

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: January 2020

Project Status:

- **A.1. CBBEL:**
 - Phase 1a Archaeological Reconnaissance Survey (Phase 1a Survey) complete.
 - Completed preliminary research into potential flood storage options near the Kankakee River.
 - Supplemental Wetland delineation field work for LFA JD corridor is complete.
 - Revised supplemental wetland report for LFA JD corridor is complete.
 - Wetland delineation is at 90% complete for the original primary sites.
 - Wetland delineation is at 80% complete for the CSS Site.
 - Threatened and Endangered Species draft report complete.
 - Stream Habitat Assessment of Niespodziany Ditch is complete.
 - Submitted wastewater utility master plan review comments.
 - Finished draft wastewater agreement outline.
 - Continued correspondence and coordination with LFA regarding Jurisdictional Determination (JD) report and access agreements for Wetland Delineations.

- **A.2. DLZ:**
 - Reviewed draft master plan;
 - Reviewed IDEM response;
 - Attended IEC update meeting.

- **A.4. LFA:**
 - LFA continued coordination with Army Corp of Engineers and CBBEL on JD site visit;
 - Final modeling impacts to Rodgers-Clark Ditch for the Bendix Woods Stormwater Management Project;
 - Attended IEC Update meetings;

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- Provided CSS with data on its property within the IEC;
- Worked with the County, CSS and AEP regarding the proposed rail development. Reviewed draft of master plan.
- **A.5. LEHMAN:**
 - Participated in various conference call and meetings regarding the project;
 - Meetings / Work Sessions participated
 - Further discussions regarding the Zoning and processing meetings with project team and with APC Staff;
 - Additional meetings with the staff of County Area Planning Dept. regarding the details and processing of the Amendment to the County Comprehensive Plan (for the study area) and the details and processing of the Development Guidelines of the same;
 - Coordination strategies about the New Carlisle comprehensive plan update, the NICTD Feasibility Study, and the IEC Master Plan;
 - Project Team defining agendas for the work session with New Carlisle Town Board and the IEC development.
 - Conducted research on comprehensive plan amendment and the land use strategies and zoning options;
 - Determine scheduling strategies for the Amending the County's Comprehensive Plan and the development of Development Guidelines for the study area;
 - Design concepts for gateway entries in and around the IEC / New Carlisle area... particularly the area of the potential new train station;
 - Review and comment of the IEC Master Plan Draft.
- **A.6. LOCHMUELLER:**
 - Worked on final design of fiberoptic expansion;
 - Completed modification of internal transportation improvements.
- **A.7. ANTERO:**
 - Coordinated meetings and integrated plan review comments;
 - Worked on IEC website and marketing materials;

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- Coordinated other elements of project, including response to interested developers.

Relevant Report Summary:

- **A.1. CBBEL:**
 - N/A
- **A.4. LFA:**
 - N/A
- **A.5. LEHMAN:**
 - Continue to refine the Land Use Plan “Core Development” area as a result of the planning generation;
 - Continued the narrative of the Land Use components of the master plan documentation.
- **A.6. LOCHMUELLER:**
 - N/A
- **A.7. ANTERO:**
 - Working on website and coordinating on various grants and development interests.

Project Schedule:

- **A.1. CBBEL:**
 - Phase 1a Archaeological Reconnaissance Survey (Phase 1a Survey) report submitted for review and approval on Feb. 4th;
 - Finish wetland delineation field work on prime sites and CSS site (On-Hold until Spring and dependent on access agreements);
 - Potential meeting with USACE Representative in Spring 2020 to complete JD review;
 - Continue development of stormwater management strategy – focus on Urban Drain and / or impact fee approach. Potential coordination with Kankakee River Basin Commission;
 - Confirm we have the most up to date Air Quality Map – last updated on August 27, 2019;

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- Upon request by the County, set up meeting with DNR and IEC Conservation Group to discuss ILF Program;
- Draft Project Completion Work Plan (dependent on access agreements);
- Spring 2020 - finish prime site and CSS site wetland delineations (or other priority areas) and schedule JD inspections with regulatory agencies upon completion of the wetland delineations. No wetland delineation until April 1st;
- Three (3) Weeks after completion of Wetland Delineation - Update wetland geodatabase and prepare wetland delineation site reports;
- Finalize wetland/environmental strategy (site specific);
- Finalize stormwater management strategy (site specific);
- Amendment No. 1 has been approved for additional Environmental and Utility Services.
- **A.4. LFA:**
 - Budgets and schedules are tracking on the various projects.
- **A.5. LEHMAN:**
 - N/A
- **A.6. LOCHMUELLER:**
 - N/A
- **A.7. ANTERO:**
 - Draft master plan delivered, and comments addressed. Coordinating with SJC on public meetings, etc.

Document Production:

- **A.1. CBBEL:**
 - Phase 1a Archaeological Reconnaissance Survey report – complete;
 - Revised JD Wetland Report – complete and submitted to LFA;
 - Wetland Delineation Report for CSS site (dependent on access) – in progress;
 - Prepare approach outline for Stormwater Management (Urban Drain) – in progress;
 - Wastewater Utility Agreement Approach Outline – complete / update as needed;

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- Supplemental Wetland Delineation Report for JD report along Ditch corridor (LFA) – complete;
 - Threatened and Endangered Species report – complete;
 - Stream Habitat Assessment for the Niespodziany Ditch – complete; and,
 - Air Quality Map – current version dated August 27, 2019.
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- **A.4. LFA:**
 - N/A
 - **A.5. LEHMAN:**
 - N/A
 - **A.6. LOCHMUELLER:**
 - Broadband permitting submissions prepared.
 - **A.7. ANTERO:**
 - Working on website and other materials.

Team Coordination:

- **A.1. CBBEL:**
 - Need property access for remaining wetland delineation field work;
 - Need property access for remaining wetland delineation field work;
 - Continue coordination with LFA and Army Corp for JD / Environmental Permitting;
 - Coordination with team to complete the Wastewater Utility Agreement Approach;
 - Coordination with team to complete the Stormwater Management Strategy;
 - Wetland mitigation strategy meeting with DNR and IEC Conservation Group.
- **4. LFA:** Continue coordination with CBBEL on JD and with CSS/AEP.
 - N/A

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- **A.5. LEHMAN:**
 - Assisted in determining phasing of the overall development strategy;
 - Discussions on the Development Guidelines components to this master plan;
 - Continue the discussions of vetting the land use design with developers and other groups.
- **A.6. LOCHMUELLER:**
 - Submitting final design for fiberoptic expansion;
 - Updating transportation grid evaluation;
 - Coordinating with utilities and INDOT on broadband project.
- **A.7. ANTERO:**
 - Coordinating all aspects of the project;
 - Built platform for collection of comments.