VIN E.

CITY OF WARRENVILLE
DuPage County, Illinois

ORDINANCE NO. 2888

ORDINANCE APPROVING FINAL PLAT OF SUBDIVISION AND FINAL PLANNED UNIT DEVELOPMENT FOR THE M/I HOMES OF CHICAGO, LLC HERRICK WOODS SUBDIVISION AT THE SOUTHEAST CORNER OF HUSKIE HIGHWAY AND HERRICK ROAD

WHEREAS, on July 7, 2014, the City passed Ordinance No. 2862, approving the Preliminary Plat of Subdivision and Preliminary Planned Unit Development for the Herrick Woods Subdivision; and

WHEREAS, M/I Homes of Chicago, LLC (the “Applicant”) has requested approval of the Final Plat of Subdivision and Final Planned Unit Development (PUD) Special Use Permit, which would together allow for the development of an approximately 15.715-acre property with a residential subdivision consisting of 37 single-family attached/duplex buildings (74 units), an associated stormwater management facility, private open space, and new public streets on the property located at the southwest corner of Huskie Highway and Herrick Road and legally described as follows:

LOTS 12, 13 AND 14 IN GALUSHA FARM SUBDIVISION, BEING A PART OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 11, 1944 AS DOCUMENT 462197 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 04-36-401-014, 04-36-401-015, and 04-36-401-016

(hereinafter referred to as the “Subject Property”); and

WHEREAS, pursuant to the provisions of the Zoning Ordinance of the City of Warrenville, the Warrenville Plan Commission duly called, noticed and held a public hearing on September 4, 2014, relating to said application and subsequently unanimously recommended that the City Council approve the petition relating to the Subject Property as hereinafter set forth; and

WHEREAS, the Mayor and City Council find and hereby declare that it is in the best interests of the City and its residents to accept the unanimous recommendations of the Plan Commission as set forth hereinbelow;
NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be, and are hereby incorporated as findings of fact as if fully set forth herein.

SECTION TWO: In accordance with the requirements of the Warrenville Zoning Ordinance and the recommendation of the Plan Commission, in connection with the approval of a Final Plat of Subdivision and Final Planned Unit Development (PUD) Special Use Permit for the Subject Property, provided that the project is implemented and operated in substantial conformance with the provisions of this ordinance and the codes of the City, the City Council hereby finds as follows:

1. SUPERIOR DESIGN. The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

The City Council finds that the three-lot Subject Property would be resubdivided and developed with 37 single-family attached/duplex buildings (74 units) in a residential subdivision with coordinated vehicular and pedestrian access and a centralized engineered stormwater management system. The subdivision layout clusters homes around the central outdoor gathering area, integrates naturalized open space with park-like amenities, including pergolas, a seating look out area, and a rain garden. The stormwater management system includes mesic prairie grass swales and a naturalized wet-bottom detention area. The proposed level of landscaping meets and in some cases exceeds minimum requirements of the Zoning Ordinance. The landscaping design is both aesthetically pleasing and functional, providing a desirable landscape buffer and screening along Herrick Road. Per the Applicant, the residential community offers “an active, yet maintenance free lifestyle,” where common space and elements would be maintained by the Home Owners Association. The proposed project would provide a housing product that is not currently available in the City of Warrenville. If implemented in substantial conformance with the submitted Final PUD plans, the proposed Final PUD represents a more creative approach and incorporates a higher standard of design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations.

2. MEETS PUD REQUIREMENTS. The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.
The City Council finds that with the exception of the PUD exceptions approved as part of the Preliminary PUD for this project, the proposed development complies with the applicable subdivision design standards, zoning, and PUD requirements. Provided the various proposed Final PUD plans and documents listed on attached Exhibit A are revised and implemented in accordance with the terms and conditions of this Ordinance, it is felt that the proposed project will satisfy the Planned Unit Development requirements set forth in the Warrenville Zoning Ordinance and would result in a creative and integrated residential development.

3. CONSISTENT WITH CITY PLAN. The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The City Council finds that the proposed land use is consistent with the recently amended Comprehensive Land Use Plan for the Subject Property. The Subject Property is designated for Single Family Residential with three to six dwelling units per acre land use. The proposed subdivision layout allows for efficient design of public infrastructure and provides desirable open space amenities. It is believed that the proposed PUD is consistent with the recent zoning changes in the area and the objectives of the Comprehensive Plan.

4. PUBLIC WELFARE. The PUD will not be detrimental to the public health, safety, morals, or general welfare.

The City Council finds that if the proposed PUD is approved and implemented in conformance with the terms and conditions of this Ordinance, the project would not be detrimental to the health, safety and welfare of the general public.

