

TOWN COUNCIL ACTION REPORT

July 16, 2020

Resolution Approving an Amended Site Plan for Rivian (100 N. Rivian Motorway)

PREPARED BY:	Mercy Davison, Town Planner
REVIEWED BY:	Pamela S. Reece, City Manager Brian Day, Corporation Counsel Greg Troemel, Director of Inspections
BUDGET IMPACT:	N/A
STAFF RECOMMENDATION:	Approval
PLANNING COMMISSION RECOMMENDATION:	Approval (6-0)
ATTACHMENTS:	Proposed Resolution; Aerial and Zoning Maps; Proposed Site Plan; Staff Report to the Planning Commission; Minutes of the July 9, 2020 Planning Commission meeting are included in the Addendum.

BACKGROUND

The approximately 510-acre property at 100 N. Rivian was originally developed as Diamond Star Motors in the 1980s. The first Site Plan was approved in 1986 (Res. No. 925). The plan has been amended several times. Rivian Motors acquired the property in 2017 and began extensive interior remodeling to the approximately 2.6 million square foot facility. In 2019, Rivian began constructing additions that were deemed minor and approved administratively by Town staff.

At this time, Rivian has plans for more significant building additions that require a formal amendment to the Site Plan through the public process. The proposed Amended Site Plan includes the following features:

1. **Building Additions.** As shown on the attached page entitled "Site Amendment," Rivian plans to expand the building in the locations shown in color. The additions range in size from 39,000 sq. ft. to 262,000 sq. ft. for a total of 576,000 sq. ft. The additions shown on the attachment include the minor additions recently approved through the administrative (staff) process.
2. **Parking.** In constructing the largest addition on the west side, Rivian will lose 218 parking spaces. This will leave 2,068 spaces on the west side of the facility. There are another 900 spaces to the northeast of the building that may also be used by Rivian employees and contractors, along with several thousand spaces north of Electric Avenue. Bicycle parking is also provided on site.
3. **Landscaping.** Based on the perimeter of building additions, Rivian will add the code-required 64 trees and 320 shrubs along the west side of the property and 13 trees and 65 shrubs along the south side of the property.

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4. Lighting. Code-compliant, wall-mounted lighting will be added. New, code-compliant area lighting will be added to the reconfigured parking area on the south end.
5. Signage. At this time, Rivian does not propose any new signage.
6. Building Elevations. The new additions will match the architectural style of the facility.

The surrounding properties are a combination of undeveloped agricultural properties in the County and M-2 General Manufacturing properties within the Town.

DISCUSSION/ANALYSIS

Sec. 15.8-5 of the Municipal Code sets forth Site Plan review standards, which include the minimization of incompatibilities between the development and surrounding properties, the extent to which the proposed development will favorably or adversely affect other persons or property, and the extent to which existing surrounding roadways can serve the proposed development.

Town staff finds the proposed building additions at Rivian to meet these criteria. The property is located on the far west side of the community in an area that is zoned for the heaviest industrial uses, so the expansion of the plant should not create any incompatibilities with or adverse impacts on nearby land uses. The adjacent roadway network is adequate to handle the use of the property, as it was built to accommodate the Mitsubishi operation. In addition, a proposed improvement to West College would further improve the transportation network in the vicinity.

The Planning Commission held a public hearing for the Rivian project on July 9, 2020. No members of the public testified. Following its findings of fact, the commission voted 6-0 in favor of the plan as submitted.

For these reasons, Town staff recommends the Town Council approve the Amended Site Plan for Rivian at 100 N. Rivian Motorway as submitted.

COMMUNITY IMPACT

Approval of the Amended Site Plan will permit significant economic development to expand in an area of the community designed for this type of manufacturing activity. As the Rivian plant expands, additional employment opportunities will emerge at both the plant and related businesses. The Comprehensive Plan supports the further development of industrial uses in this area as well.

KEYWORDS: Amended Site Plan; Rivian

RESOLUTION NO. _____

RESOLUTION APPROVING AN AMENDED SITE PLAN FOR RIVIAN (100 N. RIVIAN MOTORWAY)

WHEREAS, The Town of Normal is a home rule unit of local government with authority to legislate in matters concerning its local government and affairs.

WHEREAS, The Town of Normal previously approved a site plan for the development of 100 N. Rivian Motorway.

