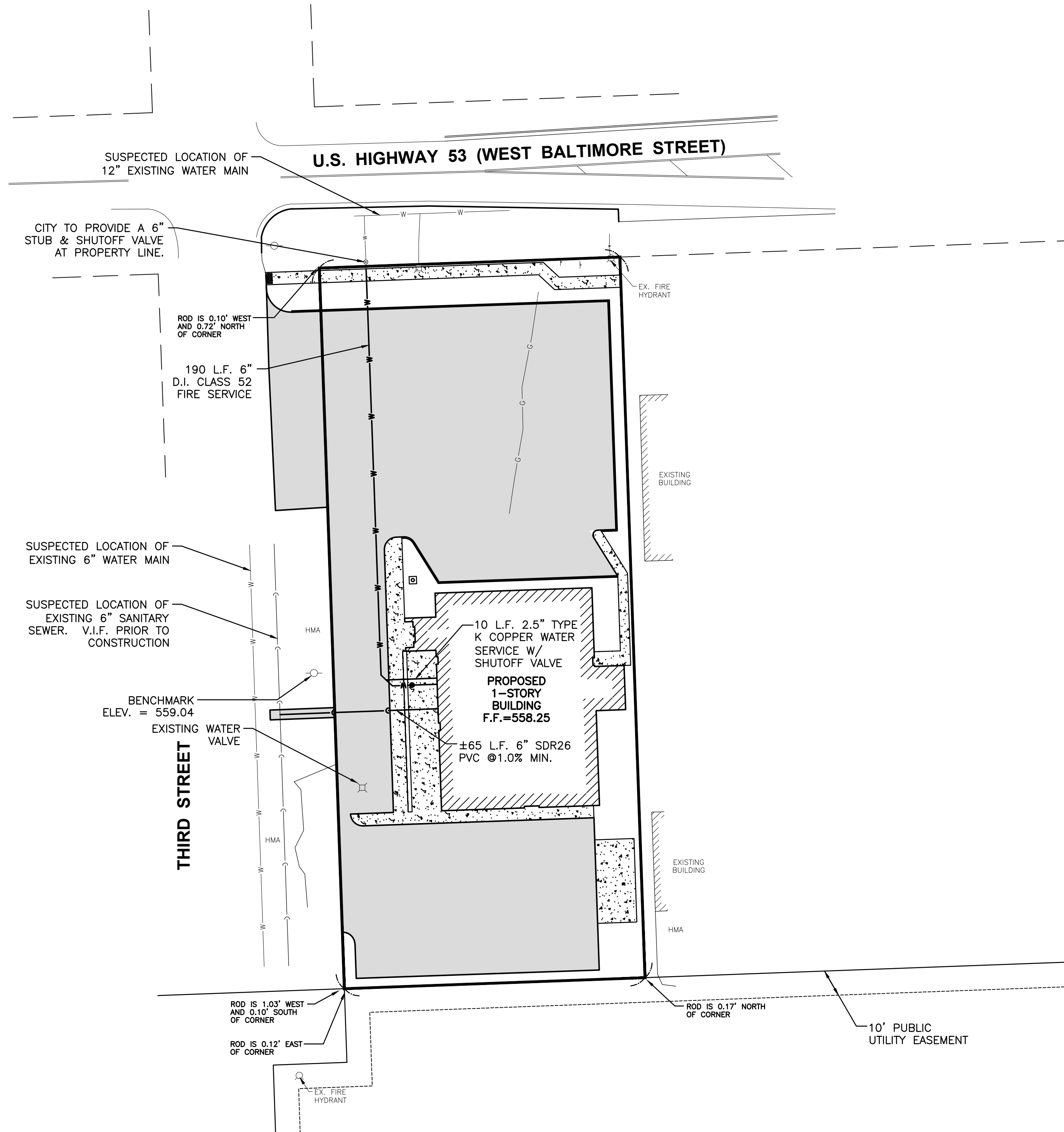
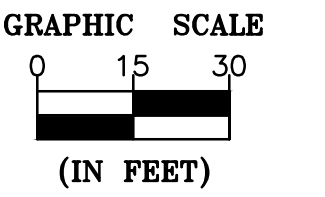
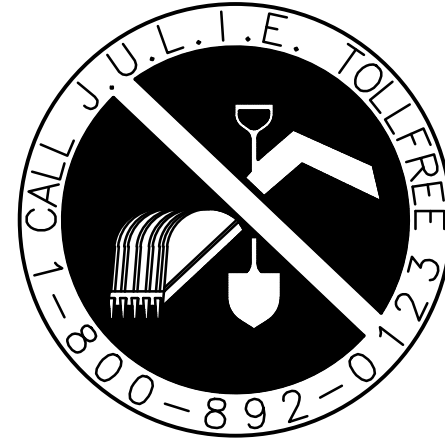
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EXISTING CONDITIONS AND DEMOLITION PLAN

