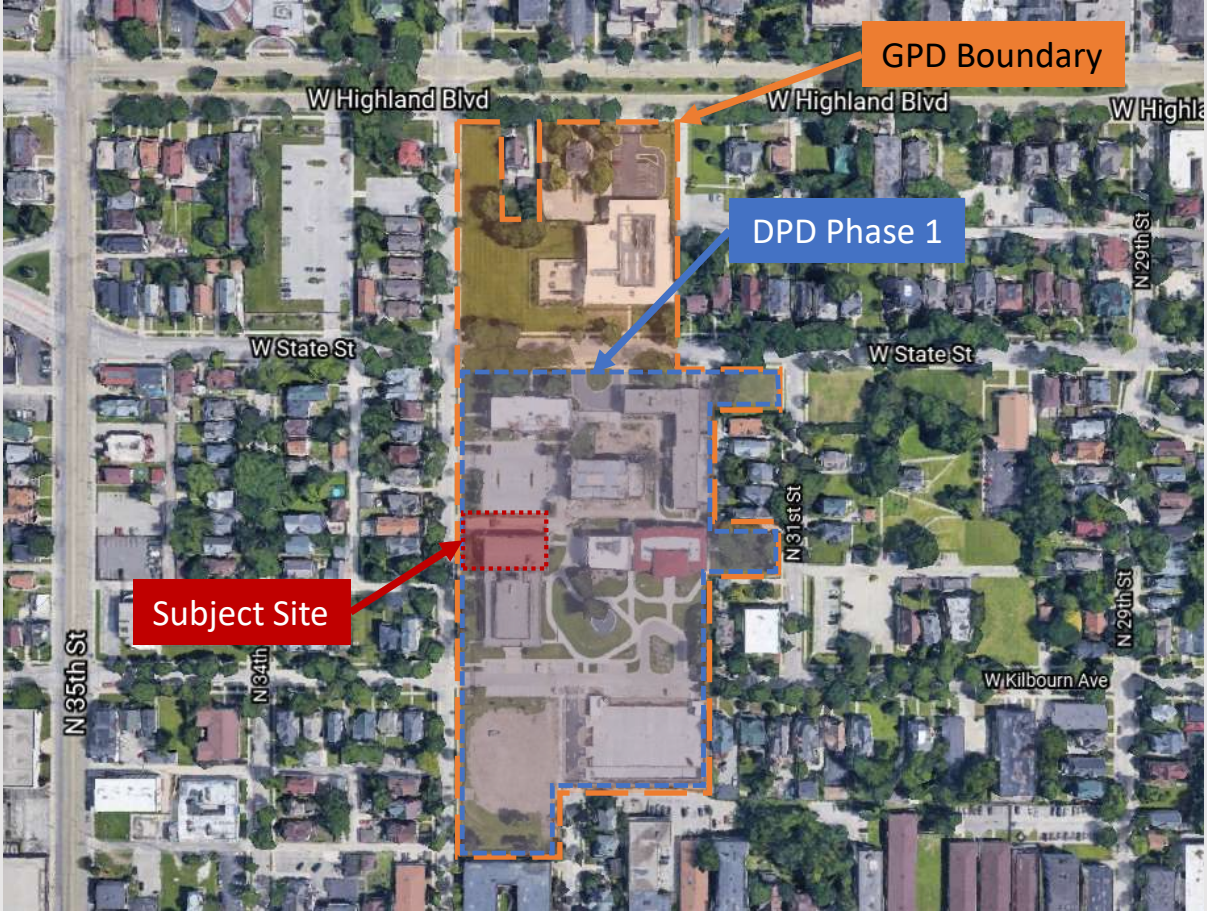


File No. 211349. A substitute ordinance relating to the Second Amendment to the General Planned Development known as Concordia Trust to update the permitted use list, remove one structure, and add surface parking on the Phase 1 part of the campus located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.

File No. 211350. A substitute ordinance relating to the Second Amendment to the Detailed Planned Development known as Concordia Trust Property, Phase 1 to allow demolition of the pool building, renovation of the gymnasium building, and additional surface parking at 3215 West State Street, located on the east side of North 33rd Street, south of West State Street, in the 4th Aldermanic District.