5. COMPATIBLE WITH ENVIRONS. Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

As part of the project, a new public road would be constructed to provide safe and coordinated access to the lots within the subdivision. The subdivision would implement Best Management Practices for stormwater management design, including a rain garden, vegetated swales and naturalized detention. A new sidewalk system would provide pedestrian connections within the subdivision and to the existing sidewalk system at Hubble Middle School, along Huskie Highway and Herrick Road. If the project is implemented in substantial conformance with the submitted Final PUD documents and the terms and conditions of this Ordinance, the proposed development will not be injurious to the use and enjoyment, or materially impair the value of, nearby properties.
6. NATURAL FEATURES. The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The City Council finds that the engineering design of the proposed development works with the existing grade where possible; there are 12 look out units and 38 walk out units proposed. The development implements Best Management Practices for the stormwater management, which will improve water filtration and create an amenity in the subdivision. If the project is implemented in substantial conformance with the submitted Final PUD documents and the terms and conditions of this Ordinance, it would be respectful of the existing environmental character of the area.

7. CIRCULATION. Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

The City Council finds that the new circular public street would provide safe vehicular and emergency vehicular access to the subdivision. The road would be designed and constructed to satisfy the City and Warrenville Fire Protection District requirements, and would be dedicated to the City once constructed. Full access to the subdivision is provided off Huskie Highway, and right-in/right-out access is provided off Herrick Road. The location and types of the access points discourage unnecessary cut-through traffic in the subdivision, and do not interfere with safety and capacity of adjacent streets. The Final PUD plans provide for an extensive sidewalk system that not only acts as an amenity within the subdivision but connects into and extends the existing public sidewalk system in this area of the community.

8. OPEN SPACES AND LANDSCAPING. The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

The City Council finds that the open space includes landscape areas and pedestrian walkways allowing for both active and passive recreational uses. Naturalized components of the open space include a rain garden, vegetated swales, and a constructed naturalized detention area that work in concert to provide aesthetic and functional value. The amount of landscaping illustrated on the Final PUD Landscape Plan meets or exceeds the minimum requirements of the Warrenville Zoning Ordinance. The Applicant submitted a Landscape Maintenance Plan and Maintenance Calendar.
prepared in accordance with the requirements of the Zoning Ordinance. Once reviewed by the City Arborist, the Landscape Plan and Landscape Maintenance Plan and Calendar will become part of the Landscape Maintenance Covenant Agreement, which will be recorded with the DuPage County Recorder’s Office.

9. COVENANTS. Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

(a) The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body.

(b) Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

The City Council finds that the Applicant has submitted a Declaration of Covenants and Restrictions, which establishes the governing rules, ownership and maintenance obligations for the subdivision, common space and elements. The final City-approved version of the Declaration will be recorded with the DuPage County Recorder’s Office together with the Final Plat of Subdivision.

10. PUBLIC SERVICES. The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

The City Council finds that the Final PUD plans illustrate residential development, which is consistent with the anticipated land use and intensity on the Subject Property. The development will not have an undue effect or inordinately high demand on City, Fire Protection, Police, or Public Works services. The Applicant is addressing the Fire Protection District’s concerns regarding water pressure by increasing the size of the watermain.

11. PHASING. Each development phase of the PUD can, together with any phases that precede it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities – or the provision of financial sureties guaranteeing their improvement – is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.
The City Council finds that no specific phasing is proposed for the subdivision. Per the Applicant, the construction would be phased in a manner that logically takes into account available utilities, emergency access and stormwater design to serve the development. Based on the project size, the anticipated build out time is three to four years.

**SECTION THREE:** The City shall and does hereby approve the Final Plat of Subdivision for Herrick Woods Subdivision, prepared by CEMCON, Ltd., dated August 26, 2014, provided that, before recording:

1. Said Plat shall be revised to meet the requirements of the Warrenville Subdivision Control Ordinance and shall include the following information:
   
   a. All corners of the property shall be marked and noted.
   b. The name and address of the property owner.
   d. Replace Huskie Lane with Huskie Highway in the Parcel Index Number box notes.
   e. Include a note: “For details of this Plat approval, see City Ordinance #____.”
   f. Include existing and proposed zoning: R-1 Low Density Single Family Residential zoning district.
   g. Revise Plat as necessary to address various conditions hereinafter outlined in this Ordinance.

2. Upon the foregoing conditions being completed to the satisfaction of the Community Development staff, the Plan Commission Chairman and Secretary are authorized to execute the Plat, and prior to issuance of a building permit for this project, said Plat shall be recorded with the Recorder of DuPage County.