WHEREAS, The owner has applied for an amendment to the site plan in order to expand the building located on site.

WHEREAS, After notice, as required by law, the Normal Planning Commission, on July 9, 2020, conducted a public hearing considering the request for an amended site plan and recommended approval of the amended site plan.

WHEREAS, It is in the best interests of the health, safety, and welfare of the citizens of Normal to approve an amended site plan for Rivian on the property located at 100 N Rivian Motorway.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE TOWN OF NORMAL, ILLINOIS:

SECTION 1. That this resolution pertains to the site plan on file in the office of the Clerk.

SECTION 2. That the site plan for Rivian, at the above location, is amended to permit the expansion of the building at the location depicted in the applicant's application on file in the Office of the Town Clerk.

SECTION 3. That all use and development of the property shall comply with the approved site plan on file in the Office of the Town Clerk, as amended, from time to time by the Normal Town Council and by this amendment.

ADOPTED this ____ day of _____, 2020.

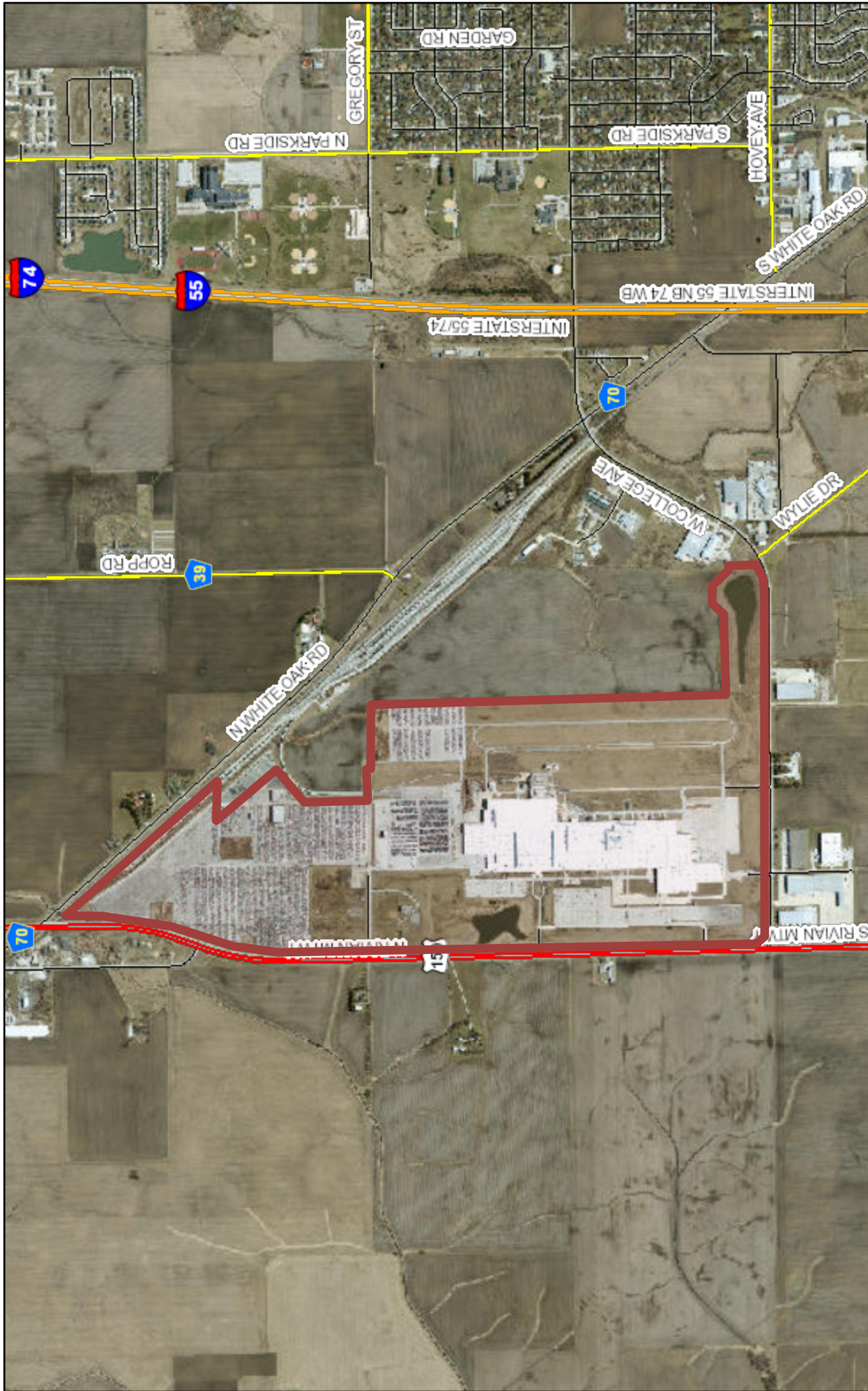
APPROVED:

