



April 10, 2024

Mark Perkoski
Edward Rose Properties, Inc.
38525 Woodward Ave.
PO Box 2011
Bloomfield Hills, MI 48303-2011

MAYOR

John Noak

CLERK

Dr. Bernice E. Holloway

TRUSTEES

Linda S. Palmiter
Jose (Joe) Chavez
Brian A. Clancy Sr.
Dave Richards
Ken Griffin
Lourdes Aguirre

COMMUNITY DEVELOPMENT

DIRECTOR

Joshua D. Potter, AICP

Dear Mark Perkoski,

We have received the following plans for the Edward Rose Project on the Ward Property at the southeast corner of Weber Road and 135th street:

- Preliminary Engineering and Landscape Plans prepared by Kimley Horn dated 3/1/24
- Preliminary Drainage Memo prepared by Kimley Horn, dated 3/1/24
- Response to Comments prepared by Kimley Horn dated 3/1/24 (note this letter is in response to Village comments dated 4/3/23 and 4/19/23)
- Drain tile survey prepared by Huddleston McBride, dated 4/18/23
- Traffic Impact Study prepared by Kimley Horn, dated March 2024
- NRI report, dated 2/23/23
- Fire truck turning plan prepared by Kimley Horn, dated 5/12/23
- Final Plat of Subdivision prepared by Compass Surveying dated 2/28/24
- Zoning Map prepared by Compass Surveying dated 2/9/23
- Annexation Map prepared by Compass Surveying undated
- Floorplans and Elevations dated 2/27/24

We have reviewed these General Development Plans and offer the following comments.

Fire

- 1) Provide a revised utility plan that identifies the locations of all fire hydrants for the proposed site. Fire hydrants **on the entire site and around buildings** shall meet **300 ft. maximum intervals**. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.46(2)*
- 2) Show on plans the locations sitewide of all-weather signs that read "NO PARKING OR STANDING – FIRE LANE" on fire lanes and access roads/drive and at fire hydrant locations. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.49 (2). and International Fire Code (2021) Section 503*. Show sign specifications on plans.
- 3) The community building does not show proposed FDC and fire hydrant locations. Update utility plan. Identify location for the proposed Fire Department Connection (FDC) for each building including the community building. The Fire Department Connection (FDC) **shall be located within 75 feet** of a fire hydrant, accessible from a fire lane and visible on a street front or a location approved by the fire marshal. A remote FDC shall be required if the access from the the fire apparatus to the FDC will be greater than 75 feet. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.56*.
- 4) No additional comments at this time.

Planning & Zoning

1. During the final approval process there will be an ordinance annexing the property, and ordinance zoning the property and a ~~PUD-FDP (Final Development Plan)~~ for the site. There will also be an annexation agreement and a plat of subdivision. With the final submittal, **please include a list of requested variances for Village review**. This list will be needed as an exhibit to the various approvals. **Comment update: Based on conversations with the applicant related to the closing date, a PUD-GDP is now being sought. A complete list with code sections and justification has not been formally submitted.**
2. The following plans should be included with your final engineering submittal (**FDP**): landscape plan including tree preservation, photometric plan and lighting cut sheets, truck turning exhibits, stormwater report, engineer's cost estimates, final detailed building elevations, fiscal impact study (including impact on local school district), sanitary sewer study, and any proposed **signage package**. **Comment partially addressed:**
 - a. **Fencing detail (dog park, generator enclosure, etc) shall be provided with the FDP submittal.**
 - b. **Signage package not submitted.**
 - c. **Photometric plan not submitted-Final Engineering**
3. ~~The landscape plan should include the details of any existing trees proposed to be removed and their required replacements.~~ **Comment addressed.**
4. Elevations.
 - a. A detail of the proposed dumpster enclosures, garage buildings, clubhouse, and any other outbuildings should be shown on the elevations. **Comment partially addressed: based on the prominence of the detached garages, please increase the height of the brick knee wall. Also ensure foundation landscape is placed around all accessory structures. It appears the mail kiosk was not included.**

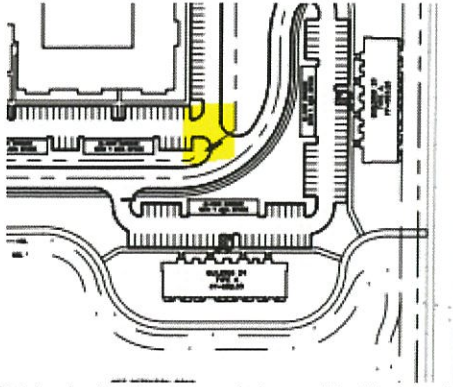
- b. ~~Please provide a material sample board with the final submittals.~~ **Comment addressed.**
5. The annexation agreement will include details on water and sewer recaptures and impact fees. Please note, these fees are preliminary at this time and may change as the project evolves. Staff has provided the updated numbers based on **880 units**:
- a. Sanitary recapture to JJC: **\$12,104.00**
 - b. School Land / Cash: Based on the population generated from the development and the acreage that population would require as calculated by the chart included in Chapter 158 and attached to this document. This project would pay a fee in lieu of acreage based on a price of \$100,000 per acre. This worked out to 37 students requiring 0.73 acres or **\$73,000.**
 - c. Park Land / Cash: Based on the population generated from the development and the acreage that population would require as calculated by the chart included in Chapter 158 and attached to this document. This project would pay a fee in lieu of acreage based on a price of \$100,000 per acre. Using the same room count as above, it generated 1,309 people requiring 8.51 acres or **\$851,000.**
 - d. School Facilities: Flat rates based on unit type and bedroom count (not counting senior). The fee for school facilities is **\$381,380**
 - e. Library: Flat \$100 per unit which equals **\$88,800.**
6. ~~The plat of subdivision should include a ROW dedication for the east end of 135th Street / Romee Road. It should be hatched and labeled "hereby dedicated." Any dedication to the Will County Highway Department for Weber Road should be in a separate plat of dedication to them.~~ **Comment addressed.**
7. All utilities shall be installed underground. Any existing overhead poles on the site must be buried as part of this project. Come Ed generally requires a dedicated easement just outside the proposed ROW line. **Comment partially addressed: Burial shall include the Joe Ward property with a recapture per the Annexation Agreement.**
8. ~~The proposed path along Weber should be switched to a sidewalk. The Village is planning a path along the west side of Weber as part of the overall road project. The sidewalk should be located just outside the future proposed ROW line, on your property, in an easement.~~ **Comment addressed.**
9. ~~The existing pond on the southeast corner of Weber and 135th street should be incorporated into this development. It should be designed as a wet bottom pond and landscape similarly to the other ponds in the development. Also note; the draft plat labels this pond as "permanent easement," we believe that is incorrect and that it was taken as a fee simple parcel.~~ **Comment addressed.**
10. ~~The garage building for building 9 encroaches into the future 25' front yard setback. Please revise.~~ **Comment addressed.**
11. **New Comment: separate communication on the legal description and PINs review, see comments on the plat of subdivision and provide staff with an updated legal description.**
12. Development security (bond or LOC) in the amount of 125% of the approved cost estimate is required to be posted with the Village before construction can begin. Comment to be addressed.
13. The Planning Zoning & Engineering fees for this project are listed below. A \$5,000.00 deposit has been made towards these fees. The balance will be settled at issuance of permit. Please note, these fees are preliminary at this time and may change as the project evolves.
- a. Concept Plan - **\$750.00**

