

# Village of Romeoville

Where Community Matters

## Community Development

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### *Via E-Mail Only*

June 1, 2017

Mr. Manny Kianicky, P.E.  
Vice President, S.R. Jacobson Companies  
32400 Telegraph Road, Suite 100  
Bingham Farms, MI 48025

### **RE: VILLAGE PLACE APARTMENTS/FINAL DEVELOPMENT PLAN REVIEW #1**

Dear Mr. Kianicky,

We have received the following documents:

- Final Engineering Plans prepared by Kimley Horn, dated 05/08/17
- Stormwater Report prepared by Kimley Horn, dated 04/21/17
- SWPPP prepared by Kimley Horn, dated 05/08/17
- Landscape Plans prepared by Kimley Horn, dated 05/08/17
- Wetland Assessment and Farmed Wetland Completed Delineation prepared by CBBEL, dated 08/15/16
- Plat of Easement prepared by Landmark Engineering, no date
- Photometrics prepared by KSA dated 5-3-17
- IEPA NOI
- IEPA Sanitary Sewer Construction Permit Application
- IEPA Watermain Construction Permit Application

Based on the information provided by the applicant and the available records at this time, we offer the following comments and concerns.

### General

1. Please 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. The maintenance storage building (990 sq ft) and the Clubhouse (6250 sq ft) shall have a sprinkler system installed. Provide Fire Department Connection locations for all buildings required to have sprinklers.
2. Any FDC shall be within 75ft of a hydrant.

3. All other items have been addressed and there are no issues or concerns.

Planning and Zoning

1. ***Compliant.***
2. ***Compliant.***
3. ***Compliant.***
4. ***Received and Under Review.***
5. ***Compliant.***
6. ***Compliant*** – A payment in lieu of constructing the path will be accepted.
7. ***Compliant.***
8. ***Compliant.***
9. ***Compliant.***
10. ***Compliant.***
11. ***Compliant.***
12. ***Compliant.***
13. The fees for the Planning, Zoning, and Engineering review for this project are as follows:
  - a. Annexation agreement – As per the Village’s professional services agreement.
  - b. Annexation - \$956.00 (\$200 per acre)
  - c. Rezoning - \$1,000.00
  - d. *PUD Concept Plan - \$750.00 (Already Paid)*
  - e. PUD – General Development Plan \$2500.00
  - f. PUD – Final Development Plan \$2500.00
  - g. Landscape Plan - \$750.00
  - h. Engineering – 4.5% of the approved engineer’s cost estimate
  - i. Tree Replacement - \$28,700.00 (82 replacement trees) – ***Waiver Approved.***
14. ***Compliant.***
15. ***Compliant.***
16. ***Complaint.***
17. ***Complaint.***

Landscape Plan

1. ***Compliant.*** The Preliminary Landscape Plan included in the GDP is acceptable with the exception of the entrance sign comments noted in Comment #3 under Planning and Zoning comment section.
2. ***Compliant.*** The Final Landscape Plan is acceptable at this time.

Public Works & Engineering

As this is the first Final Engineering review, we did not keep the same comment numbering system as in Preliminary reviews.

**1. Street and Parking Improvements**

- 1.1. Please provide additional "No Parking - Fire Lane" signs in the paved areas adjacent to the ends of the buildings and along Kingsley Drive.
- 1.2. It appears that one additional accessible ramp is required on the sidewalk on the east side of the driveway to the maintenance building.
- 1.3. Include a callout for the truncated domes for accessible ramps on the plans (C7.0) – Village standard is *East Jordan Inserts, Heavy Duty Load Rating, Brick Red Powder Coating RAL3016*.
- 1.4. **Deferred** – For the proposed retaining walls which are greater than 4 feet in height, all supporting design calculations (including geogrid design), construction details, etc. will be provided prior to construction. All documents will need to be originals - signed and sealed by an Illinois Registered Professional Structural Engineer.
- 1.5. There is a smaller wall SE of Building 4 that is not called out on sheet 2.0. We would recommend that wall be constructed a minimum of 3' behind the curb so vehicles cannot damage it. The wall in the northeast corner is 11' high – we recommend some type of fall protection along the top for people mowing, etc.
- 1.6. Similar to the C&G in front of the mail kiosk, please utilize B-6.12 curb and gutter in front of the maintenance building. Integral curb and sidewalk is being allowed in front of the buildings. Proposed curb and gutter should be dowelled into existing curb and gutter that has been sawcut and removed. 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."
- 1.7. Please review the parking table on Sheet C2.0, as we count 303 Standard Parking Spaces.
- 1.8. Please add the following note to the Concrete Sidewalk detail: Sidewalk thickness shall be increased to 6" PCC through driveways, and additional reinforcement shall be required at utility crossings. Two (2) drilled and grouted No. 4 reinforcing bars or expansion tie anchors, 1/2" in diameter, shall be used to pin the new sidewalk into previous pours of sidewalk on each side.
- 1.9. We recommend Heavy Duty pavement in the driveway leading to the Maintenance Building.
- 1.10. Provide IDOT Type III barricades (or other suitable notification) at the temporary termination of the drive aisle on the west side of the property.
- 1.11. Show all door locations around the buildings.
- 1.12. It is unclear why the sidewalk terminates mid-way along the length of the 13-stall parking field near the center of the site. Can the sidewalk be extended west to the end of the row of parking?
- 1.13. Who is detailing out the pavers and grading for the Mail Kiosk?
- 1.14. Is the sidewalk on the west side of the trash enclosure intended to give access to the dumpsters? Currently the sidewalk does not extend the entire length of the trash enclosure, and based on grading will be sitting a few feet above the dumpster itself. Please provide screening information and clarify the length of the sidewalk.
- 1.15. Please use concrete at the ADA ramps for the path along Normantown Road.
- 1.16. Regarding Offsite Roadway Improvements:
  - 1.16.1. Please provide back-up calculations for the taper and queue lengths being shown in the off-site roadway improvements.

