



Via E-Mail Only

July 12, 2018

Charles E. Smith
Arete Design Studio
13543 185th Street
Mokena, IL 60448

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

**RE: JOE'S BEVERAGE WAREHOUSE (F/K/A CARDINAL LIQUORS)
/FINAL DEVELOPMENT PLAN REVIEW #3**

Dear Mr. Smith,

We have received final development plans for the proposed development of a 10,620 SF liquor store and 3,900 SF of additional in-line retail space on Lot 5 of the Troutman and Dams subdivision.

We have received the following documents:

- Site Improvement Plans, prepared by MG2A, dated 6/20/18
- Site Improvement Plans, prepared by Manhard Consulting, Ltd., dated 6/20/18
- Response Letter, prepared by MG2A dated 6/20/18
- Response Letter, prepared by Manhard Consulting, Ltd., dated 6/22/18
- Stormwater Management Report, prepared by MG2A dated 6/20/18
- Cost Estimate for Site Improvements, prepared by MG2A dated 6/20/18
- Cost Estimate for Public Improvements, Erosion Control & Inspection Manholes, prepared by MG2A dated 6/20/18
- Engineer's Opinion of Probable Cost, prepared by Manhard Consulting, dated 6/21/18
- Engineer's Opinion of Probable Cost – Letter of Credit Determination, prepared by Manhard Consulting, dated 6/21/18

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.

COMMUNITY DEVELOPMENT

DIRECTOR

Steven W. Rockwell, CEcD

Fire

1. All other previous comments from FDP2 addressed.
2. No additional comments at this time.

Architectural

1. ***Compliant.***

Planning and Zoning

1. ***Compliant***
2. ***Compliant.***
3. ***Compliant.***
4. ***Compliant.***
5. ***Compliant.***
6. ***Compliant.***
7. ***Compliant.*** The following code exceptions appear to be required at this time:
 - a. Sign Area. An increase in maximum sign area from 25 square feet to 42 square feet.
 - b. Building Setback. A reduction in the north side yard from 10 feet to 5 feet.
 - c. Parking Lot Setback. A reduction in the front yard from 25 feet to 20 feet.
8. The required development review fees for the project include the following. Please note these fees will be deducted from the submitted \$5000 deposit. The balance is payable at the time of final approval.
 - a. Concept Plan - \$500.00
 - b. PUD – Final Development Plan - \$2500.00
 - c. Landscape Plan - \$750.00
 - d. Engineering Review: 4.5% of the approved engineering cost estimate. Current site cost estimate total is \$223,097 = \$10,039.36
 - e. Public Hearing Fees: Billed at cost.

Landscape Plan

1. ***Compliant.***
2. ***Complaint.***
3. ***Compliant.***
4. ***Compliant.***

Public Works & Engineering

1. Demolition Plan

- 1.1. We still need to have the 10" plastic pipe and inlet boxes that are unused (south of the existing OCS) be removed – nothing is shown on either set to address this comment. In addition, we need a commitment by the owner of Lot 6 that the temporary system will be removed (including abandoning in place with CLSM the portion being left thru Lot 5) in the future.
- 1.3. **Conditionally Compliant** – Please confirm the 25LF of existing 15" storm sewer (located downstream of the 175' 15" RCP will be removed by others (per the Manhard plans) and label this section of pipe as 'Removed by others' as it is confusing to have the bold removal symbology with no callout. This should also include the 15" FES that is being removed (on the Manhard plans) in the basin.
- 1.4. C2 still has an item that need to be addressed including:
 - The gravel access drive to the Car Wash needs to be removed from this site. Additional, this should include the "stub" of pavement from the car wash lot. A sawcut edge along with a butt should be shown for the connection of proposed pavement to existing pavement.

2. Street and Parking Improvements

- 2.1. **Deferred** - The Manhard plans show the temporary road to the north. Please see their comment letter for additional comments on that road.
- 2.2. **Deferred** - Cross Access agreements will be required through all lots. This is being addressed "by others."

