

**PLANNING APPROVAL &
PUD STAFF REPORT****Date: January 8, 2004****APPLICANT NAME**

UMS-Wright Corporation

DEVELOPMENT NAME

UMS-Wright Corporation

LOCATION

65 Mobile Street

(Southwest corner of North Mobile Street and Old Shell Road, extending South and West to the ICG Railroad right-of-way and the South terminus of Martin Street)

PRESENT ZONING

R-1, Single-Family Residential

AREA OF PROPERTY

45.8± acres

CONTEMPLATED USE

Amend previously approved Master Plan to include a proposed middle school building; re-oriented baseball/softball field; expanded visitors' seating, a concessions building, and covered walkway within the stadium area; concourse addition to the physical activities building and auditorium; and access drive and parking for the baseball field

**TIME SCHEDULE
FOR DEVELOPMENT**

To be phased

ENGINEERING**COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit

TRAFFIC ENGINEERING**COMMENTS**

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing amendments to previously approved Master Plans (Planning Approval and Planned Unit Development) to include proposed middle school building; re-oriented baseball/softball field; expanded visitors' seating, a concessions building, and covered walkway within the stadium area; concourse addition to the physical activities building and auditorium; and access drive and parking for the baseball field

The site is located at the intersection of Mobile Street, a planned major street, and Old Shell Road, which functions as a collector street. Recently the Commission adopted a policy stating that additional right-of-way for widening the future Mobile Street right-of-way would be acquired from the East side – across the street from UMS.

A master plan for development of the UMS-Wright campus was approved in 1993. Since that time, several revised master plans have been submitted and approved by the Commission. During these application processes, it was represented that there would be no increase in enrollment as a result of the proposed projects; however, no supporting documentation was presented.

During the public hearing for the future Mobile Street policy, UMS indicated that enrollment has increased since the 1970's – approximately two-fold. While no specifics were discussed, it is obvious that with the increase in enrollment there has been increased traffic and impact on the surrounding neighborhood. Therefore, some method of review or monitoring of enrollment numbers should be considered, to ensure that the facility does not have a negative impact on the surrounding area or infrastructure, and that adequate parking is provided.

The most recent amendment to the Master Plan (approved in August 2002) limited curb cuts to Mobile Street. Previous approvals have also limited UMS to one curb cut to Old Shell Road. This limitation coincides with the existing and proposed development of the site. Previous approvals have also denied access to Martin Street, and denied pedestrian access to Martin Street and Old Shell Road in the vicinity of the new baseball field.