President of the Board of Trustees
of the Town of Normal, Illinois

ATTEST:

Town Clerk
(Seal)

Rivian



6/16/2020, 4:54:31 PM

Streets

<all other values>

Freeway_Expressway

Freeway_Expressway_Ramp

Interstate Ramp

Minor_Arterial

Local_Road_Street

Minor_Collector

Major_Collector

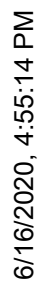
Other_Principal_Arterial

1:29,247

0 0.17 0.35 0.6 0.7 mi

0 0.3 0.6 1.2 km

McGIS, McLean County Museum of History



Streets

— Freeway_E

— Highway

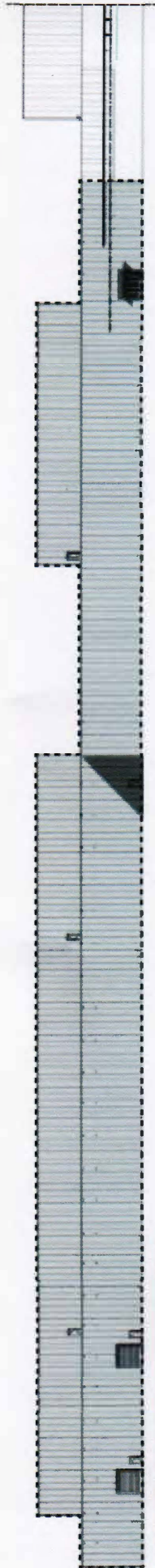
— Interstate

— Freeway_Expressway

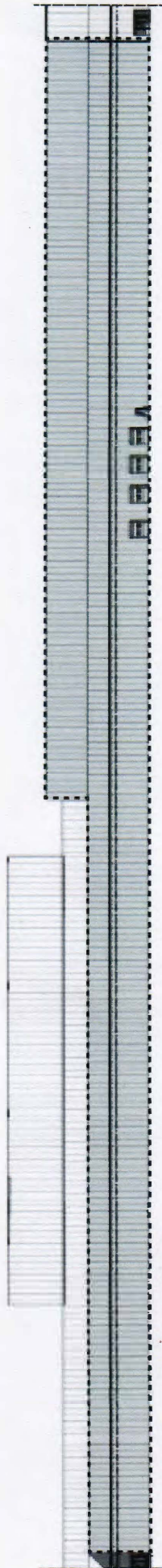
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McGIS, McLean County Museum of History

