



**City of Wilmington  
Planning & Zoning Commission  
Thursday, March 15, 2018 at 5:00 p.m.**

**Location & Time**

Council Chamber  
Wilmington City Hall  
1165 S. Water Street  
5:00 p.m. 03/15/18

**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 October 5, 2017 Meeting Minutes
5. Public Hearing
  - (i) a text amendment to the Zoning Ordinance of the City of Wilmington to add police and fire stations as permitted uses in the I-5 Large Scale Planned Industrial District; and (ii) the approval of preliminary plat, final plat and site plan of property comprising of 2.11 acres generally located at 29745 Elion Boulevard in Wilmington, IL (PIN 03-17-16-400-012-0010)
6. Commissioners Review/Approval/Recommendation of text amendment to the Zoning Ordinance of the City of Wilmington to add police and fire stations as permitted uses in the I-5 Large Scale Planned Industrial District
7. Commissioners Review/Approval/Recommendation of preliminary plat, final plat and site plan of property comprising of 2.11 acres generally located at 29745 Elion Boulevard in Wilmington, IL (PIN 03-17-16-400-012-0010)
8. Review/Approve 2018 City of Wilmington Zoning Map
9. Public Comment  
*(State your full name clearly; limit 5 minutes each per Ordinance 17-10-17-05)*
10. Adjournment

*Posting Date:  
3/9/2018 11:05 AM jjz*

**Minutes to the City of Wilmington**  
**Planning and Zoning Commission Meeting**  
**Wilmington City Hall**  
**1165 South Water Street**  
**Thursday, October 5, 2017 at 5:00 PM**

**Call to Order**

The September 7, 2017 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, Kulpa, Smith, Tryner, Jones & Wysocki

**Commissioner's Absent**

Clennon

**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 Engineer Colby Zemaitis and Deputy City Clerk Joie Ziller

**Approval of Minutes**

Commissioner Smith made a motion and Commissioner Kulpa seconded to approve the September 7, 2017 Planning & Zoning meeting minutes as written and have them placed on file.

Upon roll call, the vote was:

**AYES:**     6 Humphries, Kulpa, Smith, Tryner, Jones, Wysocki

**NAYS:**     0

The motion carried.

**Public Hearing**

**Annexation with R1, Residential Single Family Zoning – 23254 Coal City Road, PIN 03-17-34-400-029-0000, Petitioner Scott & Leanne Pothof**

Commissioner Tryner made a motion and Commissioner Jones seconded to open the public hearing on the request for variance at 5:04 p.m.

Upon roll call, the vote was:

**AYES:**     6 Humphries, Kulpa, Smith, Tryner, Jones, Wysocki

**NAYS:**     0

The motion carried.

*Discussion:* The petitioner, Mr. Potof informed the Commission that he annexed into the City over two decades ago but was unaware that the City did not file the paperwork properly. He has obtained his building permits in the past from the City and now he would just like to make things right. City Engineer Zemaitis stated that this property has appeared on the City's Zoning Map since 1996; however the taxes for the City of Wilmington and the City of Wilmington Road & Bridge taxes were not included. City Engineer Zemaitis's recommendation to the Commission is to approve the annexation as R1, Single Family with a variance to allow the two current principal structures to remain on the property.

No other public comments were made.

Commissioner Smith made a motion and Commissioner Kulpa seconded to close the public hearing on the request for variance at 5:29 p.m.

Upon roll call, the vote was:

**AYES:**     6 Humphries, Kulpa, Smith, Tryner, Jones, Wysocki

**NAYS:**     0

The motion carried.

**Commissioners Review/Approval/Recommendation of Annexations with R1, Single Family Zoning – 23254 Coal City Road, PIN 03-17-34-400-029-0000, Petitioner Scott & Leanne Pothof**

Commissioner Smith made a motion and Commissioner Tryner seconded to recommend to City Council to approve the annexation with R1, Single Family Zoning with a variance to allow the two (2) current principal structures to remain on the property located at 23254 Coal City Road, PIN 03-17-34-400-029-0000

Upon roll call, the vote was:

**AYES:**     6 Humphries, Kulpa, Smith, Tryner, Jones, Wysocki

**NAYS:**     0

The motion carried.

**Review/Approve 2018 Meeting Dates**

The Commission reviewed the 2018 meeting dates as presented. The Commission requested that the January date be moved to the 11<sup>th</sup> and the July date be moved to the 12<sup>th</sup> to accommodate for the holidays. Commissioner Jones made a motion and Commissioner Wysocki seconded to approve the amended 2018 Meeting Dates & Times

Upon roll call, the vote was:

**AYES:**     6 Humphries, Kulpa, Smith, Tryner, Jones, Wysocki

**NAYS:**     0

The motion carried.

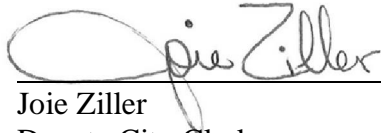
**Citizen's Comment**

None

**Adjournment**

Motion to adjourn the meeting made by Commissioner Smith and seconded by Commissioner Jones. Upon voice vote, the motion carried. The Wilmington Planning & Zoning meeting held on October 5, 2017 adjourned at 5:52 p.m.

