

August 27, 2024

Mr. Frank Eubank
Village President
Village of Winnebago
108 West Main Street
Winnebago, Illinois 61088

**Re: Storage Facility Lot 1, Peak Storage
Site Development Conditional Approval Letter**

Dear Mr. Eubank,

On behalf of the Village of Winnebago, Fehr Graham has reviewed the Engineering Plans for the above-referenced project for compliance with the Village of Winnebago Code. The plans were prepared by R.K. Johnson & Associates, Inc., dated August 23, 2024, and submitted to the Village for review via email on August 23, 2024. Engineering approval has been granted for the subject development, with the following conditions:

General Comments

1. Please provide a copy of the approved IEPA NPDES permit when available to the Village of Winnebago. Site disturbance will be greater than 1 acre. An inspection report has been obtained from Winnebago County Soil and Water Conservation District which indicates that this permit is "inactive" amongst other violations.
2. Detectable warnings are not required at the approach crossing due to the entrance being private.
3. The recreational path route through the driveway/approach of the property will need to be ADA-compliant. The current driveway slope does not allow for ADA compliance and neither does the eastern curb line. It is understood that the recreational path to the east of the entrance is not anticipated to be constructed until the eastern portion of the lot is developed. It has been determined that the Village will accept construction responsibility to meet ADA compliance within the driveway/approach.
4. An irrevocable letter of credit shall be provided to the Village in an amount of \$37,570.50 per the attached estimate of cost to allow for the construction of the recreational path extension should future development of the eastern portion of the lot not occur. At this time, the estimate of cost solely includes the cost for the construction of HMA portions of the recreation path to extend from the western property limit to the eastern property limit, as well as one (1) storm inlet adjustment. The Village has accepted responsibility for the construction of the recreation path PCC sidewalk ramps/landings on either side of the driveway, as well as all work within the curb limits of the driveway to meet ADA compliance, including, but not limited to, the removal and replacement of required curb and gutter, as well as approach and roadway pavement. Note, the value of the letter of credit is based upon the required one hundred and ten (110%) percent of the estimated cost, per Section 8.08.01 1.a.i.1 of the Village of Winnebago Unified Development Ordinance.

August 27, 2024
President Frank Eubank, Village of Winnebago
Peak Storage Review Letter
Page 2

Please feel free to contact me if you have any questions or concerns. If you would like to meet to discuss this project further, please contact me at (815) 394-4700.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Seth Gronewold', with a stylized flourish at the end.

Seth Gronewold, PE
Principal

SWG:cld

Attachment

O:\Winnebago, Village of\24-125 - 2024 General Engineering Services\PA Final\PH01 - Development\24-125 PH01 - Winnebago
2024.08.27 REVISED Peak Storage Review 2.docx

FEHR GRAHAM

ENGINEERING & ENVIRONMENTAL

ENGINEER'S OPINION OF PROBABLE COST

Peak Storage Recreation Path, Village of Winnebago

PROJECT NO. 24-125 PH01 DATE: 8/27/2024

NO.	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
Peak Storage Recreation Path					\$ 31,050.00
1	AGGREGATE BASE COURSE, TYPE B, 7" (CA-2)	390	SY	\$ 25.00	\$ 9,750.00
2	AGGREGATE BASE COURSE, TYPE B, 3" (CA-6)	390	SY	\$ 20.00	\$ 7,800.00
3	HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 2.5"	60	TON	\$ 125.00	\$ 7,500.00
4	HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50, 1.5"	36	TON	\$ 125.00	\$ 4,500.00
5	STORM INLET ADJUSTMENT	1	EA	\$ 1,500.00	\$ 1,500.00
6					\$ -
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -

Subtotal	\$ 31,050.00
Construction Contingency (10%)	\$ 3,105.00
TOTAL ESTIMATED CONSTRUCTION COST	\$ 34,155.00

LETT OF CREDIT CONTINGENCY (10%)	\$ 3,415.50
TOTAL PROBABLE LETTER OF CREDIT VALUE	\$ 37,570.50