- b. Annexation Agreement – Pass through costs of our consultants (legal, engineering, etc.)
- c. Annexation & Zoning – **\$13,458**. This is \$200 per acre based on 67.29 acres.
- d. Rezoning - **\$1,000.00**. Annexed property must be rezoned.
- e. Planned Unit Development – Final Development Plan (PUD-FDP) - **\$48,400.00**. This is \$4,000.00 plus \$50 per unit (\$44,400).
- f. Public Works and Engineering review and inspection – This fee is **4.5%** of the approved engineer's cost estimate.
- g. Final Plat - **\$33,369** \$100 per acre plus \$30 per dwelling unit.
- h. Publishing – Pass through cost for notices and signs, will be billed to you separately.

Public Works & Engineering

1. Site and Parking Improvements

- 1.1. All access points from Weber Road are under the jurisdiction of the Will County Department of Transportation (WCDOT). Please provide copies of their review/approval for the proposed access points AND the geometrics proposed at each. **Note – As discussed further in this comment letter, the TIS needs an analysis of the future condition in which the road is connected through the 8.9 acre parcel to South Carillon Drive. This is critical as the WCDOT is currently working on the Phase 2 of the Weber Road widening project and they need to incorporate the 4th leg of the intersection into their project.**
- 1.2. **Compliant** - WCDOT is currently working on Phase 2 Design for the widening of Weber Road along the frontage of this parcel and a ROW taking is proposed by the WCDOT. The applicant has stated that the updated geometrics have been incorporated as well as additional ROW necessary for the right-turn lane into the site from the south.
- 1.3. **See annexation agreement:** the roadway system is proposed to be private and the applicant agrees to be responsible for all future maintenance and is willing to discuss an underlying SSA that could protect the Village if the roadway system ends up over time being maintained by the municipality should the applicant not keep up with the required maintenance. The annexation agreement should speak to this issue as well as contain an exhibit showing where Village's maintenance responsibilities stop and where the applicant's begins. Also, the anticipated specific maintenance activities should be spelled out as attachment to the Annexation Agreement, so all parties are aware of each other's expectations.
- 1.4. There is not enough information to determine where the proposed design meets or does not meet the requirements of Chapter 158.027 Street Improvements. We understand that a "private" roadway system is being proposed, but it should still meet the design guidance presented in Chapter 158.027 (typical IDOT requirements for horizontal and vertical curves for example). In addition, location of driveways on the outside of a curve (see example below) should be avoided as the driver at the entrance cannot fully see all directions without looking over their shoulder.

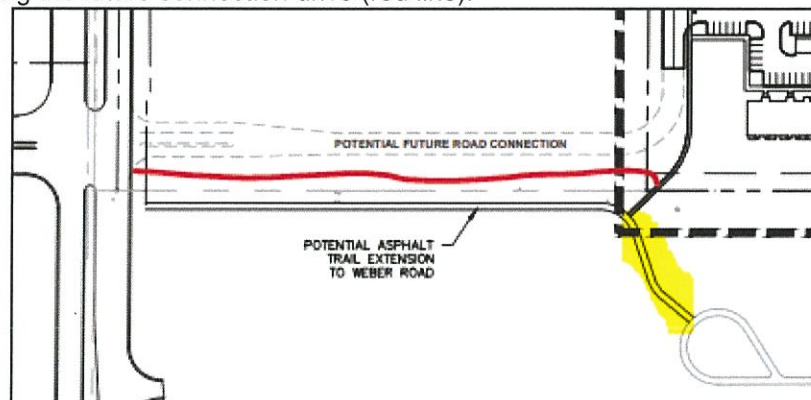


- 1.5. The proposed plan does NOT include the parcel that will ultimately line up with the South Carillon Drive intersection (PIN: 11-04-05-100-008-0000). This will be a critical signalized access point to this parcel and needs to be taken into account in the design and the Traffic Impact Study (TIS). **As discussed further in this comment letter, the TIS needs an analysis of the future condition in which the road is connected through the 8.9 acre parcel to South Carillon Drive at this time. This is critical as the WCDOT is currently working on the Phase 2 of the Weber Road widening project and they need to incorporate the 4th leg of the intersection into their project. The applicant states that, per discussion with Village staff, the parcel is not being incorporated and will not be included in the TIS at this time – this is not the direction we have received from Village Staff.**
- 1.6. **Compliant** – Proposed 5-ft walk on the east side of Weber Road located on the Edward Rose parcel (not in the ROW).
- 1.7. **Conditionally Compliant** - The overhead utilities running along the western property line and along the northern property line are shown to be buried within a 15' ComEd easement. Please verify that the proposed sidewalk discussed in the previous comment can be placed within the ComEd Easement. It does appear that trees may also be located within the ComEd easement – please verify that would be allowed if that is the intent.
- 1.8. **No longer applicable** – Townhomes in northwest corner of site have been eliminated.
- 1.9. Specific Comments regarding the updated TIS dated March 2024:
 - The 20-year design conditions (Year 2047) need to include the construction and trip assignment to the southernmost access road that connects to Weber Road opposite South Carillon Drive where a future traffic signal is warranted.
 - Throughout the TIS, please refer to “South Carillon Drive” (instead of “Carillon Drive) as there is also a “North Carillon Drive” intersection with Weber Road north of 135th.
 - The Conceptual Site Plans included in the TIS do not shown alignment with the proposed access on 135th to the existing access points on 135th. Please update the exhibit in the TIS.
 - On Page 5 under Romeo Road, please clarify that only Claire Avenue is stop controlled.
 - Table 3.3 – We generally concur the Trip distribution; however, trips will need to be assigned to the future road connection to Weber Road at South Carillon Drive (Exhibits 5 and 7 – Full Build-Out Conditions).
 - Regarding Trip Assignments – We believe there may be some traffic that goes north on Claire Avenue to get to Grand Blvd where they can turn left, then head north on Weber Road (bypassing the 135th and Weber Intersection). Please evaluate this concern.
 - Exhibit 5 – Include the connection to the south. Between 25% and 50% of trips should be reassigned to the left out at this future road. About 50% of trips should be reassigned to right in at this future road.
 - Exhibit 11 – Needs to include the future Traffic Signal at the intersection of Weber Road and South Carillon Drive. The TIS should add trips for potential future commercial use and assign other trips to the future road connection to Weber.
 - Page 25 – An additional IDS should be prepared for the full building, including the addition of the 4th/eastern leg of the intersection. A protected multi-use path crossing of the south leg of the intersection should be included.