Respectfully submitted,

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

Joie Ziller  
Deputy City Clerk

CERTIFICATE OF PUBLICATION

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

Adar Ridgeport to seek Planning and Zoning Commission's  
approval of plat, site plan of Wilmington property

**PUBLIC NOTICE**

**Notice of Public Hearing**

**Planning and Zoning Commission of the City of Wilmington, IL**

Notice is hereby given that on March 15, 2018 at 5:00 p.m., a Public Hearing will be held by the Planning and Zoning Commission of the City of Wilmington at the City Hall located at 1165 S. Water Street, Wilmington, IL., for the purpose of receiving and considering testimony and public comments on the request of petitioner, Adar Ridgeport Industrial Partners, LLC in regards to: (i) a text amendment to the "Zoning Ordinance of the City of Wilmington" to add "police and fire stations" as permitted uses in the I-5 Large Scale Planned Industrial District; and (ii) the approval of preliminary plat, final plat and site plan of property comprising of 2.11 acres generally located at 29745 Elion Boulevard in Wilmington, IL generally described as follows:

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 2, 2014, AS DOCUMENT R2014036536; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 FOR THE FOLLOWING 2 COURSES; 1)THENCE NORTH 88 DEGREES 51 MINUTES 29 SECONDS EAST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 243.02 FEET; 2)THENCE SOUTH 52 DEGREES 51 MINUTES 20 SECONDS EAST, 279.90 FEET; THENCE SOUTH 37 DEGREES 08 MINUTES 40 SECONDS WEST, 30.74 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 197.82 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS EAST, 10.97 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 28.18 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS EAST, 78.81 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 217.66 FEET TO THE EAST LINE OF ELION BOULEVARD (FORMERLY KNOWN AS RIDGE WAY), HERETOFORE DEDICATED PER SAID DOCUMENT R2014036536; THENCE NORTH 01 DEGREES 08 MINUTES 31 SECONDS WEST, 287.33 FEET ALONG SAID EAST LINE, 287.33 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

P.I.N.: 03-17-16-400-012-0010

All persons interested in attending are invited to do so and will be given an opportunity to be heard. Additional information on such a request can be obtained from the City of Wilmington at 1165 S. Water Street, Wilmington, IL 1-815-476-2175.

Joie Ziller  
Deputy City Clerk  
City of Wilmington

Published in the Free Press Advocate on Wednesday, February 28, 2018.

I, **Janet M. Fisher** do hereby certify that **Eric D. Fisher** the publisher of the The Free Press Advocate now and has been for more than six months prior to publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the city of Wilmington in said County, and that said advertisement or notice relating to the matter of:

Adar Ridgeport to seek City Council's Planning and Zoning approval of plat, site plan of Wilmington property

has been published in said paper every \_\_\_\_\_ week, consecutively of the issues commencing February ending February 28 A.D. 2018, in \_\_\_\_\_ papers containing the same.

Given under my hand this 28th day of \_\_\_\_\_

Printer's Fee \$ 90.20  
Paid \_\_\_\_\_ 20  
By: \_\_\_\_\_

*Eric D. Fisher*

Eric D. Fisher Publisher

*Janet M. Fisher*

**"OFFICIAL SEAL"**  
**Janet M. Fisher**  
Notary Public, State of Illinois  
My Commission Expires 12-15-20



Land Use Petition
City of Wilmington, Illinois

RECEIVED

FEB 20 18

CITY OF WILMINGTON

Petitioner: Adar Ridgeport Industrial Partners, LLC Attn: Michael Stellino
Address: 2875 NE 191st St Ste 800
City: Miami State: Florida Zip: 33180
Phone No.: Fax No.: Email:

- Petitioner is the owner of the subject property and is the signer of this petition
Petitioner is the contract purchaser of the subject property and has attached a copy of said contract to this petition
Petitioner is acting on behalf of the owner of the subject property and has attached a letter granting such authority signed by the owner

In the event the property is held in trust, a notarized letter from an authorized trust officer identifying the petitioner as an authorized individual acting on behalf of the beneficiaries and providing the name, address, and percentage of interest of each beneficiary is attached to this executed petition.

Subject Property

Location: 29745 Elion Boulevard
Size of Property: 2.11 acres Tax Parcel No.: 03-17-16-400-012-0010

The following documents have been attached:

- Legal Description, List of Adjacent Property Owners, Preliminary Plat, Preliminary Plan, Impact Fee Form, Plat of Survey, Site Plan, Final Plat, Final Plan, Bank Trust Letter

Type of Action Requested

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

I have submitted the required filing fee. I understand that the fee is non-refundable. The fee is determined according to the attached schedule of fees. \$9,150 (fee)

Statement of Petition

Please provide a brief statement describing the proposal as it relates to the standards of petition accompanying this document (attach additional sheets if necessary).

We request Site Plan approval, Preliminary and Final Plat for the new Fire and Police Station No 2

Number of Dwelling Units, Type of Units, Square Footage 10,742
Proposed Time Schedule for Development Construction Start - March 2018
Requested Variances

Authorization

I hereby affirm that I have full legal capacity to authorize the filing of this petition and that all the information and exhibits herewith submitted are true and correct to the best of my knowledge

State of Florida, County of Miami Dade, Signature of Petitioner

I, the undersigned, a notary public in and for the said county and state aforesaid, do hereby that Michael Stellino is personally known to me to be the same person whose name is subscribed to the forgoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act, for the uses and purposes set forth.