WEST ELEVATION | RIVIAN MTWY



NORTH EXPANSION | BODY SHOP



WEST EXPANSION | LOGISTICS

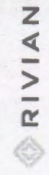


SW EXPANSION | LOGISTICS

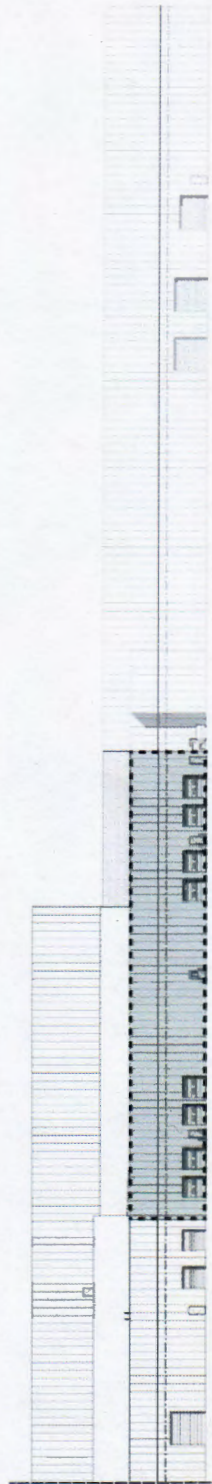


CONFIDENTIAL

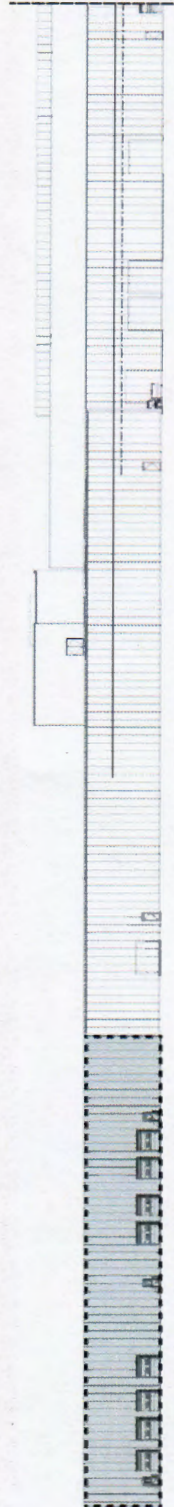
RIVIAN



SOUTH ELEVATION | COLLEGE AVE