3. Water Distribution System Improvements

- 3.3. **Conditionally Compliant** - The water service crosses the proposed storm sewer and it appears the intent to use 20' of C900 storm sewer to achieve water main quality pipe. The 20' would need to be centered over the water service (with 10' extended on either side. Please add a note to this effect on the plans.
- 3.4. **Deferred** - A plat of easement across this lot for the fire hydrant will be required.
- 3.5. **As design, you would need to add** the 'Replace 24 LF 10" PVC storm w/C900 10" PVC center on water crossing' note to proposed crossing #5. However, please comment 1.1
- 3.6. C3 needs to be cleaned up as it shows the Car Wash construction access (edge lines still shown), the removed storm sewer is still shown, etc.

4. Sanitary Sewer Improvements

- 4.4. Two sanitary sewer services (one for Cardinal Liquors and one for the retail shop) are shown on these plans and on the Manhard Plans. The rim elevation for the inspection manhole for the smaller proposed space is different (Manhard = 615.00 / MG2A = 616.00). It appears this ripples thru the grading plan as the 616.00 elevation was used.

5. Storm Sewer Improvements

6. Storm Water Management Improvements.

- 6.1. **Compliant.**

- 6.2. **Deferred - EASEMENT DOCUMENTS TO BE PROVIDED BY OTHERS** - 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. A plat of easement for this lot will be required.

7 Grading, Sedimentation, and Erosion Control Comments

7.1 *Compliant.*

7.2 It is very difficult to read the grades in the trash enclosure area – please make this more legible.

7.3 **Conditionally Compliant** – In addition to the 'match existing' locations that have been added to the plans, the proposed grading will also need to match the existing grades at all locations where the existing curb is being removed. Please add these additional 'match existing' callouts where appropriate to the plans – especially along the north side of the site where Lot 6 drains toward the proposed building.

7.4 **Repeat Comment** – Although the response letter states that the plans have been coordinated with the Manhard plans and revised as necessary several discrepancies still exist. A discrepancy also exists for SMH D1. The rim elevations for all structures including those by others (storm and sanitary) need to be added and incorporated into the proposed design, this includes the new catch basins constructed over existing pipes at the northeast and southeast corners of the site. SMH-B (located just west of the southwest corner of the building) from the Manhard plans has a rim elevation of 614.70. The grade elevation shown on the MG2A plans are 615.60. Are these structures being re-raised? If so, new barrel sections will be required because the Village will not allow more than 12" of adjusting rings.

7.5 **Conditionally Compliant** – Per the proposed HMA removal and replacement shown on Sheets C2 and C3, match existing grades should also be shown along the east edge of the pavement removal/replacement and proposed cross slopes for the entire width of the drive area should be shown. Additionally, please clarify what the darkest hatch (located between the HMA removal and the curb/gutter removal indicates on Sheet C2.

7.6 *Compliant.*

8 Engineering Landscape Plan Comments

9 General Comments

9.1 Lighting Comments:

- **Compliant.**

- **Repeat Comment – Revised Photometric Plan not included in submittal.** The side parking area does not meet the requirements of the ordinance (2.4 fc avg / 0.4 fc min / 6:1 uniformity ratio). Likely modifying the wattage slightly will fix this situation.

9.2 **Deferred** - a Copy of the executed NPDES NOI form for the proposed improvements will be provided under separate cover.

9.3 *Compliant.*

9.4 **Compliant** – Sanitary sewer utilities not included in these estimates (included in estimates prepared by Manhard).

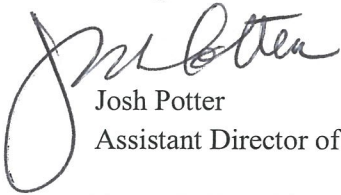
9.5 **Deferred** - Upon completion of construction, Record Drawings for all public improvements must be provided to the Village on diskette in AutoCad (.dwg) format. Corrections to site design, utility placement, and elevations must be shown on the digital drawings by crossing out the original design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

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

Sincerely,
Village of Romeoville

A handwritten signature in black ink, appearing to read "J. Potter", with a large, stylized loop at the end.

Josh Potter
Assistant Director of Community Development