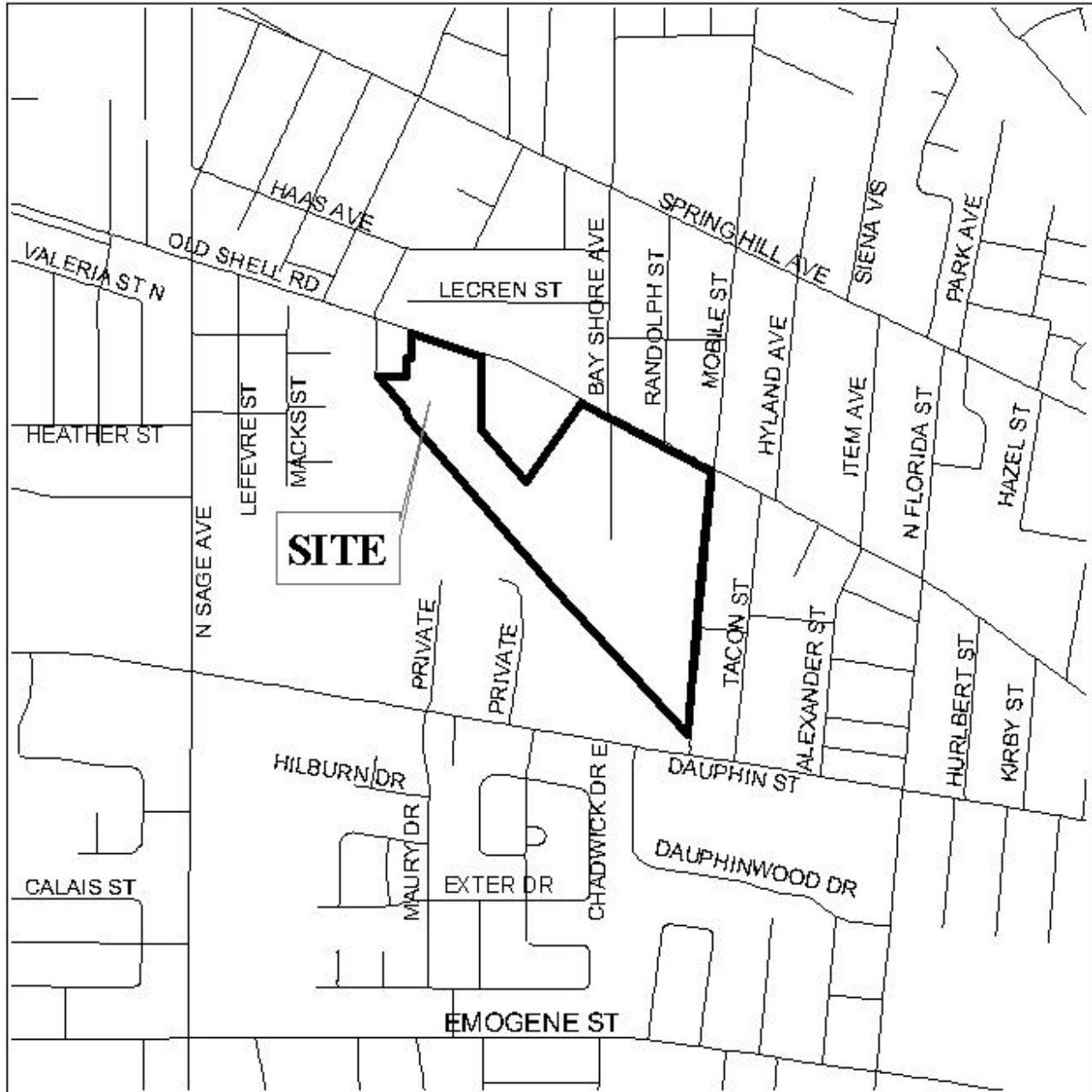
It is understood that Master Plan Approvals are somewhat conceptual, and that individual applications are required for each project. The individual applications are necessary to review specifics regarding exact location, building size, compliance with landscaping and tree plantings, phasing, etc.

RECOMMENDATION

Planning Approval: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) submission of individual administrative applications for each project (shown on the master plan); provision of enrollment numbers (broken down by grade school, middle school and high school) currently and at the time of each individual application, and review by the Planning Commission prior to any substantial increase in enrollment; 2) limited to the existing approved curb cuts; 3) completion of the sidewalk along the entire Mobile Street frontage, as required by the previous approval; 4) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance for each project; and 5) compliance with all municipal codes and ordinances.

Planned Unit Development: based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) submission of individual administrative applications for each project (shown on the master plan); provision of enrollment numbers (broken down by grade school, middle school and high school) currently and at the time of each individual application, and review by the Planning Commission prior to any substantial increase in enrollment; 2) limited to the existing approved curb cuts; 3) completion of the sidewalk along the entire Mobile Street frontage, as required by the previous approval; 4) provision of landscaping and tree plantings in compliance with numbers and ratios in Section IV.E.3 of the Zoning Ordinance for each project; and 5) compliance with all municipal codes and ordinances.