SE EXPANSION | LOGISTICS

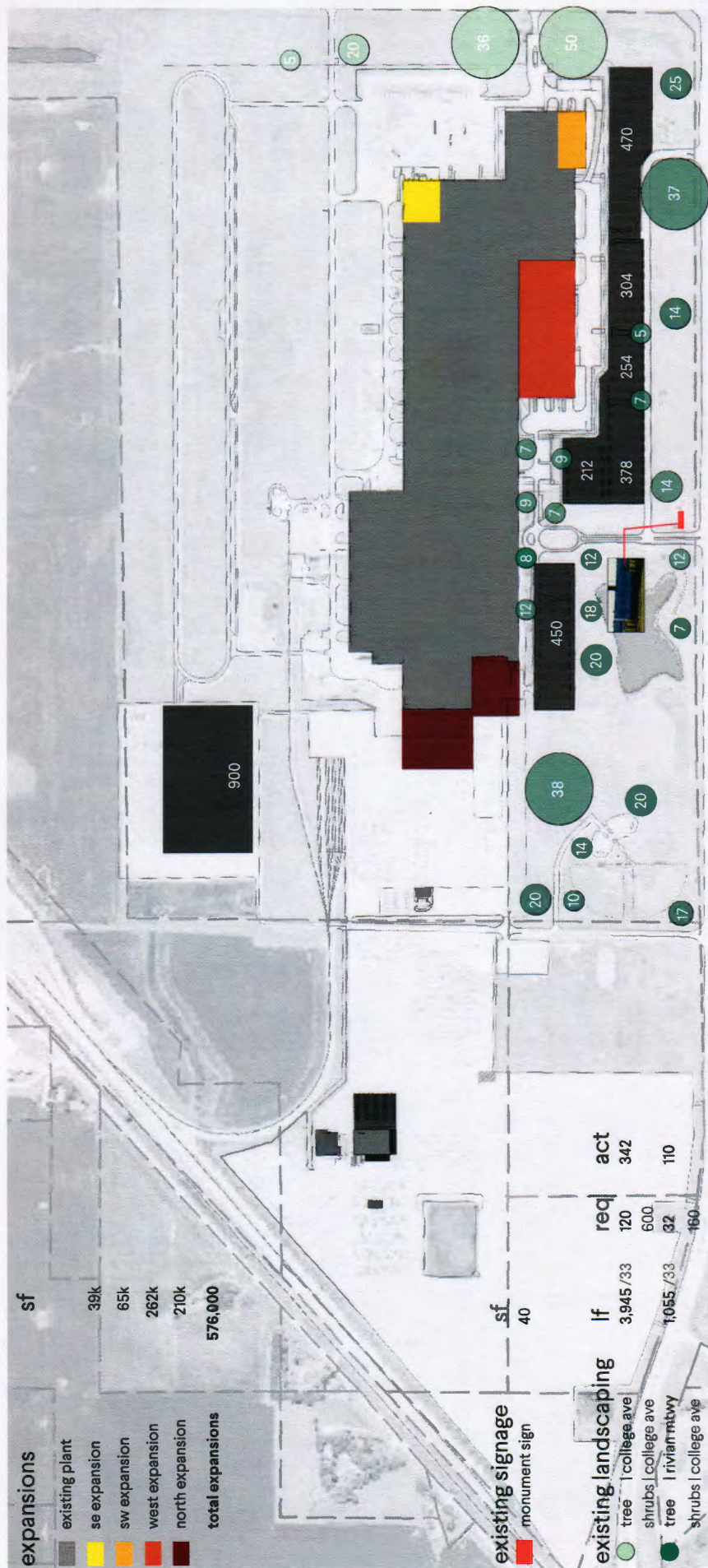


SW EXPANSION | LOGISTICS



CONFIDENTIAL

SITE AMENDMENT



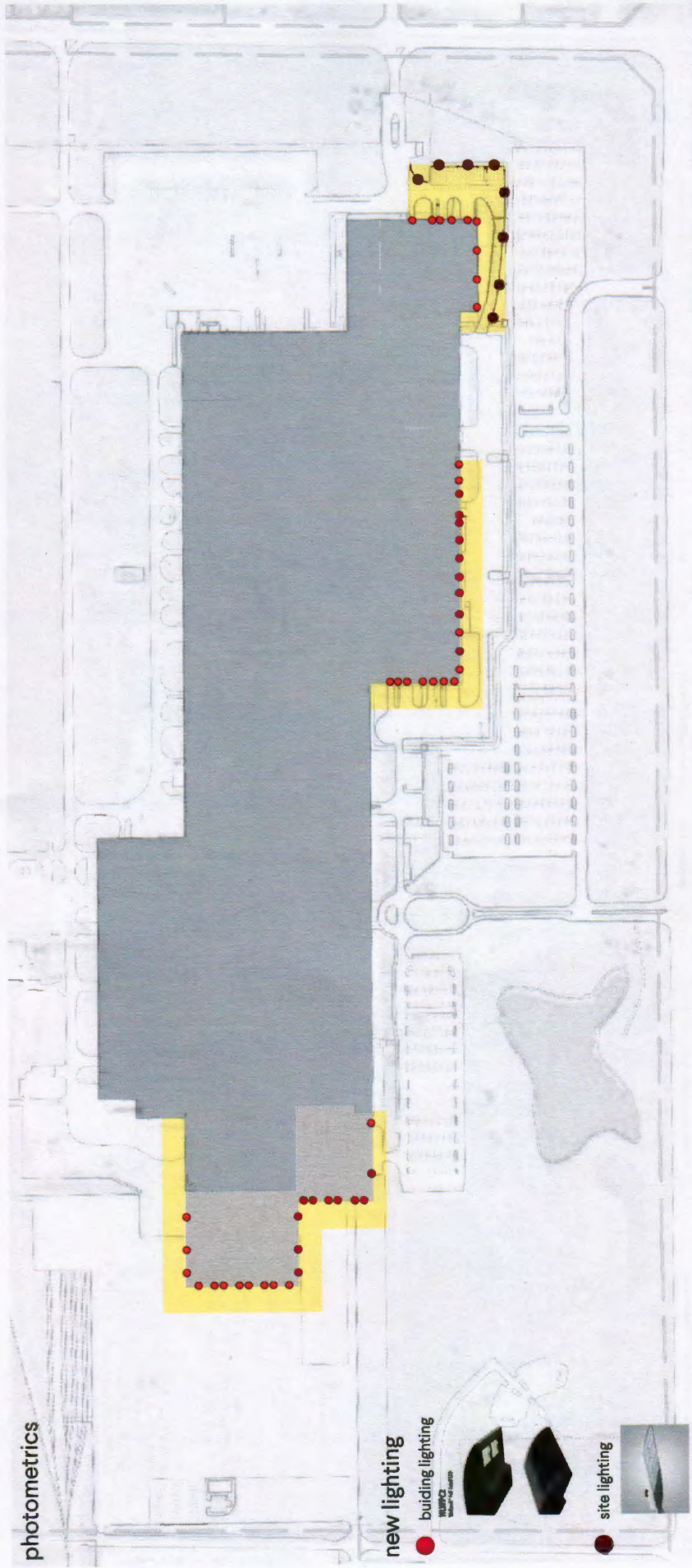
expansions reduce the overall parking count by 218 spaces to the West
additional 900 spaces available northeast