View from N. 33rd St. looking southeast



View from N. 33rd St. looking east



View from N. 33rd St. looking northeast



Near West Side Plan

- Adopted in 2004.
- Plan considers historic buildings, sites, and districts as valuable assets
- Recommends attracting new development and users that would benefit the neighboring community
- While the proposed amendment is consistent with the goals and recommendations of the comprehensive plan, planning staff defers to the Historic Preservation Commission for evaluating the appropriateness of the proposed alterations.



GREENFIRE
BUILDERS OF THE FUTURE



POTAWATOMI
BUSINESS DEVELOPMENT CORP

Wgema Campus

Plan Commission Meeting

**FOREST COUNTY
POTAWATOMI**

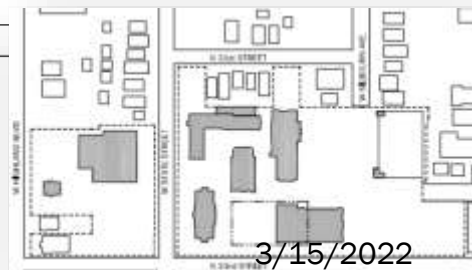
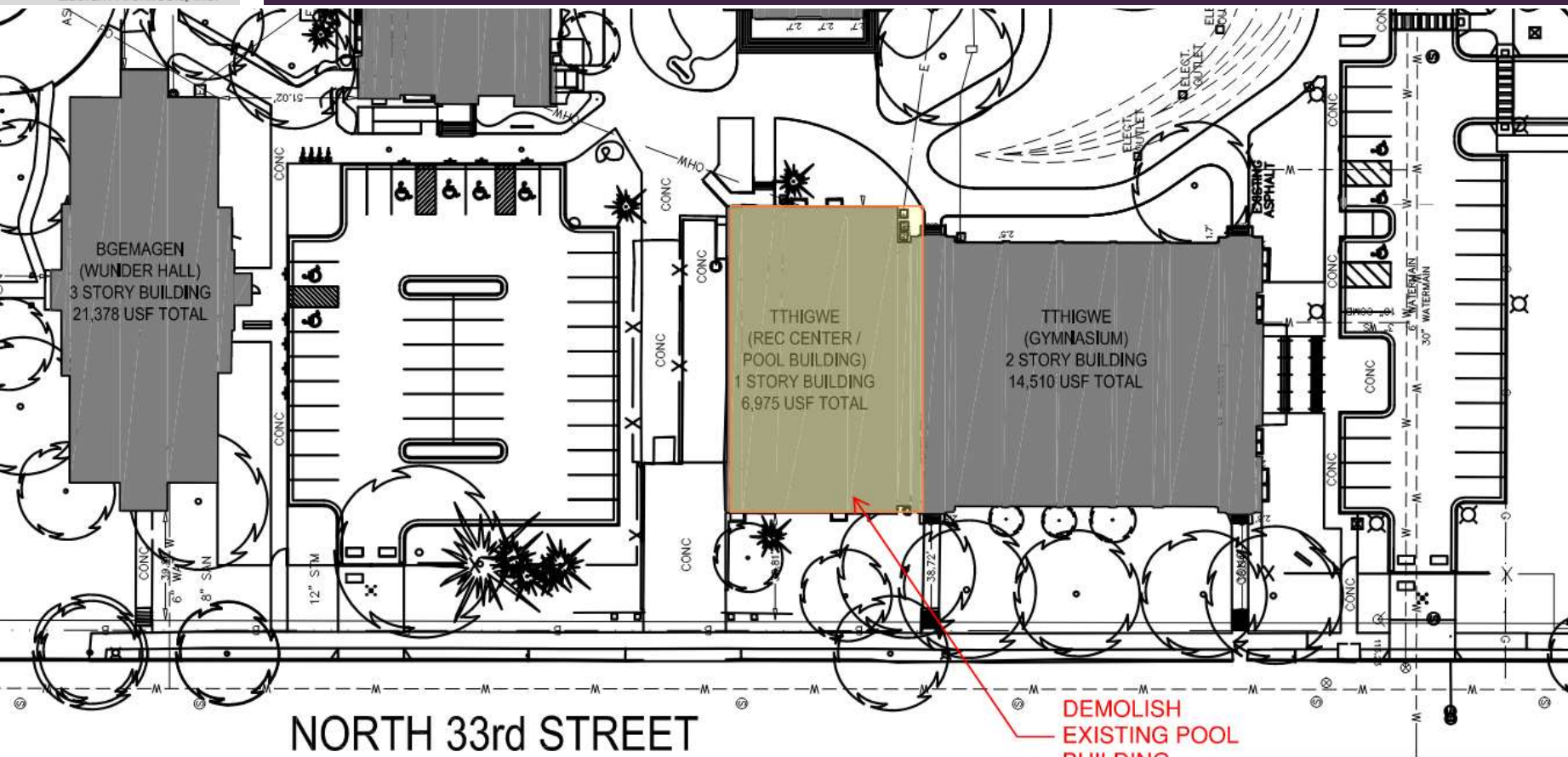