- 1.16.2. The grading / drainage must be revised to collect in the new south curbline – not between the thru lanes and the turn lane. Structures within Normantown Road will need to be extended to the proposed curbline of the turn lane.
- 1.16.3. The existing southern curbline in Normantown Road will need to be removed for the portion adjacent to the new turn lane.
- 1.16.4. Please verify that proper cover (5'-6") will exist over the existing watermain being left under the proposed turn lane.

## **2. Water Distribution System Improvements**

- 2.1. ***Deferred to Building Department*** – Edward Rose will be managing the property and paying for utilities (water/sewer) – it won't be by the individual units. Internal plumbing and metering needs to accommodate this setup.
- 2.2. Please submit copies of the executed (Owner/Engineer) IEPA Water Permit Application for the Village's execution
- 2.3. Review the locations of the watermain in Crossings C16 and C19 to see if they can be moved out from under the proposed curb line.
- 2.4. Indicate Fire Department connection locations for each of the buildings on both the Site Plan and Utility Plan. A minimum 5' of clear space must be provided around the FDC, and the maximum allowable spacing to the nearest hydrant is 75'.
- 2.5. Indicate the location of the mechanical room on the plans, as well as the location of the "Knox Box" (Series 3200 or 4400) to allow public works staff access to the room.
- 2.6. Verify that a 2" water service line is adequate to service the proposed community building (including fire suppression).
- 2.7. Include a call-out for Water Structure W8 in the table on Sheet C5.1.
- 2.8. It appears that there is a water valve and Crossing C8 (located on the east side of the Community Building) remaining from a previous watermain layout – please delete these two items.

## **3 Sanitary Sewer Improvements**

- 3.2. Revise the Sanitary Manhole detail (C7.1) to require 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.
- 3.3. Please submit copies of the executed (Owner/Engineer) IEPA Sanitary Sewer Permit Application for the Village's execution.
- 3.4. Please incorporate the attached 2017 specification modification for internal chimney seals.
- 3.5. Review the crossing information for C4 and C5 (for both the sanitary and storm sewer elevations).
- 3.6. Include a symbol and structure call-out information for the proposed Sanitary Structure C15.
- 3.7. Provide structure information for S16 in the table on Sheet C5.3.
- 3.8. The elevations of the proposed 8" sanitary sewer and the existing 15" storm sewer in Crossing C31 are extremely close. Please review the proposed elevations of the sanitary sewer to see if it can be raised at all, and add a note stating that the contractor is to verify the actual elevation of

the existing storm sewer prior to the start of construction and notify the engineer immediately of any conflicts.

- 3.9. Similar to Springs Apartments, 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 do not speak to this issue – in addition, they allow certain permanent structures on the easements which we would not typically allow.