CONFIDENTIAL

RIVIAN

SITE AMENDMENT

photometrics



new lighting

building lighting
WAPC
WAPC



site lighting



CONFIDENTIAL

RIVIAN



Famsworth GROUP

200 WEST COLLETS AVENUE, SUITE 201
DOWNEY, CA 90241
(310) 440-4477 / info@famsworth.com

DATE	DESCRIPTION
1/11/2019	ISSUED FOR PERMIT
1/11/2019	ISSUED FOR PERMIT

PERMIT SET
12-10-19



RIVIAN

BUILDING
EXPANSION PHASE 1

100 RIVIAN MOTORWAY
NORMAN, IL 61761

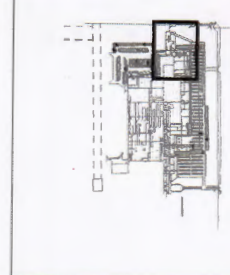
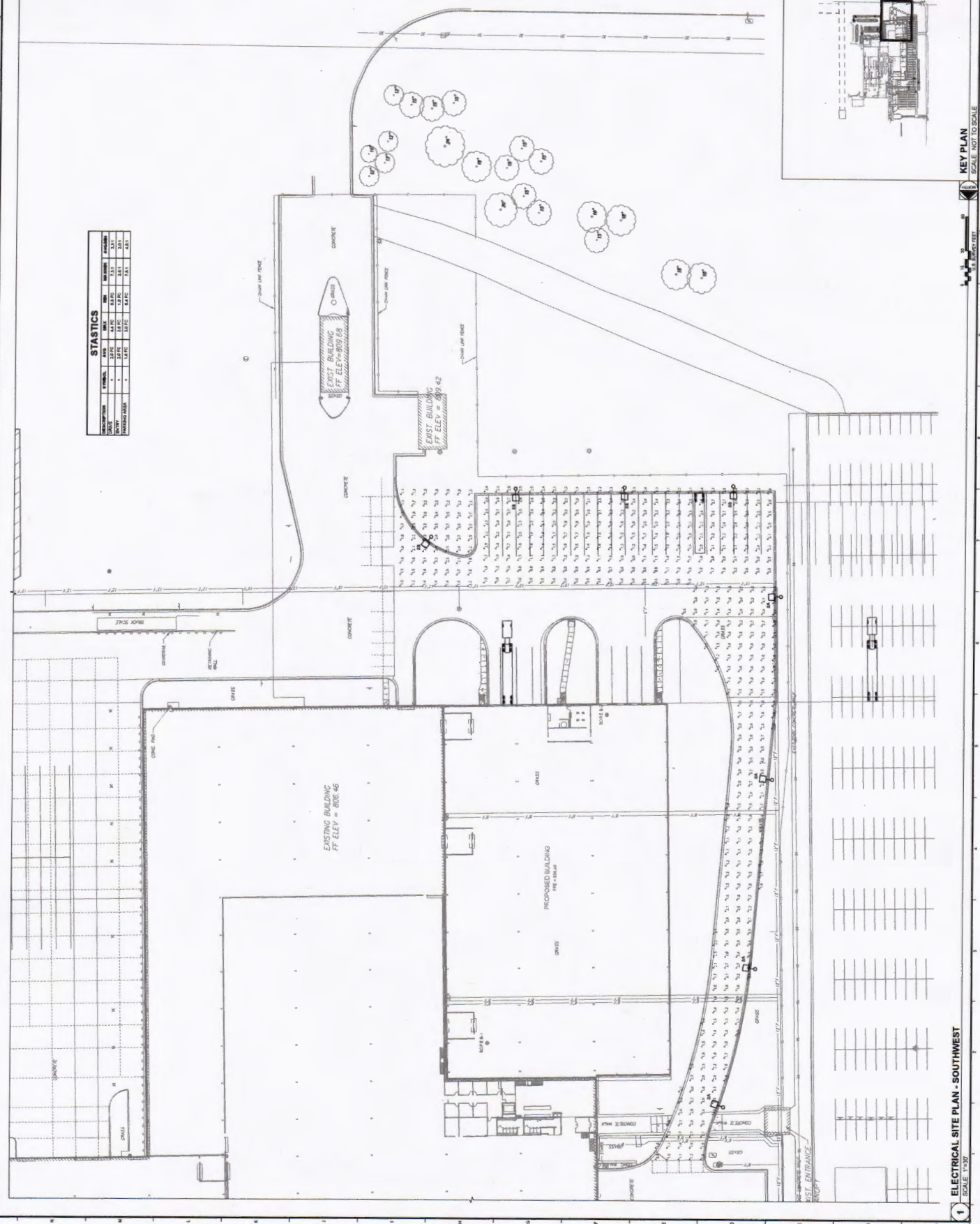
DATE	11/13/2019
DESIGNED	BMS
DRAWN	BPH
REVIEWED	BMS
FIELD BOOK NO.	

