



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

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Date: April 14, 2025

To: Mitch Zaveduk
Dream Clean Car Wash

From: Benedict Bussman, Vice President
S. Mark Richards, P.E., President

Re: Response Preliminary Plan Review Comment – 1
Dream Clean and Starbucks
Route 59 and Duke Parkway

We have reviewed the comments from the City of Warrenville regarding the civil engineering and landscape plans. The response to their comments is noted below.

Planning and Zoning

General Comments

- Final engineering plans are required for final Planned Unit Development approval;
Final engineering shall be provided with the Final PUD application.
- There appears to be excess paving throughout the entire development (e.g., drive aisle width, undefined paved areas, etc.) . Staff recommends reducing pavement where possible;
We have reduced pavement areas where we possible and to maintain safe site circulation.
- The landscape plan shall be updated to include a maintenance plan and calendar as per 11.C.9;
The landscape maintenance plan will be provided with the Final PUD application.
- The City is considering electric vehicle related text amendments that may result in electric vehicle charging station requirements for all developments. The current amendments being reviewed by the Plan Commission would result in all developments with more than eight required parking spaces being required to install parking spaces equal to 15% of the total parking spaces for a maximum of 12 spaces; This matter will next be considered at the April 10, 2025 Plan Commission Meeting. Staff will keep the petitioner informed of revisions. While your application has been received prior to the adoption of the code, inclusion of EV charging stations is recommended.
The proposed plan does not provide EV charging.
- Plat of Subdivision or Site Plan shall be updated so that the lot numbers are consistent;
The Plat has been revised to match the site plan lot numbers.

Lot 1 (Undeveloped)

- The proposed landscape plan should be revised to include perimeter landscaping along the north and west property lines;

The perimeter landscaping has been added as requested.

- Staff recommends narrowing the drive aisle from 24' to 22' to reduce the amount of paved surface;

We have revised the east west drive aisle to 22 feet as requested.

Lot 2 (Starbucks)

- Landscape Plan Revisions

- o Plan shall be updated to include landscape calculations showing code conformance as per 11.C.9.

The calculations have been added to the plan.

- o Not all perimeter parking lot landscaping species proposed meet the evergreen/dense shrub requirements, planting height requirement, and mature height requirement. Species shall be updated to meet these minimum requirements.

The landscape plan has been revised as requested.

- o The Applicant shall revise the landscape plan so that the perimeter parking lot landscaping includes evergreen and dense shrub species with a planting height of at least 2.5' and a mature height of at least 4';

The landscape plan has been revised as requested.

- o Consider narrowing the 9' wide sidewalk around the building to accommodate foundational landscaping and reduce impervious surface on site;

Starbucks prefers to maintain the 9 foot sidewalk.

- o Staff recommends additional plantings south of the patio as compensatory plantings for the required foundational plantings;

The plan has been revised to add the plantings south of the patio.

- o The landscape islands that bookend the back-to-back row of angled parking do not meet minimum code requirements as per 11.G.2.b.(i). There appears to be space to update the size of these islands to meet code requirements;

The landscape islands have been revised as requested.

- Provide elevation plans for the proposed development, with all materials labeled. Plans should show the location and height of any rooftop mechanical units so staff can confirm screening by the parapet wall;

To be provided by Archamerica.

- Provide a sign package;

To be provided by Archamerica

- Include a sidewalk connection from the Estes Street sidewalk to the Starbucks;

The sidewalk connection has been added to the plan

- Provide a detail for the proposed dumpster enclosure;
To be provided by Starbucks

Lot 3 (Dream Clean)

- Landscape plan revisions
 - o The Applicant shall revise the landscape plan so that the perimeter parking lot landscaping includes evergreen and dense shrub species with a planting height of at least 2.5' and a mature height of at least 4';
The plan has been revised as requested.
- Consider removing one vacuum station from the western row of vacuums. This would result in code compliance regarding the number of parking spaces between landscape peninsulas and provide extra space to increase the size of the landscape peninsulas between parking spaces and at the east end of the row of parking;
We have revised the plan to remove one vacuum stall and relocate the vacuum enclosure to the south side of the building.
- Consider reducing the width of the drive aisle directly adjacent to the vacuum stalls from 28' wide to the minimum required 24' wide;
We have reduced the drive width to 26 feet to comfortably accommodate the large pick ups that will use the car wash.
- Provide data from existing locations that support the approximately 360' long queueing lane;
To be provided by Dream Clean
- Staff recommends continuous landscaping between the dumpster and vacuum utility area;
The plantings have been added as requested.
- Staff recommends limiting signage to the north, south, and west facades.
To be addressed by dream Clean
- Staff recommends the southwest undeveloped portion of the parcel be dedicated to a native planting garden to provide a natural amenity rather than remaining vacant.
The plan has been revised to native prairie plantings in the southwest corner of lot 3.

Engineering and Public Works

Engineering and Public Works staff worked with the Applicant to identify required public improvements for this project. Engineering and Public Works review comments are found in the
Our response to the engineering comments is noted below.

Engineering and Public Works comments

REVIEW COMMENTS

GENERAL:

1. Provide Final Engineering Plans which would include but not limited to layout, utilities, grading, erosion control/SWPP, ADA parking spot and access aisle grades, ADA driveway crossing detail and construction details. Plans shall be stamped by Professional Engineer.

The final engineering shall be provided with the final PUD application.