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CURRENT AS OF: 11/20/18	
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FILE NO.: 14390	OF 6



- NOTES:
1. THE EXISTING UTILITIES THAT ARE TO REMAIN SHALL BE PROTECTED AS REQUIRED BY THE CONTRACTOR DURING DEMOLITION AND CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR OR REPLACE ANY DAMAGED UTILITIES.
 2. EXISTING SIGN ALONG R.O.W. TO REMAIN. CONTRACTOR IS TO COORDINATE WITH ELECTRICIAN MEANS OF GETTING POWER SOURCE FROM PROPOSE BUILDING TO EXISTING SIGN.
 3. ALL WATER MAIN/SERVICES TO BE INSTALLED AT A DEPTH OF 5.5 FEET.
 4. CONTRACTOR SHALL COORDINATE ALL WORK ON THE WATER SERVICES, INCLUDING METER INSTALLATION, WITH THE CITY OF WILMINGTON.
 5. GREASE TRAP TO BE LOCATED ON THE INTERIOR OF THE BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.

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 Drawing Name: 14390 VFW POST 5422 SITE PLAN\CAD\04 UTILITY PLAN.dwg Last Modified: Nov 20, 2018 - 1:43pm Plotted on: Nov 20, 2018 - 1:43pm by trmiejfy

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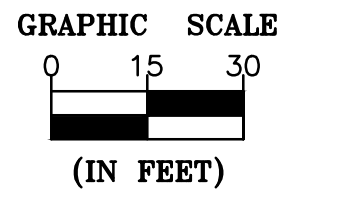
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UTILITY PLAN