**SECTION FOUR:** Subject to the conditions set forth in this Ordinance, the Subject Property shall be developed in accordance with the plans and documents (collectively referred to hereinafter as the “Final PUD Plans”) attached hereto as Exhibit A and made a part hereof, which Final PUD Plans are hereby approved.

**SECTION FIVE:** The approvals set forth in Sections Three and Four of this Ordinance are expressly contingent upon the development of the Subject Property being in compliance with the following:

A. The codes and ordinances of the City, subject to any variation, exception or other relief granted in this Ordinance.

B. Notwithstanding the foregoing, approval of the Final PUD plans shall be subject to the following modifications and conditions:
1. **Exclusive City Watermain Easement:** A separate exclusive City Watermain Easement over the watermain infrastructure shall be illustrated on the Plat. The easement language shall specifically prohibit construction of any buildings, accessory structures and planting of any trees within exclusive City Watermain Easement. The Final Landscape Plan shall be revised to adjust landscaping design and remove all trees from the exclusive City Watermain Easement.

2. **Trees in the City Easement.** Planting of trees shall be allowed within the exclusive City Easement provided the following minimum planting setback requirements are satisfied:
   
a. Ornamental trees shall be three (3) feet setback from the centerline of the pipe.
   
b. Street trees shall be five (5) feet setback from the centerline of the pipe.
   
c. Street trees shall be planted four (4) feet from the back of sidewalk.

3. **Tree Planting.** All City underground utility lines must be located and marked prior to tree planting. The exact location of each tree shall be marked with a stake on site and verified by the City Senior Civil Engineer prior to tree planting.

4. **Eave Encroachment into 25-foot Building Setback.** Eaves shall be allowed to encroach into the required 25-foot front yard building setback by one foot.

5. **Building Projections.** All potential building projections shall be limited to those illustrated on the Single Family Attached Projections document dated September 4, 2014 (attached as Exhibit B), and include deck, patio, bay window, window well, covered stoop, step, enclosed covered deck, fireplace chimney, and roof eave. Patios, decks and enclosed covered decks shall be allowed in the rear yard only, and shall not exceed the following maximum dimensions illustrated on the Exhibit C: 12’D x 10’W patio, 12’D x 14’W deck and 12’D x14’W enclosed covered deck, provided that additional one foot roof eave encroachment is allowed.

6. **Building Materials.** The exterior finish building materials shall be consistent with those illustrated on the Exhibit B, and include aluminum soffit and fascia, Fypon brackets, brick, stone, stone inserts, architectural grade shingles, decorative louver, stone sill, engineered wood trim around all windows and doors, columns, corners and gable elements.
7. Building Siding. The Applicant shall use .046 minimum thickness premium grade product, if vinyl siding materials are to be used.

8. Garage Door Windows. Garage doors with windows shall be provided.

9. Anti-Monotony Conditions. No two-unit buildings shall have a Dearborn — Dearborn or a Danbury – Danbury model combination. The following special architectural requirements shall apply to two-unit buildings containing a Columbus – Columbus model combination:
   a. One of the units shall be constructed with double garage doors.
   b. A minimum of a six-inch deep garage to garage off-set shall be provided on the front facade at the shared party wall to prevent a flat façade across the front facade of the two-unit building.

10. Fence Option. Optional unified privacy fencing shall be allowed to be installed as follows:
    a. Along Huskie Highway and/or Herrick Road to provide additional screening and a noise buffer. The fence detail and potential location are illustrated on the Final PUD Landscape Plan.
    b. Between attached home units to provide separation between the attached unit’s back yards. The fence detail is illustrated on the Final PUD Landscape Plan. Such privacy fence shall not extend more than 12 feet from the back house wall.

11. School, Park and Library Contributions. As approved by the City Council by Ordinance No. 2873, the Applicant shall pay required school, park, and library contributions for each home in the proposed Herrick Woods development at time of building permit issuance.

12. Development of the Subject Property shall further comply with the Final PUD Conditions attached hereto as Exhibit D and made a part hereof.

SECTION SIX: Should the Applicant fail to comply with any of the terms and conditions set forth herein or with the applicable codes and ordinances of the City, the approvals herein granted shall be immediately rendered null, void and of no further force and effect.
SECTION SEVEN: This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED THIS _____ day of ____________________, 2014.
AYES: 
NAYS: 
ABSENT:
APPROVED THIS _____ day of ____________________, 2014.