ELECTRICAL SITE
PHOTOMETRIC PLAN
- SOUTHWEST

ES1.1P

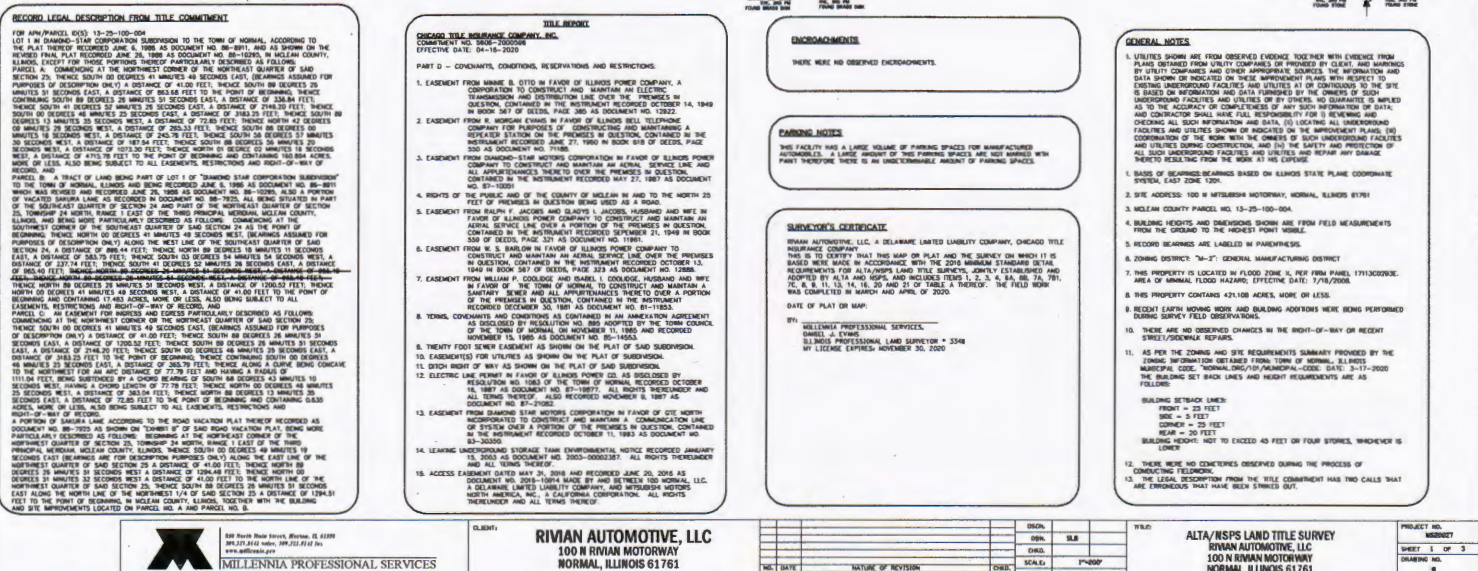
PROJECT NO. 0191196.01

STATISTICS				
DESCRIPTION	AMOUNT	UNIT	PERCENT	PERCENT
TOTAL	1.00	1.00	100.00	100.00
EXIST. BUILDING	0.46	0.46	46.00	46.00
PROPOSED BUILDING	0.54	0.54	54.00	54.00