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FILE NO.: 14390	OF 6

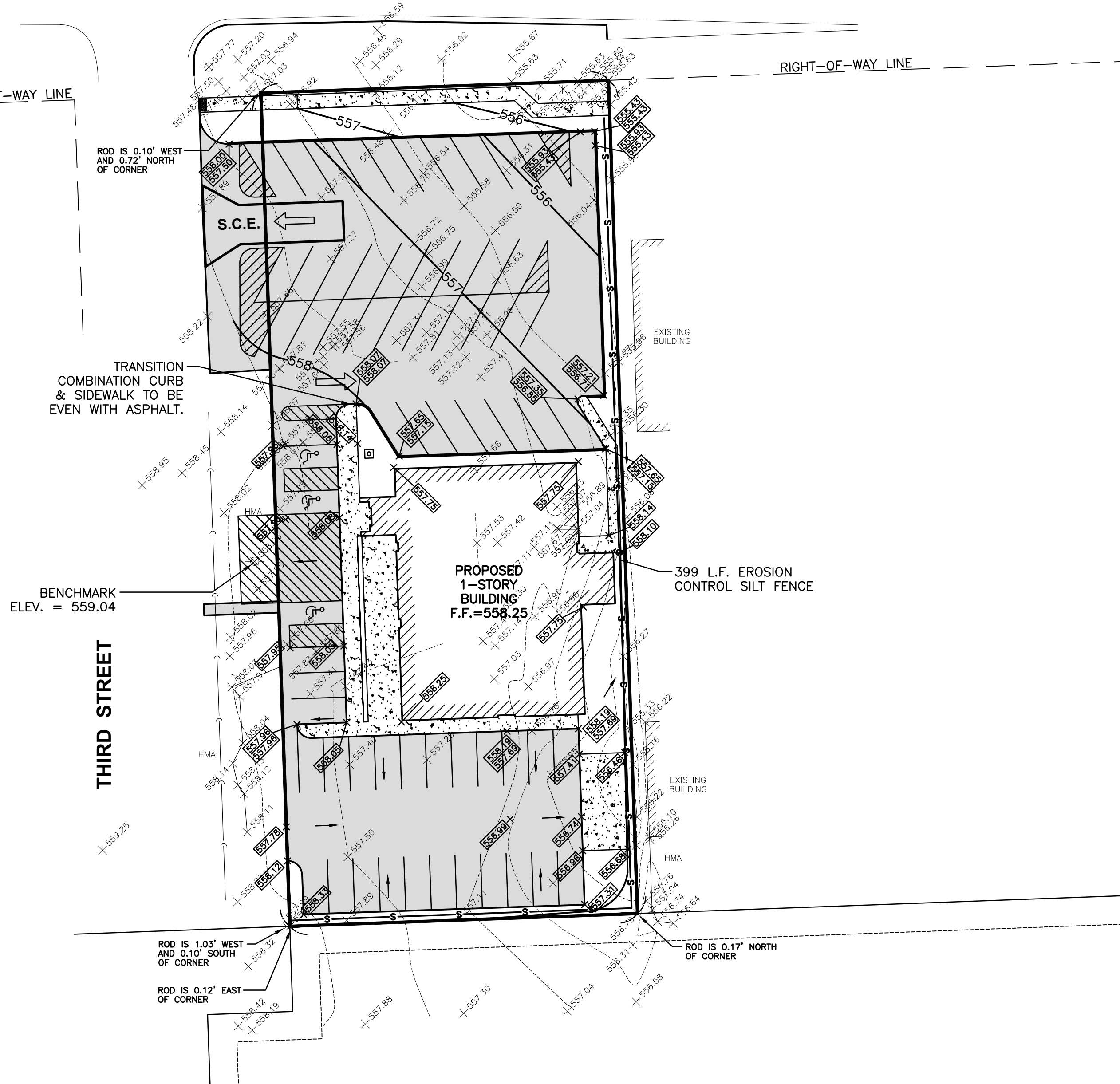
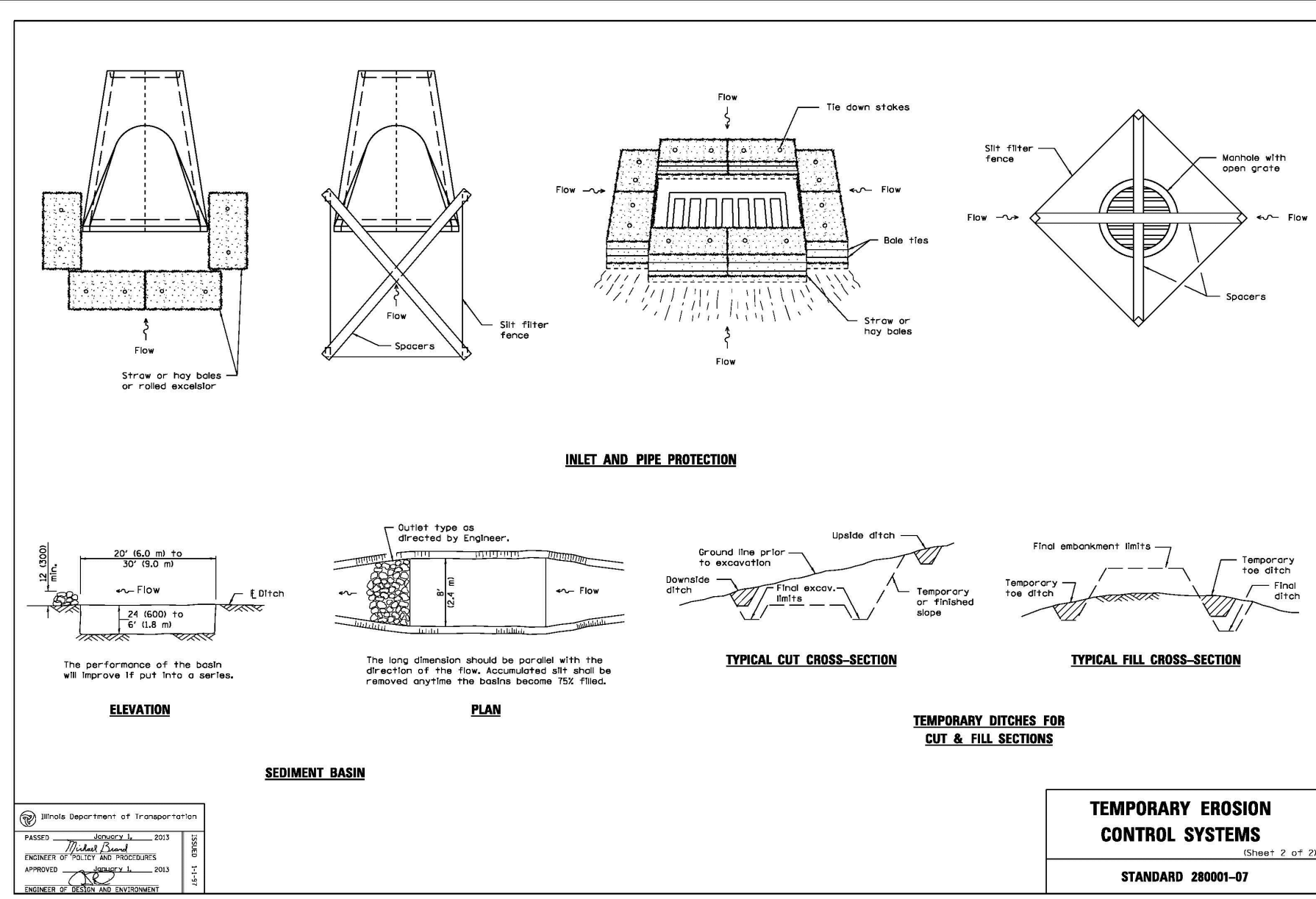