- Page 26 – “CCRC Access and Northeast Access were assumed to provide a single inbound lane and separate outbound let-turn and shared through/right turn lanes”. The through movements did not get a trip assignment (see earlier comments) nor do the plans reflect the through movement (for example, only left out and right out arrows are shown at the CCRC access point).
- We believe a dedicated right-turn lane should be provided due to safety concerns (a function of the proposed land use) for the eastbound to southbound traffic at the intersection of 135th Street and the Private Driveway of the CCRC access.
- Page 27 – we believe this is implied, but the relocation of the existing trail crossing on 135th to Claire Avenue should include the relocation of the rectangular rapid flashing beacons (RRFB) – this would be included in the final design package. Also, the crossing and the paths that connect to the existing path on both the north and south sides of 135th Street need to be 10’ asphalt paths. This will require replacement of the sidewalk on the north side. The intent is to have a continuous multi-use path. We understand the applicant wishes to have additional discussion with the Village on this request due to limited ROW and the location of the existing Street Light Poles.
- On page 30, the statement is made that the “site generated traffic is not expected to materially change conditions at the signalized intersection of Weber Road / (South) Carillon Drive.” As stated previously, the applicant needs to provide the analysis to substantiate this statement.
- Table 4.4 – Need to check capacity with the addition of the future east leg at Weber Road and South Carillon Drive.
- Section 5 should be updated once the analysis is included for the future east leg at Weber Road and South Carillon Drive.

1.10. No longer applicable as the site design has been changed to address this.

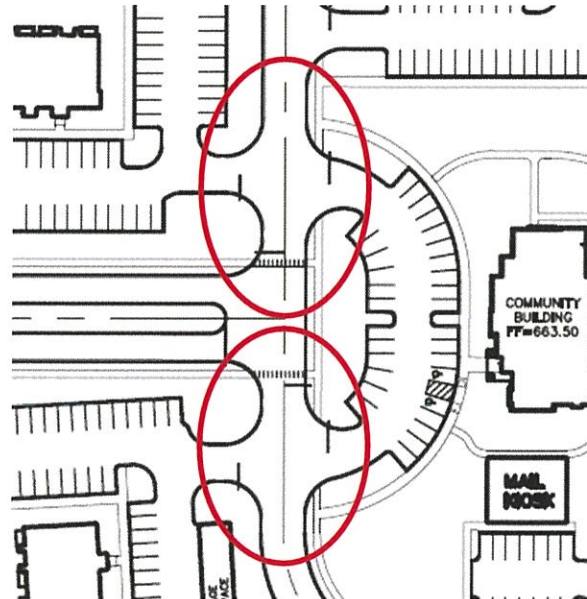
1.11. The sidewalk at the south end needs to be extended into the ComEd property and be attached to the existing multi-use path located there. The applicant can coordinate with ComEd for the section that runs south from their parcel (highlighted yellow). The part that runs to Weber would be along the future connection drive (red line).



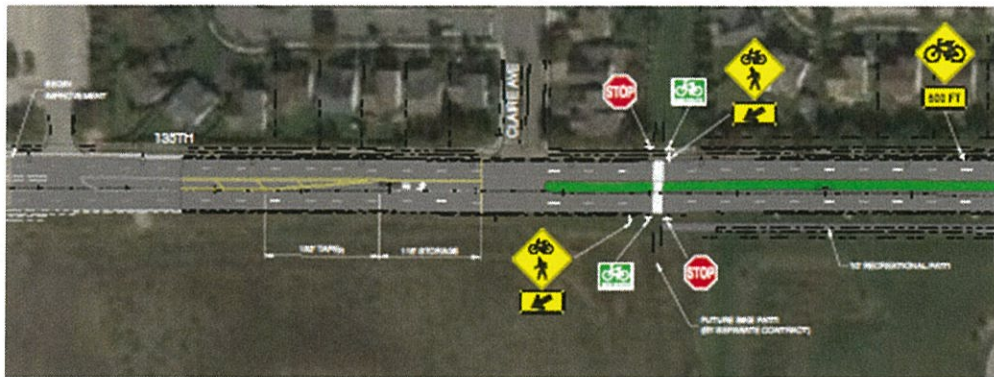
- Village would still like the offsite sidewalk connection to the south with the new business park. Village acknowledges it needs to have discussions with Will County to determine if this is included in the road widening project and Com Ed to see if the sidewalk will be allowed along the Com Ed frontage. The Village believes this to be a relatively minor issue that can be worked out as we move forward.



- 1.12. No longer applicable as the site design has been changed to address this.
- 1.13. **Conditionally Compliant** - The main internal intersection that is the 3-way off of Weber should be stop-controlled at all three approaches – there is a lot going on at this location with respect to pedestrians and the community building (plus its access points).
- **While the new configuration adds stop control, the now-aligned driveways add to the congestion by bringing cars exiting the parking lot closer to the intersection. As this will be private, we will not take exception to it if that is what the applicant chooses to do.**



- 1.14. The Village's 135th Street Road Diet has begun and should be completed by the end of the summer. It should be considered an existing condition with respect to this project. Again, for reference, here is the improvements at this location:



- 1.15. **Compliant.**
- 1.16. **Compliant.**
- 1.17. **Compliant.**
- 1.18. **Compliant.**
- 1.19. **Deferred to Final Engineering** - A heavy-duty pavement section must be provided for fire lanes (drive aisles) and trash collection areas. The Village requires the heavy-duty pavement section have a minimum structural design number of 3.0 if asphalt pavement. With Final Engineering, please provide the proposed mix design information.
- 1.20. **Compliant.**
- 1.21. **Conditionally Compliant** - Sidewalks in residential districts shall be constructed of Portland Cement concrete (Class SI) to a minimum thickness of five inches, except at driveway locations where the thickness shall be a minimum thickness of six inches. A compacted aggregate base with a minimum thickness of four inches shall be provided under all sidewalks. **Please provide details with Final Engineering.**
- 1.22. **Compliant.**
- 1.23. **Defer to Final Engineering** - If required, provide detectable warnings at curb ramps and adjacent to accessible parking spaces. Detectable warning plates should be East Jordan Inserts, Heavy Duty Load Rating, Brick Red Powder Coating RAL3016. Include a detail on the plans. Please add a note that two 30" x 24" plates are required for 5' walks.
- 1.24. **Defer to Final Engineering** - A detail for the curb ramp must be shown on the plans.
- 1.25. **Defer to Final Engineering** - There should be no obstructions (bollards) in the accessible aisle. Wheel stops may be required to prevent vehicle overhang into the accessible route.
- 1.26. **Defer to Final Engineering** - Proper signage must be provided for each accessible parking stall. Details must be provided for accessible stalls, pavement markings and signage. We request that the striped access area be to the right of each accessible parking stall. Wheel stops may be required for spaces adjacent to the sidewalk to prevent vehicle overhang into the accessible route.
- 1.27. **Defer to Final Engineering** - Proposed curb and gutter should be dowelled into existing curb and gutter that has been sawcut and removed – cutting off the curb head is not allowed. Please include the following note on final engineering plans: "Three (3) drilled and grouted No. 5 reinforcing bars or expansion tie anchors, 5/8" in diameter, shall be used to tie the new curb and gutter to the existing curb and gutter on each side." A minimum 36" pavement patch is required adjacent to removed curb and gutter to ensure proper compaction (shown graphically on the plans).

- 1.28. **Defer to Final Engineering** - "No Parking Fire Lane" signs must be provided along the length of the fire lane. Signage shall be installed a maximum of 15' from the beginning and end of the fire lane. Additionally, spacing between the fire lane signage shall not exceed 75'. Include the signage in the cost estimates.
- 1.29. **Defer to Final Engineering** - Stop signs and stop bars must be provided at all exits from the site. Include the signage and striping in the cost estimate. **Stop signs and stop bars provided.**
- 1.30. **Defer to Final Engineering** - Accessible parking stalls to be striped with yellow paint, manufactured specifically for pavement striping. The preferred color for non-ADA stall paint is a high-quality white paint, manufactured specifically for pavement striping. Please add this information to the plans.
- 1.31. **NEW COMMENT** – Provide ramps and detectable warnings as required by ADA at locations in addition to the parking stalls.
- 1.32. **NEW COMMENT** – How will trash be managed at the separate buildings? There is only one "dumpster enclosure" and two "trash" locations indicated for the entire site. If there are internal dumpster rooms, how do the trucks access them? See earlier comment re: exhibit for Garbage truck.
- 1.33. **NEW COMMENT** – To get credit towards required ADA spaces, accessible parking must be available to the public. If accessible stalls within covered parking are assigned to specific residents, these would not appear to satisfy this definition. Please comment on the public availability of these spaces.
- 1.34. **NEW COMMENT** – Please show the north side of 135th Street on the Civil Plans.

2. Water Distribution System Improvements

- 2.1. **Compliant** - All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings.
- 2.2. **Deferred to Final Engineering** - The main spine watermain main running north-south that will connect to the stub left by the Molto Development (south of ComEd) is 12" as requested. The Applicant will need to work with ComEd for the crossing.
- 2.3. **Deferred to Final Engineering** – The applicant is extending the 8" under NGPL to connect to the dead-end line that was left at the Volunteer Park site east of this parcel. The applicant will need to work with NGPL for this crossing.
- 2.4 **Deferred to Final Engineering** - The applicant is connecting the watermain along the south side of 135th. The applicant will need to work with NGPL for this crossing.
- 2.5 **Compliant.**
- 2.6 **Defer to fire department** - Consider fire flow requirements (location of fire hydrants, spacing, and whether facility will require sprinklers) when designing improvements. The maximum allowable spacing between fire hydrants is 300 feet. Please note that fire department connections should be shown on the engineering plans with a fire hydrant located within 75' of the FDC. The distance between the fire hydrant and the FDC should be dimensioned on the utility plan. **Spacing of hydrants exceed 300 ft between buildings 10 and 12, and along the south and east connections to existing lines.**
- 2.7 **Defer to Final Engineering** - The domestic and fire service lines should be split within a mechanical room inside the building, and a "knox-box" (Series 3200 or 4400) with an entrance key must be provided on the exterior of the building that would allow public works staff to access the mechanical room. The location of the entrance to the mechanical room should be shown on the plans.
- 2.8 **Defer to Final Engineering** - The applicant states the intention is for one water meter per building for payment by Edward Rose.

2.9 **Defer to Final Engineering** - Regarding the water system – this will be a public system (required by the IEPA), however, the Village will not be responsible for restoration of any pavement, landscaping, etc. Easement provisions will need to be included to address this. **Noted.**

2.10 **Compliant.**

2.11 **Defer to Final Engineering** - Minimum cover depth for the water main is 5' and must be shown on a Typical Watermain Detail. All watermains (CL 52 Ductile iron) must be wrapped in V-Bio™ polyethylene using Alternate Modified Method A: Wet Trench Conditions. A layer of arc-sprayed zinc per ISO 8179 is required on exterior of pipe. All joints must be restrained with Megalugs (EBAA Iron) only (no concrete thrust blocks). A table showing the required "Restrained lengths" per EBAA recommendations and local soil conditions should be added to the plans. Provide adequate separation from sewers for water main protection in accordance with IEPA requirements.

2.12 **Defer to Final Engineering** - Label bends and other fittings required on the engineering plans. As-built plans should show the as-built location of these buried appurtenances.

2.13 **Defer to Final Engineering** - Provide details for all water main appurtenances. The manufacturer and model must be shown on each applicable detail. Hydrants must be East Jordan Water Master 5BR250, with 6" plain-end shoe with attached 6" resilient wedge mechanical joint valve and must include Storz pumper connection along with two 2-1/2" hose connections. Valves must be American Flow or East Jordan (Flowmaster). All sizes should be Resilient-Seated Gate Valves.

2.14 **Defer to Final Engineering** - Valve boxes must be Tyler screw-type C, cast iron, Series 6860 with No. 160 oval base or East Jordan screw-type, Series 5860 with #160 base. Lids must be marked with "WATER".

