

# Memo

To: Plan Commission

Fr: Tracy Flucke, Administrator

Re: Update on Additional Improvements to HME Project Site

Date: August 15, 2013

Rodac Development recently met with staff in regard to further development of the property at 2021 Riverside Drive and some additional improvements they would like to make. Upon beginning the exterior work on the HME project they reevaluated the project and would like to complete more of the phase II and III exterior work on the building and site.

Follows is the original approval for the HME development. The highlighted tasks are ones that are in the east (non HME) building area.

1. The driving isle in west parking lot shall be narrowed to 24 feet to accommodate future proposed reconstruction plans of Riverside Drive (The future reconstruction project may extend the right-of-way 6-10 feet past the current right-of-way).
2. The narrow paved area on the south side of the building be removed and landscaped to improve aesthetics.
3. St. Joseph Street is likely to also undergo reconstruction during the Riverside Drive project. Removal of the western most driveway on St. Joseph Street is required to improve the flow of traffic near the intersection. The next western most driveway is to be moved to the center of the newly paved parking area along St. Joseph Street. This driveway should match the width of the Riverside Drive driveway, the apron should be made of concrete, and the grade and design should match that of the village ordinances and standards.
4. If plans are to reconstruct the two eastern driveways on St. Joseph Street they shall include a concrete apron and sidewalks per village specifications. If only minor repair work is being done at this time, concrete aprons will not be required.
5. A sidewalk shall be added from the east end of the new west driveway to the curb line of the parking lot on the corner of Riverside and St. Joseph. The sidewalk should be constructed one foot off the right-of-way line and a section of sidewalk connecting the sidewalk to the curb cut accessing the parking lot shall be added.
6. The curb cut will require the removal of one parking space and the painting of a pedestrian crossing to the building.
7. Street trees shall be placed along St. Joseph Street – work with the Village Forester – Brad Lange for species selection and proper placement.

8. Specifications for plantings and landscape design must be discussed and approved by the Village Forester – including what will be placed in the small planting bed on the north side of the building.
9. The storm water management plan and erosion control plan must be approved by the Public Works Director before proceeding with the project work.
10. The east and north parking lot will be seal coated; the north and west parking lots will be reconstructed.
11. Additional handicapped spaces are to be added to the parking lot. (already added)
12. Parking stalls against the east side of the building should be adjusted so truck traffic can come straight into parking spaces. (already moved)
13. Lighting plan to be approved by the Building Inspector.
14. An area for bicycle parking is to be added.
15. Brick section of the building to be painted sand tone to match the building EFIS.

The developer would like to asphalt pave the east parking lot now rather than just sealcoat and restripe. They will then sealcoat and restripe the eastern most lots. The two eastern drive ways will be reconstructed with concrete aprons, the sidewalk will be put in all the way to the east property line and street trees will be planted along St. Joseph. They will also complete painting the entire building to match the EFIS facing Riverside Drive.

With the completion of the parking lot they will have to submit a new stormwater management and erosion control plan to the public works department. They plan to do some changes in the parking area as well and add some additional landscaping and sidewalk along the St. Joseph side of the building.

Basically they will be adding more improvements to the property than originally planned. Because the majority of the additions are already part of the original Site Plan Review approval, I felt they would not have to go thru the entire site plan review process again and instead provide an update to the Plan Commission. Plan Commission can make comments and suggestions on the additional improvements and they can be incorporated into the original approval.

These are good for the development process and will provide the Village with a more appealing overall site sooner. Attached is a new site plan or I will be sending you one electronically shortly.

Plan Commission is asked to review the proposal and be ready to provide input at your meeting.