Notary Signature, My Commission Expires May 8, 2018

Given under my hand and notary seal this 20th day of February, A.D. 2018

**FIREHOUSE NO. 2 SUBDIVISION**

**LEGAL DESCRIPTION:**

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER, OF SECTION 16, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 IN RIDGEPORT LOGISTICS CENTER - PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED MAY 2, 2014, AS DOCUMENT R2014036536; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 FOR THE FOLLOWING 2 COURSES; 1)THENCE NORTH 88 DEGREES 51 MINUTES 29 SECONDS EAST (BEARINGS BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983), 243.02 FEET; 2)THENCE SOUTH 52 DEGREES 51 MINUTES 20 SECONDS EAST, 279.90 FEET; THENCE SOUTH 37 DEGREES 08 MINUTES 40 SECONDS WEST, 30.74 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 197.82 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS EAST, 10.97 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 28.18 FEET; THENCE SOUTH 01 DEGREES 08 MINUTES 31 SECONDS EAST, 78.81 FEET; THENCE SOUTH 88 DEGREES 51 MINUTES 29 SECONDS WEST, 217.66 FEET TO THE EAST LINE OF ELION BOULEVARD (FORMERLY KNOWN AS RIDGE WAY), HERETOFORE DEDICATED PER SAID DOCUMENT R2014036536; THENCE NORTH 01 DEGREES 08 MINUTES 31 SECONDS WEST, 287.33 FEET ALONG SAID EAST LINE, 287.33 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PREPARED BY:

MANHARD CONSULTING, LTD.

700 SPRINGER DR.

LOMBARD, IL 60148

# Memorandum

To: Wilmington Planning and Zoning Commission  
From: Rod Tonelli  
Date: March 8, 2018  
RE: I-5 Text Amendment  
Fire and Police Stations as a Permitted Use

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## **Summary**

As you are aware, Adar Ridgeport Industrial Partners, LLC, has submitted a petition for the approval of a Site Plan and Final Plat for the proposed Fire and Police Station #2 to be constructed at the Ridgeport Logistics Center.

The I-5: Large Scale Planned Industrial District does not currently list “Fire and Police Stations” as a permitted or conditional use within the zoning district. As the Fire Station and Police substation were contemplated in the annexation and master planning for the Ridgeport Logistics Center an amendment to the I-5 Zoning District is being proposed to allow for the use within the zoning district.

## **Recommended Motion**

*Motion to recommend approval to the City Council a Text Amendment to the I-5: Large Scale Planned Industrial District adding “Fire and Police Stations” as a permitted use within section 150.68, Paragraph 4 (“Permitted Uses”) of the City of Wilmington Code of Ordinances..*





# Memorandum

To: Wilmington Planning and Zoning Commission  
From: Rod Tonelli  
Date: March 8, 2018  
RE: Fire and Police Station #2 - Ridgeport Logistics Center

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The Applicant, Adar Ridgeport Industrial Partners, LLC, has submitted a petition for the following items related to the proposed Fire and Police Station #2 to be constructed at the Ridgeport Logistics Center:

1. Site Plan Approval
2. Preliminary and Final plat Approval

## **Summary**

The subject property is a 2.11 acre parcel of land located at 29745 Elion Boulevard within the Ridgeport Logistics Park. The proposed Fire Station building will contain 10,675 square feet. A police substation will also be located within the proposed building. An overall site plan is attached showing the orientation of the building, the location of the parking areas, access drives, and stormwater management area that will be constructed.

## **Current Zoning**

The property is zoned I-5: Large Scale Planned Industrial District. Fire and Police Stations are not a permitted use within the current text of the I-5 Zoning District. Staff has recommended that the I-5 Zoning District be amended to add "Police and Fire Stations" as a permitted use within the Text of the I-5 zoning district. That matter is up for your recommendation as a separate agenda item.

## **Plan Review and Analysis**

Staff has reviewed the submitted site plan and associated plats and engineering documents for the project. We have issued a review letter to the design engineer/applicant regarding minor revisions and clean-up items that were identified within our review. Subject to a final review of the requested revisions and final stormwater calculations, the site plan and plat can be advanced to the City Council for review if the Planning and Zoning Commission concurs.

We have also submitted the site plan to Chief Zlomie at the Wilmington Fire Department to confirm his approval of the turning analysis that was prepared for the various fire apparatus that will utilize the site. Chief Zlomie has provided his approval of the turning analysis.



### **Recommended Actions**

Staff is recommending that the Wilmington Planning and Zoning Commission approve the Site Plan and Preliminary/Final Plat of Subdivision for Fire and Police Station #2. We would request that your recommendation of approval be made contingent on final engineering review based on the review comments we have submitted to the applicant as well as final review of the stormwater management calculations.