_______________________________________
ATTEST:          MAYOR

______________________________
CITY CLERK

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ATTACHMENTS:

EXHIBIT A: Final PUD Documents
EXHIBIT B: Exterior Building Elevations Finish Materials
EXHIBIT C: Single Family Attached Homes Projection
EXHIBIT D: Final PUD Approval Conditions
EXHIBIT A
FINAL PUD DOCUMENTS

1. General Application signed by Land Acquisition Manager Greg Collins of MI Homes of Chicago.


4. MI Homes of Chicago Club Homes Character Elevations, dated August 26, 2014.


12. Lift Station Notes, Design and Details prepared by CEMCON, Ltd., dated July 11, 2014.


MINIMUM BUILDING SETBACKS:

- 40’ BUILDING SETBACK ALONG HERRICK ROAD
- 30’ BUILDING SETBACK ON HUSKIE HIGHWAY, AND ALONG EAST, NORTH & SOUTH PROPERTY LINES
- 25’ FRONT & CORNER SIDE FROM INTERNAL STREET R.O.W.
- 20’ BETWEEN SIDE FACES OF ADJACENT BUILDINGS
- 30’ BETWEEN THE REAR FACE OF ONE BUILDING & THE SIDE FACE OF THE NEAREST BUILDING

EXHIBIT C
EXHIBIT D

FINAL PUD APPROVAL CONDITIONS

1. Engineer’s Review. The Applicant shall comply with all review comments and recommendations outlined in Senior Civil Engineer Phil Kuchler’s Memo dated September 2, 2014 attached hereto and made a part hereof.

2. Watermain Relocation. Section of watermain located within 25-foot City Easement along the north side of the right-in-right-out access off Herrick Road shall be relocated to the proposed City Right-of-Way. The 25-foot City Easement shall be eliminated.

3. Easement Details. The Applicant shall work with City staff to finalize the exact width, location and easement provisions of the exclusive City Easement, exclusive City Watermain Easement and Public Utility and Drainage Easement prior to final Plat of Subdivision recording. Public Utility and Drainage Easement provisions shall be modified to allow for the proposed two subdivision entrance ground signs construction.

4. Sidewalk Connections/Crosswalks
   a. Huskie Midblock Crossing: The Final PUD plans illustrate a pedestrian crossing at the main entrance to the subdivision off Huskie Highway connecting the subdivision sidewalk system with the existing sidewalk along the north side of Huskie Highway. The Applicant shall coordinate with and secure necessary agreements with the School District 200 to implement the pedestrian crossing at Huskie Highway, and construct such sidewalk.
   b. Huskie Crossing at Herrick Road: The Final PUD plans illustrate pedestrian crossing across Huskie Highway at the Herrick Road intersection. The Applicant shall coordinate and secure necessary approvals/agreements with DuPage County Division of Transportation for any work within the DuPage County Herrick Road right-of-way.

5. Landscape Plan. The final PUD Landscape Plan shall be revised to reflect the following:
   a. Site Plan and/or Plat/Easement changes necessary to address comments and recommendations outlined in this Staff Report, including adjusting location of trees and other landscape materials and altering landscape design as necessary;
   b. Modify landscape design at the right-on-right-out access off Herrick Road to remove shrub plants from public road right-of-way.

6. Landscape Covenant Agreement. A Landscape Covenant Agreement satisfying the requirements of Section 11.B. 4 of the Zoning Ordinance shall be prepared, executed and recorded with the DuPage County Recorder’s Office prior to the first Certificate of Occupancy issuance for this project.
7. **Landscape Maintenance Plan.** The proposed Landscape Maintenance Plan and Maintenance Calendar is being reviewed by the Consulting City Arborist. The Applicant shall address all review comments of yet to be finalized review memo from the Consulting City Arborist.

8. **Berm along Herrick Road.** The berm along Herrick Road shall be constructed of top soil material only (no compacted clay). The Final PUD Grading and Landscape Plans shall reflect this requirement.

9. **Irrigation.** Irrigation location and notes including party responsible for the irrigation system operation and maintenance shall be included on both Final Landscape and Final Grading Plans. A detailed plan for the irrigation system proposed along Herrick Road shall be submitted to the City staff for review and approval prior to its installation.

10. **Declaration for the Herrick Woods Attached Homes.** Final copy of the Declaration for the Herrick Woods Attached Homes shall be executed and recorded with DuPage County Recorder’s Office together with the Final Plat of Subdivision.

11. **Warrenville Fire Protection District Review.** The Applicant shall address all outstanding code-supported review comments provided by the Fire Protection District.

12. **Fees and Security Guaranteeing Completion of Public Improvements.** The Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior to any permit issuance for this project.

13. **DuPage County Traffic Impact Fee.** The Applicant shall pay the DuPage County Traffic Impact Fee prior to the City’s issuance of a building permit for each building in this project.

