

Village of Romeoville

Where Community Matters

Community Development

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Via E-Mail Only

February 22, 2017

HPTS, LLC
C/o Mr. Bruno Bottarelli
175 S. Highpoint Drive
Romeoville, IL 60446

RE: HIGHPOINT TOWN SQUARE/DEVELOPMENT PLAN REVIEW #4

Dear Mr. Bottarelli,

We have received the following preliminary design documents for the proposed Highpoint Town Center:

- Response Letter prepared by V3 Consultants, dated 2/17/17
- Final Engineering plans prepared by V3 Consultants, dated 2/17/17 (rev 3)
- Stormwater Management Report prepared by V3 Consultants, dated 2/17/17
- Truck Turning Exhibits prepared by V3 Consultants, dated 2/17/17
- Landscape Overlay Exhibit prepared by V3 Consultants, dated 2/15/17
- Site Lighting and Photometric plans (E0.0, E0.1, E2.1) prepared by Bloom Architecture/RTM Engineering Consultants, dated 2/17/17
- Site Triangle Exhibits prepared by V3 Consultants, dated 2/17/17
- IEPA water and sanitary permit applications prepared by V3 Consultants
- Non-Residential User Questionnaire dated 2-17-17

Based on the information provided by the applicant and the available records at this time, we offer the following comments. Many of the comments contained within this letter have been provided to assist the applicant during the preparation of their final development plans.

General

1. Please continue to provide a "response to comments" cover letter with resubmittals. 4 full-size plan sets are required for final development plans resubmittal. Electronic copies of the final approved set should be sent electronically in PDF form via email or provided on disk or drive.

Fire

1. No further issues.

Architectural

1. **Compliant.**
2. **Compliant.**

Planning and Zoning

1. **Compliant.** The list of code exceptions have been forwarded to the developer and will be included in the Planned Unit Development – Final Development Plan request.
2. **Compliant.**
3. **Conditionally Compliant.** Shared parking documents submitted and pending review and confirmation. It is likely a new shared parking agreement will need to be memorialized as part of this development.
4. **Compliant.**
5. **Compliant.**
6. **Compliant.** Developer indicated no freestanding signs are proposed.
7. **Repeat Comment.** Construction drawings have been submitted to the Building Department. These plans have not been reviewed as of this date. A plan review deposit is required to begin the plan review process. Please contact the Building Department to start this process.
8. **Compliant.**
9. **New Comment.** As we discussed, an authorization is required from the property owner of the Community Christian Church parcel to allow the hammerhead turnaround and modifications to the existing parking area located on Community Christian property. A cross access agreement and temporary construction easement will be required.

Landscape Plan

1. **Compliant.** Further information may be required to verify vision clearance and utility conflicts.

Public Works & Engineering

- 1.5. **Compliant per Fire Department.**
- 1.6. **Compliant per Fire Department.**
- 1.7. **Compliant per Planning Department.**
- 1.16. **Conditionally Compliant** – Please confirm that the “Crushed Granite Pavement” is an ADA-compliant material.
- 1.17. **Compliant.**
- 1.18. **Compliant per Planning Department.**
- 1.19. **Compliant.**
- 1.20. **Compliant per Fire Department.**

2. Water Distribution System Improvements

- 2.3. **Deferred to Legal** - An agreement will need to be produced between the developer and the Village addressing long-term maintenance of water/sewer/storm on this site. The Village will not accept long-term maintenance responsibility for much of this system given its close proximity to everything. The easement provisions in the existing Blanket Easement over the development as shown on the Plat will need to be revised given the long-term maintenance issues. Additionally, the existing easements have specifically delineated ETBE zones – “Exception to Blanket Easement”. These mirror footprints of buildings that are not being proposed. Likely a Plat of Vacation will need to be prepared.
- 2.10. **Conditionally Compliant**. The response indicates that the services have been upsized to 3”, the plans show 4” services, and the 2-20-17 letter from United States Alliance Fire Protection Inc. states a minimum of 2-1/2” services are required. Please review and finalize the proposed services.
- 2.11. **Compliant**.
- 2.12. **Deferred to Building Department** - Please review the MEP plans with respect to the locations of the mechanical rooms as well as the individual building meters, RPZs, and shut offs.
- 2.13. **Compliant**.
- 2.14. **Compliant** - Copies of the IEPA Water Permit Application have been executed by the Village and are being returned to V3. Please note that construction of water main cannot commence until the IEPA has issued its permit.

3 Sanitary Sewer Improvements

- 3.1. **Compliant**.
- 3.2. **Deferred to Legal** - An agreement will need to be produced between the developer and the Village addressing long-term maintenance of water/sewer/storm on this site. The Village will not accept long-term maintenance responsibility for much of this system given its close proximity to everything. The easement provisions in the existing Blanket Easement over the development as shown on the Plat will need to be revised given the long-term maintenance issues. Additionally, the existing easements have specifically delineated ETBE zones – “Exception to Blanket Easement”. These mirror footprints of buildings that are not being proposed. Likely a Plat of Vacation will need to be prepared.
- 3.3. **Compliant** - Copies of the IEPA Sanitary Permit Application have been executed by the Village and are being returned to V3. Please note that construction of sanitary sewer cannot commence until the IEPA has issued its permit.

4. Storm Sewer Improvements

- 4.9. **Conditionally Compliant** – The applicant must be aware that the Village is not responsible for any of the onsite storm sewer, especially all of the 6” and 8” PVC running between the buildings.

5. Storm Water Management Improvements

- 5.3. A minimum of 1’ between the calculated top of the water surface in the emergency condition (without storm sewer) and the lowest opening into an adjacent unit cannot be met. Per 160.002, flood protection elevation outside the BFE/FIRM limits, is defined as the water table or 100-year design water surface elevation of any adjacent storm water facility including the emergency overland flow routes plus one (1) foot of freeboard. As this cannot be met, **a variance needs to**

be approved (similar to the one approved for Continental/Springs around the freestanding garages). Additionally, the applicant needs to acknowledge this condition and hold the Village harmless against future claims resulting from granting this variance.

6 Grading, Sedimentation, and Erosion Control Comments

- 6.4 **Deferred** - 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. Please provide a copy of the SWPPP with the next submittal.

7 Engineering Landscaping Plan Comments

- 7.1 The Landscape Overlay Exhibit shows several locations where proposed landscaping is located a minimum of 10 feet from all utility structures and 5 feet from underground utility mains and services. Trees must be 15' from fire hydrants, street lights, and/or street signs and 8' from buried utility lines. Also, trees are shown on the retaining wall. Add the sight triangles to this exhibit.
- 7.3 Several of the trees at the north drive are in the sight triangles. Please provide sight triangles for the south drive.

8. General Comments

- 8.2 **Deferred** - Once ready, a copy of the NPDES NOI form for the proposed improvements must be provided to the Village. Please realize that construction cannot commence until the NPDES permit has been issued.
- 8.5 **Repeat Comment** - Two separate cost estimates must be provided for the project with the next submittal. The first will contain all improvements that require financial security (i.e., publically 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.

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.

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.

Highpoint Town Square
February 22, 2017
Page 5 of 5

If you have any questions please feel free to contact me at 815-886-5024 or jpotter@romeoville.org

Sincerely,
Village of Romeoville

A handwritten signature in black ink, appearing to read "jpotter", with a large, stylized initial "J" that loops around the first part of the name.

Josh Potter
Assistant Director of Community Development