

## **Project No. 3745 – DiMucci Property Planned Unit Development Staff Comments Initial Review of Preliminary Development Plan**

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1. The Final Development Plan shall be submitted in substantial conformance with the Preliminary Development Plan and DiMucci Development Pattern Book made part of the DiMucci Property Application.
2. Prior to presenting the Final Development Plan to the Planning, Building and Zoning Committee for consideration, the applicant shall hold at a minimum, one public informational meeting to discuss the details of the Final Development Plan with the public and elected officials.
3. At the time of application for Final Development Plan Review, the applicant shall demonstrate that the application complies with the standards listed below:

### **FINAL DEVELOPMENT PLAN CONTENT AND DESIGN**

#### General Standards

1. The Development Area shall not exceed 53 acres of the Net Site Area and shall contain all commercial buildings, parking areas and entrance features (i.e. sign monuments).
2. The Development Area shall not exceed 800,000 square feet of commercial floor area and 2,283,197 of impervious surface area. Access roads will be considered part of the impervious surface area for the development but will not be considered part of the "Development Area" as represented on the Preliminary Development Plan. If applicable, water well support equipment shall not be included as part of the floor area for the Development Area.
3. Areas located outside of the Development Area (approximately 51 acres) shall be held in permanent open space and shall contain such features and improvements as: all natural resources requiring protection, stormwater detention areas, landscape improvements and other water features approved as part of the Final Development Plan. Sustainable features such as: rain gardens, bio-swales will be considered part of the open space provided such spaces are integrated into the overall open space for the development.
4. The Final Development Plan shall provide a detailed narrative explaining how the development complies with the guidelines established in the "DiMucci Development Pattern Book" adopted with the Preliminary Development Plan to verify compliance with said Pattern Book. Following Final Development Plan approval by the Lake County Planning, Building and Zoning Committee, all interpretations of said pattern book shall be vested in the

Planning, Building and Development Director; appeals of the Director's decision shall be presented to the Lake County Planning, Building and Zoning Committee.

#### Platting and/or Open Space Designation

1. A plat of dedication will need to be provided for all rights-of-way to be dedicated for access improvements associated with the project.
2. All stormwater detention areas, landscape areas, natural resource protection areas will need to be identified on the Final Development Plan in accordance with Article 4 of the UDO.
3. A plat of easement will need to be provided for all utility elements and easements required for the project.
4. It is assumed that lots will not be created with this project, if that assumption is not correct, a subdivision plat will need to be created that will be consistent with the provisions of Article 10 of the UDO.

#### Development Support Documents

1. A landscape plan shall be provided for the Final Development Plan. The landscape plan shall comply with the Landscape standards of the Unified Development Ordinance – Article 9 – for perimeter street landscaping, transition yards and parking lots and the provisions of the Pattern Book.
2. The applicant will need to satisfy the parking standards of the Unified Development Ordinance – Article 9 – for the proposed use mix. Shared parking would be permitted for uses that would be active at different parts of the day and/or of the week. The parking plan should also include a circulation plan and provisions for loading of supplies. These aspects will be assessed as part of the Final Development Plan process.
3. A sign plan will need to be provided for all proposed signs for the project. The plan should identify the type (i.e. ground, informational), size and location of each sign. The plan should also indicate where the sign relates to the proposed "Pattern Book" and how it complies with the standards contained in that document. Article 9 of the UDO establishes the minimum requirements for the maximum permitted sign area and this should be considered prior to finalizing the plan. It is assumed that there will be no variances in the sign standards of the UDO as part of the PUD process.
4. A photometric plan shall be provided that complies with the lighting standards of Article 9 of the Unified Development Ordinance and the provisions of the Pattern Book.
5. Covenants and/or a developer agreement will need to be provided to specify how stormwater detention areas, landscape areas, and natural resource protection areas will be protected and maintained in the future. Covenants shall include provisions how all features included in the Pattern Book will be maintained.

6. All agreements relating to the development will need to be executed and recorded with the Final Development Plan.

## **NATURAL RESOURCES**

### Site Capacity

1. Site Capacity Calculations shall be updated at the time of Final Development Plan submittal to reflect current delineations of all natural resources present on the property at the time of application.
2. A natural resource inventory and plan for the protection of natural resources shall be provided to substantiate the protection of natural resources as defined by Article 4 of the Unified Development Ordinance.