2.15 **Defer to Final Engineering** - The following notes should be added to the plan notes and/or valve vault detail:

- All valve vaults shall be a minimum of 5' diameter.
- Frame and cover shall be East Jordan #1050Z1 embossed with 1020A HD "Water" and "Village of Romeoville."
- All joints need to be externally wrapped with MacWrap (minimum 9" wide) or equal.
- Rubber gasketed boots are required for all penetrations through the manhole wall except for doghouse manholes (i.e. required for pressure connections) where brink/mortar with hydroplug cement is required on both the inside and outside of the penetration.
- Internal/External Chimney seals are required.
- Minimum of two adjusting rings (min 6" adjusting height) and maximum of three rings (max 10" adjusting height). No 1" or 2" concrete rings are allowed. Under paved areas, top ring should be EJIW Infra-Riser rubber Composite Adjustment Risers (minimum 2" thick).

2.16 **Defer to Final Engineering** - The following notes for precast concrete manholes for water valve installations must be included on the engineering plans if a valve vault is required.

- Manholes must conform to the latest requirements of ASTM C478.
- Never transport sections to the site until they have cured for at least ten (10) days.
- Mark each piece plainly with manhole numbers and date of manufacture so it can be installed in the proper location, as shown on the plans.
- Make sure factory-installed cutouts in the bottom section are appropriate for the pipe being laid.
- Pipe connections at manhole - Cutouts should be equipped with rubber boots to ensure a watertight connection. Material shall be equal to Kor-N-Seal connector, as manufactured by NPC, Inc.
- Joint Sealant - Flexible rubber sealant for joints in pre-cast manhole sections shall provide permanently flexible watertight joints, shall remain workable over a wide

temperature range and shall not shrink, harden or oxidize upon aging. Material shall be equal to Tylox Superseal and shall meet ASTM C 443 and ASTM C 361 requirements.

- The frame for the lid shall be installed when cone section is cast.
- Heat-Shrinkable Encapsulation for external wrapping of all joints: Wrapid Seal as manufactured by Canusa CPS, BIDCO External Joint Wrap as manufactured by NPC, or approved equal.

2.17 **Defer to Final Engineering** - Please include specification and general notes on the final engineering plans, and please include these specific Village notes:

- Please be conscious of damaging the paint on the hydrants during installation. The Village of Romeoville has found that the paint on the hydrants can be damaged during backfilling. If requested by the Village of Romeoville Water Superintendent, any hydrants exhibiting excessive rock damage will be sand blasted and repainted by an approved contractor prior to acceptance.
- A minimum of 48 hours prior to any water usages (i.e. flushes, fills, etc.), the contractor must call the Village of Romeoville's Water Department at 815-886-1870 to get approval of said usage. Any unauthorized usages will result in penalties.
- All valves and hydrants shall be submitted to the Village of Romeoville Water Department for written approval prior to ordering.

2.18 **Defer to Final Engineering** - Include the Village's chlorination requirements on the plans.

2.19 **Defer to Final Engineering** - An IEPA Water Main Construction Permit will be required for this development. Copies of the permit application must be provided for the Village's review and execution with Final Engineering.

2.20 **NEW COMMENT** – Stubs provided to the west of buildings 21 and 23 create long dead ends of approximately 150' and 125'. Flushing hydrants have been added to address this concern. A valve should be added on the north leg (similar to the south leg).

3. Sanitary Sewer Improvements

3.1. **Compliant** - All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings.

3.2. **Defer to Final Engineering** - Provide Population Equivalent (PE) calculations for the development. That, coupled with the flow monitoring data that the Village sent to Kimley Horn in the fall, needs to be put into a sanitary study looking at downstream capacity to ensure that this site with its intended use (along with future JJC expansion) can be accommodated by the existing village infrastructure.

3.3. **Defer to Final Engineering** - Regarding the proposed lift station (it is noted that the applicant has been in contact with Metropolitan Industries):

- This will be a private lift station, but designed to Village standards as it ultimately must be the custodian of the station per the IEPA regulations.
- The system will be similar to others in the Village as provided by Metropolitan Industries, which is located in Romeoville. Please contact Mr. Keith Girup.
- Features that will be required include a totalizing flowmeter, backup emergency generator (onsite), SCADA system integrated into Village's SCADA system, likely a triplex pump arrangement within a prefab steel wetwell, concrete pavement, Prefab concrete structure, etc.

3.4. **Compliant.**

3.5. **Deferred to Final Engineering** - We believe that the pool is typically tied into the sanitary sewer. Accommodations must be made so when the pool gets drained, it will be drained at a rate that can be handled by the lift station and not overload the Village system. Typically, a

restrictor-type manhole on the sanitary sewer has been used. **Restrictor manhole added; details provided with Final Engineering.**

- 3.6. **Defer to Legal** – Similar to the previous Edward Rose project, the onsite sanitary sewer will be private and maintained by the HOA. However, the Village will need easements in order to make repairs should the owner not do so in a timely manner. The easement provisions should speak to this issue, restrict permanent structures on the easements and state the requires for restoration should the Village need to do work.
- 3.7. **Defer to Final Engineering** - Copies of the IEPA Sanitary Sewer Permit Application must be provided for the Village's review and execution.
- 3.8. **Defer to Final Engineering** - The following note should be added to the plans: 'When utility structure adjustment is necessary, a minimum of two adjusting rings (min 6" adjusting height) and maximum of three rings (max 10" adjusting height). No 1" or 2" concrete rings are allowed. Under paved areas, top ring should be rubber. Use one (1) EJIW Infra-Riser rubber Composite.'
- 3.9. **Defer to Final Engineering** - Pipes must have a minimum cover depth of 5 feet. Pipes must be PVC SDR 26 when less than 15 feet deep, PVC SDR 21 when 15-20 feet deep, and PVC SDR 18 when over 20 feet deep.
- 3.10. **Defer to Final Engineering** - The following information should be included in the sanitary sewer notes: "All sanitary manhole castings, adjusting rings and manhole section shall be set in butyl rope or approved equal. Each manhole cone and barrel section joint shall also be externally sealed with a 6" wide sealing band of rubber and mastic. The band shall have an outer layer of rubber or polyethylene with an under layer of rubberized mastic meeting the requirements of ASTM C-877-02 (Standard Specification for External Sealing Bands for Concrete Pipe, Manholes, and Precast Box Sections). Pipe connection to new and existing manholes through openings (cast or core-drilled) shall be provided with a flexible rubber watertight connector conforming to ASTM C-923 (Standard Specifications for Resilient Connections Between Reinforced Concrete Manhole Structures and Pipes)".
- 3.11. **Defer to Final Engineering** - All manholes located in areas subject to inundation must have waterproof, bolt-down frames and lids.
- 3.12. **Defer to Final Engineering** - Sanitary manhole frame and cover shall be East Jordan 1050Z1 embossed with "Sanitary" and Village of Romeoville." All joints need to be externally wrapped (minimum 9" width) with MacWrap or equal. Rubber gasketed boots are required for the main at the manhole wall.
- 3.13. **Defer to Final Engineering** - External chimney seals are required to be installed on all new manholes (and existing manholes being adjusted) and shall conform to ASTM C923. Acceptable external chimney seals include Infi-Shield Uni-Band.
- 3.14. **Defer to Final Engineering** - Internal chimney seals are required to be installed on all new manholes (and existing manholes being adjusted). The following notes should be added to the plans: "Internal Chimney Seals shall be Raven 581 Brush Grade, a 100% solids, fluid applied polyuria elastomer repair material as applied per the following: for surface preparation, surfaces should be thoroughly clean and dry. Concrete and mortar must be cured at least 7 days and no frost or wet conditions can be present during installation. Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement and hardeners. Fill bug holes, air pockets and other voids with Steel-Seam FT910. After ensuring that all surfaces are clean the chimney seal coating material shall be applied evenly by spraying over the entire chimney seal area including the frame joint area and the vertical riser of the manhole cone including all extensions to the chimney area. Application shall be made in accordance with manufacturer's recommendations and film shall be applied at a wet mils spreading rate of between 100 to 125 mils. The final internal chimney seal shall pass visual inspection and be completely free of pinholes or voids."