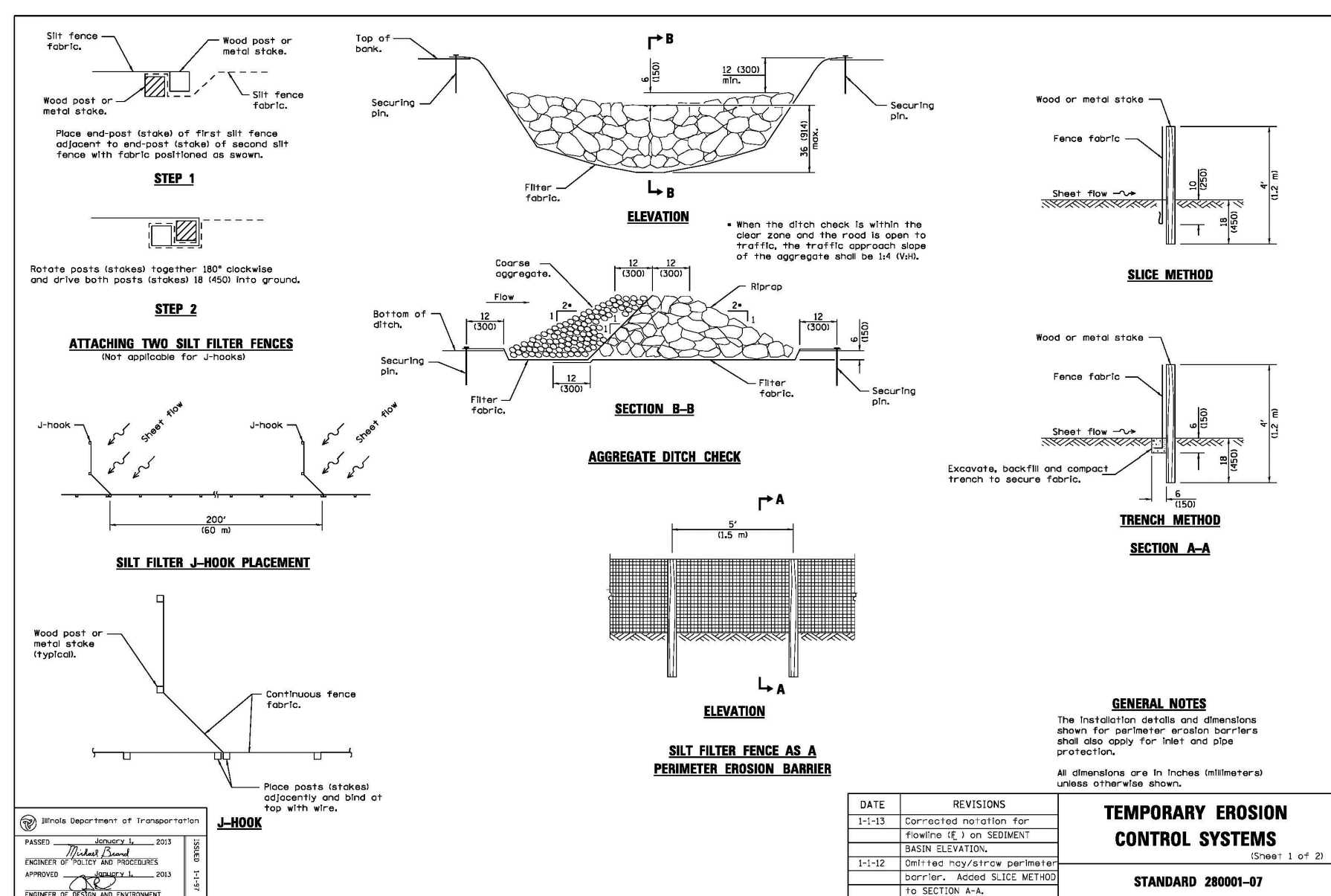
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U.S. HIGHWAY 53 (WEST BALTIMORE STREET)

