



## Gerald L. Heinz & Associates, Inc.

*Consulting Engineers and Professional Land Surveyors*

March 22, 2023

Sam Gambacorta  
464 Highcrest Drive  
Wilmette, IL 60091

SUBJECT: Wilmette Townhomes  
1306-1318 Wilmette Ave.  
Wilmette, IL  
Job No. E-2590

Dear Mr. Gambacorta,

As requested, we have reviewed your proposed preliminary townhouse development plan to evaluate the feasibility of developing the civil site improvements to meet the minimum Village of Wilmette development standards and good engineering principles. Our comments are based on the Proposed Site Plan prepared by Aiello Architecture Design dated February 15, 2023.

The property is located along Wilmette Avenue including four (4) residential lots totaling approximately 1.1 acres. The property is clear of wetlands, floodplain, floodway and riparian areas.

There is an existing village 12" watermain behind the northwesterly curb line of Wilmette Avenue that will provide sufficient water supply to the development.

There is an existing village 18" combined sewer that runs along the centerline of Wilmette Avenue. The depth of the sewer will allow the townhouses to be serviced with a gravity sanitary sewer line.

The site is relatively flat and we do not foresee any issues with properly grading the site and protecting the adjacent properties from increased stormwater flows. The area of the site falls below the Metropolitan Water Reclamation District's threshold for detention but there will be a volume control requirement for the development. The volume control will need to be provided by an underground system which will be connected to the existing 18" combined sewer.

We have not evaluated the site building layout and driveways as this will be vetted by the Village Zoning process. We have not evaluated the traffic since this assessment has been provided by others. Given the approval of the site layout we do not anticipate the need for any extreme measures to permit the development of this site. Please feel free to call if you have any questions or if you need additional information.

Sincerely,  
GERALD L. HEINZ & ASSOCIATES, INC.

Joseph Heinz, P.E., P.L.S.