### ***Recommended Motion***

*Motion to recommend approval to the City Council of the Site Plan and Preliminary/Final Plat for the proposed Fire and Police Station #2 subject to the following conditions:*

- 1. Final Engineering review and approval by the City Engineer*
- 2. Final Engineering review and approval of the Stormwater Management design and calculations by the City Engineer*
- 3. Approval of the I-5 Zoning Text Amendment allowing Fire and Police Stations as a permitted use within the District.*



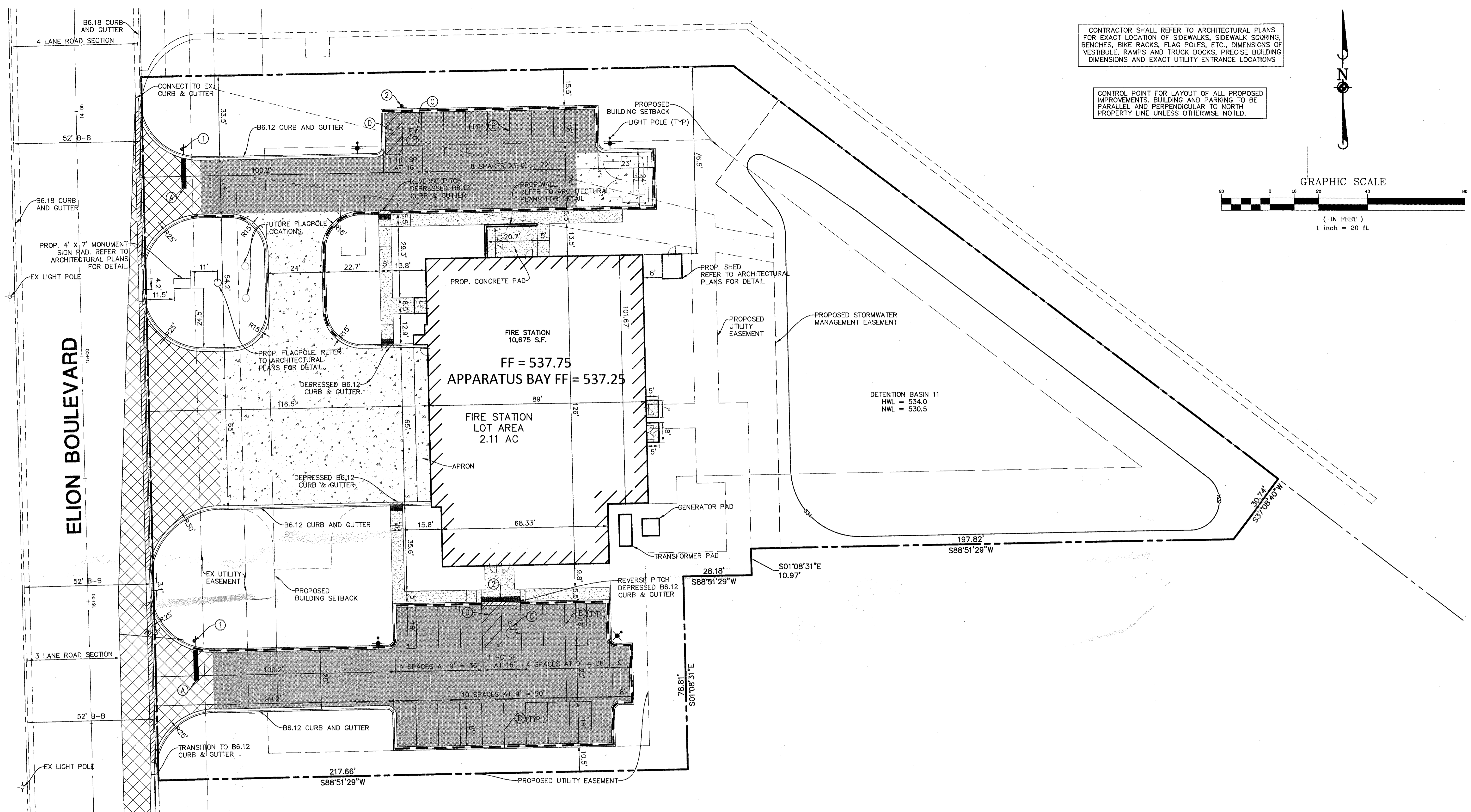
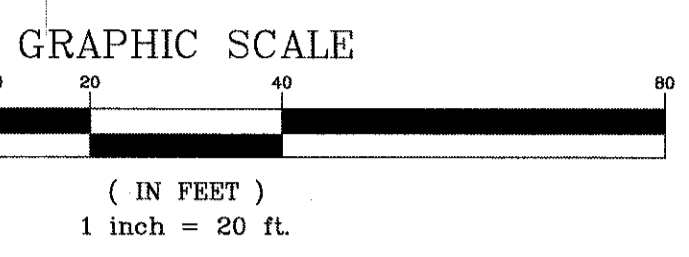


LOT 6

ELION BOULEVARD

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC. DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE UNLESS OTHERWISE NOTED.



