



July 24, 2023

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

Re: Storage Facility Lot 1, Peak Storage – Site Development Site Plan Review Letter #2

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, drainage report and landscape plans were prepared by R.K. Johnson & Associates, Inc., dated July 18, 2023 and submitted to the Village for review via email on July 18, 2023. The Engineering Review has generated the following comments:

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.
3. It is our understanding that Winnebago P&Z has approved the proposed lighting in Ordinance 2023-04 and 2023-05
4. Per Win-Bur-Sew Fire Protection District and the fire code, drive aisles shall have 20' width minimum to accommodate fire trucks. This would require the north and south aisles to be widened from 17' as currently proposed. It is understood that this adjustment would likely reduce the internal drive aisles from 22' wide to 20' wide. Please provide updated plans once the adjustment has been completed.

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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