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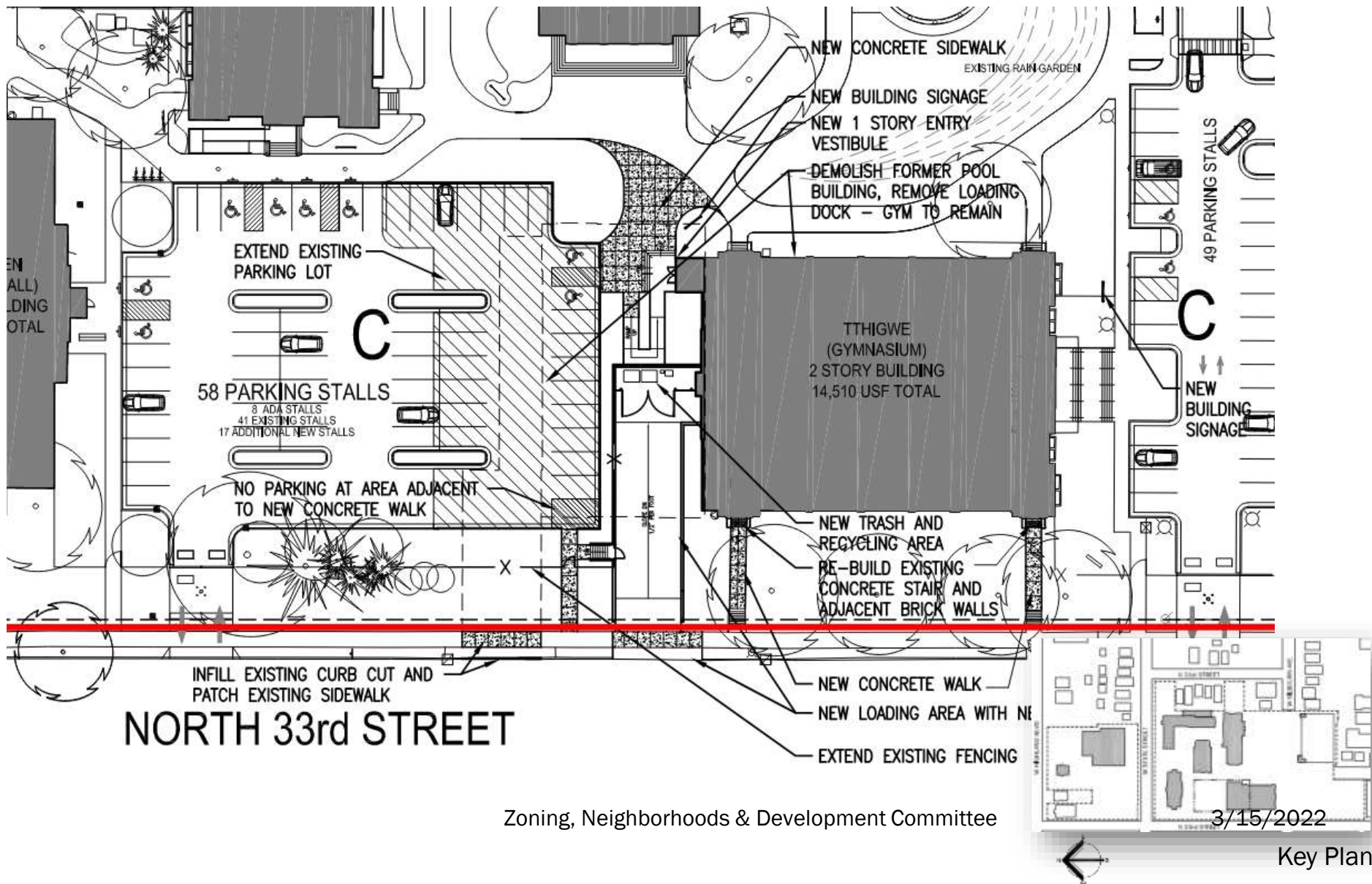
1/24/2022