#### **4. Storm Sewer Improvements**

- 4.1. The locations, sizes and slopes of any downspouts/roof drains must be shown on the plans, and these roof drains must be tied into the on-site storm sewer system as opposed to discharging at-grade into the landscape areas.
- 4.2. Please review the slopes, inverts and rims listed in the Storm Sewer Tabulation Report versus the information shown on the plans, as there are multiple discrepancies. Additionally, the crossing elevations of the storm sewer runs affected will need to be revised.
- 4.3. Please include the 100-year HGL calculations with the next submittal to show that the 100-year HGL remains below the proposed rim elevations.
- 4.4. Provide design information for the storm sewer flowing northwest into Structure D26.
- 4.5. The following runs need to be included in the Storm Sewer Design Calculations: D62-D10, D16-D15, and D55-D54-D52.
- 4.6. Try to shift the location of the 6" PVC pipe from D17B-D17A to maintain at least 5' separation between the sewer and the garage wall.
- 4.7. Review the alignment of the sewer between D53 and D52 to see if it can be shifted out from under the curb of the landscape island.

#### **5. Storm Water Management Improvements**

- 5.1. Include all back-up calculations and the TR-20 analysis with the next submittal. The information in the summary sheets appears to make sense, but it cannot be verified without the appropriate back-up information.

#### **6. Grading, Sedimentation, and Erosion Control Comments**

- 6.1 Please label all structure rims on the grading plan (storm, sanitary and watermain).
- 6.2 Review the overflow for Structures 17A, D62, D33 and D10 as they exceed the maximum 1' ponding in greenspace and D50 as it exceeds 9" maximum ponding in parking areas.
- 6.3 Label the proposed contours east of the entrance drive on Sheet C4.0.
- 6.4 Provide additional spot grades around the perimeter of the pool area.
- 6.5 Review the drainage in the greenspace near the northeast corner of the community building, as it currently sends the overflow up along the edge of the building. Is there a way to create a small swale to keep drainage away from the foundation?
- 6.6 Include a note requiring 4:1 maximum side slopes in the greenspace for Sections B-B and C-C. Include grading on the north side of the retaining wall on Sheet C4.1. How will this area drain?

- 6.7 Off-site grading easements are required for the work that will extend onto the Meadow Subdivision property.
- 6.8 Revise the grading of the accessible ramp in Grading Detail 4 to have a maximum 5% cross slope, and the sidewalk in Grading Detail 5 to have a maximum 2% slope.
- 6.9 There appears to be an area in the southeast portion of the site (between Building 4 and Building 3) where the 100-year overflow route is not directed into the basin, but instead flows south off of the property. Please review the overflow routes to ensure that stormwater reaches the basin.
- 6.10 Include the expected date that clearing will begin on the Erosion Control Schedule.
- 6.11 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 A note must be added to the drainage structure detail stating that "All storm sewer frames and grates/lids shall be marked with 'Dump no Waste' and 'Drains to Creek'".
- 6.13 Add a note to the SWPPP stating that "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 Engineering Landscaping Plan Comments**

- 7.1 Review the locations of plantings to ensure that 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. The landscaping plans show many instances where this minimum offset is not met.
- 7.2 The proposed screening for any garbage enclosures should be shown on the landscape plan.

## **8. Plat Comments**

- 8.1 A Blanket Public Utility Easement is proposed for all public utilities. Long-term maintenance of sewer has been placed on the developer. Easement provisions will need to be revised accordingly. Romeoville has agreed to maintain the water, but with the caveat that any required restoration will be borne by the owner of the property and NOT the Village of Romeoville.
- 8.2 Stormwater management easements should be dedicated for the proposed stormwater management facility and the emergency overland flow routes through the site. It needs to be noted that primary maintenance of these facilities is by the Owner and not the Village.

## **9. General Comments**

- 9.1 Along with the next submittal, provide 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 for Apartment Parking Lots (average = 1.6 fc, minimum =0.3 fc, uniformity ratio (avg/min) = 6:1). You will need to breakout the parking area separately to demonstrate compliance. Additionally, show light pole locations on the utility plan – there does appear to be multiple conflicts between light pole locations and utilities.



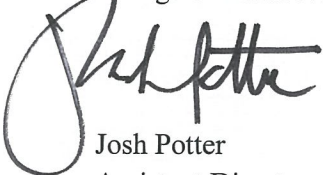
- 9.2 Granular trench backfill is required when the trench is within two feet of pavement or curb. The limits of all granular (CA-6) trench backfill must be shown on the plans for all applicable pipe runs and should also be accounted for in the cost estimate.
- 9.3 As noted above, when utility structure 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.
- 9.4 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., 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.
- 9.5 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.
- 9.6 Final plans shall be signed and sealed by a registered professional engineer.

*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.*

If you have any questions please feel free to contact me at 815-886-5024 or [jpotter@romeoville.org](mailto:jpotter@romeoville.org)

Sincerely,  
Village of Romeoville



Josh Potter  
Assistant Director of Community Development