174275
CITY OF WARRENVILLE
MEMO

To: Greg Collins, M/I Homes  
From: Phil Kuchler, Senior Civil Engineer
Cc: Natalia Domovessova, Senior Planner 
    Erin Pande, Engineering Resource Associates 
    Mike May, Cemcon 
Subject: HERRICK WOODS (M/I HOMES) - FINAL ENGINEERING REVIEW NO. 1
Date: September 2, 2014

I have completed my review of the following documents related to this project:

- “Final Site Development Plans Herrick Woods” dated revision #1 08-22-14, prepared by Cemcon, Ltd.
- Final Plat of Subdivision of Herrick Woods revision dated 8/26/14, prepared by Cemcon, Ltd.
- Engineer’s Opinion of Probable Construction Cost revision #1 dated 8-22-2014, prepared by Cemcon, Ltd.

REVIEW COMMENTS

The Final Site Development Plans Herrick Woods has been stamped “NOT APPROVED” however the following comments can be addressed prior to recording the Final Plat:

1. On Sheet 02 of 23, the City of Warrenville’s standard erosion control notes (Attachment A) should be incorporated into the Sediment and Erosion Control During Construction section.

2. On Sheet 02 of 23, please add text indicating City of Warrenville personnel must witness the proof-roll referenced in note 13 of the Earthwork, Grading and Paving section.

3. On Sheet 04 of 23, the reference to north / west and south / east R.O.W. in the Typical Cross Section & Utility Location is not accurate as the sanitary sewer and water main are in the north, east, south and west parkways, depending on which area of the subdivision you are looking at.

4. On Sheet 05 of 23, the proposed street light at lots 40/41 is not numbered.
5. On Sheet 05 of 23, the crosswalk on Huskie Highway Lane at Herrick Road and the proposed handicapped accessible ramp at the northwest corner should be labeled.

6. On Sheet 05 of 23, the existing street lights that will be relocated should be labeled as such.

7. On Sheet 05 of 23, the proposed conduit and wiring for the street lighting should be shown and labeled. Additionally, the system should utilize the existing street lighting controller at the northwest corner of Huskie Highway Lane and Herrick Road. Public Works has confirmed there is sufficient space available in this controller. The proposed conduit will need to be directionally drilled under Huskie Highway Lane.

8. On Sheet 05 of 23, the proposed street name signs should be shown and labeled.

9. On Sheet 05 of 23, DuPage County Division of Transportation (DuDOT) will need to review and approve the signage and geometrics of the proposed access point on Herrick Road. Please provide any approvals from DuDOT when they are received.

10. On Sheet 06 of 23, please add C900 with ¼” Tracer Wire to Watermain in the legend.

11. On Sheet 06 of 23, a couple of later comments on the sanitary sewer and water main will need to be reflected on this sheet.

12. On Sheet 08 of 23, please show the proposed concrete washout station location(s).

13. On Sheet 08 of 23, DuDOT approval will be needed for the proposed soil erosion and sediment control items proposed in DuDOT right-of-way.

14. On Sheet 08 of 23, the word BORROW is misspelled in Lot 25.

15. On Sheet 10 of 23, please substitute City of Warrenville for DuPage County in the last line of 1.F.

16. On Sheet 10 of 23, please correct the reference to seven apartment buildings in the second line of the second paragraph of 2.A.

17. On Sheet 10 of 23, the last part of 3.A.1 should read, “…temporarily cease for 14 or more days must be stabilized within seven (7) days of the stoppage of work.”

18. The Stormwater Pollution Prevention Plan must be submitted to IEPA. Please provide copies of any approvals or correspondence from IEPA.

19. On Sheet 11 of 23, depressed barrier curb is proposed through the intersection of Breme Drive and Huskie Highway Lane. This should be removed from the plan and be constructed entirely of asphalt. Additionally, the frame that is shown to be modified with a depressed curb grate should be removed and replaced with a type 1 frame and open grate.

20. Previously, City Traffic Consultant Tom Adomshick recommends installation of a 7 foot wide
sidewalk where sidewalk is located along the back of curb, specifically for the new site access at Herrick Road. After discussing this internally, City staff would like to maintain a minimum seven foot (7') distance from back of curb to sidewalk. This will require sidewalk to encroach on private property. City staff finds this acceptable, provided there is a sidewalk easement dedicated to the City of Warrenville. The sidewalk easement does not have to be exclusive.

21. On Sheet 11 of 23, the proposed rim of Inlet No. 18 at STA 11+32.0, 125’ left should be 767.5. There is a typo indicating the rim is 797.5.

22. On Sheet 11 of 23, either the directional arrows in plan view for Section A-A need to be reversed or the detail of Section A-A needs to be adjusted so the detail is looking the same direction as the directional arrows indicate.