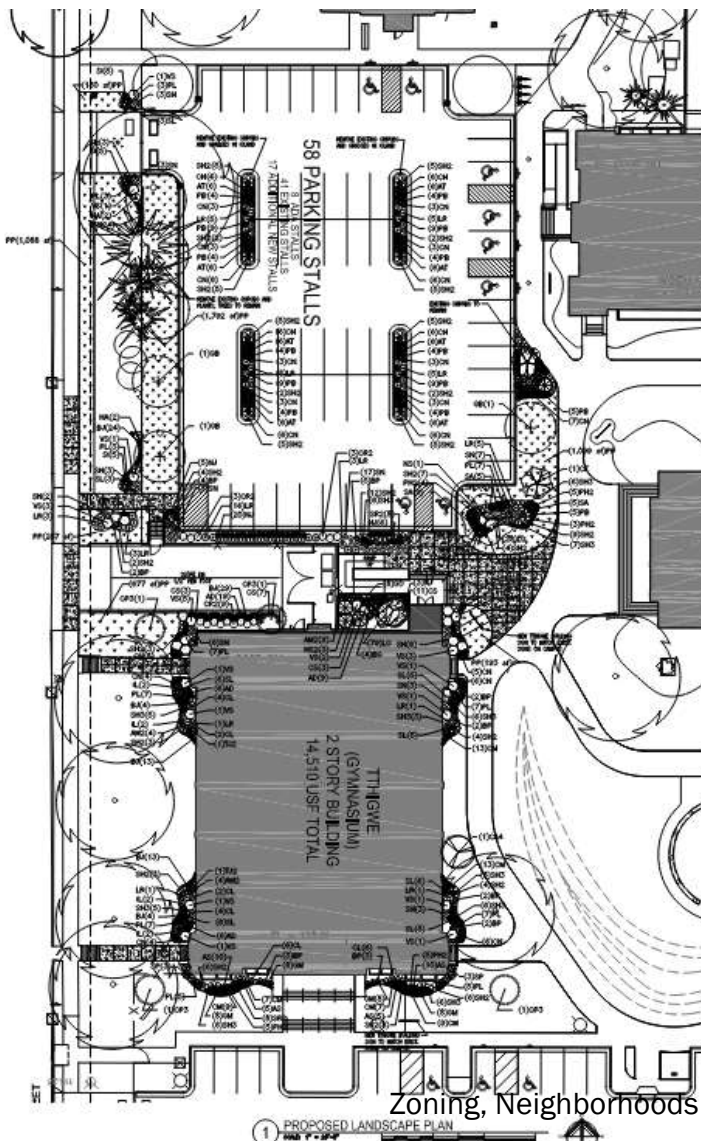
Proposed Demolition



Proposed Site Plan



Landscape Plan



PLANT	CODE	QTY	COMMON NAME	SYMBOLIC NAME	SIZE	PLANTING DATE	PLANTING WIDTH	PLANTING HEIGHT	DATE OF	DATE NEEDED
⊙	44	3	BAKED SANDWICH	YUCCA ALBERTIANA	3/4" DIA. 10" HIGHER B&B	7" DIA.	7" DIA.	15'-10"	15'	
⊙	47	1	FOREST PANDA REDWOOD	LIQUID AMBER "FOREST PANDA" TM	7" DIA. B&B OR B&B	10" DIA. B&B		15'-10"	15'	
⊙	48	4	PRINCE OF WALES NORWAY SPRUCE	SEEDS CONSERVATION "PRINCE OF WALES" TM	7" CALIPER B&B			15' - 40'	10'-12"	
⊙	49	2	WINTER OREGON	WINTER OREGON "WINTER"	4" X 6"	7" DIA.	TRIPLE BRANCH	10'-10"	10'-10"	6' HT
⊙	50	1	STAR JASMINE	STAR JASMINE	5" DIA.					
⊙	51	1	STAR JASMINE	STAR JASMINE	5" DIA.					
⊕	52	20	SPOTTED FAWN ENTERTAINING BUSH	WAGNER'S "SPOTTED" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	53	10	PRIVY LEAF LEBURN	LEUBNER ALBERTA "PRIVY LEAF"	2" DIA.	7" DIA.	2'-0"	4'-0"	2'-0"	
⊕	54	2	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL"	4" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	55	2	SPRING BLOSSOM HYDRANGEA	WINDMILL HYDRANGEA	4" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	56	3	VIRGINIA CREEPER	THE BRONCO "LITTLE HEART" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	57	24	WINDMILL HYDRANGEA	WINDMILL X "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	58	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	59	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	60	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	61	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	62	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	63	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	64	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	65	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	66	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	67	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	68	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	69	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	70	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	71	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	72	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	73	