2. Provide a stormwater memo that compares the impervious area assumed in the original stormwater detention calculations to the impervious area of the proposed Starbucks/Dream Clean site plan and make an assumption for the Lot 1 plan.

The memo will be provided with the final engineering plans. The proposed site is less impervious than estimated in the Duke Unit 6 detention report.

3. Provide storm sewer calculations for the 100-year flow.

The calculations will be provided with the final engineering plans.

4. Public sidewalk shall be Class SI with a minimum 6.1 bag mix in accordance with Section 1020 of IDOT Standard Specification and shall include fibrous reinforcement of one-half inch length synthetic fiber added at a rate of 1.5 pounds per cubic yard of concrete.

Noted, the concrete specs shall be noted on the final engineering plans.

5. Include Estes Street Cross Section detail.

The detail will be provided on the final engineering plans.

6. Submit a Stormwater Certification Application (attached)

The application will be provided with the final plans.

7. Submit any submittal/correspondence with IDOT permitting.

We have sent the plans and plat to IDOT for preliminary review.

8. Submit any correspondence with Aurora for the R in Rout on Duke Parkway (Permit).

We have sent the plans to the City of Aurora for preliminary review.

PRELIMINARY CIVIL PLAN:

9. Provide pedestrian access from the sidewalk along Estes Street into the Starbucks. This access should be concrete through the drive aisle to ensure ADA compliance and to delineate the walkway.

The sidewalk has been added as requested.

10. Review the ADA parking spots, access aisle, and route to ensure compliance with IAC.

The parking spots and elevations comply with IAC.

11. There is an excessive amount of pavement onsite. Similar roads in the area (Camden) have a face-to-face width of 22'.

a. Justify the need for 300' of double lane car wash. Reduce double lanes.

To be addressed by Dream Clean

- b. Reduce the width of all of the the internal shared access roads to 22' face-to-face.
We have reduced the east west drive on Lot 1 to 22 feet. We have reduced the east west dive at the car wash to 26 feet. We wish to provide comfortable access for large pick up customers.
 - c. Reduce the width of the car wash double drive aisles to 22' face-to-face
The stacking lane has been reduced to 22 feet as requested.
 - d. Reduce the width of the drive aisle in front of the vacuums to 24' from 28'.
The drive aisle has been reduced to 26 feet.
12. Include revise striping on Route 59 for the right turn lane. Currently it is confusing and will have to get updated with the new configuration.
The R. 59 striping will be provided on the final engineering plans.
13. Install the City's 16' decorative street lights along Barkley Avenue and Estes Street, spaced approximately every 125' (staggered) consistent with the lights installed on Barkley Avenue.
We have noted the street lights on the Site plan.
14. Install the City' 12' decorative street lights along the Duke Parkway path within private property as well as Route 59 along the west side of the sidewalk. These would be owned by Dream Clean/Starbucks.
We have noted the street lights on the Site Plan.
15. During the building permit, provide a lighting plan with details, conduit, wiring, and connection point to the existing system.
To be provided with the final plan submittal.
16. To be consistent with the City's Standard Specifications (attached), Mac Wrap and external chimney seals will be required on all sanitary manholes, public or private and the water main should be PVC.
To be noted on the final plans.
17. The valve for the car wash water service should be located as close to the connection to the main as possible.
The valve location has been revised as suggested.
18. There should not be any 90-degree bends on the proposed City water main. Those 90- degree turns should be main with a pair of 45-degree bends.
The 90-degree bends have been removed as requested.
19. Eliminate the segment of 12" diameter water main on the west side of Barkley, between the proposed connection and Estes Street. This will require relocation of a fire hydrant and the proper abandonment / partial removal of a 12" valve in vault.
The water main has been revised as requested.

20. Replace the existing 8" diameter main on Estes Street east of Barkley with a 12" diameter main. *The water main is noted to be replaced to 12" as requested.*

21. Increase the size of the proposed 8" diameter main to a 12" diameter main. See attached exhibit. *The water main has been increased to 12" as requested.*

22. The City could potentially pay for the increased costs (upsizing water main, moving a fire hydrant, abandoning main, replacing existing 8" main with 12" main, etc) with TIF funds, if necessary. *The cost shall be provided with final engineering.*

23. Submit gap analysis for TIF assistance. *The gap analysis shall be provided with final engineering.*

TRAFFIC IMPACT AND CIRCULATION:

24. See the Traffic, Circulation, and Parking comments provided by the City's Traffic Consultant Kimley Horn, dated March 10, 2025. *To be addressed by KLOA.*

PHOTOMETRIC PLAN:

Comments on the photometric plan to be addressed by others.

SUBDIVISION PLAT:

30. Include a City Easement for the looped watermain. *We have added an easement for the water main and the sewer service from Lot 3 to Lot 2.*

ESTIMATED FEES:

31. Submit an EOPCC. This includes roadway improvements, storm sewer, erosion control, public utilities (watermain), street lighting and landscaping. *The EOPCC shall be provided with the final engineering submittal.*

32. Stormwater Management Review Fee: \$1,500 is required per City code section 8-5-3. This has been paid. *Noted.*

33. Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control). *Noted*

34. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control). *Noted.*

35. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.

Noted.

36. Satisfy the recapture agreement obligations under City Ordinance O2017-11. This amount is \$71,726.08 for the Duke Sewer and Water Recapture and \$63,804.81 for the Duke Roadway Improvement Recapture.

Noted