RIGHT-OF-WAY LINE

RIGHT-OF-WAY LINE



LEGEND

- INLET & PIPE PROTECTION
 - GEOTEXTILE FABRIC AT ALL CURB INLETS
 - PERIMETER EROSION BARRIER AT ALL OTHER INLETS
- PERIMETER EROSION BARRIER
- STABILIZED CONSTRUCTION ENTRANCE (14'x70')
- EXISTING SITE CONTOUR
- PROPOSED SITE CONTOUR

- NOTES:**
- ADA PARKING STALLS TO HAVE A MAXIMUM OF 2% SLOPE IN ANY DIRECTION.
 - ALL DISTURBED AREAS NOT PAVED OR LANDSCAPED SHALL RECEIVE 4 INCHES OF TOP SOIL WITH IDOT CLASS 1 SEEDING, FERTILIZER NUTRIENTS AND IDOT METHOD 1 MULCH.
 - CONTRACTOR TO TAKE NECESSARY MEASURES TO PREVENT THE TRANSPORT OF SEDIMENT FROM THE SITE. THESE MEASURES INCLUDE BUT ARE NOT LIMITED TO SILT FENCE, INLET FILTER BASKETS AND STRAW WATTLES.
 - CONTRACTOR IS RESPONSIBLE TO KEEP OFF-SITE ROADWAYS CLEAN OF SILT AND DEBRIS. OFF-SITE ROADWAYS SHALL BE CLEANED AT THE END OF THE DAY OR AS DIRECTED BY THE MUNICIPAL REPRESENTATIVE.