MATCHLINE - SEE LEFT

MATCHLINE - SEE RIGHT

PAVEMENT LEGEND	
	<b>STANDARD DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, TYPE B
	<b>CONCRETE PAVEMENT</b> 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 8" COMPACTED AGGREGATE BASE, TYPE B
	<b>RIDGE WAY CONCRETE PAVEMENT</b> 9 1/2" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 4" COMPACTED AGGREGATE BASE, TYPE B, CA-6
	<b>SIDEWALK CONCRETE PAVEMENT</b> 5" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 5" COMPACTED AGGREGATE BASE, TYPE B

PAVEMENT MARKING LEGEND	
(A)	24" WHITE STOP BAR
(B)	4" YELLOW LINE
(C)	LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D)	4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

SIGN LEGEND	
(1)	R1-1 STOP SIGN
(2)	R7-8 HANDICAP PARKING SIGN

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
  - ALL CURB RADIUS SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
  - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
  - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
  - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
  - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
  - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
  - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
  - DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

MANHARD CONSULTING LTD. 700 Springwood Drive, Lombard, IL 60148. PHONE: 630.981.8800. FAX: 630.981.8800. WWW.MANHARD.COM

**Manhard CONSULTING LTD.**  
Construction Managers • Environmental Scientists • Landscape Architects • Planners

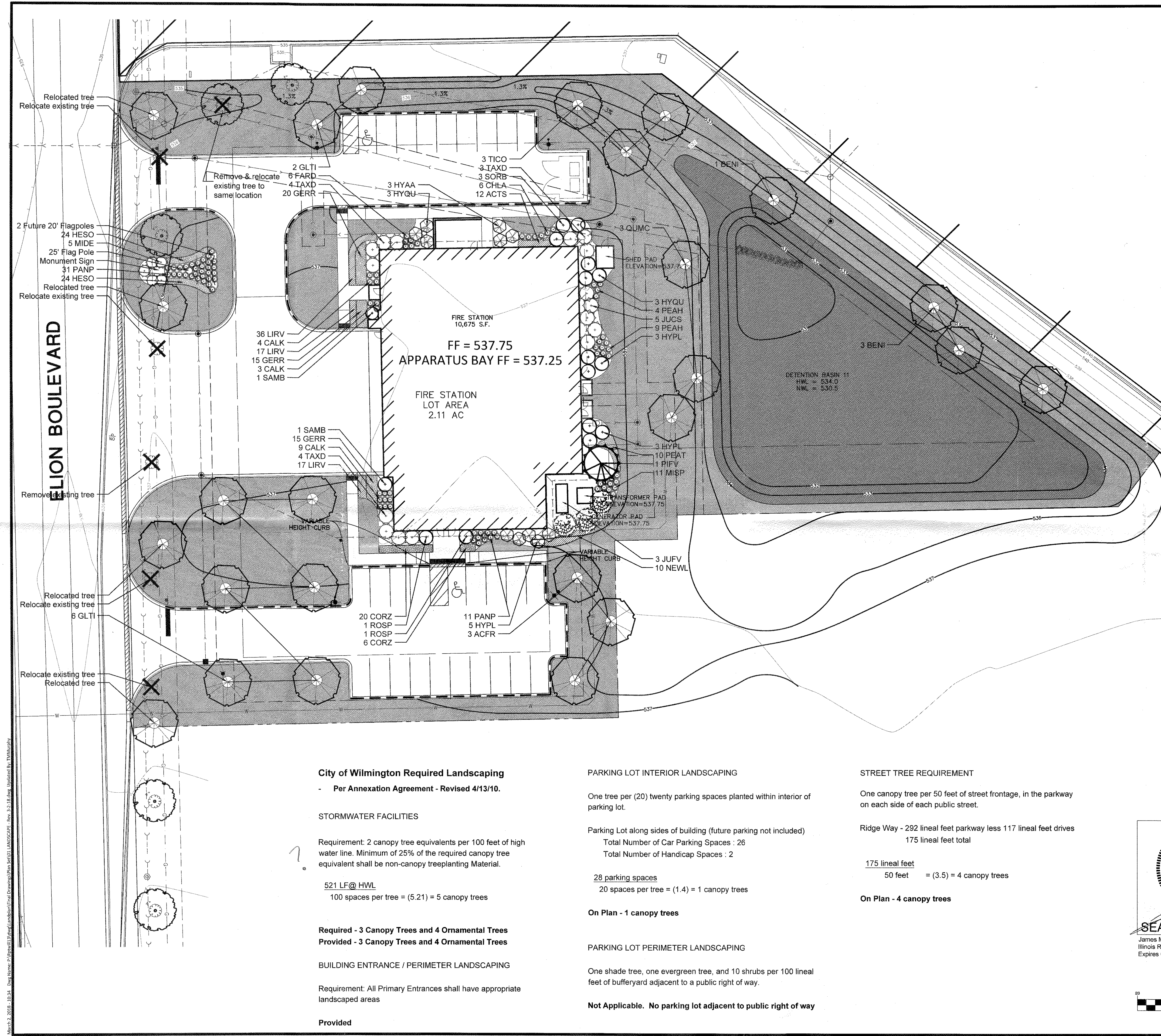
PROJECT: RIDGEPORT LOGISTICS CENTER - NEW FIRE STATION #2  
CITY OF WILMINGTON, ILLINOIS  
SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: CPD  
PROJ. ASSOC.: NCL  
DRAWN BY: NCL  
DATE: 11/10/17  
SCALE: 1" = 20'