LOCATOR MAP



APPLICATION NUMBER 15 & 16 DATE January 8, 2004

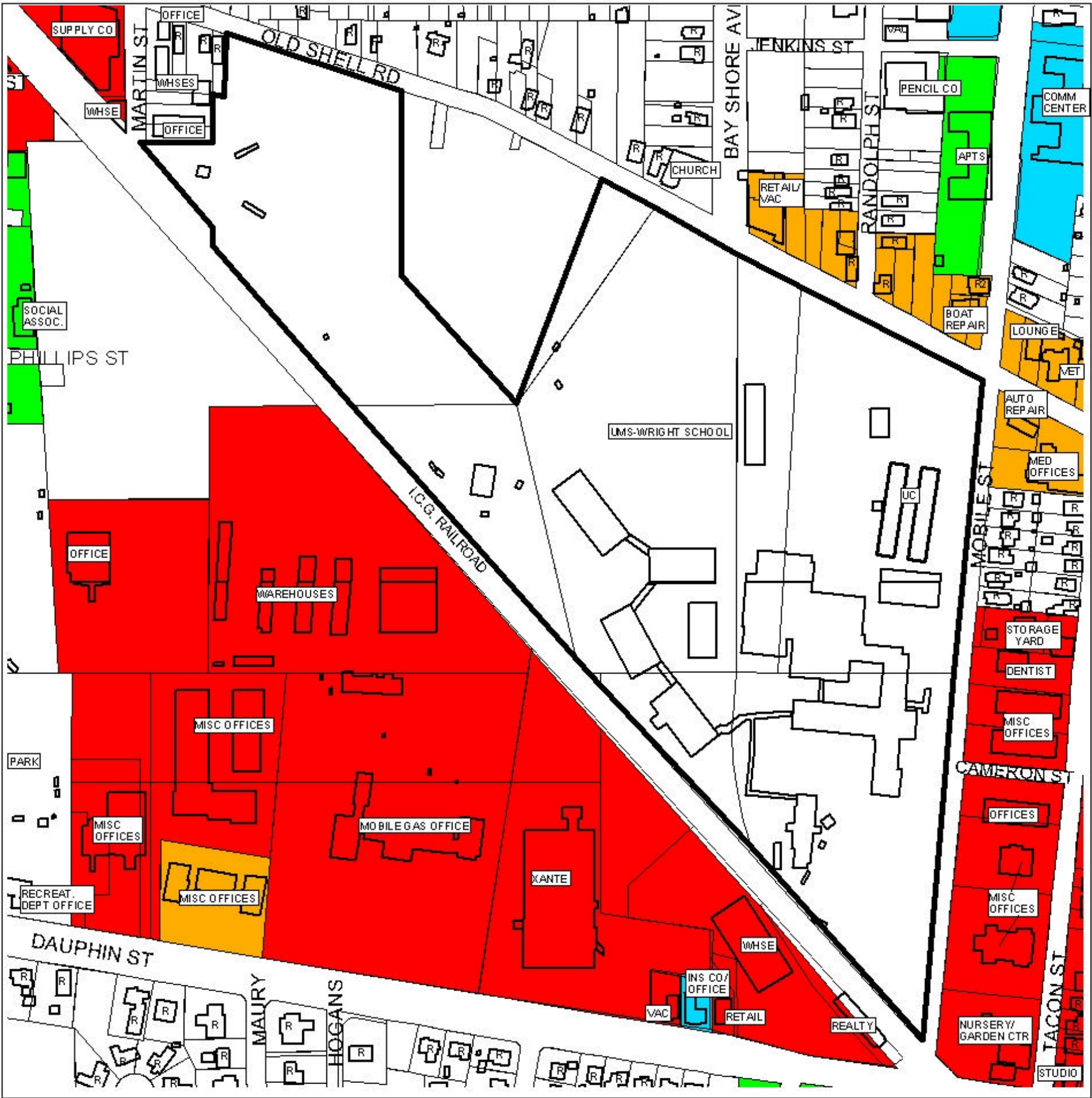
APPLICANT UMS-Wright Corporation

REQUEST Planning Approval, Planned Unit Development



PLANNING COMMISSION

VICINITY MAP - EXISTING ZONING



The site is surrounded by various commercial and residential uses.