### Stormwater and floodplain:

1. All depressional floodplain or FEMA floodplain areas need to be studied with all 100-year floodplain elevations established. The study and calculations should be assembled into a report and submitted to our office for review and approval. Lake County Stormwater Management Commission may need to assist in the review based on the areas tributary to the depressions.
2. An updated drain tile survey needs to be completed onsite and submitted for our review.

### Wetlands:

3. A Jurisdictional Determination (JD) and Wetland Boundary Review is required for all wetlands on the development site.
4. Wetlands have been identified on the subject property. Provide a complete, updated wetland delineation report by a Certified Wetland Specialist (CWS) of Lake County per Section 8.2.13.3 of the Lake County Unified Development Ordinance (UDO).
5. Provide a farmed wetland determination for the development site in accordance with the current US Natural Resource Conservation Service (NRCS) methodology. The farmed wetlands shall be shown on the site plan and aerial photograph. Provide a report for the development site indicating the presence of cropland wetlands as defined by the National Food Security Act manual (most recent edition).
6. Provide a site plan showing the surveyed location of on-site wetlands. Wetland boundaries must be clearly flagged on-site for inspection. Provide the appropriate wetland buffers for each wetland identified under Section 8.2.8.5 of the UDO.

7. Identify proposed wetland impacts occurring on the development site. A complete wetland impact submittal, following items listed under Section 8.2.13.2, shall be required for any proposed wetland impacts.
  8. US Army Corps of Engineers (USACE) approval will be required for any proposed wetland impacts determined to be under the USACE jurisdiction.
  9. Additional wetland comments and requirements will follow based on our review of the wetland information and the site plans to be submitted.
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#### **SITE DEVELOPMENT ENGINEERING STANDARDS**

1. The Development is classified as a Major Development per Section 8.1.4.1 of the Lake County Unified Development Ordinance (UDO) and therefore will need to meet the submittal requirements of 8.1.6.2 of the UDO when an application is made. This includes the creation of a full engineering plan set, reports and maintenance plans.
2. A Notice of Intent (NOI) will need to be submitted to the Illinois Environmental Protection Agency due to the ground disturbance being greater than 1 acre. A copy of the NOI submittal will need to be submitted before the Site Development Permit will be issued.
3. Stand-alone short term and long-term maintenance and management plans need to be provided. The maintenance plans need to discuss the maintenance of the erosion control, any native plants, buffer areas, and all stormwater management devices. Maintenance time frequencies for all devices need to be included. The responsible party for all maintenance, short term and long term, needs to be documented in the plans as well. The plan should incorporate the requirements listed in section 8.1.6.2 of the UDO.
4. Detailed engineering plans need to be submitted for review. The plans need to be signed and sealed by an Illinois Licensed Professional Engineer and need to include all information found in section 8.1.6.2.e of the UDO. This includes an existing conditions plan, a proposed grading and utility plan, soil erosion and sediment control plan, and all applicable details.
5. A detailed stormwater management report needs to be submitted, signed and sealed by an Illinois Licensed Professional Engineer, and needs to include all information required per section 8.1.6.2.f of the UDO. This includes detailed stormwater management design calculations for the proposed detention (how the development is meeting the release rate requirements of 8.2.3), storm sewer design, floodplain elevation determinations for all depressions and mapped Zone A regulatory floodplain, and floodplain compensatory storage calculations. The report also needs to include information/calculations as to how the proposed development is meeting the water quality treatment section 8.2.8.4 of the UDO.
6. An engineer's estimate of cost as a basis for a letter of credit is required per section 8.1.5.5 of the UDO. The cost estimate needs to include estimates for all grading, storm sewer,

erosion control, and landscaping. Please note the cost estimate needs to be signed and sealed by an Illinois Licensed Professional Engineer.