- 3.15. **Deferred to Final Engineering** - Please review the Village of Romeoville Development code to determine what, if any additional structures (i.e. garbage grinders; grease, oil and sand separators; or grease interceptors) may be required under the Village of Romeoville Pretreatment Ordinance. Please confirm that nothing other than domestic waste will be tributary to the Village's sanitary sewer. Applicant responds the development code will be reviewed for requirements and notes a grease interceptor may be required for the senior living building. As an aside, we have worked in other communities with similar facilities that found a prevalence of items (wipes, adult diapers, and random things perhaps thrown down by dementia patients) going through the sanitary system from such facilities. Some (including Fox Metro) have starting requiring protective systems for senior/assisted living communities
- 3.16. **Defer to Final Engineering** Include the Village of Romeoville's final acceptance and testing of sanitary sewer requirements.

4. Storm Sewer Improvements.

- 4.1. **Compliant** - All existing water, sanitary, and storm utility features (with sizes labeled) must be shown on the engineering drawings.
- 4.2. **Defer to Final Engineering** - All storm sewer shall be designed to Bulletin 75 rainfall data presented in the Village ordinance. **Noted.**
- 4.3. **Defer to Final Engineering** - Provide 3.0' minimum cover over storm pipe, if possible.
- 4.4. **Defer to Final Engineering** - Provide storm sewer calculations for the development (including drainage area exhibit, storm sewer sizing, HGL calculations [with rim elevations adjacent], and inlet capacity calculations) with engineering submittals. Please note that Section 160.014 (F) of the Romeoville ordinance requires the 10-year HGL to be fully contained within the pipe and that all public pipe must be RCP (see the Village's development code for requirements of non-RCP pipe materials). **Noted.**
- 4.5. **Defer to Final Engineering** - The locations, sizes and slopes of any downspouts/roof drains must be shown on the plans. Roof drains must be accounted for in the design calculations. **Noted.**
- 4.6. **Defer to Final Engineering** - Storm sewer joints must be flexible gasket o-rings per ASTM C361, ASTM C433, and ASTM C1619. This information shall be included on the plans. **Noted.**
- 4.7. **Compliant** - For closed lid structures, frame and cover shall be East Jordan 1050Z1 embossed with "Storm" and Village of Romeoville." This information shall be included on the plans.
- 4.8. **Defer to Final Engineering** - Add the following note to the plans: "The Village requires submission of recorded video inspections of all public storm sewers." **Noted.**
- 4.9. **Defer to Final Engineering** Consider the impact of off-site drainage to the property when designing improvements. **Noted.**
- 4.10. **Defer to Final Engineering** - Verify the off-site storm sewers have sufficient capacity to accept the additional flow from this proposed development.
- 4.11. **Defer to Final Engineering** - If applicable, verify that any connections to off-site storm sewers have sufficient capacity for additional flow.

5. Storm Water Management Improvements

- 5.1. **Defer to Final Engineering** - A stormwater management system will need to be provided for this development that meets the requirements of the Village Ordinance (and the Will County Ordinance). Please note that this site will need to meet the Bulletin 75 rainfall data included in Chapter 160. **Noted.**
- 5.2. **Comment remains and shall be discussed:** Stormwater management for the "out parcel" at Weber and South Carillon Drive needs to be incorporated into the stormwater management of

this site. A separate small stand-alone basin on that outlot is not in the Village's best interest. **The applicant states that the stormwater basin on the south end of the site could be expanded to accommodate additional development area if the southwest parcel is incorporated into the development.**

- 5.3. **Compliant** - Please review Chapter 160 for requirements of wet bottom ponds (side slopes, bounce, safety ledges, drawdown time, etc.). Provide a list of required variances if needed. Please review that list against the Will County Ordinance – try to keep any requests to the Village ordinance and not to anything required by the county ordinance. **The applicant provided a list of variances to Section 160.035.B pertaining to stormwater storage facilities (one variance on side slope) and Section 160.035.H.1 pertaining to wet-bottom ponds (four variances). The requested variances pertain to the Village ordinance and not the Will County Ordinance. At this time, we do not see any significant issues with the requested departures from the Local Ordinance requirements.**
- 5.4. **Defer to Final Engineering** - Fountains (or other methods of aeration) are typically required for wet bottom basins. **Noted.**
- 5.5. **Compliant** - The pond in the northwest corner of the site appears to be unimproved other than adding a wet mesic prairie mixture. **After coordination with Village staff, the existing basin will be incorporated into the development and converted to a wet bottom pond.**
- 5.6. **Defer to Final Engineering** All pond landscaping will be required to have detailed planting, maintenance, and monitoring plan that includes 5-year performance standards and annual reporting to the Village.
- 5.7. **Compliant** - A drain tile survey will be required and shall be incorporated in the site stormwater system. **Survey performed by Huddleston and incorporated into plans.**
- 5.8. **Compliant** - PA-616 (IDOT's Pond Setback rule) needs to be accommodated by the design of these ponds – it has been enforced as a matter of safety in the Village of Romeoville. Provide a cross section showing that the intent of the setback is being met. **Cross section added to sheet C2.1.**
- 5.9. **Defer to Final Engineering** - During final engineering, show the on-site and off-site emergency overland flood routes on the grading plan. Provide appropriate weir calculations at all “pinch points.” Ponding depth requirements are spelled out in the grading comments below. Be sure to review any potential offsite tributary areas.
- 5.10. **Defer to Final Engineering** - Address any potential offsite drainage areas that are tributary to the site in the narrative of the Stormwater Management Report.
- 5.11. **Defer to Final Engineering** - The minimum runoff coefficients (C) for use in storm conveyance design are 0.15 for pervious areas, 0.95 for impervious areas and 0.50 for gravel areas.
- 5.12. **Noted** - Best Management Practices, such as rain gardens and bioswales, for stormwater quality should be incorporated into site-specific landscape design.
- 5.13. **Defer to Final Engineering** - Include an inundation exhibit in the final stormwater management report. Maximum ponding depth (measured at water surface elevation) is 9” in parking areas and 12” in grassy areas (with flexibility in bioswale designs).
- 5.14. **Defer to Final Engineering** - The minor, major and emergency stormwater systems shall be located within easements explicitly providing for maintenance of such facilities. This is a requirement of the County-wide ordinance and it does NOT alleviate the owner's primary maintenance responsibility of all onsite private stormwater related improvements.
- 5.15. **Defer to Final Engineering** - The following Drainage Certification must be provided on the plans and signed and sealed by an Illinois Registered Professional Engineer:

