



October 23, 2014 R

David Lothspeich  
Village Manager  
Village of Long Grove  
3110 RFD  
Long Grove, Illinois 60047

Re: Long Grove Senior Care facility (Long Grove Road at Il 53)  
ESI Project No. 04-026-018 BG 465  
Preliminary / Concept Engineering Plans

Dear Mr. Lothspeich:

A review of the updated Long Grove Senior Care facility (located at Long Grove Road and Il 53) preliminary plans received October 21, 2014 has been conducted. The review included the information and meetings previously referenced on our August 21 review letter as well as the following information:

- Long Grove Senior Care Overall Site Plan by Gleason Architects dated October 14, 2014
- Preliminary Engineering Plans for Long Grove Senior Care pages 1-6 prepared by VSEI Dated July 23, 2014 most recent revision date October 13, 2014
- Long Grove Senior Care Sanitary Forcemain Exhibit by VSEI (no date shown) received October 21, 2014
- Long Grove Senior Care Elevations 1, Elevations 2 and Elevations 3 by Gleason Architects dated October 9, 2014
- Various conversations with Michael Caldwell of VSEI

These review comments are limited to the accuracy of the information provided and based on these submittals being preliminary in nature. All comments are subject to the final engineering review subject to the approval of the Village Board for the land use and overall plan.

In general the overall concept site layout appears to be reasonable and consistent with prior submittals referenced in our August 21 review letter except that two previous issues related to the sanitary service design and roadway access design have been addressed. Our prior acceptance of the plans is therefore consistent subject to the following comments and final engineering:

- 1) The detention basin indicates a bounce of 7 ft (high water elevation vs normal water elevation). As noted previously it is recommended that a bounce of no greater than a 4 ft bounce is preferred. However there are no ordinances that specifically limit the bounce to

4 ft and other relatively recent developments have been approved with similar bounce therefore this is found to be acceptable.

- 2) The access has been revised to a full access (right in right out and left in left out) at IL 53. Approval of this access as currently shown is recommended, subject to the extension of the center left-turn lane easterly to Old Hicks Road. Based on prior conversations and submittal it is understood that the developer may continue to work with the adjacent property owner to obtain full access at the signalized intersection of Long Grove Road and IL 53. While such an access location is preferred as it would reduce the number of access locations required for development of this corridor along IL 53, would provide full access (left and right turns), and would provide access at a signalized location, the access as shown with the center turn lane extension to include Old Hicks Road is acceptable. Please note that final access approval will be subject to Illinois Department of Transportation Review and Approval.
- 3) The sanitary sewer concept plan has been revised to show a connection via gravity flow to the Lake County Public Works Sewer located near IL 53 and Shiloh. We find this preliminary design revision to be acceptable.
- 4) From a wetlands impact standpoint, the plans look consistent with prior submitted materials. The site contains 2 wetlands – one IWLC and one WOUS. The plans identify no placement of fill or disturbance to the WOUS. The IWLC would be impacted. The IWLC site is less than 1ac, not considered an HQAR, and would be a Cat-1 impact; it is greater than 0.1ac thus would require mitigation. The WDO application will need to identify the actual size of the IWLC wetland – the delineation report listed it as an estimated size of 0.33ac.

These comments do not address land use or lot coverage or similar land planning issues. Additionally tree removal must be addressed by the Villages Forester. Any revisions related to comments by other jurisdictional agencies (IDOT, LCPW, IEPA, IDPH, ACOE, etc) will require further review.

Please call me at (630) 420-1700 if you have any additional comments or questions.

Sincerely,  
ESI Consultants Ltd.

Joseph Chiczewski P.E.  
Village Engineer

cc: File  
B. Cross PEI