

September 18, 2024

Planning and Community Development Department
10631 Main Street
Roscoe, IL 61073

Re: Forest City Gear - 5313 Ross Lane
Arc Project No. 23063

Please find the revised plans for Forest City Gear in response to comments received dated September 12, 2024. The comments are addressed in ***bold italics*** below.

Site Plan:

1. Increase side setback from 10.9 feet to at least 18 feet (10% of lot width at frontage).
We had a conversation with the Village Administrator and our client earlier this week. Originally, a 10' setback was agreed to at a meeting with Village staff. The Village stated that was under the understanding that the main plant lots and this lot were intended to be combined, making this building an accessory structure. Our client still intends to combine the three parcels into one, but the timing of this project is in advance of that action. The Administrator has agreed to allow the 10' setback with the understanding that the parcel combination is forthcoming. Therefore we have not shifted the building. We left our conversation with the agreement that the 10' setback will be approved.
2. Landscaping for the site. Required around:
 - Foundation base of building
Added along the side of building facing the end of the public street. The other three sides face the internal property and remaining tree line.
 - Screening of dumpster area/mechanical equipment.
Added along with a partial fence
3. If possible, move parking area from front of building to one side or the other.
For the functionality of the site, we are not able to do this. Parking remains as submitted.

Engineering:

1. Per section 15-48(1), the minimum orifice size is 6" diameter, but the 4" orifice is acceptable since both the 4" and 6" orifices allow more than the allowable release rate for the site.
The proposed orifice will remain a 4" pipe.
2. Please clarify the value and disturbance area since the area used in the report (0.34 acres) for the allowable release rate does not match the value used for the calculation appendix (0.38 acres.)
The revised area of disturbance has been verified to be 0.36 acres. Area has been

updated on the grading plan, calculation sheets and in the report. Note also that during an onsite review with the proposed contractor, the discussion of imported material to construct our detention was raised. After review in the field, we have modified the basin design to be a partial cut to fill in order to balance material onsite and eliminate import costs. the basin size remains adequate, just slightly enlarged, which lowers the overflow top.

We appreciate your comments and trust that our response will satisfactorily address the Village's concerns and allow the fire department to move forward with this needed expansion. If you have any questions or concerns, please do not hesitate to call me at (815) 484-4300 Ext. 219 or email me at jlinkenheld@arcdesign.com. Thank you in advance for your assistance.

Sincerely,



Jeffrey S. Linkenheld, P.E.
Project Manager

Enc. Plan set revised
Drainage memo