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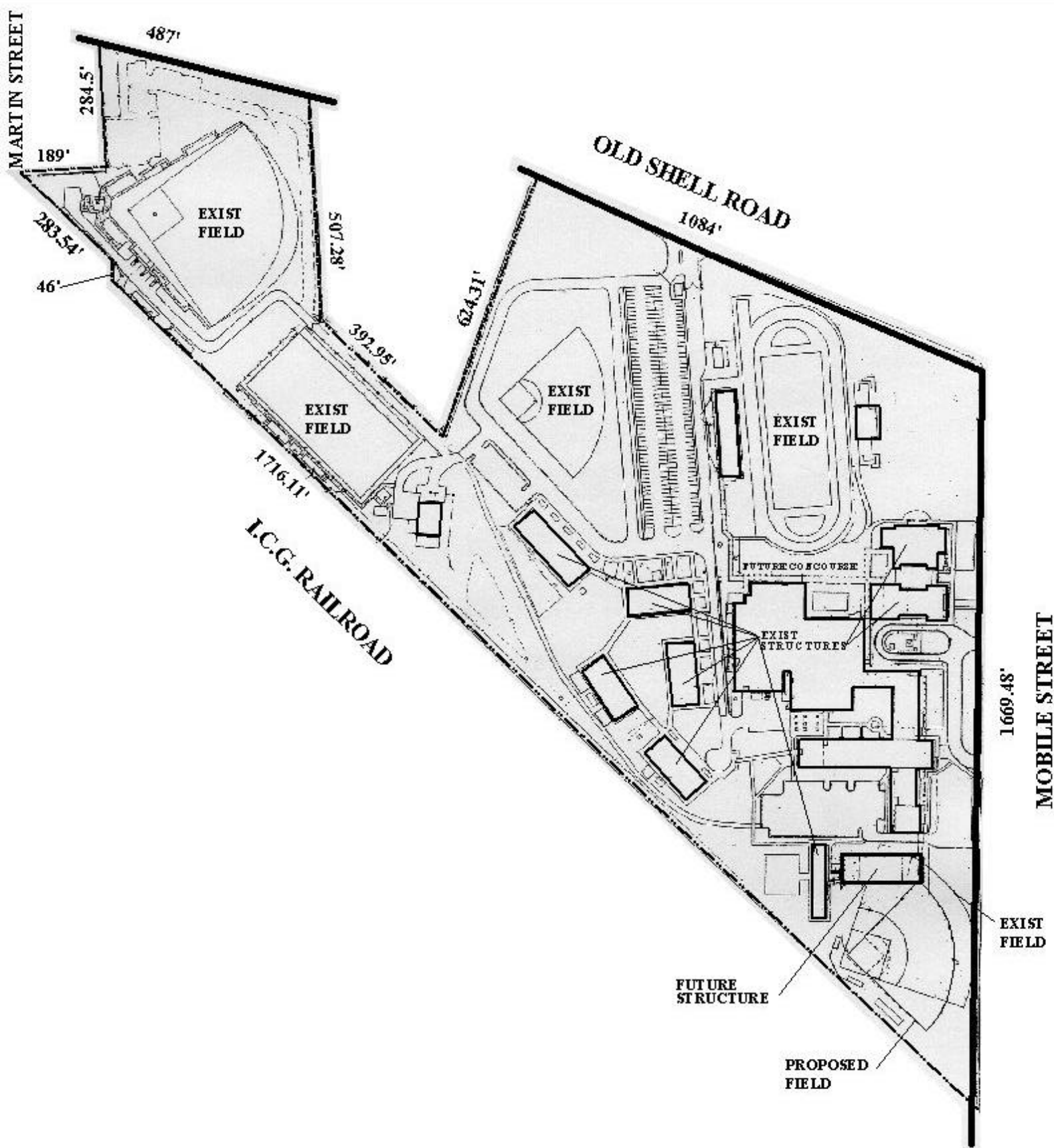
REQUEST Planning Approval, Planned Unit Development

LEGEND

R-1	R-2	R-3	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2
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SITE PLAN



The site is located on the Southwest corner of North Mobile Street and Old Shell Road extending South and West to the Illinois Central Gulf Railroad right-of-way and the South terminus of Martin Street. The plan illustrates the existing structures and parking areas. Also shown is the future middle school and concourse.

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USE/REQUEST Planning Approval, Planned Unit Development