7. A designated erosion control inspector (DECI) will be required during the construction process per section 8.2.10.17 of the UDO. A list of DECIs is available on the Lake County Stormwater Management Commission's website - <http://www.lakecountyil.gov/Stormwater/default.htm>

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## TRANSPORTATION AND ACCESS

### Lake County Division of Transportation

1. A traffic study, prepared in accordance with the **Lake County Highway Access Regulation Ordinance**, must be provided to accurately assess the impact to Old McHenry Road for any development. Assumptions can be made by the Engineer for different types of development. The traffic study shall include an evaluation of the need for a signal at the proposed access point and any improvements needed at the intersection of Old McHenry and U.S. Route 12.
2. A sight distance study should be done at any potential access point on Old McHenry Road to know that intersection sight distance can be obtained.
3. Determine if additional right-of-way would be required in addition to the 60 feet required by Ordinance to allow the construction of the required improvements.
4. Determine what is required for pedestrian connectivity to this site.
5. A geometric plan of the improvements warranted per the traffic study must be provided to determine if the access location suggested by the plan is feasible with the existing access locations and the location of the signalized intersection.
6. Right-of-way must be dedicated along the frontage of Old McHenry Road to provide at a minimum of 60 feet of half right-of-way. Additional right-of-way may be needed to accommodate any required improvements along this frontage.
7. Widened pavement along Old McHenry Road must be accommodated in the detention calculations for the site.
8. Provisions need to be made for utility and facility connections.
9. Make provisions for pedestrian connectivity.

### Illinois Department of Transportation

#### Initial Review Comments:

1. The developer's initial submittal should include a complete Traffic Impact Study including the Traffic Signal Warrant study and preliminary roadway and access geometry.
2. A proposal to provide a signalized access to this property opposite the median opening on US 12 at Timberlake Drive will be considered. The modification of the Timberlake Dr. geometry at US 12 to properly align with the new full access to US 12 should be done by widening to the south to make sure the minimum spacing requirement is met.
3. Assuming that the minimum  $\frac{1}{4}$  mile spacing requirement can be met, any proposed signal would have to meet an SRA traffic signal warrant prior to approval. The engineer must adhere to IDOT guidelines for performing such a warrant study which would need to be performed by an IDOT qualified Traffic Engineer.
4. Restricted "Right-in/Right-out" only access to US 12 could be considered but would require dedicated Right Turn lane construction of adequate storage and taper lengths to meet design speeds and projected traffic volumes.
5. We are currently wrapping up a field review of the US 12 @ Old McHenry Rd. intersection as requested by LCDOT in follow up to a recent traffic accident at this location. We will be forwarding our findings shortly; however preliminarily it was determined that intersection safety could be approved by operating the SB US 12 to SEB Old McHenry Left Turn movement as "Left Turn On Arrow Only." However, due to the high traffic volumes making this movement, particularly during the morning peak period, this SB Left Turn Lane would need to be reconstructed as a Dual Left Turn lane to accommodate this traffic. The proximity of the W. Milton Rd. intersection with Old McHenry Rd. just south of US 12 creates a problematic weave movement if these dual left turn lanes from SB US 12 to SEB Old McHenry Rd. are constructed. If in reviewing access to Old McHenry Rd. from this development LCDOT can either shift W. Milton Rd. to the south or restrict it to "Right-in/Right-out" only it could help eliminate this weave movement.

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#### **SANITARY SEWER AND WATER INFRASTRUCTURE**

1. The applicant shall comply with the terms and conditions of the agreement with Lake Zurich to provide water and sewer services to the subject development; minimum design standards are noted in the comments for the Final Development Plan.
2. A public water supply shall be available prior to approval of the Final Development Plan; if a public water supply is not available or cannot be provided to the subject property, an on-site water system may be used for the development under the following conditions:
  - a) The on-site water system shall be designed in a manner that will enable connection into an available public water system when said system becomes available.
  - b) Water well support facilities (i.e. treatment, storage, pump equipment, shelters etc.) shall either be dedicated to a public utility provider or a contract shall be prepared

and recorded with a utility maintenance company to assure long-term maintenance of the system.

3. A Water System serving the development shall comply with Title 35 Environmental Protection Subtitle F Public Water supplies Chapter II Environmental Protection Agency Part 653 Design, Operation and Maintenance Criteria.
4. Water well support equipment shall comply with the provisions of the design guidelines for the Planned Unit Development.
5. All onsite potable water supply, storage, and treatment facilities shall be located within a dedicated easement with paved access suitable for operation and maintenance.
6. A Submersible sewage pumping station complete with an onsite standby generator within a dedicated easement shall be installed with permanent paved access on site.
7. Environmental Protection Agency Permits shall be obtained for Sanitary Sewer and Water System Improvements.