SHEET 3 OF 12  
RPTWIL13

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION





Key	Quantity	Common Name	Botanical Name	Size	Comments
<b>Plant List</b>					
<b>Canopy Trees</b>					
ACFR	3	AUTUMN BLAZE MAPLE	Acer freemanii	2.5' BB	
GLTI	8	SKYLINE HONEYLOCUST	Gleditsia bicarthus inermis	2.5' BB	
QUAC	3	BUR OAK	Quercus macrocarpa	2.5' BB	
TICO	3	LITTLELEAF LINDEN	Tilia cordata	2.5' BB	
<b>Ornamental Trees</b>					
BENI	4	RIVER BIRCH	Betula nigra 'Heritage'	6' BB	Mult-stem
<b>Evergreen Trees</b>					
JUVF	3	UPRIGHT JUNIPER	Juniperus 'Fairview'	6' BB	
PIFV	1	VANDERWOLF'S LAMBER PINE	Pinus flexilis 'Vanderwolf'	6' BB	
<b>Deciduous Shrubs</b>					
HYAA	3	ANNABELLE HYDRANGEA	Hydrangea arborescens 'Annabelle'	#5	
HYPL	11	LIMELIGHT HYDRANGEA	Hydrangea paniculata 'Limelight'	#5	
HYQU	6	OAKLEAF HYDRANGEA	Hydrangea quercifolia	#5	
ROSP	2	PURPLE PAVEMENT ROSE	Rosa rugosa 'Purple Pavement'	#5	
SAMB	2	BLACK LACE ELOERBERRY	Sambucus nigra 'Eva'	#5	
SORB	3	FALSE SPIREA	Sorbaria sorbifolia 'Sem'	#5	
<b>Evergreen Shrubs</b>					
JUCS	5	SEA GREEN JUNIPER	Juniperus chinensis 'Sea Green'	#5	
MDC	5	RUSSIAN ANSOR VITAE	Microbiota decussata	#5	
TAXD	11	DENSE INTERMEDIATE YEW	Taxus x media 'Densiformis'	#5	
<b>Ornamental Grasses</b>					
CALK	16	FEATHER REED GRASS	Calamagrostis acutiflora 'Karl Foerster'	#1	
CHLA	6	NORTHERN SEA OATS	Chasmodon latifolium	#1	
FARD	6	DRAGON'S HEAD BAMBOO	Fargesia d. 'Rufa'	#1	
MISP	11	PURPLE MAIDEN GRASS	Miscanthus sinensis 'Purpureascens'	#1	
PANP	42	PRAIRIE FIRE RED SWITCH GRASS	Panicum virgatum 'Prairie Fire'	#1	
PEAH	13	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hameln'	#1	
<b>Perennials</b>					
ACTS	12	BLACK BUSBANE	Achillea millefolium 'Brunette'	#1	Planted 24" O.C.
CORZ	26	ZAGREB COREOPSIS	Coresopsis verticillata 'Zagreb'	#1	Planted 24" O.C.
GERR	50	ROZANNE GERANIUM	Geranium 'Rozanne'	#1	Planted 24" O.C.
HESO	48	STELLA DE ORO DAYLILY	Hemerocallis 'Stella de Oro'	#1	Planted 18" O.C.
NEWL	10	WALKER'S LOW CATMINT	Nepeta racemosa 'Walker's Low'	#1	Planted 30" O.C.
PEAT	10	RUSSIAN SAGE	Perovskia atriplicifolia	#1	Planted 36" O.C.
<b>Groundcovers</b>					
LIRV	70	VARIEGATED LILYTURF	Liriope muscari 'Variegata'	Flag	Planted 18" O.C.

**Legend**

■ Turf

■ Stormwater Seed Mix (Cardno or equal)

**City of Wilmington Required Landscaping**  
 - Per Annexation Agreement - Revised 4/13/10.

**STORMWATER FACILITIES**

Requirement: 2 canopy tree equivalents per 100 feet of high water line. Minimum of 25% of the required canopy tree equivalent shall be non-canopy treeplanting Material.

521 LF@ HWL  
 100 spaces per tree = (5.21) = 5 canopy trees

**Required - 3 Canopy Trees and 4 Ornamental Trees**  
**Provided - 3 Canopy Trees and 4 Ornamental Trees**

**BUILDING ENTRANCE / PERIMETER LANDSCAPING**

Requirement: All Primary Entrances shall have appropriate landscaped areas

**Provided**

**PARKING LOT INTERIOR LANDSCAPING**

One tree per (20) twenty parking spaces planted within interior of parking lot.

Parking Lot along sides of building (future parking not included)  
 Total Number of Car Parking Spaces : 26  
 Total Number of Handicap Spaces : 2

28 parking spaces  
 20 spaces per tree = (1.4) = 1 canopy trees

**On Plan - 1 canopy trees**

**PARKING LOT PERIMETER LANDSCAPING**

One shade tree, one evergreen tree, and 10 shrubs per 100 lineal feet of bufferyard adjacent to a public right of way.