BENCHMARKS

RAILROAD SPIKE IN UTILITY POLE, WEST LOT LINE:
ELEV=499.21
(EXISTING GROUND ELEVATIONS ARE BASED ON SITE ELEVATION DERIVED GPS INSTRUMENT)

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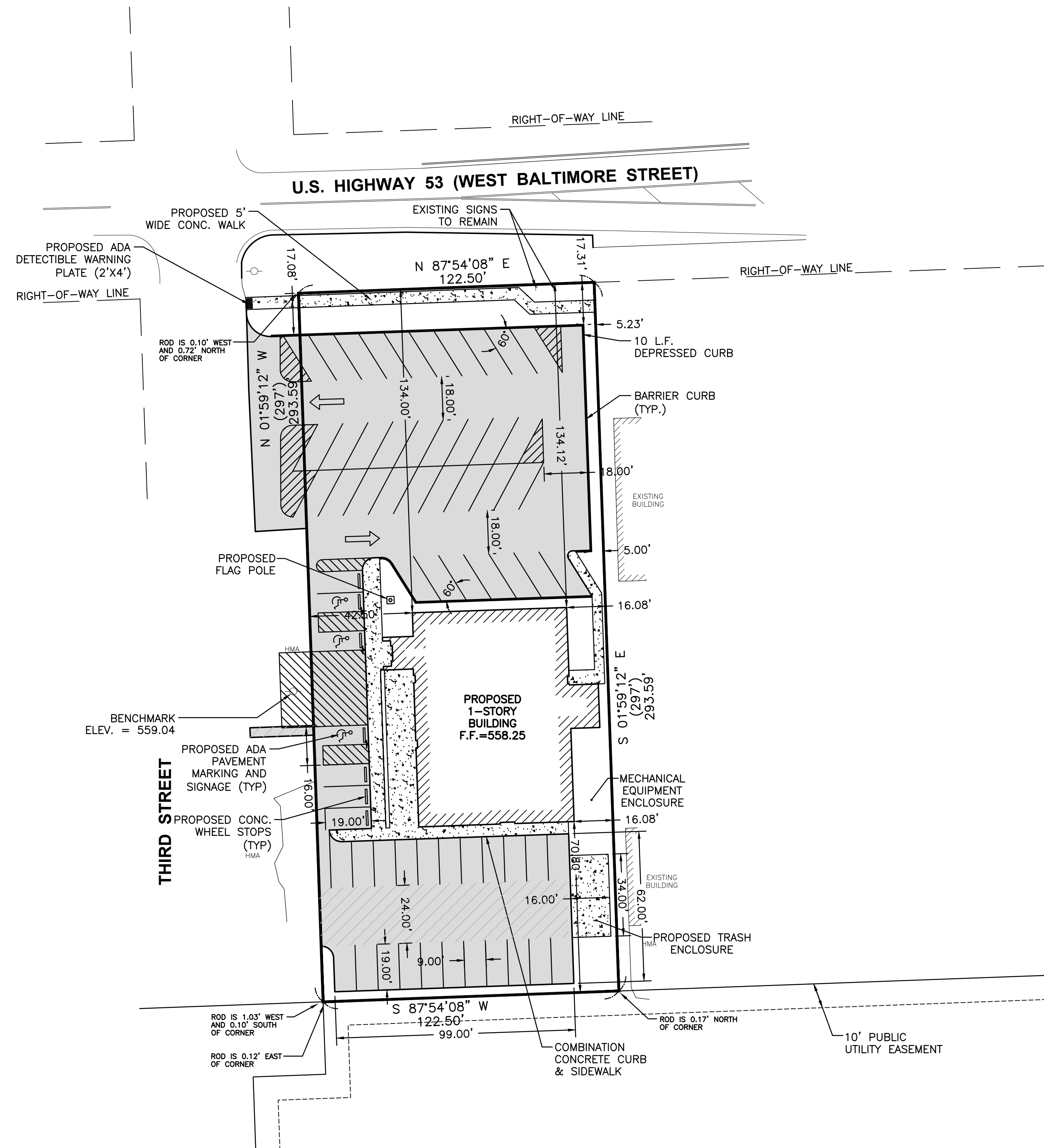
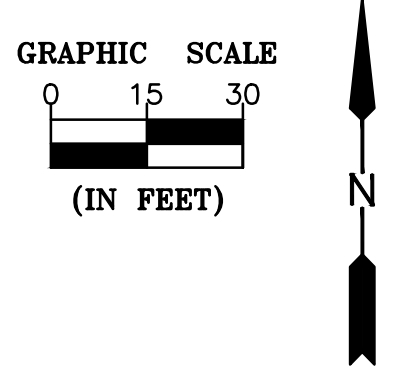
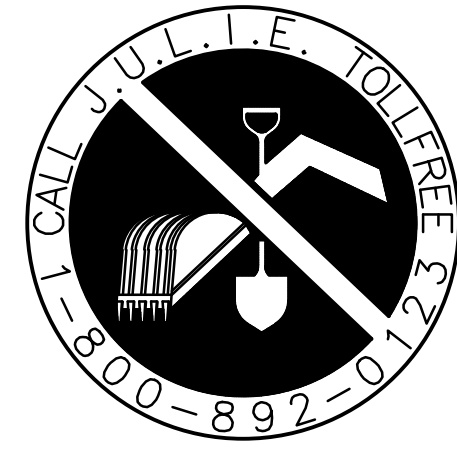
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GRADING & EROSION CONTROL PLAN




