

July 25, 2023

Mr. Frank Eubank
Village President
108 W. 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.

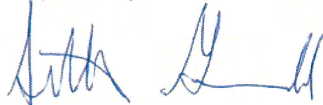
The plans were prepared by R.K. Johnson & Associates, Inc., dated July 24, 2023 and submitted to the Village for review via email on July 24, 2023.

Engineering approval has been granted for the subject development, with the following conditions:

1. Please provide a copy of the approved IEPA NPDES permit when available to the Village of Winnebago. It appears that site disturbance will be greater than 1 acre. Should the developer elect to begin construction prior to receipt of the permit, this shall be done at their own risk.
2. Landscaping plan appears to meet the 15% coverage in the current phase of development. If additional area is developed on the eastern portion of the site, it will have to be proven in the future that the 15% landscaping requirement can continue to be met. Additional trees and shrubs may also be required as part of future development. It is highly recommended that evergreen trees be allowed at minimum 15 feet for growing space, to prevent future maintenance related issues.

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 call me at (815) 394-4700.

Respectfully Submitted,



Seth Gronewold, PE
Principal

SWG:adn

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