



Via E-Mail Only

September 18, 2018

Eric Tracy
1001 Warrenville Road
Suite 350
Lisle, IL 60532

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

VILLAGE MANAGER

Steve Gulden

RE: DOG HAUS/FINAL DEVELOPMENT PLAN REVIEW #3

Dear Mr. Tracy,

We have received final development plans for the proposed development of 2,468 sf restaurant at the northwest corner of Weber Road and Renwick Road.

We have received the following documents:

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

- Final Engineering Plans, by Kimley-Horn and Associates, 8/15/18
- Final Stormwater Management Report, by Kimley-Horn and Associates, 8/14/18
- Engineer's Opinion of Probable Construction Cost – Site Improvements, by Kimley-Horn and Associates, 8/15/18
- Engineer's Opinion of Probable Construction Cost – Public Improvements, by Kimley-Horn and Associates, 8/15/18
- Engineer's Response Letter, prepared by Kimley-Horn and Associates, 8/14/18
- Color Exterior Elevations, DXU Architects, 9/11/18
- Sight Line Exhibit, DXU Architects, 9/11/18

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. Show on the utility plan the location of fire hydrants and water mains (existing and new) for the proposed site and around building to meet the 300 ft. maximum intervals, water mains and hydrants shall be looped around buildings / complex. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.46.*
2. Fire sprinkler system required - Identify location for the sprinkler room and Fire Department Connection on the building; note that it must be located within 75ft of a fire hydrant. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.56.*
3. Secondary access is not acceptable, remove the northern most curved entrance the straight through entrance shall remain. The secondary access to the property will be the shared cross access in the north east corner of the site. It will be allowed to have only one access to the site temporarily until the future development to the north has been added and connected. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.49 (D).*
4. Identify locations on all fire lanes and at fire hydrants that shall be posted and designated with all-weather signs stating NO PARKING – FIRE LANE. *Village of Romeoville Code of Ordinances, Chapter 91, Section 91.49 (B).*
5. No additional comments at this time.

Architectural – The revised elevations have been reviewed with DRC and are acceptable.

Planning and Zoning

1. **Repeat Comment – No Signage Plans Submitted** - Hi rise signage is not allowed for this location. Per the Sign Code, the maximum square feet allowed is 25 and the maximum height is 10 feet. In addition, the minimum setback for a freestanding sign is 10 feet. A slightly taller sign may be considered if a monument sign is proposed with a masonry base and landscaping.
2. **Repeat Comment – No Signage Plans Submitted** The proposed location for the sign appears to be in the triangle parcel. Since the parcel is under separate ownership, the proposed sign will not be allowed in that area. It must be located on the site, adhering to the location requirements of the Sign Code.
3. **Repeat Comment – No Signage Plans Submitted** Please confirm there are no other freestanding signs proposed for the site, including directional signs. The building mounted signage is acceptable.
4. **Repeat Comment – Detail Needed** - Please note no more than 8 inches of the lighting fixture base can be located above grade (Section 159.70(M)10). Please revise the base height on the lighting plan and include a detail in the final engineering plans for the concrete base of the light fixtures.
5. Any exceptions from code standards will need to be called out in the full PUD submittal and considered by the Planning and Zoning Commission and Village Board. When you submit your PUD plans, staff will review your plans and call out any required exceptions from code

standards, however any necessary exceptions that you are aware of should be called out within your submittal, including a rationale of why the exception is necessary.

6. ***Compliant.***

7. 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.
- PUD – Final Development Plan - \$2500.00
 - Landscape Plan - \$750.00
 - Engineering Review: \$11,484.23 (4.5% of the approved engineering cost estimate) – based on 8-15-18 cost estimate. This could change if there are revisions.

Landscape Plan

1. ***Repeat Comment – No Signage Plans Provided*** - Provide a landscaped area around the proposed sign.

Public Works & Engineering

1. Site and Parking Improvements

- 1.3. *We are familiar with* Felicia Burton's (State of Illinois Capital Development Board) stance that the AG office is no longer enforcing detectable warnings on private parking lots. However, the Village will require these for the sidewalk connection in the southeast corner. This is similar to what was done at the recently constructed McDonald's on IL 53



- 1.9. The second driveway that has been added is not what the Fire Department intended by their 3rd comment. Please remove this second driveway. When the site develops, cross access between these lots in the form of both the shared entrance on the west AND a north-south drive aisle on the east (near Weber Road) will be needed. The owner of this lot and the north to the north must acknowledge these requirements.
- 1.10. Please provide a minimum 3' full-depth patch where the curb & gutter is being removed for the entrance – this will ensure enough width to properly compact the area in front of the new depressed curb & gutter.

