

DiMucci Property Questions

June 20, 2012

Lec Fell
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Christopher Burk Eng
Hawthorn Woods
Village Engineer

1. How can you determine the Infrastructure for transportation of the region within this project without a current traffic study?
2. Provide petitioners engineer's traffic study showing excess capacity determination for Route 12?
3. Tab 8, has there been any discussion with Lake County DOT regarding the access or limiting access along Old McHenry Road? What is a secondary entrance mean? Exhibit shows a bridge not connected to Old McHenry?
4. Are there 2 access points on Route 12 for the development? Has there been discussion with IDOT regarding this project?
5. In the narrative it discusses 53 acres of development; however under tab 16 page 4 it states 44 acres of development. Which is correct?
6. Will any proposed water wells for potable water have any adverse effect on any surrounding wells or on the aquifer? What contaminants are expected in well water? How will they be treated.
7. I have read Tab 15, however my question is does LZ sewer system and Lake County's treatment plan have capacity to serve the property for both the average and peak flow conditions?
8. Will the construction of the Route 12 water main require North Barrington's approval for permitting?
9. Lake Zurich does not have contiguous sewer facilities to provide service to the property as proposed. The forcemain on the Route 12 right of way is owned and operated by North Barrington. Use of this sewer facility will require that North Barrington approve and permit the proposed use of its sewer facilities.
10. What studies have been done for the proposed water system? If supplied by Lake Zurich will a separate pressure zone be required? How will fire flow be provided? Will an onsite elevated tank be required? Will a ground storage tank and pump station be required? What size main will be required? Will IEPA separation requirements be met with the sewer/forcemain in Route 12?
11. If water is not provided by Lake Zurich, who will own and operate the water system? Will it be regulated by the IEPA? Has a capacity and management plan been prepared? What facilities are required.
12. What is envisioned/proposed on the 1 acre utility parcel to be dedicated to Lake Zurich? Elevated storage? Well(s)? Pumping Station(s)?
13. Why is Exhibit C in Tab 15 required by Lake Zurich? Or is this required by Lake County?
14. Under Tab 6 Page 37 it discusses a Bike Trail connection to be south/northeast, and a bike trail connection to the Forest Preserve how will the bicyclists cross Old McHenry Road?

15. Under Tab 6 Page 38 it states light intensity should not exceed 0.75 foot candles along Route 12? Has this been discussed with IDOT?
16. No more than 25 acres commercial Exhibit 1 NB Agreement 1st amendment.
17. Will the County require a variance for the access along Old McHenry Road? I believe this is in the County Ordinance.