“I, _____, hereby certify that adequate storm water storage and drainage capacity has been provided for this development, such that surface water from the development will not be diverted onto and cause damage to adjacent property for storms up to and including the one

hundred (100) year event, and that the design plans are in compliance with all applicable State, County, and Village ordinances.”

6 Grading, Sedimentation, and Erosion Control Comments – Grading and erosion control information was not included in the concept plan documents. These comments are included for the designer’s use in final site engineering.

- 6.1 ***Defer to Final Engineering*** - The following comments pertain to site grading:
- In general, spot elevations must be provided throughout the site to demonstrate that the Village’s minimum requirements of 1.5% slope for all grassy areas and 0.5% slope for paved areas have been met.
 - Maximum ponding depth is 9 inches in parking areas and 12 inches in grassy areas (with flexibility in bioswale designs).
 - Rim elevations for all structures should be included on the grading plan.
 - The longitudinal slope of regular pitch curb and gutter must be at least 0.5%.
 - The proposed grading of any drive entrances cannot allow minor runoff from portions of the parking lot to drain onto the streets – these flows should be intercepted by the storm sewer.
- 6.2 ***Defer to Final Engineering*** - Arrows to show emergency overland flood routes at all weir locations and where runoff leaves the site should be included on the grading plan.
- 6.3 ***Defer to Final Engineering*** - An Erosion Control Schedule must be included on the plans, showing the proposed phasing for the development including: the expected date that clearing will begin, the estimated duration of exposure of cleared areas, the sequence of installation of temporary sediment control measures, clearing and grading and temporary soil stabilization measures, installation of storm drainage, paving of parking areas, final grading and establishment of permanent vegetative cover, and the removal of temporary measures.
- 6.4 ***Defer to Final Engineering*** - Details for the proposed erosion control measures must be provided on the plans.
- 6.5 ***Defer to Final Engineering*** - The location of any proposed topsoil and/or trench spoil stockpiles must be shown on the plans, including a row of silt fence around the perimeter of the stockpiles.
- 6.6 ***Defer to Final Engineering*** - Areas having slopes greater than 12% should be stabilized with sod, mat or blanket in combination with seeding. These areas should be delineated on the Erosion Control Plan.
- 6.7 ***Defer to Final Engineering*** - The following is a partial list of notes that should be included in the Erosion Control Plan mentioned above:
- All access to and from the construction site is to be restricted to the construction entrance.
 - All temporary and permanent erosion and sediment control practices must be maintained and repaired as needed to assure effective performance of their intended function.
 - Major amendments of the site development or erosion and sedimentation control plans shall be submitted to the Department of Community Development to be approved in the same manner as the original plans.
 - Any sediment reaching a public or private road shall be removed by shoveling or street cleaning (not flushing) before the end of each workday and transported to a controlled sediment disposal.
 - All temporary erosion and sediment control measures shall be disposed of within 30 days after the final site stabilization is achieved with permanent soil stabilization measures.
 - Disturbed areas shall be stabilized with temporary or permanent measures within 7 calendar days following the end of active disturbance or redisturbance.
 - If dewatering devices are used, discharge locations shall be protected from erosion. All pumped discharges shall be routed through appropriately designed sediment traps or basins.

- 6.8 **Defer to Final Engineering** - A description of all soil stabilization and erosion control measures, including seeding mixtures and rates, types of sod, method of seed bed preparation, expected seeding dates, type and rate of lime and fertilizer application, and type and quantity of mulching for both temporary and permanent vegetative control measures must be included on the plans.
- 6.9 **Defer to Final Engineering** - A description of dust control measures beyond use of erosion control blanket and temporary/permanent seeding must be provided.
- 6.10 **Defer to Final Engineering** - Provisions for maintenance of erosion control measures, including type and frequency of maintenance must be provided.
- 6.11 **Defer to Final Engineering** - Identification (name, address, and telephone) of the person(s) or entity that will have legal responsibility for maintenance of erosion control structures and measures, during and after development, must be provided on the plans.
- 6.12 **Defer to Final Engineering** - Please add a note requiring that weekly NPDES Inspection Reports (and those required after ½" of rainfall) be sent via email to npdes@Romeoville.org.
- 6.13 **Defer to Final Engineering** - The following Certificate must be signed and dated by an Illinois Registered Professional Engineer: "This erosion control plan was prepared by me or under my direct supervision and complies with the Urban Soil Erosion Control and Standards in Illinois manual (latest edition) and the generally recognized methods in use in the area."
- 6.14 **Defer to Final Engineering** - If the proposed development is greater than 1 acre, an NPDES NOI will be required for the project.
- 6.15 **Defer to Final Engineering** - A Storm Water Pollution Prevention Plan (SWPPP) must be prepared and must meet the following requirements as a minimum. It should be noted that the SWPPP must be a separate, stand-alone document from the Erosion and Sediment Control Plan.
- 6.16 **Defer to Final Engineering** - The following notes must be added to the SWPPP:
- The Contractor shall take the necessary steps to control waste such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste at the construction site that may cause adverse impacts to water quality.
 - All storm sewer frames and grates/lids shall be marked with "Dump No Waste" and "Drains to Creek." This note must also be included on all drainage structure details.
 - A Notice of Intent (NOI) must be submitted to the NPDES permitting authority and postmarked at least 30 days before commencement of any work on-site for all construction sites over one acre. Included in the NOI shall be the Stormwater Pollution Prevention Plan (SWPPP), which includes the appropriate BMP's to minimize the discharge of pollutants from the construction site.
 - An Incident of Non-Compliance (ION) must be completed and submitted to the IEPA if, at any time, an erosion or sediment control device fails.
 - A Notice of Termination (NOT) must be completed and submitted to the IEPA when all permanent erosion control measures are in place with a 70% establishment of vegetation.

