

Berkhout, Keith

From: Wilford, Anne
Sent: Monday, December 10, 2018 12:17 PM
To: Wollnik, Jodie; Berkhout, Keith
Cc: Orlik, Deanne
Subject: RE: ZBA Comments

Keith,
Please comments below.
Thanks,
Anne

SIFUENTES

09-02-277-009, 09-02-277-007

900 CENTER ROAD

More the 25,000 sq ft of disturbance on the site will result in stormwater detention being required. This 25,000 sq ft trigger is cumulative since 2001.

The petition does not include the proposed location of a second home. Please note much of the lot may not be suitable to build on.

Roughly 4.1 acres has been identified as ADID wetlands. A wetland delineation would be required and jurisdictional decision by the USACE would be required before a building site could be approved.

An easement will be required for the wetlands, after delineated.

Historic photos (1956) show a stream running north-south through the eastern portion of the property. Current aerials and topography show this as a flood route. A base flood elevation would need to be determined before approval of any buildings and as part of a subdivision process.

CREEKSIDE FARMS, LLC

11-30-100-007, 11-30-300-005, 11-30-401-008

25785 Lorang Road, Elburn, IL 60119

There is an open stormwater permit for this site. Water Resources is looking for the as-builts for the site, including sitegrading, stormwater structures and detention pond. The applicant should submit one hard copy and a pdf of these drawings when the work and survey are completed to Water Resources.

Any additional improvements to the property involving land disturbance or placement of impervious area will require a stormwater permit.

SOLTAGE, LLC

11-31-100-009

Lorang Road at Seavey Road

Water Resources will require a stormwater permit for this development. An Engineer's report will be required as part of this permitting. If the peak flow for the site with the proposed development is increased, stormwater detention will be required for the development.

A drain tile study will be required, including upstream and downstream tile systems that rely on the drain tiles within the site. Water Resources is looking for the protection of the tile system that is in place, including but not limited to replacement in kind and observation structures, if deemed necessary.

Water Resources is also recommending plantings within the development which will not interfere with drain tiles. Many of the native low growing plantings have long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems. Any plantings would need to be approved in the stormwater permit. Water Resources would recommend the condition of 80% vegetative coverage for plantings be a requirement for the site.

**SV CSG PLATO 1, LLC (SUNVEST)
05-15-300-024**

Water Resources will require a stormwater permit for this development. An Engineer's report will be required as part of this permitting. If the peak flow for the site with the proposed development is increased, stormwater detention will be required for the development.

Water Resources has a history of drainage issues in this area. Water Resources is looking for the protection of the tile system that is in place, including replacement in kind for the aged 10" concrete pipe (that runs east-west) that serves as conveyance with impacts on both the upstream and downstream properties. In order to fully understand the conveyance of this system, Water Resources will be requiring further study of the upstream and downstream connections and flow capacity of this system.

In addition as part of this protection, observation structures should be installed and all lines connected into this pipe preserved and repaired as needed. There is a drainage issue to the north and south of the property that impacts the property owners. Water Resources is recommended as part of this development a drain tile be installed running from the far north east corner of the property and along the south property line in the setback into the 10" conveyance pipe (that runs east-west), to relieve these areas of flooding issues.

Water Resources is also recommending plantings within the development which will not interfere with drain tiles. Many of the native low growing plantings have long root systems that can interfere with tile systems and cause off site issues including surcharged drain tiles and blow outs of the drain tile systems. Any plantings would need to be approved in the stormwater. Water Resources would recommend the condition of 80% vegetative coverage for plantings be a requirement for the site.

**JOHN GILMORE
12-12-153-003, 12-12-153-006
33W835 AND 33W859 CHERRY LANE, GENEVA 60134**
Water Resources as no comments on this site.