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CURRENT AS OF: 11/20/18	
SCALE: 1" = 30'	SHEET 5
FILE NO.: 14390	OF 6

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SITE DATA
 SITE AREA = 35,965 SF (0.82 ACRES)
 EXISTING PERVIOUS = 9,189 SF
 EXISTING IMPERVIOUS = 26,776 SF
 PROPOSED PERVIOUS = 5,092 SF
 PROPOSED IMPERVIOUS = 30,879 SF
 PROPOSED REGULAR PARKING STALLS = 62
 PROPOSED ADA PARKING STALLS = 3

-  PROPOSED PCC SIDEWALK
-  PROPOSED LIGHT DUTY ASPHALT PAVING
-  PROPOSED HEAVY DUTY ASPHALT PAVING

- NOTES:**
- OWNER IS TO COORDINATE WITH IDOT THE STRIPING OF A CROSSWALK FOR PEDESTRIAN ACCESS TO OFF-SITE PARKING LOT.
 - ALL DEPRESSED CURBS TO HAVE DETECTABLE WARNING PLATES PER ADA REQUIREMENTS.
 - PROPOSED TRASH ENCLOSURE & MECH. EQUIPMENT ENCLOSURE TO MATCH PROPOSED BUILDING MATERIALS. SEE ARCHITECTURAL PLANS.
 - PROPOSED STRIPING TO BE 4" YELLOW PAINTED STRIPES.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - FLAG POLE MAKE/MANUFACTURER TO BE SPECIFIED BY OWNER/ARCHITECT.
 - EXISTING SIGN ALONG R.O.W. TO REMAIN. CONTRACTOR IS TO COORDINATE WITH ELECTRICIAN MEANS OF GETTING POWER SOURCE FROM PROPOSED BUILDING TO EXISTING SIGN.

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 DRAWING NUMBER: 14399 SITE PLAN/CD/06 GEOMETRY PLAN/REVISED Modified: Nov 20, 2018 1:45pm Plotted on: Nov 20, 2018 1:41pm by: timothy

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GEOMETRY PLAN

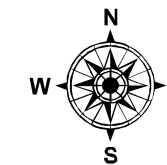
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	CURRENT AS OF: 11/20/18	
	SCALE: 1" = 30'	SHEET 6
	FILE NO.: 14399	OF 6

CITY OF WILMINGTON

2019 ZONING MAP

Legend

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| WILMINGTON CORPORATE LIMITS | B1- NEIGHBORHOOD COMMERCIAL |
| A1- AGRICULTURAL | B2- LIGHT COMMERCIAL |
| ER- ESTATE RESIDENTIAL | B2A- CENTRAL BUSINESS |
| GR- GENERAL RESIDENTIAL | B3- GENERAL COMMERCIAL |
| R1- RESIDENTIAL SINGLE FAMILY | I1- OFFICE, RESEARCH, LIGHT INDUSTRIAL |
| R2- RESIDENTIAL SINGLE FAMILY | I2- LIGHT INDUSTRIAL |
| R3- RESIDENTIAL TWO FAMILY | I3- HEAVY INDUSTRIAL |
| R4- RESIDENTIAL SINGLE FAMILY ATTACHED | I4- LARGE SCALE INDUSTRIAL |
| R5- RESIDENTIAL, MULTI-FAMILY | I5- LARGE SCALE PLANNED INDUSTRIAL |
| RB- RESTRICTED BUSINESS | OPEN SPACE- (NOT A ZONING DISTRICT) |