2. Water Distribution System Improvements

- 2.1. **Deferred** - Show the location of the fire department connection (FDC) on the Utility Plan. The FDC must be located within 75' of the FDC. Dimension the distance between the FDC and the fire hydrant on the Utility Plan. **THE ENGINEER IS WAITNIG ON INFOMRATION FROM THE ARCHITECT REGARDING THIS MATTER.**
- 2.4. **Conditionally Compliant** – Add 'water main quality pipe' to the callout where the water main crosses under the proposed storm sewer line (Crossings C2).
- 2.6. **Conditionally Compliant** - Revise the first part of note 2 in the fire hydrant detail to read 'All hydrants are to be supplied with a 6" resilient wedge mechanical joint gate valve...'
- 2.8. **Conditionally Compliant** – Revise the valve and vault detail on Sheet C7.2 as needed to ensure the detail notes match the information provided in the Village of Romeoville Note 6 (for valve vaults) on Sheet C1.0.

3. Sanitary Sewer Improvements

- 3.3. **Deferred** - Provide Population Equivalent (PE) calculations for the development. **THE ENGINEER IS WAITNIG ON INFOMRATION FROM THE MEP REGARDING THIS MATTER**
- 3.5. **Conditionally Compliant** – Inspection manhole must be 5' diameter. The slope of the pipe shall not exceed 1% (1 foot per 100 feet) through the manhole and for a distance of at least 15 pipe diameters upstream and downstream from the manhole. In addition, a minimum 15' wide utility easement must be provided to allow Village staff access to the monitoring manhole.
- 3.8. **Deferred** - Provide design calculations and details of the proposed grease trap. **THE ENGINEER IS WAITNIG ON INFOMRATION FROM THE MEP REGARDING THIS MATTER**
- 3.10. **Deferred** - Copies of the IEPA Sanitary Sewer Permit Application, if necessary, must be provided for the Village's review and execution. These are forthcoming under separate cover.
- 3.11. **New Comment** – Revise the rim elevation for S6 in the Sanitary Structure Table.

4. Storm Sewer Improvements

- 4.3. Rose Resubdivision #3 Plat (recorded on February 6, 2018) does not appear to include a PUE covering the storm sewer between D1 and D2 and southeast of D2 until it enters this parcel. There is a Cross Access Easement in this area but we don't see the PUE.
- 4.9. **Conditionally Compliant** – Please review the callout for the Neenah grate used for paved area inlets. The Utility Legend on Sheet C6.0 calls out model R-2540 and the calculations callout R-2504; please clarify.

5. Storm Water Management Improvements.

- 5.7. **Conditionally Compliant** – It is noted that additional weir calculations have been provided. As previously requested, please provide a weir calculation for the pinch point located along the ridge line directly south of the building (between storm structures D4 and D5), as runoff will overtop the basin at this location in the overland flow condition. A minimum of 1.0' freeboard should be provided between the high water level and the finished floor elevation.
- 5.8. **Deferred** – Engineer has stated that easements will be provided at a later date under a separate document. 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.

6 Grading, Sedimentation, and Erosion Control Comments

- 6.2 It is noted that the grading in this area has been revised; however, even in the revised condition the overland flow will occur adjacent to storm structure D3, (at top of curb elevation of 650.30), and flow to the east towards Weber Road (instead of the intended location for Weir #3 with an overflow of 650.35 and a water surface elevation of 650.50). Please revise the design so that flow is directed to the north, towards the detention facility. Maybe consideration of a 9" curb head could be given if trying to get the pavement low enough at weir 3 is not feasible.
- 6.3 **Conditionally Compliant** – It is noted that the grading in the area has been revised. Per comment 5.7, provide a weir calculation to ensure the required 1.0' freeboard is provided.
- 6.4 **Conditionally Compliant** - Add arrows to show emergency overland flood routes **at all weir locations** (where runoff leaves the site).
- 6.14 **Conditionally Compliant** – Engineer's response letter stated that a Storm Water Pollution Prevention Plan (SWPPP) has been prepared. Please submit a copy to the Village for review.

7 Engineering Landscape Plan Comments

- 7.1 **Conditionally Compliant** - Per 158.031(D)(3), all large landscaping items must be located a minimum of 10 feet from all utility structures, 15' from fire hydrants, and 8 feet from buried utility lines. As previously stated, the placement of the tree relative to the fire hydrant and transformer should be reviewed and revised.

8 General Comments

- 8.1 **Deferred** - The proposed lighting standards should match other developments within the Rose Plaza development (Abri Credit Union, McDonalds, Toyota) with respect to pole design, height, aesthetics, etc. Provide a product catalog cut sheet for the proposed lighting fixture as part of the next submittal. Revised lighting plans will be provided under separate cover.
- 8.3 **Deferred** – *Engineer has stated that copy of NPDES permit will be provided to Village upon receipt.*
- 8.6 **Conditionally Compliant** – Revise the public improvements estimate to include the additional silt fence along the west property line and around the stockpile location. Revise the site improvements estimate to include erosion control and review the proposed lighting cost; \$2,000 for site lighting seems low.
- 8.7 **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 "Josh Potter". The signature is stylized with a large, looping initial "J" and a cursive "P".

Josh Potter
Interim Director of Community Development