KEY PLAN
SCALE: NOT TO SCALE

1 ELECTRICAL SITE PLAN - SOUTHWEST
SCALE: 1/2" = 1'





Amended Site Plan

Case #: 20-06-05-PC

Applicant: Rivian Motors

Location: 100 N. Rivian Motorway

Date: July 9, 2020

Summary: Proposed Amended Site Plan for 100 N. Rivian Motorway to permit several building additions, modifications to parking, and the addition of landscaping and lighting

Staff Recommendation: Approval

BACKGROUND

The approximately 510-acre property at 100 N. Rivian was originally developed as Diamond Star Motors in the 1980s. The first Site Plan was approved in 1986 (Res. No. 925). The plan has been amended several times. Rivian Motors acquired the property in 2017 and began extensive interior remodeling to the approximately 2.6 million square foot facility. In 2019, Rivian began constructing additions that were deemed minor and approved administratively by Town staff.

CURRENT PROPOSAL

At this time, Rivian has plans for more significant building additions that require a formal amendment to the Site Plan through the public process. The proposed Amended Site Plan includes the following features:

1. **Building Additions.** As shown on the attached page entitled "Site Amendment," Rivian plans to expand the building in the locations shown in color. The additions range in size from 39,000 sq. ft. on the southeast corner to the 262,000 sq. ft. expansion on the west side of the building. The additions shown on the attachment include the minor additions recently approved through the administrative (staff) process.
2. **Parking.** In constructing the largest addition on the west side, Rivian will lose 218 parking spaces. This will leave 2,068 spaces on the west side of the facility. There are another 900 spaces to the northeast of the building that may also be used by Rivian employees and contractors, along with several thousand spaces north of Electric Avenue. Bicycle parking is also provided on site.
3. **Landscaping.** Based on the perimeter of building additions, Rivian will add the code-required 64 trees and 320 shrubs along the west side of the property and 13 trees and 65 shrubs along the south side of the property.
4. **Lighting.** Code-compliant wall-mounted lighting will be added to all of the new building additions except the addition on the southeast corner. New, code-compliant area lighting will be added to the reconfigured parking area on the south end.

5. Signage. At this time, Rivian does not propose any new signage.
6. Building Elevations. The new additions will match the architectural style of the facility.

In addition to the site plan issues reviewed by the Planning Commission, there are also technical design issues such as storm water detention and drainage that are yet to be finalized.

ADJACENT ZONING

The properties to the north are a combination of Agriculture and M-2 Manufacturing zoning in the County. The properties to the east and west are zoned Agriculture in the County, with a 60-acre property adjacent to the southeast zoned S-2 Public Lands & Institutions within the Town. The properties to the south are a combination of M-2 General Manufacturing within the Town's boundaries and Agriculture zoning in the County.

STAFF ANALYSIS AND RECOMMENDATION

Site Plan review is required when a property zoned M-2 is more than 20 acres in size. The Rivian property is many hundreds of acres. The Site Plan review standards, set forth in Sec. 15.8-5, are listed as follows:

- A. The extent to which potential incompatibilities between the proposed development and surrounding existing development and/or zoning is minimized by such design features as placement of buildings, parking areas, access driveways and existing or proposed topography.
- B. The extent to which the proposal minimizes any adverse impact of the development upon adjoining land, including the hours of use and operation and the type and intensity of activities which may be conducted.
- C. The extent to which adequately improved streets connected to the improved arterial street system are available or can be reasonably supplied to serve the uses proposed in the development.
- D. The extent to which the proposed development is essential or especially appropriate in view of the available alternatives within the Town.
- E. The extent to which the proposed development will favorably or adversely affect other persons or property and, if so, whether because of circumstances peculiar to the location the effect is likely to be greater than is ordinarily associated with the development of the type proposed.

Town staff finds the proposed plan to meet the goals of Site Plan review. In some ways, the addition of almost 600,000 square feet is fairly minor in the context of a site hundreds of acres in size with an existing 2.6 million square foot building. The property is located on the far west side of the community in an area that is zoned for the heaviest industrial uses, so the expansion of the plant should not create any incompatibilities with or adverse impacts on nearby land uses. The adjacent roadway network is adequate to handle the use of the property, which will still not function at the intensity of the former Mitsubishi plant. In addition, a proposed improvement to West College would further improve the transportation network in the vicinity.

For these reasons, Town staff recommends that the Planning Commission send a favorable recommendation on the proposed Amended Site Plan to the Town Council.