23. On Sheets 11 and 12 of 23, the driveway for the east unit in lot 41 appears to be 8.0% rather than 7.7%. 8.0% would be the maximum allowable slope, so the grading of this lot, including foundation, garage floor, public sidewalk and driveway will be critical.

24. On Sheet 12 of 23, either the directional arrows in plan view for Section B-B need to be reversed or the detail of Section B-B needs to be adjusted so the detail is looking the same direction as the directional arrows indicate.

25. On Sheet 12 of 23, the proposed invert for Storm Manhole No. 48 at STA 15=63.0, 132.0’ right is not consistent with the proposed downstream pipe slope and structure invert on sheet 14 of 23.

26. On Sheet 13 of 23, either the directional arrows in plan view for Section C-C need to be reversed or the detail of Section C-C needs to be adjusted so the detail is looking the same direction as the directional arrows indicate.

27. On Sheet 13 of 23, the proposed grades along the common property line between lots 14 and 15 are typos. They should be 759.1 and 758.6 instead of 769.1 and 768.6, respectively. Additionally, there are two proposed 757.9 grades near the rear of the building on lot 14 that should be 756.9.

28. On Sheet 13 and 14 of 23, there are still four references to perforated pipe with fabric for the 8” plastic pipe crossing lot 13 (3 on sheet 13, 1 on sheet 14). Also, do the two sections of 8” pipe that appear to meet at FES No. 28 actually connect? It is not clear on the plans.

29. On Sheet 13, 14 and 15 of 23, how do 18” PVC storm sewers connect to proposed FES No. 26, 28, 34 and 42, which are 18” RCP with grates? It is possible that the section of storm sewer upstream of each of these FES’s will need to be RCP with rubber gaskets or that different end sections could be used.

30. On Sheet 14 of 23, the T/F referenced in the detail for Channel Flow Section E-E is a typo. It should be 768.9, not 758.9.
31. On Sheet 14 of 23, the driveway for the south unit in lot 32 appears to be 8.0% rather than 7.2%. 8.0% would be the maximum allowable slope, so the grading of this lot, including foundation, garage floor, public sidewalk and driveway will be critical.

32. On Sheet 14 of 23, the design engineer should verify that the proposed grading near the northwest corner of the foundation on lot 21 will work, considering that walkouts are proposed.

33. On Sheet 14 of 23, the design engineer should verify that the proposed grading along the rear of the foundation on lot 22 will work, considering that walkouts are proposed.

34. On Sheet 14 of 23, the proposed invert for Inlet No. 47 and the proposed 1.75% slope of the upstream pipe are not consistent with the proposed upstream structure invert on sheet 12 of 23.

35. On Sheet 16 of 23, sanitary manhole S-1 must be moved outside of the fence, to the west side, adjacent to the school parking lot. Given the depth of the manhole, it is possible that it could be installed without disturbing the pavement or at least only disturbing the curb and gutter.

36. On Sheet 16 of 23, a gate for man access will be required in line with the proposed sanitary sewer along the north side of lot 4 between sanitary manholes S-2 and S-3. The gate will be locked and the keys given to Public Works to use the gate as necessary to maintain the sanitary sewer.

37. On Sheet 16 of 23, the label for the proposed sanitary sewer between San. MH#3 and San. MH#4 should be corrected to read, “135 L.F. 8” PVC SDR 26 SANITARY SEWER @ 0.42%”.

38. On Sheet 17 of 23, the word SEPARATION is misspelled in the note in the profile view about sewer and water separation.

39. On Sheet 19 of 23, the slope for the easternmost section of pavement appears to be 1.05%, but it is partially covered up with the sanitary manhole in the profile view.

40. On Sheet 19 of 23, please move the section of water main that crosses through the island at approximately STA 29+89 east approximately 15’.

41. On Sheet 22 of 23, the IDOT Standard for Inlet – Type A has a more recent standard available on the IDOT website.

42. On Sheet 23 of 23, the top of footing elevation for Wall No. 4 is depicted as 751.59 which is in conflict with the proposed F/G elevation of 751.50 in the same cross-section.

43. On Sheet LS1 of LS3, in the Operator Interface section, Generator Status should be accounted for with 1) Run, 2) Fail, 3) Not in Auto.

44. On Sheet LS1 of LS3, the reference to Forest & Riverside Pumping Station should be corrected in the SCADA section.
45. On Sheet LS2 of LS3, the first sentence of the Warranty section should reference a two (2) year warranty, not one (1).

46. On Sheet LS2 of LS3, in the Lift Station Layout, a gate should be shown for truck access, with a man gate built inside the truck gate. The truck gate should be centered on the Lift Station.

