



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to Approve Engineering Proposals for Prairie Center. <ol style="list-style-type: none"> <li>1. Stormwater Report Review and Final Engineering Assistance by WBK Engineering</li> <li>2. Sanitary Sewer Evaluation by WBK Engineering</li> <li>3. Watermain Modeling by Trotter and Associates</li> <li>4. Traffic Impact Study by Hampton, Lenzini and Renwick</li> </ol>
Presenter:	Chris Bong, P.E.

*Please check appropriate box:*

	Government Operations		Government Services
X	Planning & Development (3/14/16)		City Council

Estimated Cost:	\$72,588.96 (Developer Reimbursable)	Budgeted:	YES		NO	X
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If NO, please explain how item will be funded:

**Executive Summary:**

Shodeen Inc. presented a Concept Plan for the Prairie Center project on January 11, 2016. They are currently working on revising the plans, but no formal application has been submitted. Shodeen has asked Staff to move forward with collecting all necessary proposals for engineering studies. It is anticipated that these will be developer reimbursable contracts managed by the City. Studies will not be initiated until a formal plan is provided.

It is our goal to reach a consensus on the appropriate scope of these studies so the engineering work can begin in earnest. Below are scope summaries and attached are the actual proposals:

**Stormwater Report Review and Final Engineering Assistance by WBK Engineering (not to exceed \$8,500)**

This work includes a review of the stormwater permit application and all drainage calculations for conformance with the Stormwater Ordinance and overall engineering. The proposal also includes assistance with general engineering plan review questions on an as needed basis. This analysis will include reassessing the capacity of the existing 14<sup>th</sup> Street detention basin.

**Sanitary Sewer Evaluation by WBK Engineering (not to exceed \$17,850)**

The Consultant will be evaluating the suitability of the existing downstream wastewater collection infrastructure to support the proposed development. It is anticipated that the flows will follow the preferred Gray Street to Park Shore Siphon path that was recommended during the previous analysis. This will allow for the existing flows from the old mall and adjacent commercial buildings to be re-routed so that it bypasses known problem areas near Fellows Street. All necessary improvements will be identified and costs developed.

**Watermain Modeling by Trotter and Associates (not to exceed \$4,300)**

A computer model will be produced to analyze the proposed water distribution system. This will determine if the estimated fire flow capacity of the development will meet the required fire flows determined by the City of St. Charles Fire Department and International Fire Code.

**Traffic Impact Study by Hampton, Lenzini and Renwick (not to exceed \$41,938.96)**

This will be a comprehensive traffic study including:

**Core Analysis**

- Peak Hour Traffic counts at 13 intersections listed below:  
(Weekday: 6-9am, 3:30-6:30pm, Sat: 11am-2pm)
  - IL Route 38 & Randall Road
  - IL Route 38 & Jewel Right-in/Right-out Driveway
  - IL Route 38 & West Mall Entrance
  - IL Route 38 & East Mall Entrance/Vanderbilt Drive
  - IL Route 38 & 14th Street/Bricher Road
  - 14th Street & Mall Drive/Vanderbilt Drive
  - 14th Street & Covington Court/Horne Street
  - Prairie Street & 16th Street
  - Prairie Street & Covington Court/Wessel Court
  - Prairie Street & East Mall Driveway (KinderCare)
  - Prairie Street & West Mall Driveway
  - Prairie Street & Jewel/La Huerta Driveway
  - Randall Road & Prairie Street
- Evaluate Traffic Signal warrants and perform 13-hour counts for the following intersections:
  - Prairie Street & 14th Street
  - Prairie Street & 7th Street
  - Prairie Street & 3rd Street
- Use the traffic count data to calculate 2026 traffic with and without development and with and without the Consultant’s recommended improvements to the City roadway network.

**Additional traffic analysis (currently included in total cost)**

- Compare 2016 site-generated traffic volumes to traffic volumes assuming 2016 full occupancy of demolished old Mall.
- Compare 2016 site-generated traffic volumes to traffic volumes assuming 2016 full occupancy of site based on current commercial zoning.
- Provide commentary on cut-through traffic, traffic calming and on-site traffic circulation.
- Provide commentary impacts of KDOT’s planned widening of Randall Rd.

**Attachments:** *(please list)*

Maps  
Studies

**Recommendation / Suggested Action** *(briefly explain):*

Staff recommends approval of the engineering proposals for Prairie Center.

<i>For office use only:</i>	<i>Agenda Item Number:</i> 3b	
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March 14, 2016

Russ Colby, Planning Division Manager

City of St. Charles

2 East Main Street

St. Charles, IL 60174

Re: Prairie Centre  
Review Consultant Proposals

Dear Russ:

As you are aware, we are in the process of incorporating comments received during the Concept Plan Review meetings including the Plan Commission as well as the Planning and Development meetings in to a revised Preliminary Plan for the proposed development called Prairie Centre to be located on Lincoln Highway just east of Randall Road. We hope to have this Preliminary Plan completed in the coming weeks and will submit the draft plan to staff for staff review prior to submitting a formal Preliminary Plan Application.

We are in receipt of the copies of the consultant review proposals for the scope of work requested by the Planning and Engineering staff from the City relating to the Prairie Centre Development. We appreciate the idea and plan that City staff desires to have the necessary consultant work done once, at the onset, to avoid the requests to repeatedly return to the Consultants for additional study work during the public hearings and planning approval process of the proposed Preliminary Plan for Prairie Centre. We agree with staff that it is important to start the consultant reviews at this time. We also understand that the City staff will be managing these consultants who will complete the work approved by the City Council, for the proposed development, with the costs to be reimbursed by us. We do ask that this not be considered an open checkbook per say for the consultants and that only the necessary and required work be completed.

Upon reviewing the proposals, as we discussed at our meeting this past week, specifically the traffic study proposal, we question the need to study existing traffic at every intersection along Lincoln Highway and the proposed Development access points as well as the intersections of Randall Road/Lincoln Highway and Brundige/Lincoln Highway. You may recall that these intersections are already improved with turn lanes from the original development that was on the site and these intersections were NOT questioned during the public hearings of the proposed Towne Centre Development.

The timing of this work is important to collect the background information now and encourage the City Council to direct staff to proceed with the necessary work.

**SHODEEN**

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Geneva, Illinois 60134

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Sincerely,

A handwritten signature in black ink, appearing to read "David A. Patzelt". The signature is fluid and cursive, with the first name "David" and last name "Patzelt" clearly legible.

David A. Patzelt, President Shodeen Construction

Cc: Chris Bong, City of St. Charles

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