7 Landscaping Plan Comments – No landscape plan was submitted. These comments are included for the designer's use in final design.

- 7.1 **Defer to Final Engineering** - A landscape plan should be prepared over a background including the site layout and proposed utility improvements, all proposed and existing utility lines and structures (sanitary manholes, fire hydrants, valve vaults, etc.) must be shown. All large landscaping items must be located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services.
- 7.2 **Defer to Final Engineering** - The maximum allowable parkway tree spacing is 40 feet.
- 7.3 **Defer to Final Engineering** - The proposed screening for any garbage enclosures should be shown on the landscape plan.

- 7.4 **Defer to Final Engineering** - Consider sight distance when locating trees and other landscape features near driveways and intersections.
- 7.5 **NEW COMMENT** – Please see the attached comments dated 4-5-24 from the Village's naturalized basin consultant (V3). These should be incorporated into the Final Engineering Plans.

8. General Comments

- 8.1 **Conditionally Compliant** - If applicable, provide a list of code exception requests that reference the applicable code section and provides justification for the granting of said request. **To be provided, as applicable.** We have received the stormwater ones mentioned in Section 5.
- 8.2 **Defer to Final Engineering** - With the final engineering submittal, product catalog cuts and a Photometric Plan must be submitted showing the height, number and orientation of proposed luminaires. The Photometric Plan must also show the proposed lighting levels in foot-candles at ground level and include a summary table demonstrating that the lighting is in conformance with the levels included in the Village's ordinance 159.070(M)(3). Show light pole locations on the utility plan.
- 8.3 **Defer to Final Engineering** - Complete existing topographic and utility information must be shown on the plans extending at least 100-feet beyond the property lines.
- 8.4 **Defer to Final Engineering** - Properly compacted granular trench backfill is required when the trench is within two feet of pavement or curb. The limits of all granular trench backfill must be shown on the plans for all applicable pipe runs and should also be accounted for in the cost estimates.
- 8.5 **Defer to Final Engineering** - As noted above, when utility structure adjustment is necessary, a minimum of two adjusting rings (min 6" adjusting height) and maximum of three rings (max 10" adjusting height). No 1" or 2" concrete rings are allowed. Under paved areas, top ring should be rubber. Use one (1) EJIW Infra-Riser rubber Composite. Please add a note to the plans to this effect.
- 8.6 **Defer to Final Engineering** - Top and bottom of pipe information should be provided for all utility crossings. All water main crossings must meet the requirements set forth in the Standard Specifications for Water & Sewer Main Construction In Illinois, and appropriate details must be shown if applicable. Horizontal separation requirements must also be met for sewer and water pipes, and appropriate details included on the plans.
- For watermains under sewer (sanitary or storm) you must have a minimum 18" between T/P Water and B/P sewer AND call out PVC C900 or RCP C76 with C443 rubber gasket joints" on the utility plan.
- 8.7 **Compliant** - Village contact information should be included on the engineering plans: Mr. Jonathon A. Zabrocki, P.E., c/o Village of Romeoville, 615 Anderson Drive, Romeoville, IL 60446, phone number (815) 886-1870).
- 8.8 **Defer to Final Engineering** - A minimum of two benchmark references should be provided on the engineering plans. The benchmarks must be tied to the Will County's vertical and horizontal datum.
- 8.9 **Defer to Final Engineering** - Two separate cost estimates must be provided for the project with final engineering. The first will contain all improvements that require financial security (i.e., publicly dedicated, stormwater management, erosion and sediment control, and inspection manholes). From this estimate, a Letter of Credit in the amount of 125% of the estimate will be established. The letter of credit shall be posted with the Village prior to Village Board approval of any final plat of subdivision or any final development plan. A second estimate containing all site-related improvements (including landscaping, paving, water, lighting, landscaping, storm,

sanitary, etc) must be submitted. This estimate will be utilized to set the design fee for this project.

8.10 **Noted** - Upon completion of construction, Record Drawings for all public improvements must be provided to the Village on diskette in AutoCad (.dwg) format. Corrections to site design, utility placement, and elevations must be shown on the digital drawings by crossing out the original design information and adding the changes made.

8.11 **Noted** - Final plans shall be signed and sealed by a registered professional engineer.

8.12 **NEW COMMENT** – Please see the attached reviews to the following documents:

9.12.0	Plat of Annexation
9.12.1	Plat of Zoning
9.12.2	Plat of Subdivision

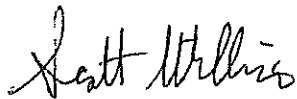
Many of the comments contained within this letter relate to final engineering, and they have been provided to assist the applicant during the preparation of their final engineering submittal.

This review is only for general conformance with the design criteria established by the Village and is subject to both the completeness of the information submitted by the developer's professional staff and also the actual ability of the plan to perform in accordance with its intent. Actual field conditions may vary and additional items may arise which are not readily apparent based on this submittal. The developer's design professionals are responsible for performing and checking all design computations, dimensions, and details relating to design, construction, compliance with all applicable codes and regulations, and obtaining all permits. Additionally, Other bodies of government may have jurisdiction over various aspects of this development. The developer should be advised that additional measures may be required based on actual field conditions and formal approvals of the other agencies. Approval by the Village of Romeoville does not alleviate the responsibility to seek approvals from outside agencies. Compliance with all requirements of the Americans with Disability Act (ADA) is borne by the applicant and their design professional. The Village's review does not cover ADA compliance.

Please note that this review does not include all site & landscaping issues as per the zoning Ordinance such as building setbacks, lot coverage, parking dimensions, etc. and the applicant shall refer to the Community Development Department for a complete review of such issues.

A response to these comments should be included with your next final engineering submittal along with 4 full size sets and PDF copy of the plans. If you have any questions, please feel free to contact me at 815-886-5033 or swilliams@romeoville.org

Sincerely,
Village of Romeoville



Scott Williams, AICP
Senior Planner