47. On Sheet LS3 of LS3, there should NOT be an alarm light on the Control Enclosure.

48. On Sheet LS3 of LS3, Item No. 10 in the table on the right side of the drawing indicates a 12’-7” depth. This is not consistent with the drawing.

49. On Sheet LS3 of LS3, Item No. 37, 4” Bypass Riser is not shown correctly in the drawing or spelled correctly in the table. In the drawings, the 4” Bypass Riser should be shown to the right of the tee on the outgoing 4” forcemain pipe.

50. On Sheet LS3 of LS3, all pipe from Item No. 23, 4” S.R. Elbow in the Concrete Wet Well to the far side of the Valve Vault must be PVC C900.

51. Any outstanding comments from the Warrenville Fire District must be addressed.

The Final Stormwater Permit Application and Report for Herrick Woods has been stamped “NOT APPROVED” however the following comments can be addressed prior to recording the Final Plat:

1. Provide a schematic layout for the Proposed Conditions Complete Watershed TR-20 model, so it is easier to follow how the various runoff, reservoir, add hydrographs and other components fit together.

2. In each of the stage / storage tables for Depression No. 90, please add information for and identify the existing and proposed site specific BFE’s. This would include both the existing and proposed tables.

3. In the existing conditions supporting documentation, the curve numbers for Subareas 001, 002, 003 and 004 do not match the Woods-Grass Combination description. Type C soil of this type would have a curve number of 72. The curve numbers appear to match the type C soil for Brush-Weeds-Grass Mix with Brush Major Element description. Please correct either the descriptions or the curve numbers so they are consistent.

4. In the existing conditions supporting documentation, there are lines for Open Space in Subareas 006 and 007. Where is the open space in these residential areas? There used to be a vacant lot at the southwest corner of Galusha and Herrick that was recently developed, that was the last lot in the Herrick Hills subdivision. Other than that, there does not appear to be anything that would be considered open space.

5. Please note that City Environmental Consultant Erin Pande of Engineering Resource Associates
has prepared a review memorandum dates August 29, 2014 which is included as Attachment B to this memo.

The Final Plat of Subdivision of Herrick Woods has been stamped “NOT APPROVED” however the following comments can be addressed prior to recording the Final Plat:

1. The address for the property is listed as 3S730 Herrick Lake Road in the box near the top of Sheet 1 of 2 that is labeled “Parcel Index Number”. This should be 3S730 Herrick Road.

2. In the same box referenced above, the property is described as “Vacant land adjacent to Herrick Road & Huskie Lane Warrenville, Illinois”. This should be “…Herrick Road & Huskie Highway Lane…”

3. On Sheet 1 of 2, in the box labeled “Notes”, a note 11 should be added stating, “All storm sewer outside City Easements depicted on this Plat are to be owned and maintained by the Home Owners or Property Association.”

4. On Sheet 1 of 2, the label for Huskie Highway Lane is missing the word Lane.

5. On Sheet 1 of 2, the City Easement is missing a piece of its boundary. It appears the line parallel to the south property line should be extended to the front property line.

6. On Sheet 1 of 2, the text for Outlots A and B should read, “Outlot A P.U. & D.E. over all of Outlot A” and “Outlot B P.U. & D.E. over all of Outlot B”, respectively. They should not be referred to as Lot A or Lot B, as they are not referenced that way anywhere else on the Plat.

7. On Sheet 1 of 2, there should be a City Easement for the storm sewer on Lot 25, between Lots 12 and 26.

8. Please replace the provisions for the City Easements with the provisions in Attachment C.

9. Does the Blanket Public Utility and Drainage Easement over Lot 37 cover the proposed public sidewalk encroachment at the northeast corner of Lot 37? If not, a separate easement should be dedicated for this encroachment or the language of the easement provision should be modified to allow it. This will also be an issue for any sidewalk that is redesigned to be on private property, as referenced above in the engineering comments.

10. Vision Clearance Triangles are shown on the Landscape Plans. The area of the Vision Clearance Triangles contained within the property of this development that will not be dedicated right-of-way must be protected by an easement with special provisions defining what is and is not allowed in the Vision Clearance Triangle easement area. This will specifically apply to the vision clearance triangles along Herrick Road that could affect lots 31-37.
The Engineer's Opinion of Probable Construction Cost (EOPCC) has been stamped “NOT APPROVED” however the following comments can be addressed prior to recording the Final Plat:

1. The EOPCC should include line items for the required landscaping for the development, specifically:
   a. Street trees
   b. Landscaping of perimeter berms
   c. Irrigation system

2. The review memorandum from Erin Pande of Engineering Resource Associates dated August 29, 2014 had comments that could influence the EOPCC. Please make sure to address these.

