



Date: July 2, 2025

To: City of Warrenville
3S258Manning Ave
Warrenville, IL 60555

Attn: Jack Maszka

From: Ryan Vliek, P.E.

Subject: VAR-2025-0013 – Truck Service – Plan Review Comments

Mr. Maszka,

We have completed revisions in response to the review of the plans for the proposed project. Please find below the response disposition to the comments:

City Staff Review Comments:

1. Working with the City and Owner for future plan of residential structures on property.
2. The plans have been revised accordingly.
3. The fence has been revised accordingly.
4. Islands were added to the ends of the parking row.
5. Landscaping shrubs were added per request between the proposed fence and Talbot Ave.
6. Noted
7. The building will be fully sprinkled.
8. A PCBMP has been provided.
9. Understood, a stormwater easement shall be provided once design, special use and variance have been approved.
10. A semi-truck route exhibit has been included with this submittal.
11. The plans have been revised accordingly.
12. The plans have been revised accordingly.
13. A fire truck exhibit has been included with this submittal.

Engineering Review Comments:

1. The Application has been included with this submittal.
2. Understood, a stormwater easement shall be provided once design, special use and variance have been approved.
3. The exhibits have been included with this submittal.
4. The flexible pavement design has been designed to meet/exceed a 2.8 structural number.
5. The ADA signs have been included.
6. The requested note has been added to the plans.
7. The plans have been revised accordingly.
8. The plans have been revised accordingly.
9. The plans have been revised accordingly.
10. The plans have been revised accordingly.
11. The plans have been revised accordingly.
12. The plans have been revised accordingly.
13. The plans have been revised accordingly.

14. The existing building is serviced by an existing potable water line that is to remain. The new fire suppression line will be independent of the potable water servicing the building. A valve vault has been added to the plans.
15. The plans have been revised accordingly.
16. The plans have been revised accordingly.
17. The plans have been revised accordingly.
18. Understood, a stormwater easement shall be provided once design, special use and variance have been approved.
19. Noted.
20. Noted.
21. Noted.
22. Noted.

Please contact me at (574) 400-2167 or rvliek@ingenae.com with any questions regarding the above comments.

Very Truly Yours
IngenAE, LLC



Ryan A. Vliek, PE
Project Director