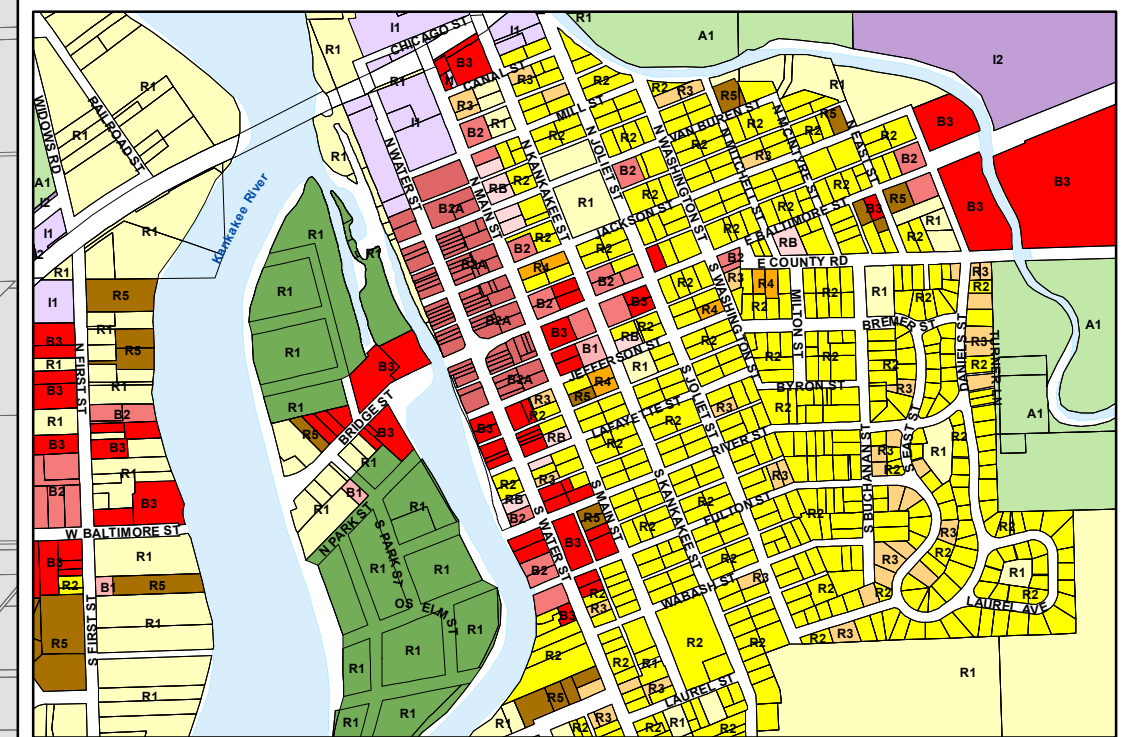
0 2,000 4,000 8,000



Feet
1 inch = 4,000 feet

INSET AREA

1 inch = 1,000 feet



PUBLISHED BY AUTHORITY OF THE CITY COUNCIL OF THE CITY OF WILMINGTON, ILLINOIS 60481
Parcel boundaries are to be used only as a reference and may change without notice. True property boundaries are shown in official legal descriptions and plats on file with the Will County Recorder of Deeds.

The Data is provided without warranty or any representation of accuracy, timeliness, or completeness. It is the responsibility of the "Requester" to determine accuracy, timeliness, completeness, and appropriateness of its use. The City of Wilmington makes no warranties, expressed or implied, to the use of the Data. Parcel data provided by Will County GIS

Prepared For:



Prepared By:



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