3. A line item for detectable warnings for handicapped accessible ramps should be added to Section VI. Pavement Improvements.

4. In Section VII. Lighting & Signage Improvements, item 1 should actually have a quantity of eight (8), not seven (7).
EROSION CONTROL PLAN

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.

2. If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 14 days, it shall be protected with temporary seeding.

3. All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.

4. Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.

5. A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.

6. All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.

7. Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.

8. Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 14 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.
Mr. Phil Kuchler, P.E.
City of Warrenville
3S258 Manning Avenue
Warrenville, Illinois 60555

Re: Herrick Woods – 1st Review
ERA Job #130104

Dear Mr. Kuchler:

We have completed our first review of the subject site with regards to the wetland, riparian/buffer and Post Construction Best Management Practice (PCBMP) requirements of the DuPage County Stormwater and Flood Plain Ordinance. The items submitted for review were as follows:


Based upon the above submitted items, we reviewed the site and have provided the following comments with regards to wetland, riparian/buffer and PCBMPs. The development was reviewed based on the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) adopted April 23, 2013. No wetland impacts are proposed however an off-site wetland is present. Comments regarding the submittal are as follows:

1. Please include the data form and data point location from the June 16, 2014 wetland negative findings verification.

2. Per section 15-87 the DCSFPO the applicant must demonstrate that the development or hydraulic alteration will not cause an indirect wetland impact. As such, please provide an inundation duration analysis under existing and proposed conditions for the off-site wetland per section 15.87.C that shows no increase or decrease in maximum depth of more than 3 inches or changes in duration greater than 48 hours above existing high water for the 0.5-in, 1.5-in, and 3.0-in twenty-four hour rainfall event.

3. ERA notes that a maintenance plan and performance criteria are presently on the Landscape Plans. Please provide a planting, maintenance and monitoring plan for the PCBMP within Tab 7 of the stormwater report as well as on the landscape plan. Please revise the performance criteria per the requirements within Appendix B of the
DCSFPO. The revisions should be as follows:

1. **Section 1.5.C.** should read “Native Planted Areas, not “Native Prairie”;
2. **Section 1.5.C.2** should be revised to reflect 25% presence of native planted species;
3. **Section 1.5.C.3** should be revised to reflect 75% presence of native planted species and include *Typha angustifolia*, *Typha x.glauc*, *Phragmites australis*, *Circium arvense*, and *Dipsaucus sp.* in the non-native weedy plant list; and
4. Include a statement that no bare areas greater than 1 square meter should be present in each year’s performance criteria.

4. Item 5 of the cost estimate is for “Native Seed Mix – Rain Gardens & Native Swales.” However, in Tab 2 of the stormwater report the only PCBMPs referenced is the wetland bottom detention basin. Please clarify if the native swales and rain gardens are included in the PCBMPs.

5. Please include a cost estimate for the PCBMP in Tab 8. The cost estimate has line items for native seed mix but does not include emergent plug, maintenance and monitoring. Please review and revise accordingly.

6. Please note, on sheet one of the Landscape Plan the hatch patterns indicate that the seed mixes are on sheet three however they are on sheet 5.

7. As a reminder, all fold-out plans, plans and submittals should be stamped and signed by a registered P.E.

Please advise if you have any additional comments or questions.

Respectfully submitted,

ENGINEERING RESOURCE ASSOCIATES, INC.

**Erin R. Pande**

Erin Pande, PWS, CFM
Ecological Services Director
CITY EASEMENT PROVISIONS

A permanent exclusive easement is hereby reserved for and granted to the City of Warrenville, Illinois, and its successors and assigns (collectively “Grantee”) in, upon, across, under and through the areas labeled “City Easement” on this plat for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning and maintaining the utilities and appurtenances to each listed above and such other installations and service connections as may be required to furnish services to such property and adjacent areas, together with the right of access across the real estate platted hereon for the necessary personnel and equipment to do any or all of the above work. All such utility lines shall be underground only. Other utilities may install their facilities across the City Easement area, perpendicular, but not parallel to the City’s underground utility lines.

No permanent buildings, accessory structures, fences, trees, or any other structure that would impede access to the utilities or function of the swale shall be placed on the easement, but the premises may be used for paved areas, driveways and sidewalks. The City of Warrenville restoration obligations shall be limited to topsoil and seed for turf grass. The Owner shall be responsible for the repair of all pavement, sidewalk, curb, and any other hard surface. The Owner shall be responsible for the replacement obligations with respect to shrubs and other landscaping reflected on the original landscape plan approved by the City of Warrenville for such locations.