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	74	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	75	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	76	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	77	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	78	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	79	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	80	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	81	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	82	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	83	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	84	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	85	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	86	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	87	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	88	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	89	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	90	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	91	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	92	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	93	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	94	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	95	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	96	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	97	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	98	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	99	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	
⊕	100	10	WINDMILL HYDRANGEA	WINDMILL HYDRANGEA "WINDMILL" TM	2" DIA.	10'-10"	10'-10"	2'-0"	2'-0"	



Landscape Typology





Quorum Architects, Inc.

Proposed Elevations



NORTH ELEVATION



HISTORIC NORTH ELEVATION



SOUTH ELEVATION



HISTORIC PHOTO OF CAMPUS OVERAL



Proposed Elevations



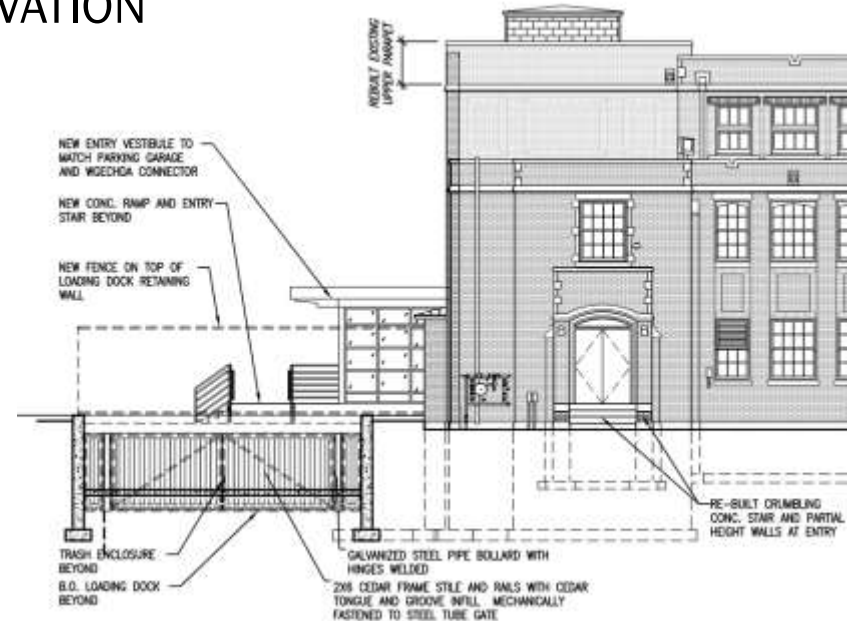
WEST ELEVATION



Trash / Recycling Enclosure



WEST ELEVATION



Precedent :

STAINED CEDAR WITH METAL BOARD ATTACHED TO BOLLARDS



Wgemas Campus Images



Zoning, Neighborhoods & Development Committee

3/15/2022



Questions / Comments



POTAWATOMI
BUSINESS DEVELOPMENT CORP



Zoning, Neighborhoods & Development Committee



3/15/2022
FOREST COUNTY
POTAWATOMI