**Not Applicable. No parking lot adjacent to public right of way**

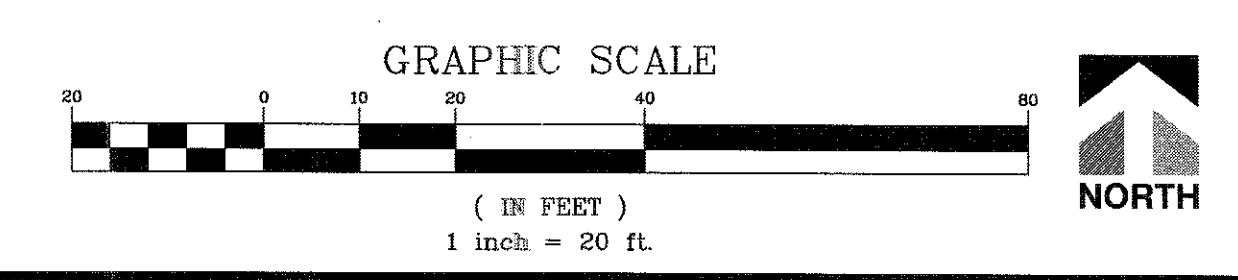
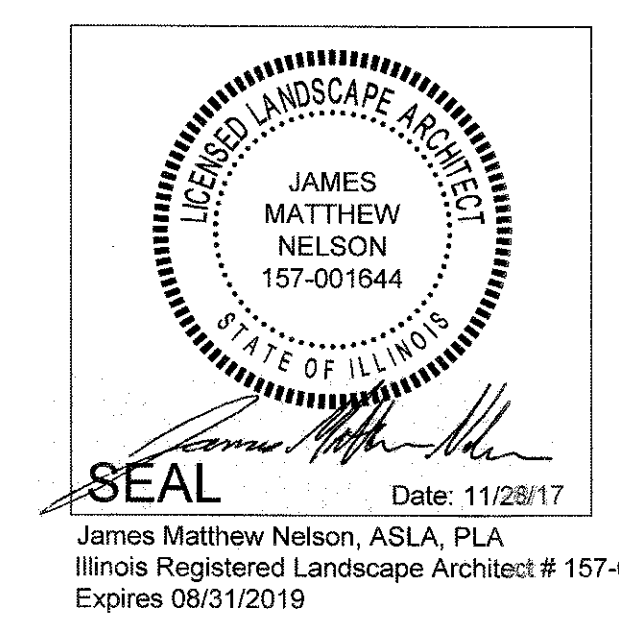
**STREET TREE REQUIREMENT**

One canopy tree per 50 feet of street frontage, in the parkway on each side of each public street.

Ridge Way - 292 lineal feet parkway less 117 lineal feet drives  
 175 lineal feet total

175 lineal feet  
 50 feet = (3.5) = 4 canopy trees

**On Plan - 4 canopy trees**



Manhard CONSULTING LTD  
 700 Springfield Drive, Lombard, IL 60148  
 708.939.8881  
 Environmental Sciences • Landscape Architecture • Planning  
 Construction Management

NEW FIRE STATION #2  
 WILMINGTON, ILLINOIS  
 LANDSCAPE PLAN

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION





















PROJ. NO.: CPD  
 PROJ. ASSOC.: NCL  
 DRAWN BY: MN  
 DATE: 11/10/17  
 SCALE: 1" = 20'  
 SHEET  
**L1 OF L3**  
 RPTMIL13

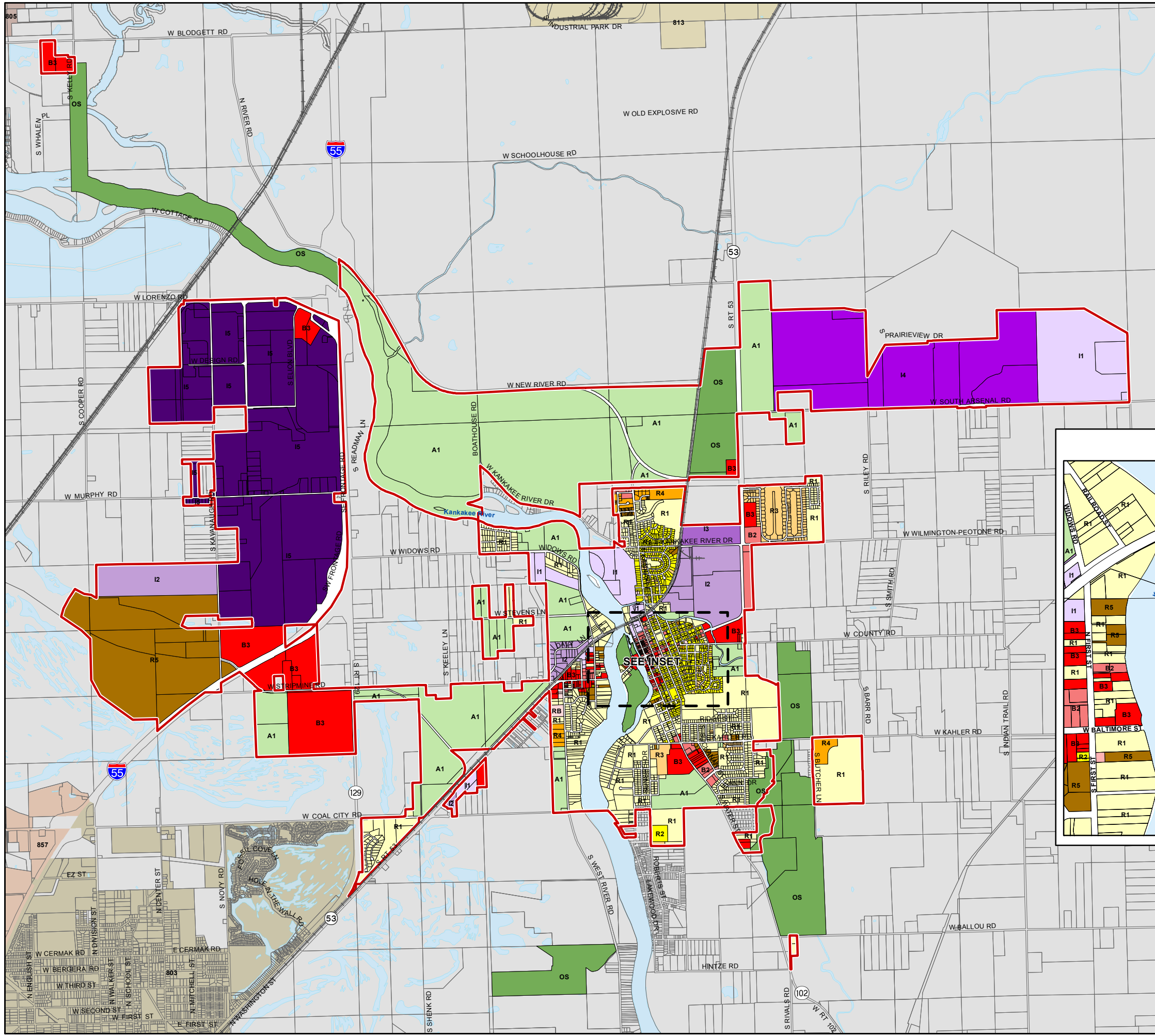
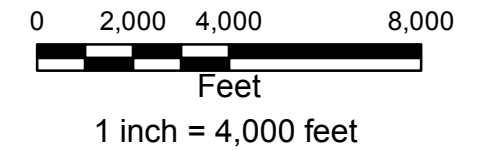
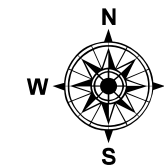


# CITY OF WILMINGTON

## 2018 ZONING MAP

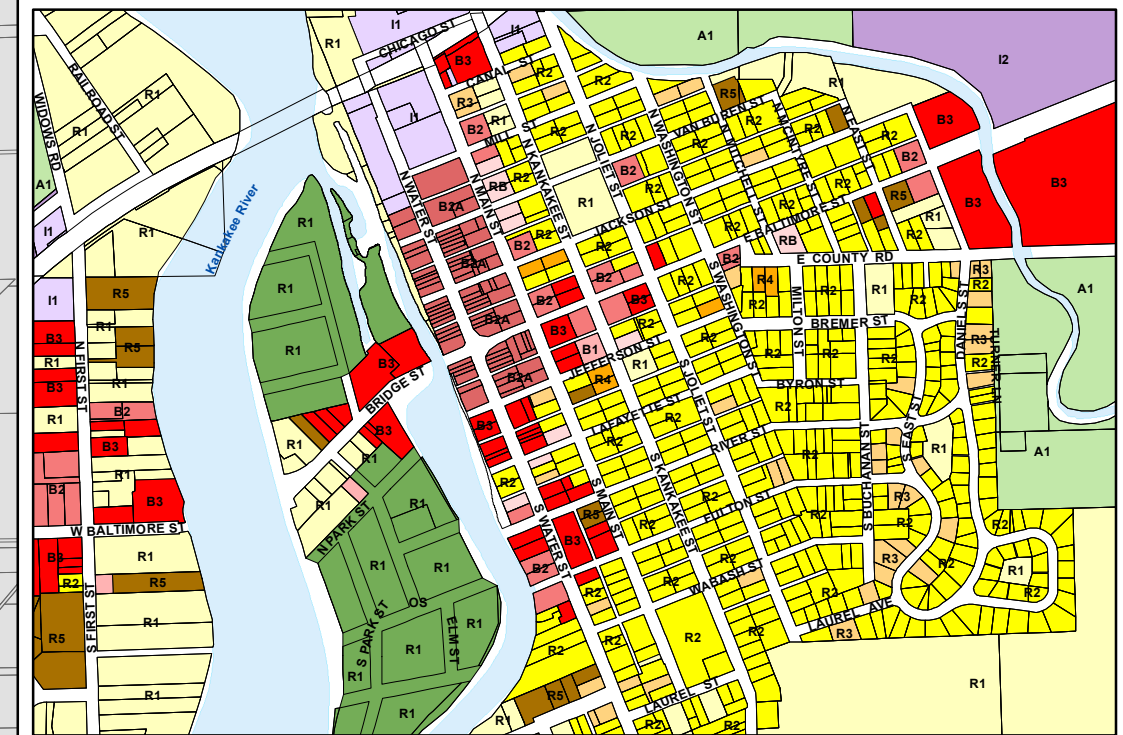
### Legend

- |  |  |
|--|--|
|  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)    |



### 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:



**Ruettinger, Tonelli & Associates, Inc.**  
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants  
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404  
PH. (815) 744-6600 FAX (815) 744-0101  
website: www.ruettingertonelli.com

PREPARED: 3/7/2018